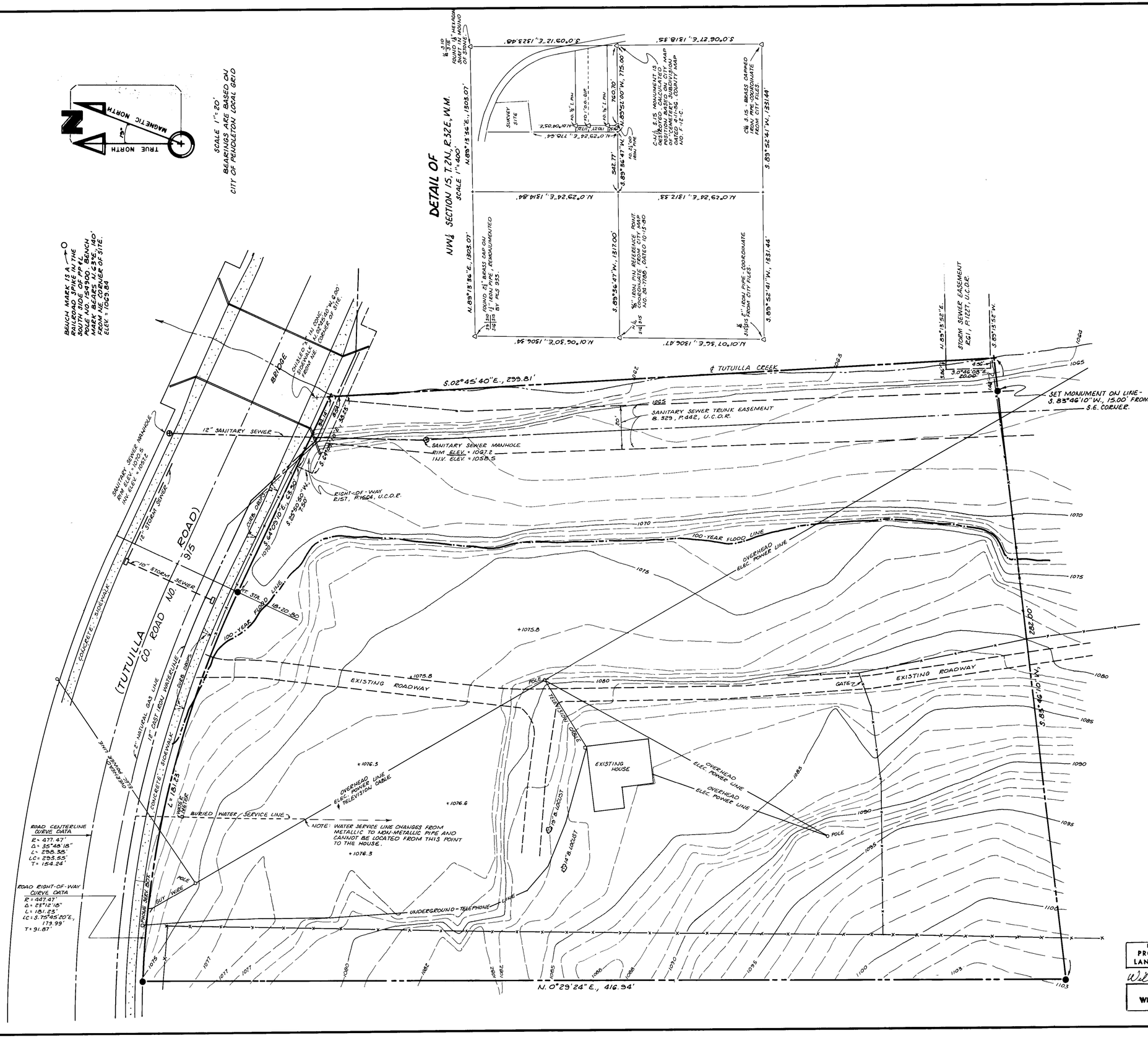

LEGEND

- ● SET ⅝"x30" IRON PIN WITH 1½" YELLOW PLASTIC CAP MARKED "W.R. WELLS - PLS 1106"
- △ MONUMENTS FOUND AS NOTED.
- —x— EXISTING FENCES.

NOTES

1) WATER AND SANITARY SEWER SERVICE IS SUPPLIED BY THE CITY OF PENDLETON.
2) NATURAL GAS IS SUPPLIED BY CASCADE NATURAL GAS. LOCAL LINE PRESSURE IS APPROXIMATELY 35 PSI.
3) ELECTRIC POWER BY PACIFIC POWER & LIGHT CO., SINGLE AND 3-PHASE POWER IS AVAILABLE IN A VARIETY OF VOLTAGES.
4) TELEPHONE SERVICE BY U.S. WEST COMMUNICATIONS.
5) TELEVISION CABLE SERVICE BY PENDLETON CABLE.
6) ZONING IS C-3, SERVICE COMMERCIAL. REQUIRED BUILDING SETBACK FROM WEST PROPERTY LINE IS 5 FEET.

NARRATIVE OF SURVEY

The purpose of this survey was to lay out, monument and make topographic observations on a parcel of land proposed as a tennis center.

Joe Campbell originally acquired the parent parcel from the City of Pendleton, as described in Deed recorded in Book 237, Page 468, Deed Records, in 1956. The land was once part of the City cemetery. Lands contained in this survey abutt the west line of the old Campbell parcel. During this survey, discrepancies were noted between the deed descriptions and the monuments found on the west line of the parcel originally acquired by Joe Campbell (see "Detail of the NW 1/4 of Section 15"). In 1964, Stan Wallulis performed a survey for Joe Campbell, and found a "City Pin" at the assumed Southwest corner of the Campbell parcel and established 3 new monuments north of the "City Pin" (See Wallulis map dated 2-4-64, and City Cemetery Map dated 4-11-56, on file at the City of Pendleton). The monuments found on this survey, on the assumed west line of the old Campbell parcel, are believed to be those set by the City and Wallulis in 1956 and 1964. The "City Pin", now a 2 1/2" o.d. iron pipe, is actually 14.70' East of the corner point by deed description. Upon consultation with the Jerry Odman and Rick Vogel of the City of Pendleton, it was agreed the "City Pin", and other monuments set in 1964 from it were in error and the deed description should be used in monumenting the west line of the original Campbell parcel.

The west line of the tennis center parcel was located based on the deed description for the west line of the Campbell parcel and the north line of the tennis center parcel was located by coordinates furnished by the City for the right-of way of Tutuilla Creek Road. The east and south boundaries of the tennis center parcel are totally within the overall boundaries of the property now owned by Ken Heer, who is selling the property for the tennis center.

This survey was made with a 2 person crew using a theodolite and infra-red distance meter.

RECEIVED BY
Date 2-3-97
Rec'd by R
No. 5-51 C

REGISTERED PROFESSIONAL LAND SURVEYOR
William R. Wells
OREGON JULY 22, 1977
WILLIAM R. WELLS
1106

WILLIAM R. WELLS, PLS
LAND SURVEYING SERVICES
P.O. BOX 1696
PENDLETON, OREGON 97801
PHONE: 503 276 6362

Date: 04-29-89	Dr. By: W.L.H.
Ck. By: W.R.W.	No: 9-51

PROJECT:

PENDLETON TENNIS CENTER INC.

TUTUILLA SITE

LOCATED IN THE NW¼ OF SEC. 15, T.2N., R.32E., W.M. UMATILLA COUNTY, OREGON