

BASIS OF BEARING: LINE BETWEEN NAIL FOUND AT SW CORNER SE 1/4 SW 1/4 SW 1/4 AND 5/8\"/>

FOUND 5/8\"/>

EXISTING 5\"/>

6\"/>

FOUND 5/8\"/>

MH I.E. = 449.1

MH I.E. = 449.1

MH I.E. = 452.1

MH I.E. = 452.1

MH I.E. = 452.1

MH I.E. = 452.1

MH I.E. = 452.1

MH I.E. = 452.1

MH I.E. = 452.1

MH I.E. = 452.1

MH I.E. = 452.1

MH I.E. = 452.1

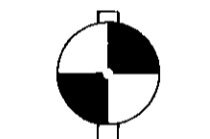
MH I.E. = 452.1

MH I.E. = 452.1

FOUND MONUMENTATION NOTES:

- 1 FOUND "BOLT", A POINT ON N-S CENTERLINE OF SW 1/4 SW 1/4, PK NAIL SET BY EDWARDS ON SURVEY NO. G-108-A, WAS REPLACED BY "BOLT" ON SURVEY FOR CASPER DEVELOPMENT, DATED 10/27/84.
- 2 FOUND 1/2\"/>
- 3 GPS STATION 9324, 5/8\"/>
- 4 FOUND BOLT S 50°26' N 0.3' FROM CORNER POINT DETERMINED THIS SURVEY. COULD NOT SET CORNER POINT DUE TO CONCRETE.
- 5 FOUND 1/2\"/>
- 6 FOUND 5/8\"/>

LANDS OF ROBERT P. BARNHILL, JR. & HANNA BARNHILL, HUSBAND & WIFE. REEL 145, PAGE 1042, DEED RECORDS.



VERTICAL DATUM
GPS STATION 9324, ELEVATION = 460.94

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8\"/>
- (XOX) RECORD DIMENSION FROM DEED DESCRIPTION
- (XOX) OTHER RECORD DIMENSION AS NOTED
- SANITARY SEWER MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- EXISTING FENCE
- ① LOT NUMBER FROM PLAT OF OMAN ADDITION OR REPLAT OF BLOCK C OF OMAN ADDITION.
- SANITARY SEWER, SIZE INDICATED
- WATER LINE, SIZE INDICATED
- GAS LINE, SIZE INDICATED
- UNDERGROUND TELEPHONE LINE
- POWER POLE
- OVERHEAD POWER LINE & TELEVISION LINES
- X SPOT ELEVATION
- FIRE HYDRANT
- LIGHTPOLE

LEGAL DESCRIPTION

SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH RANGE 28, EAST OF THE HILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN S.W. 9TH STREET AND N. HIGHLAND AVENUE;
ALSO EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED TO HIGHLAND AVENUE BAPTIST CHURCH BY DEED RECORDED IN BOOK 308, PAGE 324, DEED RECORDS.

ALSO EXCEPTING THEREFROM THAT TRACT CONVEYED TO MERLE F. JENNETT, ET AL, BY DEED RECORDED IN MICROFILM R-126, PAGE 2051, DEED RECORDS.

ALSO INCLUDING WEST 339.6 FEET OF THE FOLLOWING:
SOUTH 152 FEET OF NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SAID SECTION 10;

EXCEPTING THEREFROM EAST 30 FEET AND NORTH 50 FEET;
SUBJECT TO ANY AND ALL WATER RIGHTS OF WAY AND ROADS.

The above legal description was contained in a Preliminary Title Report prepared for Pioneer Escrow Company, P.O. Box 187, Hermiston, Oregon 97138, by Pioneer Title Company, P.O. Box 126, Pendleton, Oregon 97801. Preliminary Report No. 53071, dated November 15, 1994.

AREA OF DESCRIBED PARCEL: 5.645 ACRES, M/L.

ZONING NOTES:

1. ZONING DESIGNATION: R-2.
2. MINIMUM BUILDING SETBACKS: FRONT 20', SIDE 7', REAR 10'.

STORM SEWER NOTE:

NO PRIVATE CONNECTIONS TO CITY STORM SEWERS ARE ALLOWED.
CONTACT PATRICK NAPOLITANO FOR INFORMATION AT (503) 567-5521.

NARRATIVE OF SURVEY

THIS SURVEY WAS MADE AT THE REQUEST OF SUNWEST MANAGEMENT TO LOCATE BOUNDARIES AND PREPARE A TOPOGRAPHIC SURVEY FOR A 5.645 ACRE SITE.

DESCRIPTIONS USED IN LOCATING THE PROPERTY BOUNDARY ARE CONTAINED IN A PRELIMINARY TITLE REPORT PREPARED BY PIONEER TITLE COMPANY, REPORT NO. 53071. IN INTERPRETING THE DESCRIPTIONS ON THE SOUTH 152 FEET OF THE NE 1/4 SW 1/4 OF SECTION 10, THE RECORD EAST-WEST DIMENSION IS 660 FEET. BY SURVEY MEASUREMENT, THE DIMENSION OF THE SOUTH LINE OF THE NE 1/4 SW 1/4 SW 1/4 IS 660.37 FEET. THE FIRST CONVEYANCE IN THIS 152 FOOT STRIP WAS THE WEST 339.6 FEET, AS DESCRIBED IN DEED RECORDED IN REEL 1271, PAGE 1495, DEED RECORDS. THE EASTERLY REMAINDER OF THE 152 FOOT STRIP WOULD THEN BE IN EXCESS OF THE RECORD 240.4 FOOT DIMENSION, RESULTING IN A "JOG" IN THE EASTERLY LINE OF THE SURVEYED PROPERTY.

THE SURVEY WAS MADE WITH A 2 PERSON GREN USING A LIETZ SET 3 B, 1 SECOND TOTAL STATION. THE SURVEY WAS MADE BY A COMBINATION OF OPEN AND CLOSED TRAVEL WITH ANGLES AND DISTANCES DOUBLED WHEN MEASURING TO CONTROL POINTS OR MONUMENTS. MONUMENTS SET WERE ESTABLISHED BY RADIAL SURVEY AND VERIFIED BY SEPARATE OBSERVATIONS.

SURVEYOR'S CERTIFICATION

"I CERTIFY TO JOHN HARDER, DBA SUNWEST MANAGEMENT, TO FIRST INTERSTATE BANK OF OREGON, N.A., COMMERCIAL REAL ESTATE DIVISION, AND TO FIRST AMERICAN TITLE OF HILLAMETTE VALLEY, AND TO THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT I HAVE SURVEYED, ON THE GROUND, THE PROPERTY LEGALLY DESCRIBED HEREON. THAT SAID LEGAL DESCRIPTION IS CORRECT, COMPLETE AND ACCURATE. THAT THIS PLAT OF SURVEY IS TRUE AND CORRECT IN ALL RESPECTS; THAT THE SIZE, DIMENSIONS AND LOCATION OF ALL BOUNDARIES OF THE PROPERTY, BUILDINGS AND OTHER IMPROVEMENTS, RECORDED AND **VISIBLE UNRECORDED EASEMENTS**, STREETS, ROADS, MEANS OF PUBLIC ACCESS, RIGHTS-OF-WAY, **UTILITY LINES AND CONNECTIONS**, AND MUNICIPAL SET-BACK LINES WHICH AFFECT SAID PROPERTY ARE CORRECTLY AND ACCURATELY SHOWN OR NOTED HEREON, AND THAT THERE ARE NO ENCROACHMENTS, OVERLAPS, GAPS, **EASEMENTS**, STREET, ROADS, RIGHTS-OF-WAY, SETBACK LINES OR IMPROVEMENTS WHICH AFFECT THE PROPERTY, WHICH ARE NOT SHOWN HEREON."

DATED THIS 13th DAY OF December, 1994.

William R. Wells

WILLIAM R. WELLS, PLS

** CERTIFICATION NOTE:

UTILITIES WERE LOCATED PER "CALL BEFORE YOU DIG" TICKET NUMBER 100514. RESPONDING UTILITIES WERE CITY OF HERMISTON (WATER AND SANITARY SEWER LINES), CASCADE NATURAL GAS, U.S. WEST COMMUNICATIONS (TELEPHONE), & PACIFIC POWER (ELECTRICAL). SANITARY SEWER LINES ARE SHOWN BASED ON TIES TO EXISTING VISIBLE MANHOLES AND CITY OF HERMISTON SANITARY SEWERLINE LOCATION AND PIPE SIZE MAP. SURVEYOR ASSUMES NO RESPONSIBILITY FOR MISLOCATED OR UNLOCATED BURIED LINES.

REGISTERED PROFESSIONAL LAND SURVEYOR

William R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 12/31/94

WILLIAM R. WELLS, PLS 357 N.E. HWY. 11 P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (503) 276-6362	PROJECT: SURVEY FOR: JOHN HARDER dba SUNWEST MANAGEMENT LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 10, T4N, R28E, W1M, CITY OF HERMISTON, UMATILLA COUNTY, OREGON.
DATE: 12/07/94 DR. BY: WRW CK. BY: WRW	NO: 94-268