

RECORD OF SURVEY ELIOT WOODS BUSINESS PARK

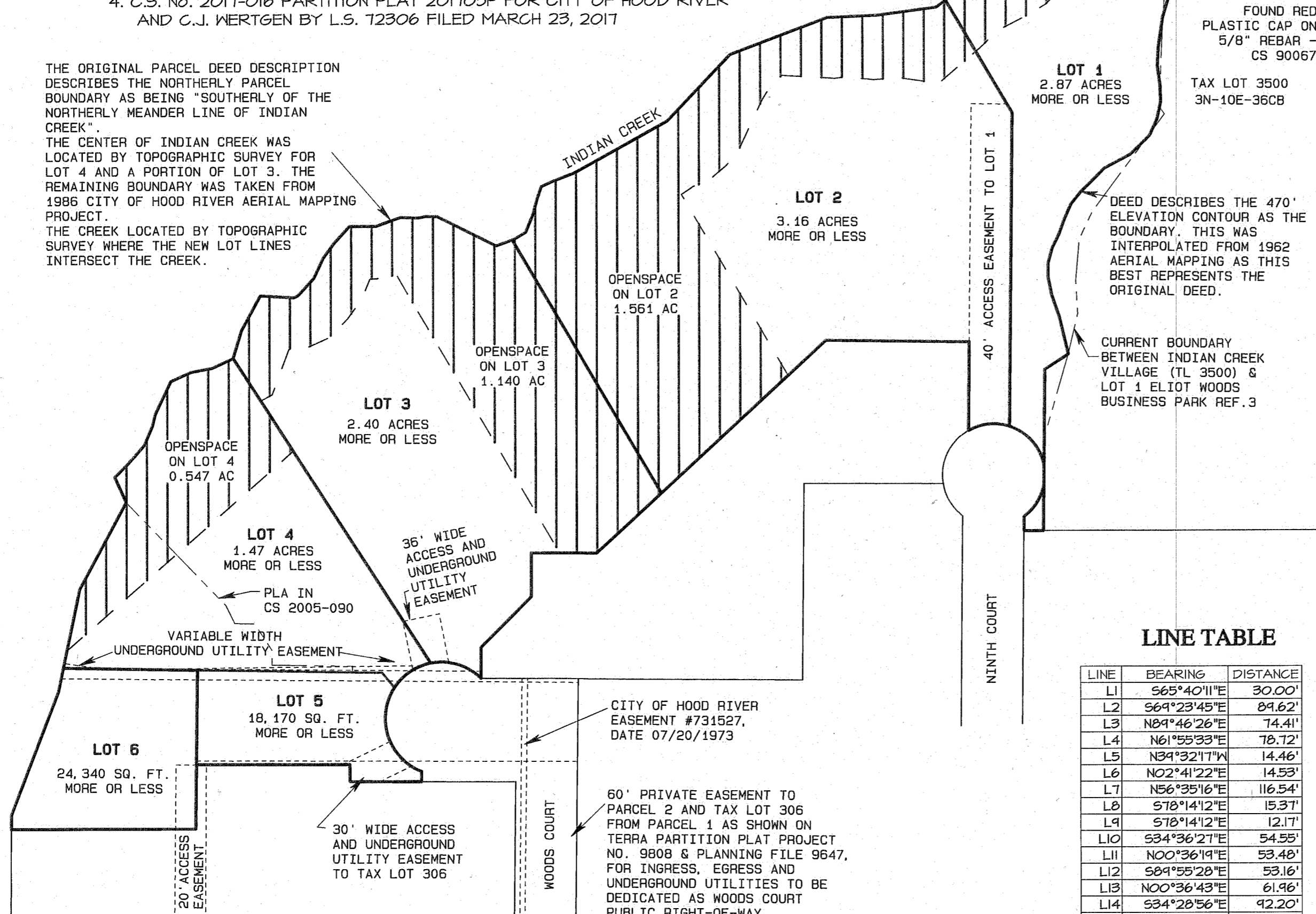
PARCELS ARE LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, IN THE CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

REFERENCES

- C.S. No. 90067, MINOR PARTITION No. 90-12 FOR INDIAN CREEK DEVELOPMENT COMPANY BY L.S. 1815 FILED SEPTEMBER 18, 1990
- C.S. No. 99037, SUBDIVISION PLAT OF ELIOT WOODS BUSINESS PARK FOR C.J. WERTGEN BY L.S. 1815 FILED JUNE 16TH 1999
- C.S. No. 2014-017 PROPERTY LINE ADJUSTMENT FOR C.J. WERTGEN BY L.S. 71685 FILED JUNE 5, 2014
- C.S. No. 2017-016 PARTITION PLAT 201705P FOR CITY OF HOOD RIVER AND C.J. WERTGEN BY L.S. 72306 FILED MARCH 23, 2017

THE ORIGINAL PARCEL DEED DESCRIPTION DESCRIBES THE NORTHERLY PARCEL BOUNDARY AS BEING "SOUTHERLY OF THE NORTHERLY MEANDER LINE OF INDIAN CREEK". THE CENTER OF INDIAN CREEK WAS LOCATED BY TOPOGRAPHIC SURVEY FOR LOT 4 AND A PORTION OF LOT 3. THE REMAINING BOUNDARY WAS TAKEN FROM 1986 CITY OF HOOD RIVER AERIAL MAPPING PROJECT. THE CREEK LOCATED BY TOPOGRAPHIC SURVEY WHERE THE NEW LOT LINES INTERSECT THE CREEK.

BASIS OF BEARING
EAST LINE OF LOT 1 ELIOT
WOODS BUSINESS PARK
N00°36'19"E (REF. 1-4)



Hood River County
Surveyor's Office
Survey No: 2019005
Filed Date: 1/23/2019
By: B

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 08, 2008
AUSTIN R. BELL
#77685LS
EXPIRES 2-31-19

SURVEY NARRATIVE

A DEED RESTRICTION BETWEEN THE CITY OF HOOD RIVER AND ELIOT WOODS BUSINESS PARK WAS RECORDED PRIOR TO THE RECORDING OF THE PLAT OF SAID ELIOT WOODS BUSINESS PARK IN INSTRUMENT No. 992456, RECORDED MAY 26, 1999.

THE PURPOSE OF THIS SURVEY IS TO SHOW THE AREA OF "OPEN SPACE" THAT WAS REMOVED FROM LOT 1 OF ELIOT WOODS BUSINESS PARK PLAT BY THE HOOD RIVER CITY COUNCIL. THE COUNCIL PASSED THE APPROVAL OF AMENDMENT TO THE ELIOT WOODS BUSINESS PARK SUBDIVISION ON APRIL 20TH OF 2016. THE "OPEN SPACE" AREA WAS DESIGNATED BY A DEED RESTRICTION BETWEEN THE DEVELOPER AND THE CITY OF HOOD RIVER IN RECORDING NUMBER 992456 IN HOOD RIVER COUNTY RECORDS AND ASSESSMENTS OFFICE.

ONE OF THE CONDITIONS OF APPROVAL WAS TO RE-RECORD ELIOT WOODS SUBDIVISION SHOWING THE DIMENSIONS OF THE AREA TO BE REMOVED FROM OPEN SPACE. THIS RECORD OF SURVEY OF ELIOT WOODS BUSINESS PARK IS BEING RECORDED TO MEET THE CONDITION OF THE DECISION.

THERE HAVE BEEN NUMEROUS ADJUSTMENTS WITHIN ELIOT WOODS (AS NOTED ON THE SURVEY) BUT THIS SURVEY IS INTENDED TO REPRESENT THE CHANGE OF "OPEN SPACE" ONLY, AS DICTATED BY THE COUNCIL'S DECISION.

A PORTION OF THE "OPEN SPACE" AREA AS PLATTED BY ELIOT WOODS OVERLAYS ONE OF THE EXISTING APARTMENT BUILDINGS LOCATED ON TAX LOT 3500. THE BOUNDARY, AS SHOWN IN THE ELIOT WOODS BUS. PARK PLAT, CREATED THE ENCROACHMENT AND WAS RESOLVED BY THE PLA SHOWN IN CS 2014 017 (REF.3).

LINE TABLE

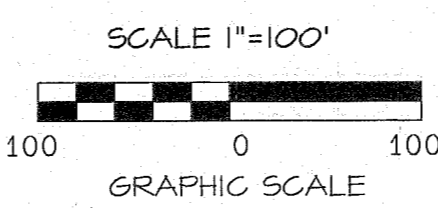
LINE	BEARING	DISTANCE
L1	S65°40'11"E	30.00'
L2	S69°23'45"E	89.62'
L3	N89°46'26"E	74.41'
L4	N61°55'33"E	78.72'
L5	N39°32'17"W	14.46'
L6	N02°41'22"E	14.53'
L7	N56°35'16"E	116.54'
L8	S78°14'12"E	15.37'
L9	S78°14'12"E	12.17'
L10	S34°36'27"E	54.55'
L11	N00°36'19"E	53.40'
L12	S89°55'28"E	53.16'
L13	N00°36'43"E	61.96'
L14	S34°28'56"E	92.20'
L15	N00°36'19"E	35.81'
L16	S84°42'29"E	10.79'
L17	N86°48'34"E	22.76'
L18	N84°51'09"E	9.98'

LEGEND

- FOUND 5/8" IRON ROD LS 1815
- FOUND BDC RED PLASTIC CAP ON 5/8" REBAR LS 71685 (REF. 3)
- CURRENT LOT LINES AS PER SUBSEQUENT DIVISIONS & ADJUSTMENTS WITHIN ELIOT WOODS BUSINESS PARK
- CALCULATED CORNER; NOT SET OR FOUND.
- OPEN SPACE AS PER ELIOT WOODS BUSINESS PARK PLAT - 4.602 AC DEED RESTRICTION RECORDED IN INST. No. 992456
- AREA REMOVED AS PER CITY OF HOOD RIVER PLANNING COMMISSION APPROVAL OF AMENDMENT #2015-29 - 0.5 AC. A PORTION OF PARCEL 3 OF 201705P
- AREA OPENSACE NO LONGER PART OF ELIOT WOODS BUSINESS PARK PARCELS 0.030 AC REF.2

LEGAL DESCRIPTION - OPEN SPACE AREA REMOVED

A tract of Land in Lot 1 of Eliot Woods Business Park, Tax Lot 03N10E36CBO3401. (See Narrative) Beginning at a point on the East line of Lot 1 of Eliot Woods Business Park (Ref. 2), said point being monumented by a 5/8" rebar and being South 00°36'16" West, 278 feet, more or less, from a 1/16th corner; thence North 84°42'29" West, a distance of 10.79 feet; thence South 86°48'34" West, a distance of 22.76 feet; thence South 84°51'09" West, a distance of 9.98 feet; thence North 78°14'12" West, a distance of 15.37 feet; thence South 56°35'16" West, a distance of 116.54 feet; thence South 02°41'22" West, a distance of 14.53 feet; thence North 39°32'17" West, a distance of 154.42 feet; thence North 61°55'33" East, a distance of 78.72 feet; thence North 89°46'26" East, a distance of 74.41 feet; thence South 69°23'45" East, a distance of 89.62 feet; thence South 65°40'11" East, a distance of 30.00 feet; thence South 00°36'19" West, a distance of 35.81 feet to the Initial Point.



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Bingen, WA 98605

BELL DESIGN COMPANY
CIVIL ENGINEERING LAND SURVEYING
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INDEX CHART
SECTION 36
TOWNSHIP 3N
RANGE 10E

DATE	DESCRIPTION	BY
8/18	DRAFT	IRB
8/18	CHECK	ARB

ELIOT WOODS BUSINESS PARK
FOR SDA ENTERPRISES LLC
HOOD RIVER COUNTY, OREGON

SHEET: 1 OF 1
PROJECT: 138029
DATE: Jan 2019

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

CS# 2019005