

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY, WHICH IS NOT SHOWN HEREUPON, IS N 67°48'00" E ALONG THE CENTERLINE OF S.E. 17TH AVENUE, WHICH IS TAKEN FROM THE PLAT OF JEFFERIS' ADDITION TO THE CITY OF MILTON FREEWATER.



LEGEND

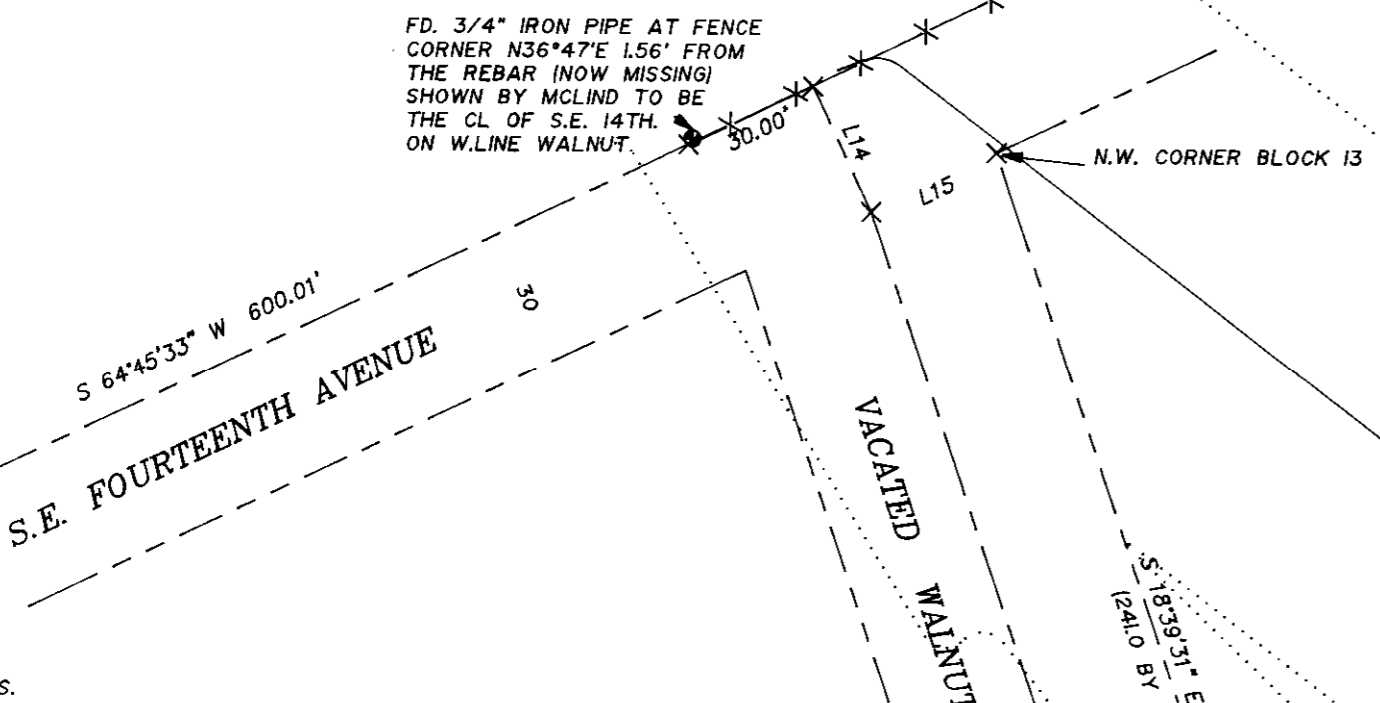
- EASEMENT BOUNDARY
- STREET CENTERLINE
- RIGHT OF WAY LINE
- PROPERTY BOUNDARY
- EDGE OF WATER
- PRIOR PROPERTY BOUNDARY
- 1080 --- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- FENCE LINE
- CENTER OF DITCH
- WATER LINE AND METER
- SEWER LINE AND MANHOLE
- BURIED POWER LINE
- BURIED PHONE LINE AND PEDESTAL
- DECIDUOUS TREE
- POWER POLE
- FOUND SURVEY MONUMENT AS DESCRIBED
- CALCULATED POINT, NOT FOUND OR SET
- RECORD DIMENSION
- SET 5/8" X 30" REBAR WITH PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING" AND BRASS WASHER STAMPED "WA25893 0R2360", ATTACHED.

REFERENCE DATA

RIVERSIDE ADDITION TO THE TOWN OF MILTON 1947 BY ROBNETT, SURVEY NO. 3-156 UNRECORDED SURVEY BY MUNNS (BOWE PARCEL) 1981 SURVEY BY MCLIND, SURVEY NO. T-5 1988 SURVEY BY KRUMBEIN, SURVEY NO. 88-31-B REEL 152 PAGE 1090 (ACCESS EASEMENT) REEL 233 PAGE 1272 (FAIRCLOTH TO PASTLEBERRY, INCORRECT LEGAL) REEL 334 PAGE 173 (RE-RECORDATION OF ABOVE DEED TO CORRECT LEGAL) BOOK 186 PAGE 8 (LEVEE EASEMENT) REEL 176 PAGE 342 (DEED FROM FRAZIER FARM TO M.F. AREA FOUNDATION) REEL 96, PAGE 192 (DEED FROM CITY OF M.F. TO JONES)

LINE TABLE

| NO. | BEARING | DISTANCE |
|-----|---------------|----------|
| L1 | N 89°22'35" E | 22.00' |
| L2 | S 88°03'29" E | 30.00' |
| L3 | S 88°03'10" E | 32.05' |
| L4 | N 01°18'43" E | 9.43' |
| L5 | S 81°37'25" E | 10.06' |
| L6 | N 01°56'31" E | 29.86' |
| L7 | N 68°52'29" W | 31.76' |
| L8 | S 58°29'09" W | 4.41' |
| L9 | S 58°29'09" W | 20.21' |
| L10 | N 28°54'59" W | 28.06' |
| L11 | N 62°09'24" E | 1.64' |
| L12 | N 64°47'12" E | 9.00' |
| L13 | N 18°47'11" W | 8.61' |
| L14 | S 25°13'54" E | 30.00' |
| L15 | N 64°45'33" E | 30.20' |



LEGAL DESCRIPTION

(FROM TRUST DEED RECORDED AT REEL 302 PAGE 475, UMATILLA CO. DEED RECORDS)

A TRACT OF LAND LOCATED IN BLOCK 13, RIVERSIDE ADDITION TO THE TOWN OF MILTON, NOW CITY OF MILTON FREEWATER, UMATILLA COUNTY, OREGON, DESCRIBED AS BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF BLOCK 13 WITH THE WESTERLY LINE OF BLOCK 14, SAID RIVERSIDE ADDITION; THENCE NORTH 83°45' WEST ALONG THE SOUTHERLY LINE OF SAID BLOCK 13 A DISTANCE OF 87.27 FEET TO THE SOUTHWESTERLY CORNER OF THAT TRACT OF LAND CONVEYED TO RANDALL A. BOWE, ET UX, BY DEED RECORDED IN MICROFILM R-92, PAGE 973, DEED RECORDS, AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 13 A DISTANCE OF 150 FEET, MORE OR LESS, TO THE SOUTHEASTERLY CORNER OF THAT TRACT OF LAND DESCRIBED UNDER EXHIBIT "B" UNDER DEED FROM THE CITY OF MILTON FREEWATER, RECORDED IN MICROFILM R-93, PAGE 49, DEED RECORDS; THENCE NORTH 89°32'00" WEST ALONG THE SOUTH LINE OF SAID CITY TRACT 30.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 0°28'00" EAST ALONG THE WEST LINE OF SAID CITY TRACT 80.14 FEET TO THE NORTHWESTERLY CORNER THEREOF; SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THAT TRACT OF LAND CONVEYED BY ROY L. FAIRCLOTH, ET UX, TO THE CITY OF MILTON FREEWATER, BY DEED RECORDED IN MICROFILM R-93, PAGE 36, DEED RECORDS; THENCE NORTH 0°28'00" EAST ALONG THE EASTERLY LINE OF SAID FAIRCLOTH TRACT, 29.86 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 69°43'40" WEST ALONG THE NORTHERLY LINE OF SAID FAIRCLOTH TRACT, 137.67 FEET; THENCE SOUTH 56°47'00" WEST 4.41 FEET TO THE SOUTHEASTERLY CORNER OF THAT TRACT OF LAND DESCRIBED UNDER EXHIBIT "A" UNDER DEED FROM THE CITY OF MILTON FREEWATER, RECORDED IN MICROFILM R-93, PAGE 49, DEED RECORDS; THENCE SOUTH 88°03'29" WEST ALONG THE SOUTH LINE OF SAID CITY OF MILTON FREEWATER TRACT AS DESCRIBED IN EXHIBIT "A", 20.21 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 28°36'48" WEST 28.06 FEET; THENCE NORTH 60°27'16" EAST 1.64 FEET; THENCE NORTH 27°27'14" WEST 18.52 FEET TO THE NORTHEASTERLY CORNER OF SAID CITY OF MILTON FREEWATER TRACT, SAID POINT ALSO BEING ON THE SOUTH LINE OF THAT TRACT DESCRIBED AS PARCEL "B" UNDER DEED TO MILTON FREEWATER AREA FOUNDATION, RECORDED IN MICROFILM R-76, PAGE 942, DEED RECORDS; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID BLOCK 13, RIVERSIDE ADDITION AND ALONG THE SOUTHERLY LINE OF SAID MILTON FREEWATER AREA FOUNDATION TRACT, 500 FEET, MORE OR LESS, TO THE EAST LINE OF SAID BLOCK 13, THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID BLOCK 13, A DISTANCE OF 420 FEET MORE OR LESS TO THE NORTHEAST CORNER OF THE ABOVE MENTIONED BOWE TRACT; THENCE SOUTH 80°03'29" WEST ALONG THE NORTH LINE OF SAID BOWE TRACT, 230.76 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 09°09'51" EAST 133.94 FEET TO THE SOUTHWEST CORNER OF SAID BOWE TRACT AND THE POINT OF BEGINNING, ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. SUBJECT TO ANY AND ALL WATER RIGHTS OF WAY, LEVEES, AND STREETS.

UTILITY PROVIDERS

SEWER, WATER, AND ELECTRIC: CITY OF MILTON FREEWATER PUBLIC WORKS
P.O. BOX 6
MILTON FREEWATER, OREGON 97862
541-938-9531

GAS: CASCADE NATURAL GAS
524 WEST ROUSE ST.
WALLA WALLA, WA. 99362
509-529-2390

TELEPHONE: U.S. WEST
1400 S.W. FIFTH AV. ROOM 208
PORTLAND, OR. 97201
800-895-7518

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF HORIZON PROJECT, INC. TO LOCATE PROPERTY BOUNDARIES AND PERFORM A FEATURE SURVEY OF THE SITE FOR DESIGN PURPOSES.

AS IS SHOWN HEREIN, WE LOCATED A VARIETY OF REBARS, PIPES, AND NAILS THAT SEEM TO BE REPRESENTING SOME SORT OF SURVEY MONUMENTATION, TO MAINTAIN ORDER AND CONFORMITY WITH PRIOR RECORD SURVEYS, I HAVE HELD THE MONUMENTS SET OR SHOWN IN SURVEYS BY MCLIND AND KRUMBEIN AS CONTROLLING FOR BOUNDARY LOCATION.

DURING MY RESEARCH FOR THIS PROPERTY, I ACQUIRED A PORTION OF AN UNRECORDED SURVEY BY MUNNS FOR THE PARCEL ON THE SOUTHEAST OF THE SUBJECT PROPERTY. IT WOULD APPEAR THAT IN THIS SURVEY, MUNNS TRANSPOSED THE DISTANCE THAT RUNS EAST FROM THE IRON SHAFT ON THE EAST LINE OF RIVER STREET. I HAVE HELD THE DIMENSION FOR THIS LINE AS SHOWN ON ROBNETT'S 1947 SURVEY. THE RESULTING DIMENSIONAL CONFLICTS WITH MUNNS' SURVEY, AND THE RESULTING DEED CALLS, I HAVE SHOWN ON THIS SURVEY.

THIS SURVEY WAS PERFORMED AS A CLOSED FIELD TRAVERSE USING A NIKON TOTAL STATION HAVING STANDARD ERRORS OF 3 MILLIMETERS + 2 PARTS PER MILLION AND 0'00"05" A CLOSED LEVEL CIRCUIT WAS RUN FROM THE EXISTING U.S.C. & G.S. BENCH MARK AT THE HIGH SCHOOL, AND THE RESULTING ELEVATIONS ARE THEREFORE ON MEAN SEA LEVEL DATUM, N.G.V.D. 1929.

FLOOD INFORMATION

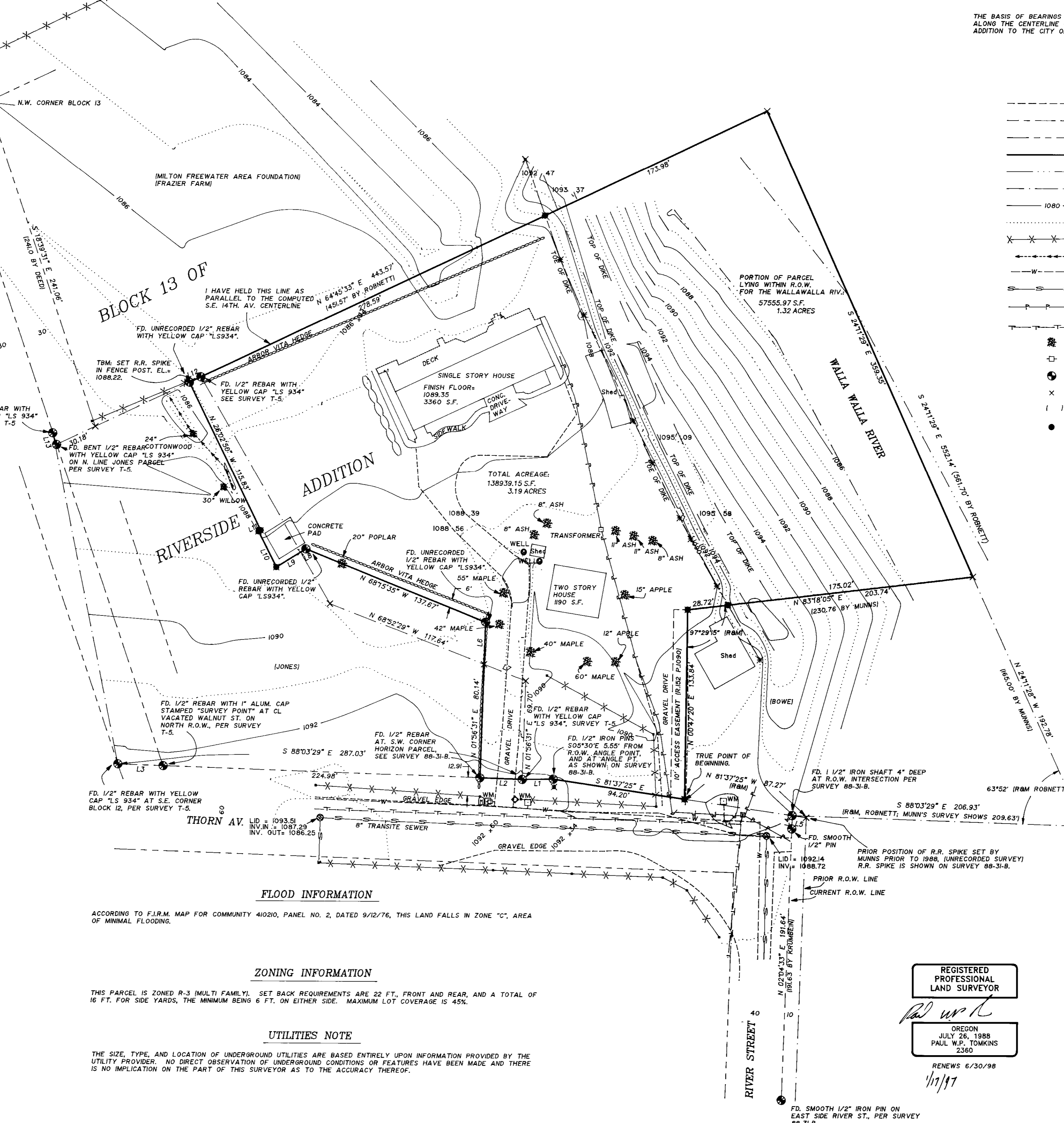
ACCORDING TO F.I.R.M. MAP FOR COMMUNITY 410210, PANEL NO. 2, DATED 9/12/76, THIS LAND FALLS IN ZONE "C", AREA OF MINIMAL FLOODING.

ZONING INFORMATION

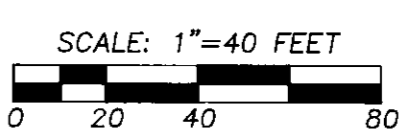
THIS PARCEL IS ZONED R-3 (MULTI FAMILY). SET BACK REQUIREMENTS ARE 22 FT., FRONT AND REAR, AND A TOTAL OF 16 FT. FOR SIDE YARDS, THE MINIMUM BEING 6 FT. ON EITHER SIDE. MAXIMUM LOT COVERAGE IS 45%.

UTILITIES NOTE

THE SIZE, TYPE, AND LOCATION OF UNDERGROUND UTILITIES ARE BASED ENTIRELY UPON INFORMATION PROVIDED BY THE UTILITY PROVIDER. NO DIRECT OBSERVATION OF UNDERGROUND CONDITIONS OR FEATURES HAVE BEEN MADE AND THERE IS NO IMPLICATION ON THE PART OF THIS SURVEYOR AS TO THE ACCURACY THEREOF.



REGISTERED PROFESSIONAL LAND SURVEYOR
PAUL W.P. TOMKINS
2360
OREGON
JULY 26, 1988
RENEWALS 6/30/98



RECEIVED BY
Walla Walla County Surveyors
Date: 01-97
By: KR
No. 97-11-C

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| A SITE AND BOUNDARY SURVEY LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 35 EAST, W.M., UMATILLA COUNTY, OREGON, BEING A PORTION OF RIVERSIDE ADDITION TO MILTON FREEWATER | | SCALE HOR. 1" = 40' VERT. 1" = 20' DATE JANUARY, 1997 | PAUL W.P. TOMKINS, LAND SURVEYOR 20 EAST POPLAR ST. SUITE 204 WALLA WALLA, WA. 99362 FOR: HORIZON PROJECT, INC. P.O. BOX "B" MILTON FREEWATER, OR. | HORIZON.DWG SHEET 1 OF 1 |
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