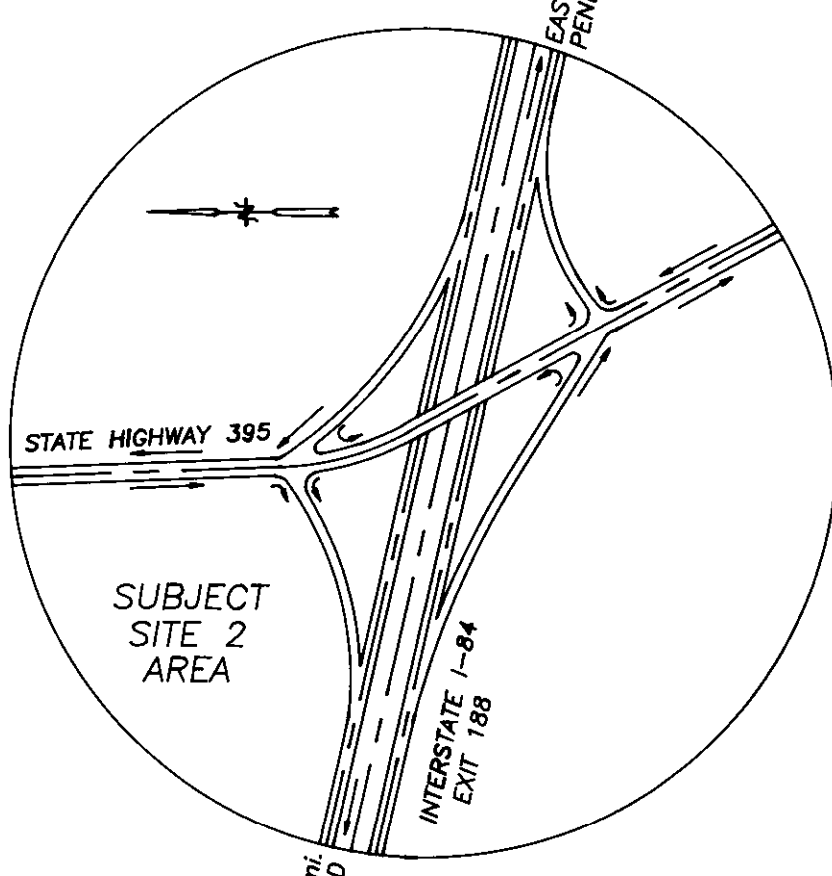


SCALE: 1" = 60'

- LEGEND:**
- SET 5/8" x 30" I.R. WITH YELLOW PLASTIC CAP #872
 - FOUND MONUMENTS, AS NOTED.



STATE HIGHWAY 395 & INTERSTATE I-84 INTERSECTION
SCALE: 1" = 500'

T.L. 1400
T.L. 1300
T.L. 1504

**T.L. 1500
PARCEL II**
453,920 sq.ft. = 10.42 TOTAL ACRES (GROSS)
-37,389 sq.ft.
0.86 ACRES DITCH R/W & ROAD ESMT.
= 416,531 sq.ft.
9.56 ACRES (NET)
3U-29-05
TRACT II
BOOK 337, PG. 228
DEED RECORDS
UMATILLA Co., ORE.
(TO N. R/W FURNISH DITCH)
ZONING:
TOURIST, COMMERCIAL
CITY OF STANFIELD

**T.L. 2902
PARCEL III**
440,322 sq.ft. = 10.11 TOTAL ACRES (GROSS)
-66,179 sq.ft.
1.52 ACRES DITCH/R/W.
= 374,145 sq.ft.
8.59 ACRES (NET)
3U-29-05
TRACT III
BOOK 337, PG. 228
DEED RECORDS
UMATILLA Co., ORE.
ZONING:
TOURIST, COMMERCIAL
CITY OF STANFIELD

T.L. 1504
ZONING:
EXCLUSIVE FARM USE
CITY OF STANFIELD

GENERAL NOTES:

- EXIST HOUSE ON SITE ADDRESS: 2115, HWY. 395 STANFIELD, OR. 97875
- NEAREST MUNICIPAL WATER SUPPLY: CITY OF STANFIELD, 1 MI. NORTH.
- NEAREST NATURAL GAS: CASCADE NATURAL GAS DIST. SYSTEM IN CITY OF STANFIELD, 1 MI. NORTH.

REGISTERED PROFESSIONAL LAND SURVEYOR
David L. Tuttle
DAVID L. TUTTLE
JULY 12, 1988
8 7 2

EXPIRES: 12/31/01

Date	No.	Revisions	By	App.
TOPOGRAPHICAL & SURVEY FOR PILOT CORPORATION S.E. 1/4, SEC. 5, T.3N., R.29E., W.M. STANFIELD, OREGON UMATILLA COUNTY, OREGON				
TENNESON ENGINEERING CORP. CONSULTING ENGINEERS 409 LINCOLN STREET THE DALLES, OREGON 97058 541-296-9177 FAX 541-296-6657				
Survey	T.E.C.	Design	Checked	Date
Drawn	E.H.	DWG. No.	Approved	Work Order No.
		S8590T		8590
				Scale
				1" = 60'
				Sheet
				1 of 2

RECEIVED BY
Umatilla County Surveyor
Date 02-01
By K
No. 01-4-C

PROPERTY DESCRIPTION

Tracts of land in the SE 1/4 of Section 5, Township 3 North, Range 29 East, Willamette Meridian, Umatilla County, Oregon, more particularly described as follows:

TRACT II, TAX LOT 1500

Beginning at a point in the East line of Section 5, Township 3 North, Range 29 East, Willamette Meridian, said point being South 01°32' East 663 feet from the NE corner of the SE 1/4 of said Section 5; thence continuing South along said easterly line of Section 5 a distance of 136 feet to the SE corner of that tract of land conveyed to Martha A. Masters by deed recorded in Book 190, Page 408, Deed Records of Umatilla County; thence West along the South line of said Masters tract 30 feet to a point in the westerly right-of-way line of the County Road; thence South along said westerly right-of-way line a distance of 91.0 feet to the true point of beginning of this description; thence westerly at right angles a distance of 670 feet; thence southerly at right angles a distance of 652 feet, more or less, to a point in the centerline of the Furnish Ditch; thence easterly and southerly along the centerline of the Furnish Ditch to a point in the westerly right-of-way of the County Road; thence northerly along said westerly right-of-way to the point of beginning.

EXCEPTING THEREFROM that portion thereof taken by the State of Oregon, by and through its State Highway Commission, by Final Judgment entered November 13, 1967, in action against Lillian Deardorff, et al, No. 9388. All being East of the Willamette Meridian in the County of Umatilla and State of Oregon.

EXCEPTING any and all water rights-of-way.

TRACT III, TAX LOT 2902

A parcel of land lying in the SE 1/4 of Section 5, Township 3 North, Range 29 East, Willamette Meridian, Umatilla County, Oregon, and being a portion of that property described in that certain deed to the State of Oregon, by and through its State Highway Commission, recorded in Book 289, Page 636, of Umatilla County Record of Deeds; the said parcel being that portion of said property lying northerly and westerly of the following described line.

Beginning at a point opposite and 100 feet northerly of Engineer's Station "WB" 1355+00 on the centerline of the westbound lane of the relocated Old Oregon Trail Highway, which centerline is described in said State of Oregon Deed; thence easterly parallel to said centerline to a point opposite Engineer's Station "WB" 1358+00 on said centerline; thence easterly in a straight line to a point opposite and 120 feet northerly of Engineer's Station "WB" 1363+00 on said centerline; thence easterly in a straight line to a point opposite and 220 feet northerly of Engineer's Station "WB" 1367+00 on said centerline; thence northeasterly in a straight line to a point opposite and 60 feet westerly of Engineer's Station "A" 12+17.80 on the centerline of the relocated Umatilla-Stanfield Highway, which centerline ("A" centerline) is described in said State of Oregon Deed; thence northerly parallel to the last mentioned centerline to a point opposite Engineer's Station "A" 11+50 on said last mentioned centerline. All being East of the Willamette Meridian in the County of Umatilla and State of Oregon.

EXCEPTING THEREFROM any portion of said Tracts II and III, and SUBJECT TO conditions in Deed from Rolland L. Holeman and Toni K. Holeman, husband and wife, to State of Oregon, Department of Transportation, Highway Division, dated August 29, 1988, recorded in Reel 173, Page 759, Umatilla County Records.

The said property is free from encumbrances except as follows:

- The premises herein described are within the boundaries of the Stanfield Irrigation District, and this property is therefore subject to all easements, levies, and assessments thereof.
- Easement deed, including the terms and provisions thereof, executed by A.J. Rueber, et ux, in favor of Pacific Telephone and Telegraph Company, a California Corporation, dated December 10, 1936, recorded December 31, 1936, in Book 151, Page 409, Deed Records.
- Water Agreement, including the terms and provisions thereof, between Western Land and Irrigation Company, a corporation, and the Pioneer Irrigation Company, a corporation, dated January 10, 1914, recorded March 18, 1940, in Book 160, Page 35, Deed Records, and thereafter re-recorded January 30, 1952, in Book 202, Page 275, Deed Records.
- Access Restrictions, including the terms and provisions thereof, contained in Final Judgment in Action in the Circuit Court of the State of Oregon for the County of Umatilla, entitled "State of Oregon, by and through its State Highway Commission Plaintiff vs. Lillian Deardorff, et al", Defendants, No. 9388, entered November 13, 1967.
- Access Restrictions and Permanent Easement, for construction, operation, and maintenance of Ditch Riders Road including in Deed dated August 29, 1988, from Rolland L. Holeman and Toni K. Holeman, husband and wife, granted to State of Oregon, Department of Transportation, Highway Division, recorded in Reel 173, Page 758, Records of Umatilla County, Oregon.

NARRATIVE

PURPOSE OF THE SURVEY IS TO ESTABLISH EXTERIOR BOUNDARIES AND PROVIDE TOPOGRAPHIC SURVEY OF TAX LOTS 1500 AND 2902, ASSESSOR'S MAP 3N-29-05, AS PER DESCRIPTIONS OF TRACTS II AND III, BOOK 337, PAGE 228. THE SOUTHERLY AND EAST BOUNDARIES OF THE TRACTS ARE THE RIGHT-OF-WAY OF INTERSTATE I-84, THE WESTBOUND ON-RAMP AND EXTENSION OF THE WEST RIGHT-OF-WAY OF HIGHWAY 395, WHICH WAS DESCRIBED AS OFFSETS FROM THE EAST LINE OF SECTION 5.

FIELD SEARCH, AS INDICATED ON RIGHT-OF-WAY MAPS OF RECORD, LOCATED THE NORTHEAST CORNER OF SECTION 5, A BRASS CAP MONUMENT IN MONUMENT BOX; THE SOUTHEAST CORNER OF SECTION 5, A BRASS CAP MONUMENT; THE EAST 1/4 CORNER MISSING, BUT WHEN CALCULATED BY SINGLE PROPORTIONATE MEASURE CHECKED WITH PRIOR SURVEY, UMATILLA COUNTY SURVEY FILE NO. 83-14-A. THE NORTHERLY RIGHT-OF-WAY LINE OF I-84 WAS MARKED WITH ALUMINUM CAPS AT SPECIFIED RIGHT-OF-WAY STATIONS AS PER ALIGNMENT MAP. NORTHERLY RIGHT-OF-WAY OF TAX LOT 2902, AS PER LEGAL DESCRIPTION, IS CENTERLINE OF FURNISH DITCH AND SUBJECT TO DITCH RIGHT-OF-WAY AS PHYSICALLY FOUND IN THE FIELD. THE EAST RIGHT-OF-WAY OF TAX LOT 1500 ESTABLISHED AT PARALLEL AND 70 FEET WESTERLY OF EAST LINE OF SECTION 5 WITH POINT OF BEGINNING ESTABLISHED AT DEED CALL DISTANCE SOUTH OF CALCULATED EAST 1/4 CORNER POSITION. NORTH AND WEST LINES OF TRACT LAID OUT PERPENDICULAR TO THE SECTION LINE AND PARALLEL WITH SECTION LINE AS PER DEED.

IT IS NOTED THAT DEED PARCEL II, WHICH IS TAX LOT 1500, EXTENDS ONLY TO THE NORTH RIGHT-OF-WAY OF DITCH LINE; HOWEVER, PARCEL I IN THE DEED IS FOR THE ENTIRE SOUTHEAST 1/4, LYING NORTH OF FURNISH DITCH AND SOUTH OF THE U.S. FEED CANAL, EXCEPTING PARCEL II. THIS WOULD INCLUDE THE ACTUAL 50 FOOT NORTH 1/2 DITCH RIGHT-OF-WAY SUBJECT TO THE DITCH EASEMENT. TO AVOID LEAVING A HIATUS IN THE UNDERLYING FEE TITLE, DESCRIPTION OF TAX LOT 1500 REVISED TO EXTEND TO CENTERLINE OF DITCH, SUBJECT TO DITCH RIGHT-OF-WAY.

SET 5/8"x 30" IRON RODS WITH PLASTIC CAPS #872 AT PROPERTY CORNERS NOT ALREADY MONUMENTED, AS SHOWN ON THE ATTACHED PLAT.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO NATIONSBANK OF TENNESSEE, N.A. AND PIONEER TITLE INSURANCE COMPANY THAT THE SURVEY FOR THIS PLAN WAS MADE ON THE GROUND UNDER MY SUPERVISION FROM A RECORDED DESCRIPTION IN DEED OF RECORD IN BOOK 337, PAGE 328, REGISTER'S OFFICE FOR UMATILLA COUNTY, OREGON, AND THAT THE ANGULAR AND LINEAR MEASUREMENTS AND ALL OTHER MATTERS SHOWN HEREON ARE CORRECT. I FURTHER CERTIFY THAT THE SURVEY MADE UNDER MY SUPERVISION ON SEPTEMBER 5, 1995, CORRECTLY SHOWS THE TOTAL AREA OF THE PROPERTY IN ACRES AND IN SQUARE FEET; THE EXACT LOCATIONS AND DIMENSIONS OF IMPROVEMENTS, WALKWAY, PAVED AREAS AND PARKING AREAS; ALL OTHER MATTERS ON THE GROUND WHICH MAY ADVERSELY AFFECT TITLE TO SUBJECT PROPERTY; THE EXACT RELATION OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES OF THE LAND INDICATED HEREON; THE EXACT LOCATION OF VISIBLE AND RECORDED EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS OR ADJOINING BUILDINGS OR STRUCTURES ONTO SAID LAND NOR OVERLAP OF BUILDINGS OR STRUCTURES FROM SAID LAND OTHER THAN SHOWN; THAT ADEQUATE INGRESS AND EGRESS TO THE SUBJECT PROPERTY ARE PROVIDED BY U.S. HIGHWAY 395, SUBJECT TO DEEDED ACCESS RESTRICTION AS SHOWN ON THE SURVEY, THE SAME BEING PAVED, DEDICATED PUBIC RIGHT-OF-WAY MAINTAINED BY THE OREGON DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION; THAT THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH ALL APPLICABLE ZONING LAWS REGULATING THE USE OF THE SUBJECT PROPERTY; APPLICABLE LAWS CONTAINING MINIMUM SETBACK PROVISIONS AND COVENANTS AND RESTRICTIONS OF RECORD; THAT THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE INGRESS AND EGRESS OR FOR ANY OTHER PURPOSE; AND THAT THE PROPERTY IS NOT IN A FLOOD PLAIN AS SHOWN ON MAP 410204, PANEL 0400B, OF THE F.E.M.A. MAP.

David L. Tuttle
 DAVID L. TUTTLE
 OREGON REGISTERED LAND SURVEYOR #872

LOCAL AUTHORITY INFORMATION CONTACTS

- ZONING OFFICIAL - City of Stanfield
 P.O. Box 369
 Stanfield, OR 97875
 Attention: Jerry Carlson
 Phone: (503) 449-3831
- BUILDING DEPARTMENT - Oregon State Building Codes Division
 700 SE Emigrant Avenue
 Pendleton, OR 97801
 Phone: (503) 276-7814
- HEALTH DEPARTMENT - District Sanitarian
 Oregon State Environmental Services
 700 SE Emigrant Avenue
 Pendleton, OR 97801
 Phone: (503) 276-7880
- HIGHWAY DEPARTMENT - Oregon State Department of Transportation
 Highway Division, District 12
 104 Southeast 12th Street
 Pendleton, OR 97801
 Attention: Terry McArthur
 District Maintenance Supervisor
 Phone: (503) 276-1241
- ENGINEERING DEPARTMENT - City of Stanfield
 P.O. Box 369
 Stanfield, OR 97875
 Phone: (503) 449-3831
 c/o Allen C. Riske
 Anderson Perry & Associates, Inc.
 P.O. Box 1107
 La Grande, OR 97850
 Phone: (503) 963-8309

UTILITY COMPANIES

- Electric: Pacific Power
 705 South First Street
 Hermiston, OR 97838
 Attention: Dan Rodriguez
 Phone: (503) 567-8331
- Natural Gas: Cascade Natural Gas Corporation
 300 Southwest 17th
 Pendleton, OR 97801
 Attention: Allen Piquet
 Phone: 1-800-522-0710
- Telephone: U. S. West
 Engineering Department
 1400 SW Sixth Avenue, Room 604
 Portland, OR 97204
 Attention: Don Ross
 Phone: (503) 242-7518
 Service: U. S. West
 Small Business Group
 Phone: 1-800-603-6000
- Irrigation Company: Stanfield Irrigation District
 P.O. Box 416
 Stanfield, OR 97875
 Attention: Dollie Ashbeck, Manager
 Phone: (503) 449-3272
- Trash Removal: Sanitary Disposal, Inc.
 P.O. Box 316
 Hermiston, OR 97838
 Attention: Mike Jewitt, President
 Phone: (503) 567-8842
- Water & Sanitary Sewer: City of Stanfield
 P.O. Box 369
 Stanfield, OR 97875
 Attention: Jerry Carlson, City Manager
 Phone: (503) 449-3831

Date	No.	Revisions	By	App.
TOPOGRAPHICAL & SURVEY FOR PILOT CORPORATION IN S.E.1/4, SEC.5, T.3N., R.29E.,W.M. STANFIELD, OREGON UMATILLA COUNTY, OREGON				
TENNESON ENGINEERING CORP. CONSULTING ENGINEERS 409 LINCOLN STREET THE DALLES, OREGON 97068 541-286-9177 FAX 541-286-0657				
Survey	Design	Checked	Date	Scale
E.H.	S8590T		9/21/95	1"=60'
Drawn	DWG. No.	Approved	Work Order No.	Sheet
E.H.	S8590T		8590	2 of 2

RECEIVED BY
 Quality Control Supervisor
 Date: 02/01/96
 By: J.K.
 01-14-C