

TERRA SURVEYING

PARTITION RE-PLAT
for
PORT OF HOOD RIVER

LOCATION:

A RE-PLAT OF PARCEL 1 OF PARTITION PLAT NO. 2016-02P, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 25 IN TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, STATE OF OREGON

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

CS# 2019 047

DATE FILED: 11/13/2019

BY: *[Signature]*

File Number 201910P
Instrument received on the Eight day of November, 2019 at 3:13 P.M.

Hood River County Director of Records and Assessments.

SURVEYOR'S CERTIFICATE

I, Erik M. Carlson, being first and duly sworn, depose and say that I have correctly surveyed and marked with proper monuments the lands represented on this Partition Plat. The boundaries being described as Parcel 1 of Partition Plat No. 2016-02P. Initial point is a 5/8" iron rod with red plastic cap, L.S. 1815 and found at the most easterly northeast corner of said Parcel 1.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December, 2019

DECLARATION

We the owners of the land shown herein, hereby declare that this division of land has been made with our free consent and in accordance with the provisions of ORS Chapter 92 and grant the private easement as shown on this plat.

Executive Director of the Port of Hood River Date 10/28/19

State of Oregon }
County of Hood River }s.s.

This instrument was acknowledged before me on 10/28/19 October 28, 2019 (date) by [Signatures] as the Executive Director of the Port of Hood River

Notary Signature [Signature]
Public Notary-OREGON
Commission number: 979341
My Commission expires: September 30, 2022

I hereby certify that all taxes and assessments due hereon have been fully paid as required by law.

[Signature]
Hood River County Director of Budget and Finance, Treasurer/ Tax Collector

I hereby certify this partition was examined and approved as of this 28th day of OCTOBER, 2019.

Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 7th day of NOVEMBER, 2019.

Planning No. #19-0035
[Signature]
Hood River County Planning Director

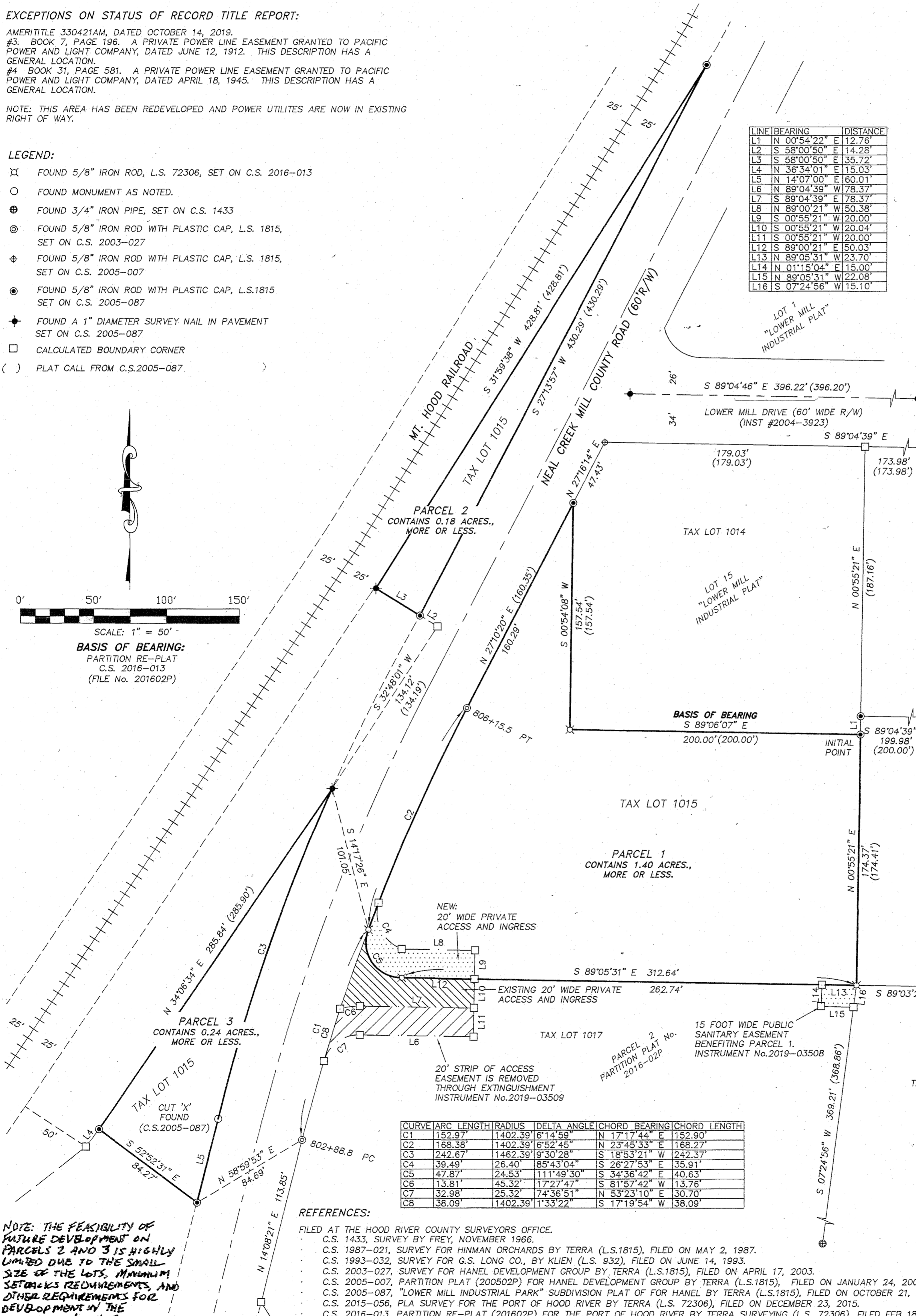
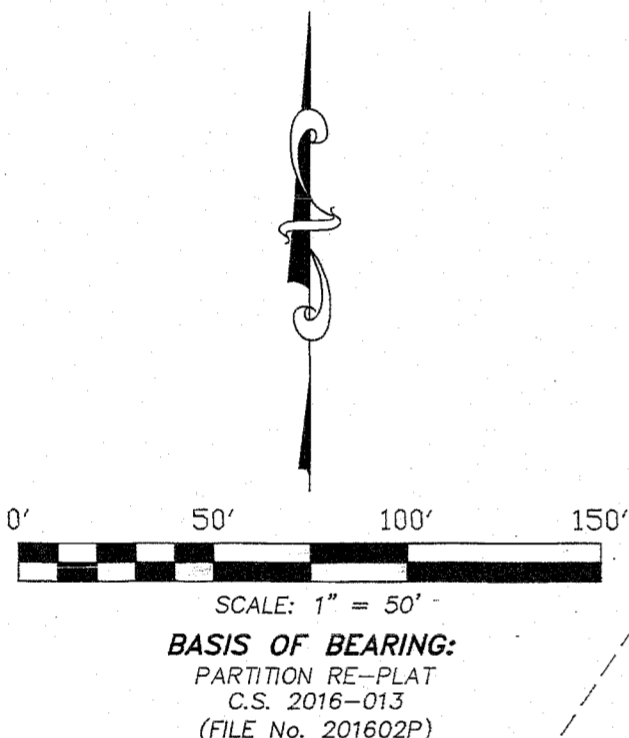
NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO RE-PLAT PARCEL 1 (TAX LOT 1015) OF PARTITION RE-PLAT No. 201602P, INTO THREE PARCELS. WE RECOVERED AND VERIFIED MONUMENTS DEFINING THE BOUNDARIES OF SAID PARCEL 1. THIS PROPERTY WAS SURVEYED PRIOR BY TERRA SURVEYING (L.S.1815) STARTING IN 2003 (C.S.2003-027). IN 2005 (C.S.2005-007) TERRA (L.S.1815) PREPARED A PARTITION PLAT CREATING LOWER MILL DRIVE. IN THE LATER PART OF 2005, TERRA PLATTED THE LOWER MILL INDUSTRIAL PARK SUBDIVISION (C.S.2005087). WE RECOVERED MONUMENTS FROM ALL OF THE ABOVE DESCRIBED SURVEYS AND WERE IN FAIRLY GOOD CONDITION. THE INITIAL POINT IS FOUND AT THE NORTHEAST CORNER OF SAID PARCEL 1. THE BASIS OF BEARING FOR THIS RE-PLAT IS TWO 5/8" IRON RODS ON THE NORTH LINE OF SAID PARCEL 1, WHICH WERE RECOVERED ON PARTITION PLAT NO. 2016-02P (C.S.2016-013).

EXCEPTIONS ON STATUS OF RECORD TITLE REPORT:
AMERITITLE 330421AM, DATED OCTOBER 14, 2019.
#3. BOOK 7, PAGE 196. A PRIVATE POWER LINE EASEMENT GRANTED TO PACIFIC POWER AND LIGHT COMPANY, DATED JUNE 12, 1912. THIS DESCRIPTION HAS A GENERAL LOCATION.
#4. BOOK 31, PAGE 581. A PRIVATE POWER LINE EASEMENT GRANTED TO PACIFIC POWER AND LIGHT COMPANY, DATED APRIL 18, 1945. THIS DESCRIPTION HAS A GENERAL LOCATION.

NOTE: THIS AREA HAS BEEN REDEVELOPED AND POWER UTILITIES ARE NOW IN EXISTING RIGHT OF WAY.

LEGEND:

- ⊗ FOUND 5/8" IRON ROD, L.S. 72306, SET ON C.S. 2016-013
- FOUND MONUMENT AS NOTED.
- ⊕ FOUND 3/4" IRON PIPE, SET ON C.S. 1433
- ⊙ FOUND 5/8" IRON ROD WITH PLASTIC CAP, L.S. 1815, SET ON C.S. 2003-027
- ⊕ FOUND 5/8" IRON ROD WITH PLASTIC CAP, L.S. 1815, SET ON C.S. 2005-007
- ⊙ FOUND 5/8" IRON ROD WITH PLASTIC CAP, L.S.1815 SET ON C.S. 2005-087
- ◆ FOUND A 1" DIAMETER SURVEY NAIL IN PAVEMENT SET ON C.S. 2005-087
- CALCULATED BOUNDARY CORNER
- () PLAT CALL FROM C.S.2005-087



NOTE: THE FEASIBILITY OF FUTURE DEVELOPMENT ON PARCELS 2 AND 3 IS HIGHLY LIMITED DUE TO THE SMALL SIZE OF THE LOTS, MINIMUM SETBACKS REQUIREMENTS, AND OTHER REQUIREMENTS FOR DEVELOPMENT IN THE INDUSTRIAL (M-1) ZONE.

- REFERENCES:**
- FILED AT THE HOOD RIVER COUNTY SURVEYORS OFFICE.
 - C.S. 1433, SURVEY BY FREY, NOVEMBER 1966.
 - C.S. 1987-021, SURVEY FOR HINMAN ORCHARDS BY TERRA (L.S.1815), FILED ON MAY 2, 1987.
 - C.S. 1993-032, SURVEY FOR G.S. LONG CO., BY KLIEN (L.S. 932), FILED ON JUNE 14, 1993.
 - C.S. 2003-027, SURVEY FOR HANEL DEVELOPMENT GROUP BY TERRA (L.S.1815), FILED ON APRIL 17, 2003.
 - C.S. 2005-007, PARTITION PLAT (200502P) FOR HANEL DEVELOPMENT GROUP BY TERRA (L.S.1815), FILED ON JANUARY 24, 2005.
 - C.S. 2005-087, "LOWER MILL INDUSTRIAL PARK" SUBDIVISION PLAT OF FOR HANEL BY TERRA (L.S.1815), FILED ON OCTOBER 21, 2005.
 - C.S. 2015-056, PLA SURVEY FOR THE PORT OF HOOD RIVER BY TERRA (L.S. 72306), FILED ON DECEMBER 23, 2015.
 - C.S. 2016-013, PARTITION RE-PLAT (201602P) FOR THE PORT OF HOOD RIVER BY TERRA SURVEYING (L.S. 72306), FILED FEB 18, 2016.

TERRA SURVEYING
DATE: OCTOBER 10, 2019
P.O. BOX 617
HOOD RIVER, OREGON 97031
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E-Mail: terra@gorge.net
www.terralandsurveying.com
SCALE: 1" = 50'
PROJECT: 19007REPLAT
ASSESSORS MAP: 2N-10E-25B

CS# 2019047