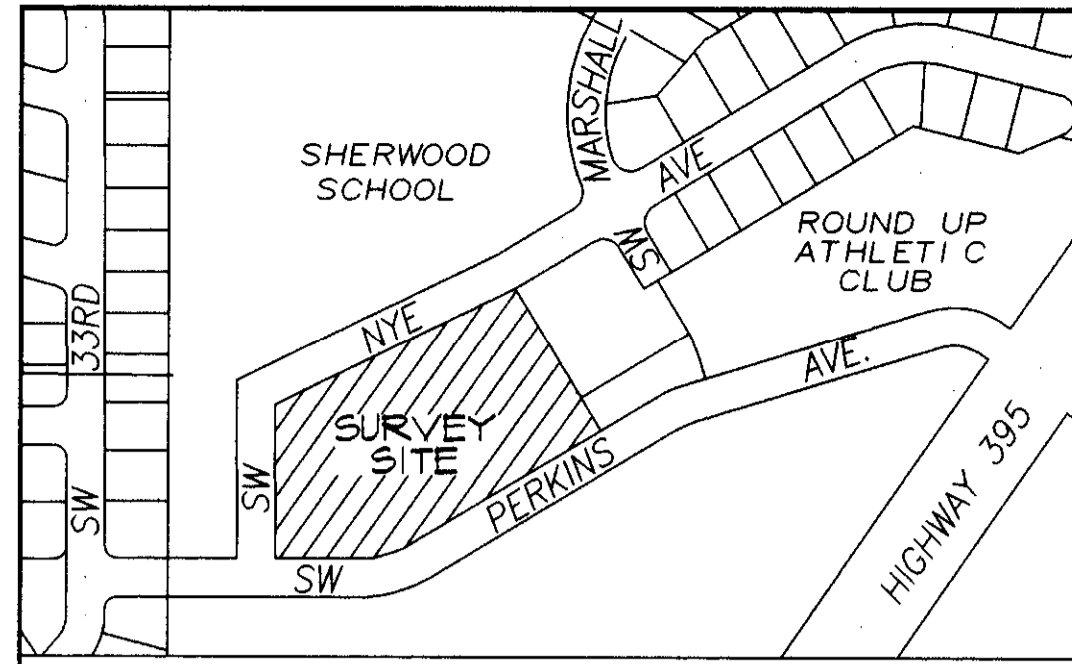


# ALTA/ACSM LAND TITLE SURVEY

FOR:  
HEALTH RESOURCES, INC., PENDLETON  
FEBRUARY, 1999



VICINITY MAP  
NOT TO SCALE

## NARRATIVE OF SURVEY

THIS SURVEY WAS MADE AT THE REQUEST OF PHILLIP D. CASE, AIA, TO SURVEY AND REPORT ON BOUNDARY AND IMPROVEMENTS EXISTING ON TRACT DESCRIBED IN PROPERTY DESCRIPTION CONTAINED IN PRELIMINARY TITLE REPORT ORDER NUMBER 36614, PREPARED BY AMERITITLE FOR STEVEN LAMBERT OF CHICAGO TITLE COMPANY AND DATED FEBRUARY 1, 1999.

THE SURVEY WAS MADE WITH A 2 PERSON CREW USING A SOKKIA SET 48 FIVE SECOND AUTOMATIC TOTAL STATION. MEASUREMENTS WERE MADE BY A COMBINATION OF CLOSED TRAVERSES AND RADIAL TIES. UTILITIES AND BUILDING DETAILS WERE MEASURED BY RADIAL METHODS, USING TOTAL STATION COLLECTION METHODS.

## ZONING DESIGNATION:

R-2 MEDIUM DENSITY RESIDENTIAL. SETBACKS: 20 FEET FRONT, 5 FEET SIDE AND 5 FEET REAR. OTHER CONDITIONS EXIST, CONSULT CITY OF PENDLETON ZONING ORDINANCE, NO. 3250.

## REFERENCE SURVEYS

PARTITION PLAT NO. 1997-12, COUNTY PARTITION PLAT RECORDS, SURVEY FOR REDEVCO, INC., BY MAYNE O. HARRIS COMPANY, DATED 12/07/00, FOUND IN CITY SURVEY RECORDS.  
SURVEY NO. 5 45-T-1-C, 1-30-A, 1-3-A, L-40-A, 96-H5-B & P-055-B, FOUND IN COUNTY SURVEY RECORDS.

## BURIED UTILITY NOTES

BURIED UTILITIES ARE SHOWN BASED CITY OF PENDLETON WATER AND SEWER MAPS, AND "CALL BEFORE YOU DIG" UTILITY LOCATE.

ALONG NORTH SIDE OF PROPERTY, SPRINKLERS AND TREES ENCRACH ONTO RIGHT-OF-WAY. MAXIMUM ENCRACHMENT FOR SPRINKLER HEAD IS 11.5 FT. MAXIMUM ENCRACHMENT FOR TREE IS 6 FT. LAWN EXTENDS TO CURB ON NORTH SIDE OF PROPERTY.

CENTER 1/4 CORNER OF SECTION 16, FOUND 2" BRASS CAP BY CITY OF PENDLETON. REFERENCE: PARTITION PLAT NO. 1997-12.

LINE NO.	BEARING	DISTANCE
L1	S 30°56'00" E	30.00
L2	N 59°04'00" E	1.28
L3	S 00°05'16" E	29.96

NOTE: MEASURED DIMENSIONS FOR LINE NUMBERS 1 & 2 ARE THE SAME AS DIMENSIONS OF RECORD DESCRIPTION.

NOTE: EXACT LOCATION OF 30.6 FT. STREET FACE CURB TO FACE CURB NO SIDEWALKS EITHER SIDE BUILDING IS UNKNOWN.

NOTE: LAIN EXTENDS OFF PROPERTY TO CURB IN N 00°04'50" W 240.19' (N 00°04'50" W 254.45' REFERENCE: SURVEY NO. 1-30-A).

NOTE: FOUND 5/8" IRON PIN PER SURVEY NO. 1-5-A.

NOTE: FOUND CONCRETE NAIL. REFERENCE: SURVEY NO. 1-30-A.

NOTE: PACIFIC POWER POLE W/ STREET LIGHT (165400) POWER LINE GOES UNDERGROUND TO BUILDING.

NOTE: SOUTH WEST PERKINS AVENUE ALONG SOUTH LINE OF PROPERTY WAS CONSTRUCTED IN 1997.

NOTE: BUILDING AREA IS CALCULATED FROM THE BUILDING "FOOTPRINT".

NOTE: RECORD TITLE DOCUMENT USED FOR THIS SURVEY IS A PRELIMINARY TITLE REPORT PREPARED FOR STEVEN LAMBERT BY AMERITITLE, 112 S.E. COURT AVE., PENDLETON, OREGON 97001, ORDER NO. 36614, DATED FEBRUARY 1, 1999.

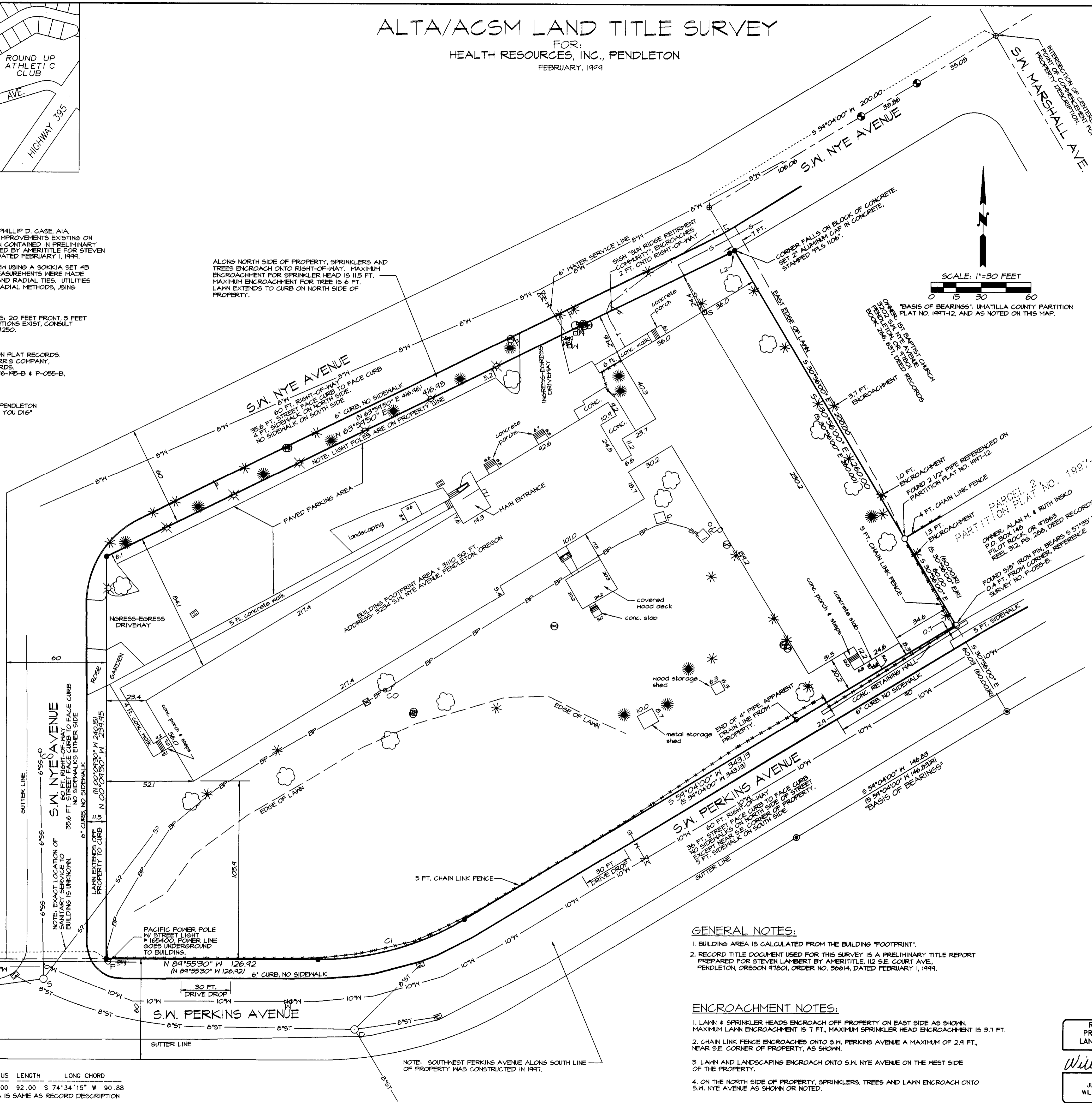
NOTE: LAWN & SPRINKLER HEADS ENCRACH OFF PROPERTY ON EAST SIDE AS SHOWN. MAXIMUM LAWN ENCRACHMENT IS 7 FT., MAXIMUM SPRINKLER HEAD ENCRACHMENT IS 3.7 FT., NEAR S.E. CORNER OF PROPERTY, AS SHOWN.

NOTE: LAWN AND LANDSCAPING ENCRACH ONTO S.W. NYE AVENUE ON THE WEST SIDE OF THE PROPERTY.

NOTE: ON THE NORTH SIDE OF PROPERTY, SPRINKLERS, TREES AND LAWN ENCRACH ONTO S.W. NYE AVENUE AS SHOWN OR NOTED.

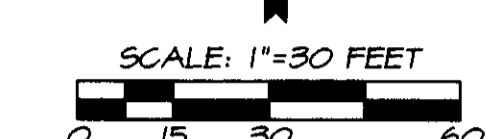
NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	31°00'30"	170.00	92.00	S 74°34'15" W 90.88

MEASURED CURVE DATA IS SAME AS RECORD DESCRIPTION



## LEGEND

- - SET 5/8" BY 30" IRON PIN WITH 1 1/2" YELLOW PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17312", UNLESS OTHERWISE NOTED.
- - FOUND 5/8" IRON PIN WITH YELLOW PLASTIC CAP FROM PARTITION PLAT NO. 1997-12. MONUMENT FOUND AS NOTED.
- ⊙ - FOUND CITY STREET MONUMENT, A 1 1/2" OR 2" BRASS DISK IN MONUMENT BOX.
- ⊙ - CALCULATED POINT ONLY, NOT SET OR FOUND.
- (XOX) - INDICATES DIMENSION FROM RECORD DESCRIPTION.
- (XOXR) - INDICATES DIMENSION FROM PARTITION PLAT NO. 1997-12.
- L1 - LINE NUMBER OF LINE TOO SHORT TO ANNOTATE, SEE LINE TABLE.
- C1 - CURVE NUMBER, SEE CURVE TABLE.
- P— - POWER POLE.
- W— - WATER VALVE.
- S— - SANITARY SEWER MANHOLE.
- T— - TRAFFIC SIGN.
- SD— - STORM DRAIN MANHOLE.
- OL— - OUTDOOR LIGHT ON POLE.
- SS— - SANITARY SEWER CLEANOUT.
- G— - GAS METER.
- WM— - WATER METER.
- CB— - CATCH BASIN.
- ☁ - DECIDUOUS TREE.
- ☀ - CONIFER TREE.
- IC— - IRRIGATION CONTROL VALVE.
- IS— - IRRIGATION SPRINKLER HEAD - THESE ARE "POUR" SPRINKLERS AND SOME MAY BE BELOW GRASS AND INVISIBLE.
- PT— - POWER TRANSFORMER.
- F— - FENCE AS NOTED.
- S— - SANITARY SEWER LINE, SIZE INDICATED FROM CITY UTILITY MAPS.
- W— - WATER LINE, SIZE INDICATED FROM CITY UTILITY MAPS.
- BP— - BURIED POWER LINE.
- G— - NATURAL GAS LINE.
- T— - BURIED TELEPHONE LINE.
- ST— - STORM SEWER LINE, SIZE INDICATED FROM CITY UTILITY MAPS.



SCALE: 1"=30 FEET

## SURVEYOR'S PROPERTY DESCRIPTION

A tract of land located in the Southeast Quarter of Section 16, Township 2 North, Range 32 East, W.M., Umatilla County, Oregon, described as follows:

Commencing at the intersection of centerlines of S.W. Marshall Avenue and S.W. Nye Avenue, thence South 54°04'00" West along the centerline of said S.W. Nye Avenue a distance of 200.00 feet; thence South 30°56'00" East a distance of 30.00 feet to the southerly right-of-way line of S.W. Nye Avenue, the TRUE POINT OF BEGINNING for this description; thence South 30°56'00" East a distance of 260.00 feet to a point on the northerly right-of-way line of S.W. Perkins Avenue as described in dedication deed recorded in Reel 130, Page 847, Deed Records of Umatilla County; thence South 54°04'00" West along said Northerly right-of-way line a distance of 343.13 feet to the point of curvature of a circular curve; thence continuing along said Northerly right-of-way line, on the arc of a 170.00 foot radius curve to the right a distance of 42.00 feet; (long chord bears South 14°54'15" West a distance of 40.88 feet), to point of tangency; thence North 84°55'30" West, continuing along said Northerly right-of-way line a distance of 116.42 feet; thence North 84°55'30" West, leaving said Northerly right-of-way line as described in said dedication deed, continuing along the Northerly right-of-way line of S.W. Perkins Avenue a distance of 10.00 feet to the intersection of the Eastern right-of-way line of S.W. Nye Avenue; thence North 00°04'50" West along the Eastern right-of-way line of S.W. Nye Avenue a distance of 234.45 feet; thence North 63°54'50" East along the Southerly right-of-way line of S.W. Nye Avenue a distance of 416.48 feet; thence North 54°04'00" East, continuing along the Southerly right-of-way line of S.W. Nye Avenue a distance of 1.28 feet to the TRUE POINT OF BEGINNING.

Tract described contains 3.043 acres, or 132570 square feet, more or less.

SURVEYOR'S NOTE: Record description as contained in Preliminary Title Report does not mathematically close. Magnitude of misclosure is N 05°11'35" W, 0.19 feet. To reconcile this discrepancy, I inspected the original tract survey for Redeveco, Inc., and the dedication deed for street recorded in Reel 130, Page 847, Deed Records, and find the street dedication description took a small strip of land from the original tract, between S.W. Nye Avenue and the circular curve on the south side of the tract. This results in the distances for the West and North lines of the tract needing to be revised to form mathematical closure. The revised distance dimensions on the West and North boundaries of the tract are 234.45 feet and 416.48 feet to form mathematical closure of the description.

## SURVEYOR'S CERTIFICATION

I hereby certify to the U.S. Department of Housing and Urban Development, Health Resources, Inc., Pendleton, and Chicago Title Insurance Company, and to their successors and assigns, that:

I made an on the ground survey per record description of the land shown hereon, located in the City of Pendleton, Umatilla County, Oregon, and completed said survey on February 18, 1999, and that it and this map were made in accordance with the HUD Survey Instructions and Report, Form HUD-92451, and the requirements for an Urban Survey, as defined in the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", adopted by ALTA, ACSM and NSPS in 1991, and includes from Table A, Items 1 through 4 and 7 through 16, except for subitems 7b and 7c.

To the best of my knowledge, belief and information, EXCEPT AS SHOWN OR NOTED HEREON, there are no encroachments either way across property lines; title lines and lines of actual possession are the same; and the premises are free of any 100/500 year return frequency flood hazard, and such flood free condition is shown on the Federal Flood Insurance Rate Map, Community Panel Number 410211 0005 F, revised July 15, 1988.

WILLIAM R. WELLS, PLS  
DATE: 02/18/99 DR. BY: HRM  
CK. BY: HRM NO: 48-544

## GENERAL NOTES:

- BUILDING AREA IS CALCULATED FROM THE BUILDING "FOOTPRINT".
- RECORD TITLE DOCUMENT USED FOR THIS SURVEY IS A PRELIMINARY TITLE REPORT PREPARED FOR STEVEN LAMBERT BY AMERITITLE, 112 S.E. COURT AVE., PENDLETON, OREGON 97001, ORDER NO. 36614, DATED FEBRUARY 1, 1999.
- LAWN AND LANDSCAPING ENCRACH ONTO S.W. NYE AVENUE ON THE WEST SIDE OF THE PROPERTY.
- ON THE NORTH SIDE OF PROPERTY, SPRINKLERS, TREES AND LAWN ENCRACH ONTO S.W. NYE AVENUE AS SHOWN OR NOTED.

## ENCROACHMENT NOTES:

- LAWN & SPRINKLER HEADS ENCRACH OFF PROPERTY ON EAST SIDE AS SHOWN. MAXIMUM LAWN ENCRACHMENT IS 7 FT., MAXIMUM SPRINKLER HEAD ENCRACHMENT IS 3.7 FT., NEAR S.E. CORNER OF PROPERTY, AS SHOWN.
- LAWN AND LANDSCAPING ENCRACH ONTO S.W. NYE AVENUE ON THE WEST SIDE OF THE PROPERTY.
- ON THE NORTH SIDE OF PROPERTY, SPRINKLERS, TREES AND LAWN ENCRACH ONTO S.W. NYE AVENUE AS SHOWN OR NOTED.

REGISTERED PROFESSIONAL LAND SURVEYOR  
WILLIAM R. WELLS  
OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 8/30/00

WILLIAM R. WELLS, PLS  
357 N.E. HWY. 11  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 276-6362  
DATE: 02/18/99 DR. BY: HRM  
CK. BY: HRM NO: 48-544

PROJECT:  
ALTA/ACSM LAND TITLE SURVEY FOR:  
HEALTH RESOURCES, INC., PENDLETON  
LOCATED IN THE SE 1/4 OF SECTION 16, T2N, R32E, W1M, CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

RECEIVED BY  
WILLIAM R. WELLS, PLS  
DATE: 02-18-99  
92-62-C