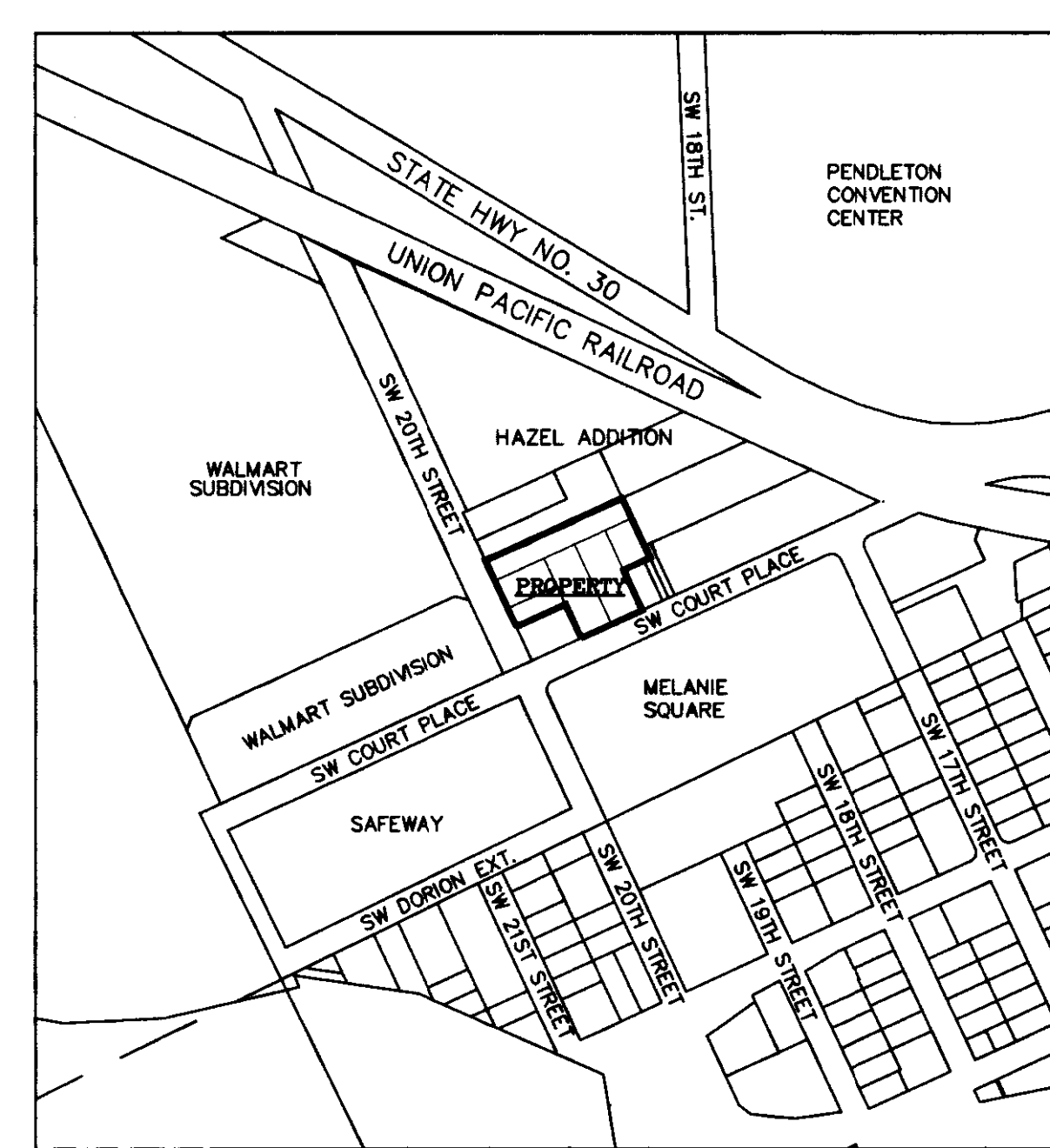


# ALTA/ACSM LAND TITLE SURVEY



VICINITY MAP  
SCALE: 1 INCH = 375 FEET

**SHORT LINE TABLE**

NO.	BEARING	DISTANCE	RECORD DIMENSION
L1	S 23°34'45" E	10.00'	(10')
L2	S 23°34'45" E	10.00'	(10')
L3	N 23°34'45" E	10.00'	(10')
L4	S 23°34'45" E	45.00'	(45')
L5	S 66°24'21" W	121.04'	(121.04')
L6	N 23°34'45" E	69.01'	(69.01')
L7	S 23°34'45" W	50.00'	(50')
L8	S 23°34'45" E	50.00'	(50')
L9	N 66°24'15" E	10.00'	(10')
L10	N 16°01'08" E	21.95'	(S 18°01'05" E 21.86')
L11	N 23°34'45" W	10.00'	(S 23°35'19" E 10.00')
L12	N 23°34'45" W	10.00'	(10')

**REFERENCE DOCUMENTS**

PLAT OF HAZEL ADDITION TO THE CITY OF PENDLETON, BOOK 2, PAGE 9, DATED 08/1890.  
 SURVEY NO. S-100-B, KRUMBEIN, DATED 07/1981.  
 SURVEY NO. 93-09-B, WELLS, DATED 01/1993.  
 SURVEY NO. 96-187-B, CHRISTENSON, DATED 12/1996.  
 SURVEY NO. 97-45-B, KRUMBEIN, DATED 03/1997.  
 SURVEY NO. 01-102-B, HADDOCK, DATED 07/2001.  
 SURVEY NO. 02-284-B, WELLS, DATED 11/2002.  
 SURVEY NO. 03-099-C, WELLS, DATED 05/2003.  
 SURVEY NO. 07-195-B, WELLS, DATED 06/2007.  
 SURVEY NO. J-68-AX, KRUMBEIN, DATED 04/1975.  
 SURVEY NO. G-316-AX, WALLIS, DATED 06/1957.  
 SURVEY NO. 08-114-AX, GRIGER, DATED 01/1957.  
 SURVEY NO. 03-192-A, BUSSARD, DATED 02/1964.  
 PRELIMINARY REPORTS OF THE VARIOUS TRACTS, PREPARED BY PIONEER TITLE COMPANY BETWEEN JUNE AND OCTOBER, 2011.

**ENCROACHMENT NOTES:**

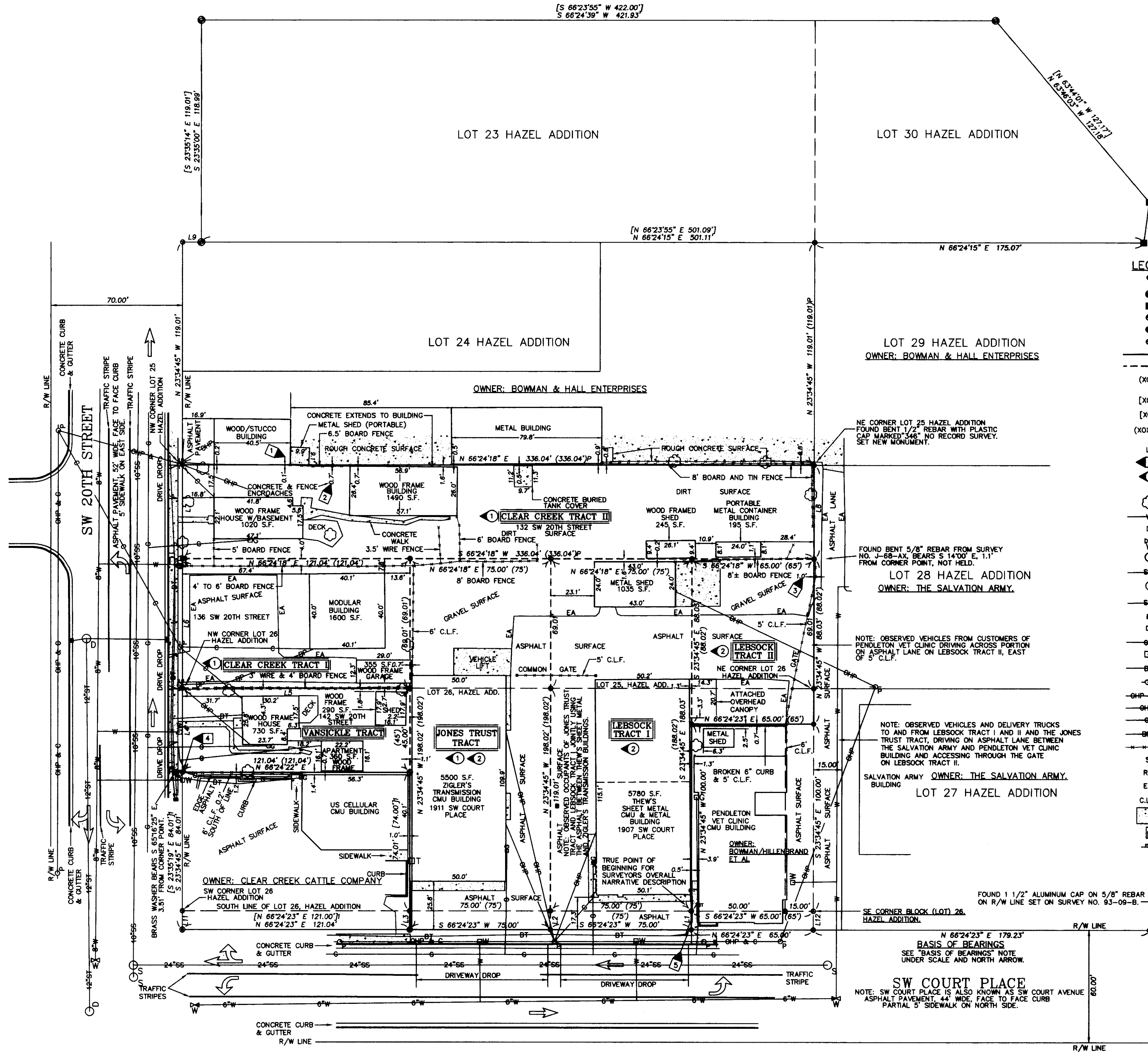
- SE CORNER OF NEIGHBOR'S BUILDING ENCLOSES 0.1' ONTO PROPERTY.
- CONCRETE SURFACE AND BOARD FENCE ENCLOSES 0.7' ONTO PROPERTY. OWNERSHIP OF FENCE UNKNOWN.
- 5' HIGH CHAIN LINK FENCE ENCLOSES 1.0' OFF PROPERTY.
- BASED ON BURIED GAS LINE LOCATE, THE GAS SERVICE TO THE US CELLULAR BUILDING ENCLOSES 2' ONTO PROPERTY.
- BASED ON BURIED TELEPHONE LINE LOCATE, THE BURIED SERVICE TO BOWMAN/HILLENBRAND ENCLOSES 1.0' ONTO PROPERTY. THE ENCROACHMENT LIES ON THE SE CORNER OF TRACT I. THIS ENCROACHMENT TITLE REPORT, HOWEVER, I FIND NO INFORMATION IN RECORD DOCUMENTS PROVIDED THAT INDICATES THE 10 FOOT STRIP BETWEEN THE SOUTH LINE OF LOT 26, HAZEL ADDITION, AND NORTH RIGHT-OF-WAY LINE OF SW COURT PLACE WAS VACATED.

**GENERAL NOTES:**

- THE PROPERTY IS IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. SOURCE: FLOOD INSURANCE RATE MAP, MAP NUMBER 41059C1016G, EFFECTIVE DATE SEPTEMBER 3, 2010.
- THE GROSS LAND AREA OF THE PROPERTY IS 66027 SQUARE FEET OR 1.51578 ACRES, MORE OR LESS.
- CLEAR CREEK TRACTS I AND II ARE CURRENTLY ZONED C-1. THE VANSICKLE TRACT, JONES TRUST TRACT AND LEBSOCK TRACTS I AND II ARE BEING REZONED FROM M-1 TO C-1. ACCORDING TO CITY OF PENDLETON STAFF, SETBACKS ARE "0" IN THE C-1 ZONE. THERE ARE NO BUILDING HEIGHT OR SIZE REQUIREMENTS. CONSULT WITH CITY OF PENDLETON BUILDING STAFF FOR MORE INFORMATION. THIS INFORMATION IS PROVIDED BY THE SURVEYOR, NOT THE INSURER.
- BURIED UTILITIES ON THE PROPERTY WERE LOCATED PER "CALL BEFORE YOU DIG" TICKET NO. 12028009 AND VISIBLE MARKS WERE TIED BY SURVEY AND SHOWN. CITY OF PENDLETON UTILITY MAPS WERE ALSO CONSULTED. NO WATER METER WAS FOUND FOR CLEAR CREEK CATTLE TRACT II. THE METER COULD BE BURIED.
- CITY STAFF WAS CONSULTED REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. WE WERE FURNISHED A MAP LABELED "LAMP TRANSPORTATION IMPROVEMENT PLAN, NORTH SIDE, PHASE 1", WHICH INDICATES ADDITIONAL RIGHT-OF-WAY MAY BE REQUIRED ALONG PORTIONS OF THE PROPERTY FRONTING SW COURT PLACE. CONSULT WITH CITY STAFF FOR ADDITIONAL INFORMATION.
- ACCORDING TO CITY STAFF AND INVENTORY MAP, NO PORTION OF THE PROPERTY IS CONSIDERED WETLAND.

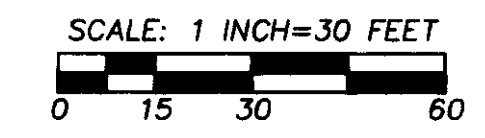
**INDIVIDUAL TRACT AREAS:**

VANSICKLE TRACT: 5447 SQUARE FEET OR 0.12505 ACRE, MORE OR LESS.  
 CLEAR CREEK TRACT I: 8353 SQUARE FEET OR 0.19175 ACRE, MORE OR LESS.  
 CLEAR CREEK TRACT II: 16802 SQUARE FEET OR 0.38572 ACRE, MORE OR LESS.  
 LEBSOCK TRACT I: 14852 SQUARE FEET OR 0.34095 ACRE, MORE OR LESS.  
 LEBSOCK TRACT II: 5722 SQUARE FEET OR 0.13136 ACRE, MORE OR LESS.  
 JONES TRUST TRACT: 14852 SQUARE FEET OR 0.34095 ACRE, MORE OR LESS.



**LEGEND**

- - SET 5/8" BY 24" IRON REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372" UNLESS OTHERWISE NOTED.
- - FOUND 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP PER SURVEY NO. 01-102-B.
- - FOUND 5/8" REBAR WITH 1 1/2" ALUMINUM CAP FROM SURVEY NO. S-100-B, 1979.
- - FOUND 3/4" BRASS WASHER SET IN LEAD PLUG FROM SURVEY NO. 07-195-B.
- - FOUND 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP PER SURVEY NO. 07-195-B.
- - CALCULATED POINT ONLY, NOT SET OR FOUND.
- - OVERALL PROPERTY LINE.
- - INTERIOR TRACT LINE.
- (XOX) - INDICATES RECORD DIMENSION FROM THE RECORD DESCRIPTIONS CONTAINED IN PRELIMINARY REPORTS FOR TITLE INSURANCE. SEE SHEET 2 OF 2.
- [XOX] - INDICATES RECORD DIMENSION FROM SURVEY NO. 01-102-B.
- [XOX] - INDICATES RECORD DIMENSION FROM SURVEY NO. 07-195-B.
- (XOX)P - INDICATES RECORD DIMENSION FROM THE PLAT OF HAZEL ADDITION, RECORDED AUGUST 9, 1899 AT BOOK 2, PAGE 10, RECORD OF TOWN PLATS.
- L3 - INDICATES LINE TOO SHORT TO DIMENSION, SEE "SHORT LINE TABLE".
- - INDICATES LOCATION OF OBSERVED ENCROACHMENT, SEE "ENCROACHMENT NOTES", THIS SHEET.
- - INDICATES LOCATION OF SURVEY ADDRESSABLE EXCEPTION CONTAINED IN PRELIMINARY TITLE REPORTS PREPARED BY PIONEER TITLE COMPANY, 132 S.E. COURT AVENUE, PENDLETON, OREGON. SEE EXCEPTIONS LIST, SHEET 2 OF 2.
- - 12" OR LARGER SIZE DECIDUOUS TREE.
- - BURIED WATER LINE.
- - WATER METER.
- - WATER VALVE.
- - SANITARY SEWER MANHOLE.
- - SANITARY SEWER LINE.
- - STORM SEWER MANHOLE.
- - STORM SEWER LINE.
- - STORM GRATE OR DRYWELL.
- - GAS METER.
- - BURIED NATURAL GAS LINE.
- - TELEPHONE PEDESTAL.
- - BURIED TELEPHONE LINE OR COMMUNICATION LINE.
- - POWER POLE.
- - OVERHEAD POWER AND COMMUNICATION LINES.
- - OVERHEAD POWER LINE.
- - OVERHEAD COMMUNICATION LINE, (PHONE, TV).
- - BURIED POWER LINE.
- - EXISTING FENCE.
- S.F. - INDICATES SQUARE FEET.
- R/W - INDICATES RIGHT-OF-WAY.
- EA - INDICATES EDGE OF ASPHALT.
- C.L.F. - INDICATES CHAIN LINK FENCE.
- - CONCRETE SURFACE.
- - MAILBOX.
- - TRAFFIC SIGN "NO PARKING THIS SIDE".



SCALE: 1 INCH=30 FEET  
 BASIS OF BEARINGS: LINE BETWEEN REBAR MONUMENT AT THE NE CORNER OF SW 20TH AND SW COURT AND ALUMINUM CAPPED REBAR ON NORTH RIGHT-OF-WAY LINE OF SW COURT PLACE.

NOTE: IN THE RECORD DESCRIPTIONS FOR THE TRACTS MAKING UP THE PROPERTY, LOTS 25 AND 26 OF HAZEL ADDITION ARE SOMETIMES REFERRED TO AS BLOCK 25 AND 26 HAZEL ADDITION.

RECEIVED BY  
 Umatilla County Surveyor  
 Date: 5/31/2012  
 Rec'd By: S. Oles  
 No.: 12-083-C

REGISTERED PROFESSIONAL LAND SURVEYOR  
 Will R. Wells  
 OREGON  
 JULY 22, 1977  
 WILLIAM R. WELLS  
 1106  
 RENEWS 6/30/12

**SHEET 1 OF 2**

WELLS SURVEYING  
 1 SW NYE AVENUE, SUITE B  
 P.O. BOX 1696  
 PENDLETON, OREGON  
 PHONE: (541) 276-6362

PROJECT:  
 ALTA/ACSM LAND TITLE SURVEY FOR:  
 HAWKINS COMPANIES, LLC  
 LOT 25 AND PORTIONS OF LOT 26 OF HAZEL ADDITION, CITY OF PENDLETON, AND OTHER LANDS.  
 SITUATED IN THE SW 1/4 OF THE NW 1/4 AND NW 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M. UMATILLA COUNTY, OREGON.



# ALTA/ACSM LAND TITLE SURVEY

## RECORD DESCRIPTIONS FROM PRELIMINARY TITLE REPORTS:

**VANSICKLE TRACT:**  
RECORD DESCRIPTION FROM PRELIMINARY REPORT FOR TITLE INSURANCE PREPARED BY PIONEER TITLE COMPANY, 126 SE COURT AVENUE, ORDER NO. 88260, DATED AUGUST 17, 2011:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 26 (ALSO KNOWN AS LOT 26), HAZEL ADDITION TO THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID BLOCK 26, A DISTANCE OF 45 FEET; THENCE EASTERLY AT RIGHT ANGLES, A DISTANCE OF 121.04 FEET TO THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO CASH M. DOVE, ETUX., BY DEED RECORDED IN BOOK 176, PAGE 532, DEED RECORDS; THENCE NORTHERLY AT RIGHT ANGLES ALONG THE WEST LINE OF SAID DOVE TRACT, A DISTANCE OF 45 FEET TO THE NORTH LINE OF SAID BLOCK 26; THENCE WESTERLY AT RIGHT ANGLES, A DISTANCE OF 121.04 FEET TO THE POINT OF BEGINNING.

**SURVEYORS NOTE:** THERE ARE NO SURVEY ADDRESSABLE EXCEPTIONS IN THE PRELIMINARY TITLE REPORT FOR THE VANSICKLE TRACT.

**CLEAR CREEK CATTLE COMPANY TRACTS I AND II:**  
RECORD DESCRIPTIONS FROM PRELIMINARY REPORT FOR TITLE INSURANCE PREPARED BY PIONEER TITLE COMPANY, 126 SE COURT AVENUE, ORDER NO. 88832, DATED AUGUST 17, 2011:

**CLEAR CREEK TRACT I:**  
THE WEST 121.04 FEET OF THE SOUTH 69.01 FEET OF LOT 25, HAZEL ADDITION TO THE TOWN, NOW CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

**CLEAR CREEK TRACT II:**  
THE NORTH 50 FEET OF LOT 25, HAZEL ADDITION TO THE TOWN, NOW CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

**SURVEYORS NOTE:** ACCORDING TO THE PRELIMINARY TITLE REPORT, CLEAR CREEK TRACTS I AND II ARE SUBJECT TO A "BLANKET" EASEMENT TO PACIFIC POWER AND LIGHT COMPANY RECORDED AT BOOK 76, PAGE 184, DEED RECORDS OF UMATILLA COUNTY. SEE "EXCEPTIONS LIST", THIS SHEET.

**LEBSOCK TRACTS I AND II:**  
RECORD DESCRIPTIONS FROM PRELIMINARY REPORT FOR TITLE INSURANCE PREPARED BY PIONEER TITLE COMPANY, 126 SE COURT AVENUE, ORDER NO. 88562, DATED JUNE 20, 2011:

**LEBSOCK TRACT I:**  
BEGINNING AT A POINT ON SOUTHERLY BOUNDARY LINE OF LOT 26, HAZEL ADDITION IN THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON, 65 FEET WESTERLY FROM SOUTHEAST CORNER OF SAID LOT 26; THENCE SOUTHERLY AND PARALLEL TO EASTERLY BOUNDARY LINE OF LOTS 26 AND 25 A DISTANCE OF 10 FEET; THENCE WESTERLY AND PARALLEL TO NORTHERLY BOUNDARY LINE OF SAID LOT 26, A DISTANCE OF 75 FEET; THENCE NORTHERLY AND PARALLEL TO EASTERLY BOUNDARY LINE OF SAID LOT 26, A DISTANCE OF 198.02 FEET; THENCE EASTERLY AND PARALLEL WITH NORTHERLY BOUNDARY LINE OF SAID LOT 26 A DISTANCE OF 75 FEET; THENCE SOUTHERLY AND PARALLEL TO EASTERLY BOUNDARY LINE OF SAID LOT 26, A DISTANCE OF 188.02 FEET TO THE POINT OF BEGINNING.

**LEBSOCK TRACT II:**  
BEGINNING AT A POINT ON SOUTHERLY LINE OF LOT 26, HAZEL ADDITION IN THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON, WHICH POINT IS 65 FEET WESTERLY FROM SOUTHEAST CORNER OF SAID LOT 26; THENCE NORTHERLY AND PARALLEL TO EASTERLY LINE OF SAID LOT 26 A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE EASTERLY AND PARALLEL TO SAID SOUTHERLY LINE 65 FEET TO EASTERLY LINE OF SAID LOT 26; THENCE NORTHERLY ALONG SAID EASTERLY LINE AND EASTERLY LINE OF LOT 25 A DISTANCE OF 88.02 FEET; THENCE WESTERLY AND PARALLEL TO NORTHERLY LINE OF SAID LOT 26 A DISTANCE OF 65 FEET; THENCE SOUTHERLY AND PARALLEL TO EASTERLY LINE OF SAID LOTS, 88.02 FEET TO THE POINT OF BEGINNING.

**SURVEYORS NOTE:** ACCORDING TO THE PRELIMINARY TITLE REPORT, LEBSOCK TRACTS I AND II ARE SUBJECT TO CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED RECORDED MARCH 14, 1949 IN BOOK 188, PAGE 390, DEED RECORDS OF UMATILLA COUNTY. SEE "EXCEPTIONS LIST", THIS SHEET. ALSO, ACCORDING TO THE REPORT, THE SOUTH 10 FEET OF LEBSOCK TRACT I IS SUBJECT TO EASEMENTS FOR UTILITIES OVER AND ACROSS THE DESCRIBED LANDS INCLUDED WITHIN THE BOUNDARIES OF SW COURT AVENUE, NOW VACATED, IF ANY EXIST.

**JONES TRUST TRACT:**  
RECORD DESCRIPTION FROM PRELIMINARY REPORT FOR TITLE INSURANCE PREPARED BY PIONEER TITLE COMPANY, 126 SE COURT AVENUE, ORDER NO. 89087, DATED OCTOBER 12, 2011:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF BLOCK 26, HAZEL ADDITION IN THE CITY OF PENDLETON, WHICH POINT IS 140 FEET WESTERLY FROM THE SOUTHEAST CORNER OF SAID BLOCK 26; THENCE SOUTHERLY AND PARALLEL TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID BLOCK 26, A DISTANCE OF 10 FEET TO THE NORTHERLY LINE OF SW COURT PLACE; THENCE WESTERLY ALONG SAID NORTHERLY LINE 75 FEET; THENCE NORTHERLY AND PARALLEL TO SAID EXTENDED EAST LINE AND THE EAST LINES OF BLOCKS 26 AND 25, A DISTANCE OF 198.02 FEET; THENCE EASTERLY AND PARALLEL TO THE NORTHERLY LINE OF SAID BLOCK 26, A DISTANCE OF 75 FEET; THENCE SOUTHERLY AND PARALLEL TO THE EASTERLY LINES OF SAID BLOCKS, A DISTANCE OF 188.02 FEET TO THE POINT OF BEGINNING.

**SURVEYORS NOTE:** ACCORDING TO THE PRELIMINARY TITLE REPORT, THE JONES TRUST TRACT IS SUBJECT TO A "BLANKET" EASEMENT TO PACIFIC POWER AND LIGHT COMPANY RECORDED AT BOOK 76, PAGE 184, DEED RECORDS OF UMATILLA COUNTY. SEE "EXCEPTIONS LIST", THIS SHEET.

ALTHOUGH NOT DISCLOSED IN THE PRELIMINARY REPORT FOR TITLE INSURANCE, THE JONES TRUST TRACT APPEARS TO BE SUBJECT TO THE CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED RECORDED MARCH 14, 1949 IN BOOK 188, PAGE 390, DEED RECORDS OF UMATILLA COUNTY. SEE "EXCEPTIONS LIST", THIS SHEET, THE JONES TRUST TRACT WAS PART OF LAND CONVEYED IN SAID BOOK 188, PAGE 390, DEED RECORDS.

## SURVEYORS OVERALL NARRATIVE DESCRIPTION OF PROPERTY:

A TRACT OF LAND LOCATED IN LOTS 25 AND 26, HAZEL ADDITION IN THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON, AND IN A 10 FOOT STRIP OF LAND LOCATED BETWEEN THE NORTH LINE OF SW COURT PLACE AND THE SOUTH LINE OF LOT 26, HAZEL ADDITION, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 26, THENCE SOUTH 66°24'23" WEST ALONG THE SOUTH LINE OF LOT 25 A DISTANCE OF 65.00 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 23°34'45" EAST, PARALLEL WITH THE EAST LINE OF LOT 26 A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW COURT PLACE; THENCE SOUTH 66°24'23" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 150.00 FEET; THENCE NORTH 23°34'45" WEST, PARALLEL WITH THE EAST LINE OF LOT 26 A DISTANCE OF 84.01 FEET; THENCE SOUTH 66°24'22" WEST A DISTANCE OF 121.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SW 20TH STREET, SAID POINT ALSO BEING ON THE WEST LINE OF SAID LOT 26; THENCE NORTH 23°34'45" WEST ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID LOT 26 A DISTANCE OF 45.00 FEET TO THE NORTHWEST CORNER OF LOT 26; THENCE CONTINUING NORTH 23°34'45" WEST ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF LOT 25, HAZEL ADDITION, A DISTANCE OF 119.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 25; THENCE NORTH 66°24'18" EAST ALONG THE NORTH LINE OF SAID LOT 25 A DISTANCE OF 336.04 FEET TO THE NORTHEAST CORNER OF SAID LOT 25; THENCE SOUTH 23°34'45" EAST ALONG THE EAST LINE OF SAID LOT 25 A DISTANCE OF 119.01 FEET TO THE NORTHEAST CORNER OF LOT 26 OF HAZEL ADDITION; THENCE SOUTH 23°34'45" EAST ALONG THE EAST LINE OF SAID LOT 26 A DISTANCE OF 19.02 FEET; THENCE SOUTH 66°24'23" WEST A DISTANCE OF 65.00 FEET; THENCE SOUTH 23°34'45" EAST, PARALLEL WITH THE EAST LINE OF LOT 26 A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING.

## EXCEPTIONS LIST:

THE FOLLOWING IDENTIFIES SURVEY ADDRESSABLE EXCEPTIONS DISCLOSED BY PRELIMINARY REPORTS FOR TITLE INSURANCE PREPARED BY PIONEER TITLE COMPANY, 126 SE COURT AVENUE, PENDLETON, OREGON,

- ① EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTEE: PACIFIC POWER AND LIGHT COMPANY. RECORDED: NOVEMBER 28, 1911, BOOK 76, PAGE 184, DEED RECORDS OF UMATILLA COUNTY.  
**SURVEYORS NOTE:** THIS EASEMENT, FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINE OR LINES, REFERS TO "AS-STAKED" LOCATIONS IN 1911 AND IS CONSIDERED A "BLANKET" EASEMENT. THE IDENTIFICATION SYMBOL ① SHOWS ON SHEET 1 OF 2 FOR THE AFFECTED TRACTS. THIS EASEMENT ENCUMBERS CLEAR CREEK TRACTS I AND II AND THE JONES TRUST TRACT.
- ② CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED IN DEED FROM RUSSELL LEWIS WHITFORD, ETUX. RECORDED: MARCH 14, 1949 IN BOOK 188, PAGE 390, DEED RECORDS OF UMATILLA COUNTY.  
**SURVEYORS NOTE:** THIS DOCUMENT GRANTS A RIGHT-OF-WAY FOR SEWER LINE ACROSS THE 50 BY 100 FOOT PIECE OF PROPERTY ADJOINING LEBSOCK TRACT I ON THE EAST SIDE. THE GRANT INDICATES IT IS UNDERSTOOD THE RIGHT SHALL NOT INTERFERE WITH BUILDINGS TO BE ERRECTED BY GRANTEE. THE PENDLETON VET CLINIC BUILDING OCCUPIES NEARLY THE ENTIRE 50 BY 100 FOOT PIECE OF PROPERTY. THE DEED ALSO INDICATES THE GRANTEE UNDER THIS DEED, GRANTS THE GRANTEE A RIGHT OF WAY FOR ROADWAY PURPOSES ALONG THE EAST LINE OF LEBSOCK TRACT I FROM THE SOUTH LINE OF LOT 26 OF HAZEL ADDITION, THENCE NORTH 100 FEET. THERE IS NOT PRESENTLY SPACE FOR A ROADWAY WITH THE THEW'S SHEET METAL BUILDING IN PLACE. SURVEYOR SUGGESTS A NEW AGREEMENT IS DESIRABLE TO CLEAR TITLE. THE TRACTS SUBJECT TO THE CONDITIONS AND RESTRICTIONS IN THE DEED ARE LEBSOCK TRACTS I AND II AND THE JONES TRUST TRACT. THE IDENTIFICATION SYMBOL ② SHOWS ON SHEET 1 OF 2 FOR THE AFFECTED TRACTS.

## NARRATIVE

THIS ALTA/ACSM LAND TITLE SURVEY WAS MADE AT THE REQUEST OF HAWKINS COMPANIES, LLC. THE OVERALL PROPERTY SURVEYED IS MADE UP OF SIX TRACTS UNDER FOUR DIFFERENT OWNERSHIP ENTITIES. PRELIMINARY REPORTS FOR TITLE INSURANCE WERE FURNISHED FOR ALL OF THE SIX TRACTS.

THE PROPERTY IS SITUATED IN LOTS 25 AND 26 OF HAZEL ADDITION TO THE CITY OF PENDLETON, AND IN A 10 FOOT STRIP OF LAND SITUATED BETWEEN THE NORTH RIGHT-OF-WAY LINE OF SW COURT PLACE AND THE SOUTH LINE OF LOT 26 HAZEL ADDITION. TO MAKE THE SURVEY, I REFERRED TO THE RECORD DESCRIPTIONS SHOWN ON THIS SHEET AND THE REFERENCE DOCUMENTS LISTED ON SHEET 1 OF 2. I ESTABLISHED THE EAST RIGHT-OF-WAY LINE OF SW 20 TH BETWEEN MONUMENTS SET ON SURVEY NO. 01-102-B AND 07-195-B. THE NORTH RIGHT-OF-WAY LINE OF SW COURT PLACE WAS ESTABLISHED BY HOLDING MONUMENTS SET IN SURVEY NO. 07-195-B AND 93-09-B, AS SHOWN ON SHEET 1 OF 2. MONUMENTS DEFINING THE SOUTH LINES OF HAZEL ADDITION LOTS 23 AND 30, PER SURVEY NO. 01-105-B WERE HELD AND THE CORNERS ON THE EAST LINE OF LOTS 25 AND 26 WERE DETERMINED BY PROPORTIONAL MEASUREMENT AS SHOWN ON SHEET 1 OF 2. THE EAST LINES OF LOTS 25 AND 26 WERE HELD PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF SW 20 TH STREET. RESOLUTION OF THE OVERALL BOUNDARY OF THE PROPERTY AND THE INDIVIDUAL SIX TRACTS FIT RECORD TRACT DESCRIPTIONS EXACTLY OR WITHIN 0.01 FOOT. I DID NOT CONSIDER JUNIOR/SENIOR RELATIONSHIP OF THE INDIVIDUAL TRACTS BECAUSE OF SUBSTANTIALLY IDENTICAL AGREEMENT WITH RECORD DIMENSIONS.

THE PERIMETER BOUNDARY SURVEY WAS MADE BY CLOSED TRAVERSE. TIES TO BUILDING CORNERS AND FEATURES WERE MADE BY RADIAL TIES. THE OVERALL BOUNDARY OF THE PROPERTY IS MONUMENTED AS SHOWN ON SHEET 1 OF 2.

THIS SURVEY WAS MADE BY A 2 PERSON CREWS USING A LEICA TCR 803 THREE SECOND TOTAL STATION. TIES TO CONTROLLING CORNERS AND NEW CORNER MONUMENTS ESTABLISHED WERE VERIFIED BY REDUNDANT OBSERVATIONS TO DIFFERENT CONTROL POINTS.

## SURVEYORS CERTIFICATION

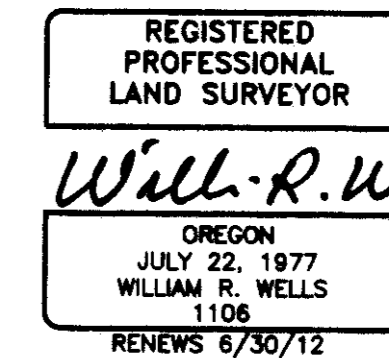
TO: HAWKINS COMPANIES, LLC.  
FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1., 3., 4., 6. (a) (b), 7(a) (b)(1), 8., 9., 11(a) (b), 13., 17., 19., 20., 21. AND 22 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 14, 2012.

DATE OF PLAT OR MAP: MARCH 14, 2012.

*Will R. Wells*  
WILLIAM R. WELLS, PLS  
OREGON LICENSE NO. 1106  
email: [bill@wellssurveying.com](mailto:bill@wellssurveying.com)  
*March 16, 2012*  
DATE SIGNED



## SHEET 2 OF 2

RECEIVED BY  
Umatilla County Surveyor  
Date: *5/31/2012*  
Rec'd By: *S. Lee*  
No.: *12-083-C*

<b>WELLS SURVEYING</b> 1 SW NYE AVENUE, SUITE B P.O. BOX 1696 PENDLETON, OREGON PHONE: (541) 276-6362		PROJECT: <span style="float: right;">\WALALTA152</span> ALTA/ACSM LAND TITLE SURVEY FOR: <b>HAWKINS COMPANIES, LLC</b> LOT 25 AND PORTIONS OF LOT 26 OF HAZEL ADDITION, CITY OF PENDLETON, AND OTHER LANDS. SITUATED IN THE SW 1/4 OF THE NW 1/4 AND NW 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M. UMATILLA COUNTY, OREGON.
DATE: 03/12	DR. BY: DMT/NRW	
CK. BY: WRW	NO: 12-1367	