



SCALE: 1"=40 FEET  
0 20 40 80

BASIS OF BEARINGS: LINE BETWEEN NAIL FOUND AT SW CORNER SE 1/4 SW 1/4 SW 1/4 AND 5/8" PIN AT NE CORNER OMAN ADDITION BEING N 00°00'30" E, PER OMAN ADDITION PLAT.

FOUND 5/8" IRON PIN N 1/4 CORNER SE 1/4 SW 1/4 SW 1/4 NE CORNER OMAN ADDITION (PLAT MONUMENT).

EXISTING 10' UTILITY EASEMENT

EXISTING 5' UTILITY EASEMENT

EXISTING 5' UTILITY EASEMENT

EXISTING 5' UTILITY EASEMENT

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WEST JUNIPER AVENUE (PUBLIC ACCESS) IS 34' WIDE FACE CURB TO FACE CURB WITH ASPHALT SURFACE & TRAFFIC LANES EAST AND WEST. THERE IS A 5' SIDEWALK ON NORTH SIDE OF STREET. THERE IS A 2' JOG IN SOUTHERLY CURB (SHOWN).

WEST JUNIPER AVENUE

END 5' SIDEWALK LIGHTPOLE ENCROACHES 0.7' TO CENTERLINE OF POLE.

FOUND 1/2" PIN N 84°41'17" W 0.41' FROM EAST LINE SW 1/4 SW 1/4. RECORD OF ORIGIN NOT FD. IN COUNTY RECORDS.

FOUND 1/2" O.D. PIPE PIPE BEARS N 84°41'17" W 0.37' FROM RIGHT-OF-WAY INTERSECTION HELD FOR SOUTH LINE OF JUNIPER AVENUE. RECORD OF ORIGIN NOT FD. IN COUNTY RECORDS.

LANDS OF EV. LUTHERAN GOOD SAMARITAN SOCIETY FOR USE AT HERMISTON GOOD SAMARITAN CENTER REEL 132, PAGE 148, DEED RECORDS.

FOUND 1/2" IRON PIN PER EDWARDS SURVEY FOR CASPER DEVELOPMENT DATED 10/27/84.

GPS STATION 4924, 5/8" IRON PIN W/ YELLOW PLASTIC MKD: 'BURFORD ASSOC. PLS 1148', TOP PIN ELEV. = 460.94.

FOUND BOLT S 58°26' W 0.3' FROM CORNER POINT DETERMINED THIS SURVEY. COULD NOT SET CORNER POINT DUE TO CONCRETE.

FOUND 1/2" IRON PIN PER EDWARDS SURVEY FOR CASPER DEVELOPMENT DATED 10/27/84. PIN BEARS N 63°20'E 0.2' FROM CORNER POINT DETERMINED ON THIS SURVEY.

FOUND 5/8" IRON W/ PLASTIC CAP MKD: 'PLS 2431' FROM REPLAT OF LOTS 3, 4, 5 & 6, BLOCK C, OMAN ADDITION.

FOUND MONUMENTATION NOTES:

- FOUND "BOLT" A POINT ON N-S CENTERLINE OF SW 1/4 SW 1/4. PK NAIL SET BY EDWARDS ON SURVEY NO. 0-1108-A, WAS REPLACED BY "BOLT" ON SURVEY FOR CASPER DEVELOPMENT, DATED 10/27/84.
- FOUND 1/2" IRON PIN PER EDWARDS SURVEY FOR CASPER DEVELOPMENT DATED 10/27/84.
- GPS STATION 4924, 5/8" IRON PIN W/ YELLOW PLASTIC MKD: 'BURFORD ASSOC. PLS 1148', TOP PIN ELEV. = 460.94.
- FOUND BOLT S 58°26' W 0.3' FROM CORNER POINT DETERMINED THIS SURVEY. COULD NOT SET CORNER POINT DUE TO CONCRETE.
- FOUND 1/2" IRON PIN PER EDWARDS SURVEY FOR CASPER DEVELOPMENT DATED 10/27/84. PIN BEARS N 63°20'E 0.2' FROM CORNER POINT DETERMINED ON THIS SURVEY.
- FOUND 5/8" IRON W/ PLASTIC CAP MKD: 'PLS 2431' FROM REPLAT OF LOTS 3, 4, 5 & 6, BLOCK C, OMAN ADDITION.

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

VERTICAL DATUM  
GPS STATION 4924, ELEVATION = 460.94

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" BY 30" IRON PIN WITH 1/2" YELLOW PLASTIC CAP MARKED 'ORPLS 1106 WA PLS 17872'
- (XOX) RECORD DIMENSION FROM DEED DESCRIPTION
- (XX) OTHER RECORD DIMENSION AS NOTED
- SANITARY SEWER MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- - - - - EXISTING FENCE
- ④ 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 450.9 SPOT ELEVATION
- ⊕ FIRE HYDRANT
- ⊛ LIGHTPOLE

FOUND RAILROAD SPIKE ON EAST LINE SW 1/4 SW 1/4, S 00°11'20" N 280.02' FROM NAIL AND WASHER FOUND AT THE NE CORNER SW 1/4 SW 1/4. RECORD OF ORIGIN NOT FD. IN COUNTY RECORDS.

FOUND 1/2" PIN N 84°41'17" W 0.41' FROM EAST LINE SW 1/4 SW 1/4. RECORD OF ORIGIN NOT FD. IN COUNTY RECORDS.

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FOUND 5/8" IRON W/ PLASTIC CAP MKD: 'PLS 2431' FROM REPLAT OF LOTS 3, 4, 5 & 6, BLOCK C, OMAN ADDITION.

LEGAL DESCRIPTION

SOUTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE 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 305, PAGE 324, DEED RECORDS.

ALSO EXCEPTING THEREFROM THAT TRACT CONVEYED TO MERLE P. JENETT, ET AL, BY DEED RECORDED IN MICROFILM R-126, PAGE 2091, DEED RECORDS.

ALSO INCLUDING WEST 339.6 FEET OF THE FOLLOWING:

SOUTH 152 FEET OF NORTHEAST QUARTER OF SOUTHWEST 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 RIGHTS.

The above legal description was contained in a Preliminary Title Report prepared for Pioneer Escrow Company, P.O. Box 1871, Hermiston, Oregon 97139, by Pioneer Title Company, P.O. Box 126, Pendleton, Oregon, 97801. Preliminary Report No. 38071, dated November 15, 1994.

AREA OF DESCRIBED PARCEL: 5.645 ACRES, ML.

ZONING NOTES:

- ZONING DESIGNATION: R-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 HERMISTON ASSISTED LIVING LIMITED PARTNERSHIP, 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. 38071. IN INTERPRETING THE DESCRIPTIONS ON THE SOUTH 152 FEET OF THE NE 1/4 SW 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 660.31 FEET. THE FIRST CONVEYANCE IN THIS 152 FOOT STRIP WAS THE WEST 339.6 FEET, AS DESCRIBED IN DEED RECORDED IN REEL 127, PAGE 1435, 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 CREW USING A LIETZ SET 3 B, 1 SECOND TOTAL STATION. THE SURVEY WAS MADE BY A COMBINATION OF OPEN AND CLOSED TRAVERSE 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 HERMISTON ASSISTED LIVING LIMITED PARTNERSHIP, TO FIRST INTERSTATE BANK OF OREGON, N.A. COMMERCIAL REAL ESTATE DIVISION, AND TO FIRST AMERICAN TITLE OF WILLAMETTE 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 27th DAY OF June, 1995.

Will. R. Wells  
WILLIAM R. WELLS, PLS

\*\* CERTIFICATION NOTES:

UTILITIES WERE LOCATED PER "CALL BEFORE YOU DIG" TICKET NUMBER 180914. 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 MISLOCATES OR UNLOCATED BURIED LINES.

THIS SURVEY WAS PERFORMED IN NOVEMBER AND DECEMBER, 1994 AND RE-CERTIFIED AS OF JUNE 27, 1995. NO FIELD VISITATION WAS MADE AS PART OF THE RE-CERTIFICATION.

REGISTERED PROFESSIONAL LAND SURVEYOR

WILLIAM R. WELLS  
OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 08/30/96

WILLIAM R. WELLS, PLS  
357 N.E. HWY. 11  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (503) 276-6362

PROJECT:  
SURVEY FOR:  
HERMISTON ASSISTED LIVING LIMITED PARTNERSHIP  
LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 10, T4N, R28E, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

DATE: 12/07/94 DR. BY: WRW  
CK. BY: WRW NO: 94-268

RE-CERTIFIED 6/27/95

RECEIVED BY  
8-95  
95-1282

UNSWEST