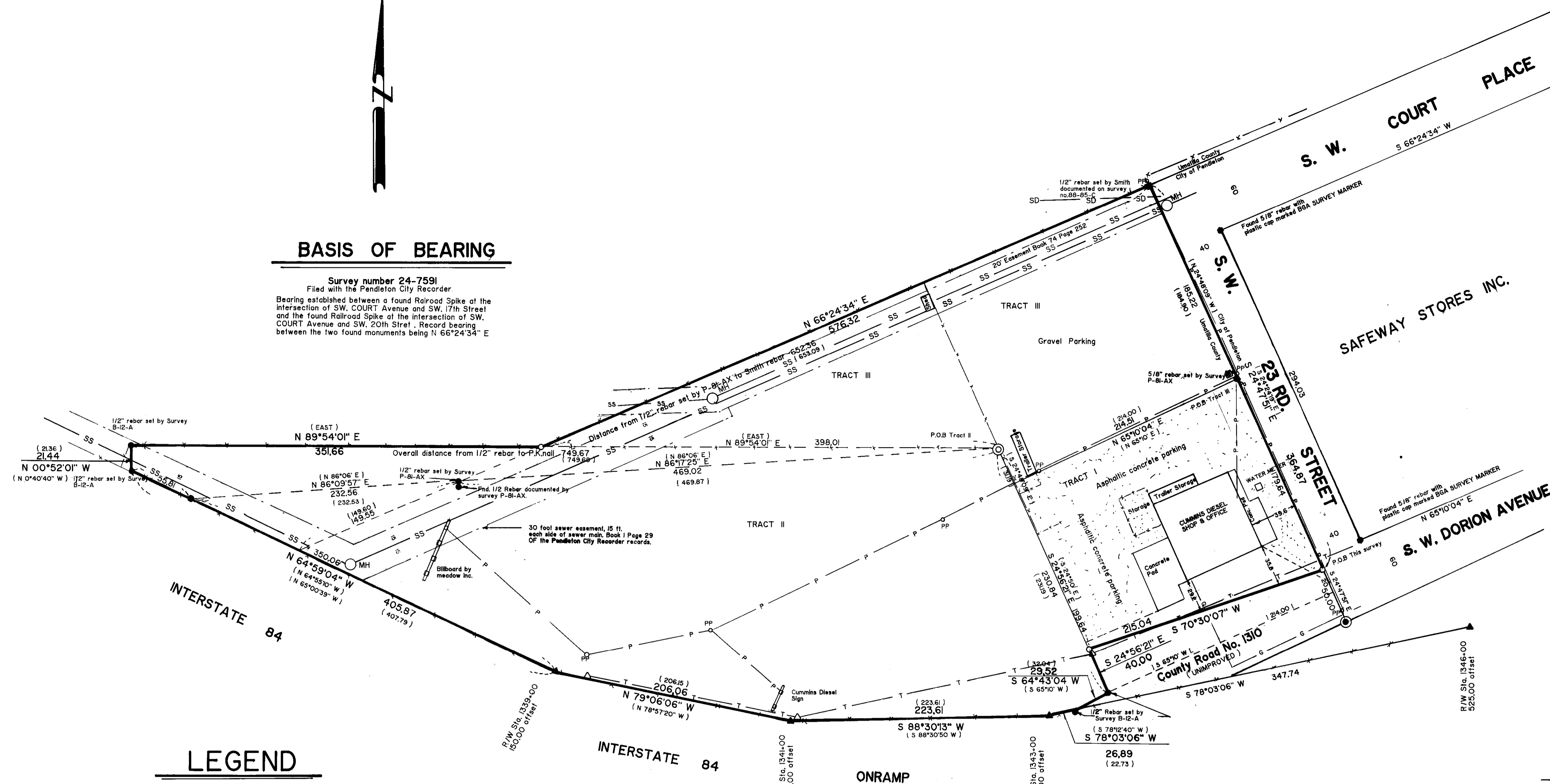




BASIS OF BEARING

Survey number 24-7591
 Filed with the Pendleton City Recorder
 Bearing established between a found Railroad Spike at the intersection of SW. COURT Avenue and SW. 17th Street and the found Railroad Spike at the intersection of SW. COURT Avenue and SW. 20th Street. Record bearing between the two found monuments being N 66°24'34" E



NOTES:

POWER LINES: The power lines shown serve the billboard sign, the Cummins Diesel sign, and the Cummins Diesel building. I find no easements recorded for the power lines other than a blanket easement in Book 76 Page 194 dated October 31, 1911. This document gives a blanket easement to P.P. and L. over and across the property. This document gives the right to ingress, egress, and rights to construct, reconstruct, and maintain structures now located and staked out by the grantee over, across, and upon the premises. It is my opinion that the lines shown on this map were not in existence in 1911, and thus have no recorded easements, but do have prescriptive rights.

TELEPHONE LINES: I find no easements recorded for the telephone lines.

SEWER MAINS: The document in Book 74 Page 252 reserves a easement 20 feet in width for laying, constructing, operating, and maintaining a sewer system. This document does not distinguish between sanitary and storm sewers. I find that a 30 foot right of way easement was reserved over an existing sanitary sewer by the document in Book 1 Page 29 of the Pendleton City Recorder records. This does not appear in the county records.

BILLBOARD: I find no easement for the billboard by Meadows Inc.

FLOOD PLANE: This parcel of land is located entirely out of the city limits of Pendleton. The FIRM panel map is 795 OF 2125, community Panel Number 410204 0795 B, map revised 3-4-87. The entire property is located in ZONE X, not in a flood zone and outside the 500 year flood. This is due to the levees constructed along the rivers to control flooding. No flood elevation certificate is required.

ZONING AND BUILDING SETBACK LINES: This parcel is out of the city limits, but is in the urban growth boundary of Pendleton, so the building program is administered by the City of Pendleton. According to Mike Hyde, of the City planning department this parcel is Zoned Light Industrial and there are no setbacks required other than those dictated by type of construction defined by Chapter 5 of the UNIFORM BUILDING CODE.

LEGEND

- ⊙ Found P.K. nail set in concrete footing on survey B-12A.
- Found 1/2" Rebar set by noted survey
- ▲ Found 5/8" rebar with aluminum cap marked PLS 933
- ▲ Found 5/8" OSHRW Pins with aluminum cap marked Oregon State Highway R/W
- Set 5/8" x 30" rebar with plastic cap marked BGA SURVEY MARKER
- ☐ Catch basin
- ☐ Light on pole
- P — Power Line
- G — Gas line
- SS — Sanitary sewer line
- W — Water line
- T — Telephone line
- ⊙ PP — Power pole
- △ MH — Manhole
- x — Existing fence line
- ⊙ Found Stone Monument with cross on top. Reservation monument number one.
- () Record bearing or distance survey B-12-A
- { } Record bearing or distance survey P-81-AX
- | | Record bearing or distance survey 88-85-C
- L — Record bearing or distance deed
- SD — Storm Sewer Line

LEGAL DESCRIPTION

A parcel of land situated in the Northeast Quarter of the Southeast Quarter of Section 9 Township 2 North Range 32 East of the Willamette Meridian, more particularly described as follows: With reference to map of survey for TICOR TITLE INSURANCE COMPANY, dated 8-11-89, filed in the office of the Umatilla County Surveyor:
 Beginning at a point on the northerly projection of the Reservation boundary, said point also being on the westerly line of Southwest 23rd Street, said point being N 24°47'51" W, a distance of 50.00 feet from the found stone monument called Reservation Boundary Monument Number 1;
 Thence; S 70°30'07" W, along the northerly line of the property conveyed to Umatilla County for road purposes (R 149-1065) a distance of 215.04 feet to the South line of the property conveyed in Book 260 Page 100 ;
 Thence S 24°56'21" E, along said South line a distance of 40.00 feet ;
 Thence; S 64°43'04" W, a distance of 29.52 feet to the northerly line of Interstate 84 (record bearing S 65°10' W, record distance 32.04 feet);
 Thence; S 78°03'06" W, along said northerly line of said Interstate 84, a distance of 26.89 feet (record bearing S 78°12'40" W, record distance 22.73 feet);
 Thence ; S 88°30'13" W, along said northerly line of said Interstate 84 (record bearing S 88°30'50" W) a distance of 223.61 feet;
 Thence; N 79°06'06" W, along said northerly line of said Interstate 84 a distance of 206.06 feet (record bearing N 78°57'20" W, record distance 206.15 feet);

Thence; N 64°59'04" W, along said line of Interstate 84, a distance of 405.87 feet to the West line of Government Lot 9 (record bearing N 64°55'10" W record distance 407.79 feet);
 Thence; N 0°52'01" W, along the West line of Government Lot 9, a distance of 21.44 feet (record bearing N 0°40'40" W) to a point on the South line of Harris Pine Tract Book 198 Page 104;
 Thence; N 89°54'01" E, along said South line of Harris Pine Tract, a distance of 351.66 feet to the intersection of a line bearing S 66°24'34" W from the Northwest corner of Harris Pine Tract recorded in Book 292 Page 590;
 Thence; N 66°24'34" E, along said projected line from said Northwest corner a distance of 576.32 feet to the intersection of the Northerly projection of the Reservation Boundary, said point also being on the westerly line of Southwest 23rd Street;
 Thence; S 24°47'51" E, along said Reservation Boundary projection, and said West line of Southwest 23rd Street, a distance of 364.87 feet to the point of beginning of this description .

Parcel contains 5.53 acres .

NARRATIVE

This survey represents a composite of three tracts purchased by Cummins Diesel Incorporated. I found recorded surveys that defined Tract II, Survey number B-12-A, and survey number P-81-AX defined Tract III. I find that there are differences in bearings and chaining errors in some of the courses of the aforementioned surveys. I found all of the controlling corners of this survey and in my professional opinion, I believe that the set monuments were the intended deed lines and represent the deeds as recorded.
 I establish the East line of this survey by driving a straight line from the found Reservation Monument Number 1 to the found 1/2" monument at the intersection of the North line of SW Court Place and the West line of SW, 23rd Street. The South line of tract I was established by survey number B-12-A. I found the controlling monuments along this line. The North line of County Road number 1310 (414) was established from the deed and exhibit filed as R 149-1065. In this deed, the State of Oregon conveyed to Umatilla County this land for road purposes. The exhibit is reduced in size so much that the dimensions on the East and West can't be read. I obtained a copy of O.S.H.D. drawing number IA-20-5, which clearly shows the road conveyance as 40 feet on the West and 20 feet on the East. I then run 40 feet Northerly along the East line of Tract II from the found monument at the Southeast corner of Tract II and set a monument. I then run northerly along

the West line of SW 23rd Street a distance of 50 feet from Reservation Monument Number 1, then drive a straight line between these two monuments establishing the North line of said County Road. From the found monument of the Southeast corner of Tract II, I drive a straight line south-westerly through the found monument that was intended to be on the North right of way line of Interstate 84. I find that found monument is approximately 3.5 feet beyond the right of way line. The line around the Interstate is defined by monuments set by State Highway crews in June of 1970 as shown on Oregon State Highway drawing IA-29-5.
 I then drive a straight line between the found monuments at the intersection of the West line of SW 23rd and the North line of SW Court Place, to the found 1/2" rebar set by survey number P-81-AX, which defines the North line of Tract III. The intersection of these two lines was monumented by me as shown.
 I find a billboard by Meadow Incorporated on the property, however, I find no recorded easement for the structure.

REFERENCE MATERIAL

- DEEDS**
- Book 182 Pg. 508 BOOK 182 Pg. 558 Book 184 Pg. 191 Book 260 Pg. 100 Book 265 Pg. 78 Book 347 Pg. 420 Book 74 Pg. 252 Book 86 Pg. 184 Book 198 Pg. 104 Book 292 Pg. 590 Roll R 47 Pg. 1732 Roll R 38 Pg. 584 Roll R 162 Pg. 712 Book 86 Pg. 184 Book 260 Pg. 356 Book 289 Pg. 576 Roll R 149 Pg. 1065 Book 116 Pg. 24

SURVEY MATERIAL

- Survey no. B-12-A Survey no. 88-85-C
- Survey no. P-81-AX Survey no. 24-7591 (Filed with the Pendleton City Recorder)
- Survey for SAFEWAY STORES INC. dated (revised date) 3-26-81
- Oregon State Highway drawing number IA - 20 - 5

To CITICORP DEL-LEASE INCORPORATED and TICOR TITLE INSURANCE COMPANY:
 This is to certify that this map or plat and survey on which it is based were made in accordance with the " Minimum Standard Detail Requirements for Land Title Surveys " jointly established and adopted by ATA and ASCEM in 1962.

Gregory T. Blackman, OPLS 991
 Baggett-Griffith & Associates
 2006 Adams Avenue
 LaGrande, Oregon 97850

August 11, 1989
 RECEIVED BY
 Umatilla County Surveyor
 Date: 10-8-89
 Rec'd by: [Signature]
 No. 89-100-C

Revised 10-13-89

BAGETT - GRIFFITH & ASSOCIATES
 LaGrande, Oregon

Land Title Association Survey

See legal description.

UMATILLA COUNTY, OREGON

| | |
|--------------------|---------------------------|
| SURVEYED FOR | TICOR TITLE INSURANCE CO. |
| SURVEYED BY | GTB 8-89 |
| Scale: 1" = 50 FT. | Drawn by: GTB 8-11-89 |

