

TERRA SURVEYING

PARTITION PLAT

for

S.I. WASCO, LLC, an Oregon limited liability company

ZONING: C-2

SITE: 2515 WASCO STREET HOOD RIVER, OREGON 97031

HOOD RIVER COUNTY SURVEYOR'S OFFICE

Table with columns: LINE, BEARING, DISTANCE. Rows L1 through L10.

CS# 2020041

DATE FILED: 10/19/2020

BY: [Signature]

Partition Plat No. 202011P Instrument received on the 6th day of October, 2020 at 9:55 A.M.

Hood River County Director of Records and Assessments.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON December 30, 2005 ERIK M. CARLSON 72306

Expires: December, 2021

DECLARATION

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

Signature: David J. Simon, Representative DATE: 8/28/20

State of OREGON County of Hood River

This instrument was acknowledged before me on 28 - August, 2020 (date)

by David J. Simon as representative of S.I. WASCO, LLC.

Notary Signature: [Signature]

Print: Julie Laczka Public Notary June 21, 2024 My Commission expires: 06/21/2024

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

Signature: Martina Rullin Hood River County Director of Budget and Finance, Treasurer/ Tax Collector

I hereby certify this partition was ex-aminated and approved as of this 28th day of August, 2020

Signature: [Signature] Hood River County Surveyor

I hereby certify this partition was ex-aminated and approved as of this 2nd day of SEPTEMBER, 2020

Planning File Number 2017-23 City of Hood River Planning Director

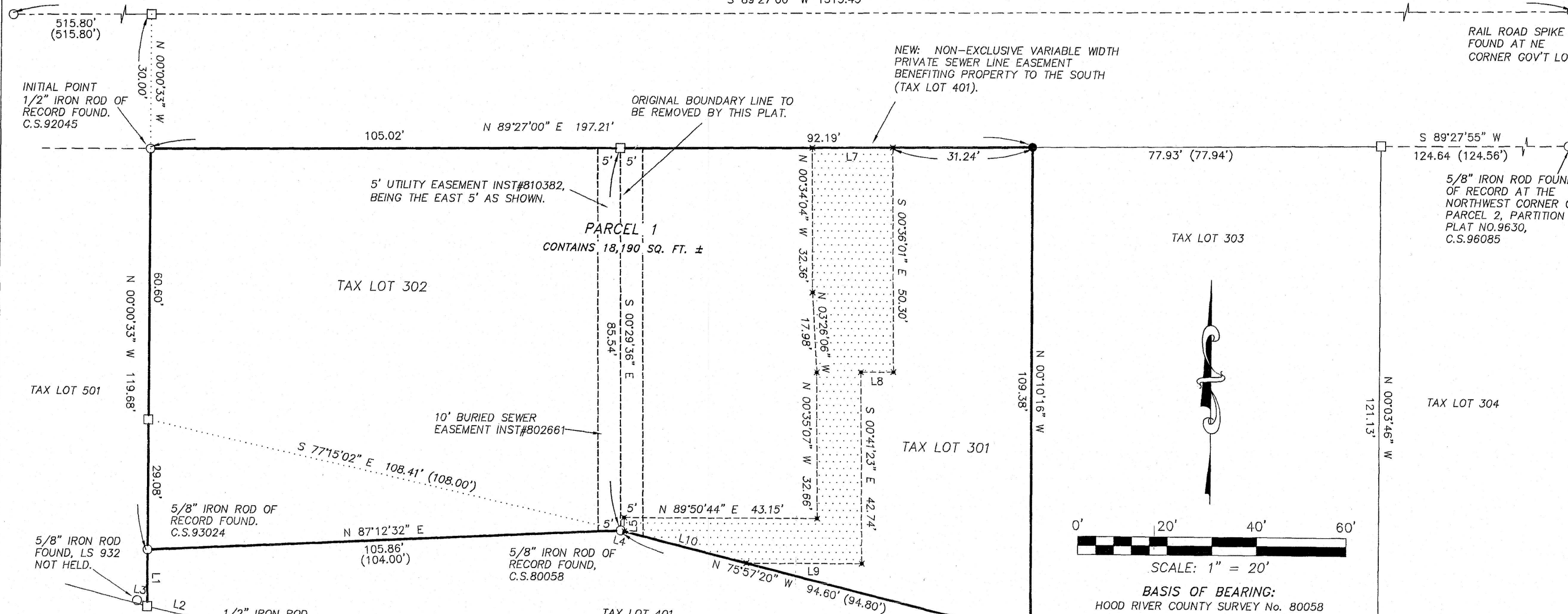
TERRA SURVEYING

DATE: AUGUST 24, 2020 SCALE: 1" = 20' PROJECT: 13008PART ASSESSORS MAP: 3N-10E-26CD P.O. BOX 617 HOOD RIVER, OREGON 97031 PHONE: (541) 386-4531 E-Mail: terra@gorge.net www.terralandsurveying.com

- LEGEND: SET 5/8" X 30" IRON ROD WITH PLASTIC CAP, L.S.72306 FOUND MONUMENT OF RECORD AS NOTED CALCULATED, NOT FOUND OR SET NEW EASEMENT CORNER DEED OR SURVEY DISTANCE EXISTING CURB

LOCATION: TRACTS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, OREGON.

BRASS CAP FOUND AT NW CORNER GOV'T LOT 6, TIED AT IN 2013 FOR THIS SURVEY, DESTROYED FROM SIDEWALK CONSTRUCTION. RESET A 1-5/32 COPPER PLUG.



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PLAT THIS PROPERTY INTO ONE PARCEL. THE PROPERTIES ARE TAX LOT 302 AND 301. THE BASIS OF BEARING WAS THE MONUMENTED NORTH LINE OF GOVERNMENT LOT 6 AS TIED FROM COUNTY SURVEY #80058, SAID SURVEY SHOWS THESE LOTS AS A PORTION OF LOT 1 AND LOT 2, WHICH WERE CREATED AND CONVEYED WITH METES AND BOUNDS DESCRIPTIONS. THE FIELD WORK WAS ORIGINALLY CONDUCTED IN 2013, SINCE THIS TIME, THE MONUMENTED NORTHWEST CORNER OF GOVERNMENT LOT 6 HAS BEEN OBLITERATED DUE TO NEW CURB AND SIDEWALK AT THAT POSITION. THIS MONUMENT WAS RESET ON THIS SURVEY. IN THE FIELD, WE RECOVERED AND HELD RECORD MONUMENTS AT DEED CORNERS ON THE WEST LINE AND SOUTH LINE. THE SOUTHEAST CORNER WAS NOT FOUND, THEREFORE WE CALCULATED THE POSITION WITH A PRORATED DISTANCE FROM THE MONUMENTS FOUND TO THE EAST AND TO THE WEST. THE NORTHEAST CORNER WAS ALSO NOT FOUND, THE SAME METHOD WAS USED TO PLACE THE NORTHEAST CORNER USING THE 1/2" ROD TO THE WEST AND A 5/8" IRON ROD TO THE EAST.

THE BASIS OF BEARING IS MONUMENTS RECOVERED ON THE NORTH LINE OF GOVERNMENT LOT 6.

EXISTING EASEMENTS, AMERITITLE ORDER NO.392002AM DATED JULY 23, 2020:

- 1) HOOD RIVER COUNTY RECORDS BOOK 41, PAGE 412, FOR THE PURPOSES OF A WATER PIPELINE. RECORDED NOVEMBER 9, 1949. LOCATION NOT SPECIFIED. 2) HOOD RIVER COUNTY RECORDS MICROFILM No. 802661, FOR THE PURPOSE OF A BURIED SEWER LINE. AS SHOWN. 3) HOOD RIVER COUNTY RECORDS MICROFILM NO. 810382, FOR THE PURPOSES OF BURIED UTILITIES.

REFERENCES:

- FILED IN HOOD RIVER COUNTY SURVEYORS OFFICE. C.S. 80058, SURVEY FOR ROSEN BY LAWRENCE JONES, FILED JUNE 25, 1980. C.S. 92045, SURVEY FOR WESCHE BY KLEIN L.S.932, FILED JUNE 10, 1992. C.S. 93024, PARTITION PLAT NO.9307 FOR WESCHE BY KLEIN, L.S.932, FILED MAY 11, 1993. C.S. 96049, SURVEY FOR CHASE BY KLEIN, L.S.932, FILED JULY 22, 1996. C.S. 96085, PARTITION PLAT NO.9630 FOR CURTIS BY GAYLORD L.S.1815, RECORDED ON NOVEMBER 7, 1996. C.S. 2001-046, SURVEY FOR COLUMBIA RIVER BANK BY BESEDA, L.S.50800, FILED JULY 19, 2001. C.S. 2005-081, PLAT OF WASCO BUSINESS PARK FOR THE PORT OF HOOD RIVER BY TERRA L.S.1815, FILED OCTOBER 12, 2005.

SURVEYOR'S CERTIFICATE

I, ERIK M. CARLSON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THIS PARTITION PLAT, THE BOUNDARIES BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF GOVERNMENT LOT 6, SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON, THAT IS NORTH 89°27'00" EAST A DISTANCE OF 515.8 FEET FROM THE NORTHWEST CORNER THEREOF, SAID POINT BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO HOOD RIVER DEVELOPMENT COMPANY BY DEED FROM SEVENER, INC., RECORDED NOVEMBER 9, 1949, IN BOOK 41, PAGE 412, DEED RECORDS OF HOOD RIVER COUNTY; THENCE SOUTH ALONG THE EAST LINE OF SAID HOOD RIVER DEVELOPMENT COMPANY TRACT OF LAND SOUTH 00°00'33" EAST A DISTANCE OF 30.00 FEET TO A 1/2" IRON ROD TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, BEING THE INITIAL POINT OF THIS PLAT; THENCE SOUTH 00°00'33" EAST A DISTANCE OF 89.68 FEET TO A 5/8" IRON ROD ON THE NORTH LINE OF TRACT CONVEYED TO JAMES M. CASE INST#911739; THENCE NORTH 87°12'32" EAST ALONG SAID CASE TRACT A DISTANCE OF 105.86 FEET TO A 5/8" IRON ROD; THENCE SOUTH 75°57'20" EAST A DISTANCE OF 94.60 FEET TO A POINT; THENCE NORTH 00°10'16" WEST A DISTANCE OF 109.83 FEET TO THE SOUTH RIGHT OF WAY LINE OF WASCO STREET; THENCE SOUTH 89°27'00" WEST ALONG SAID SOUTH LINE A DISTANCE OF 197.21 FEET TO THE POINT OF BEGINNING.

CS# 2020 041