

**A.L.T.A. / A.C.S.M. TITLE LAND SURVEY**  
**FOR SAFEWAY INC.**  
**SEATTLE DIVISION**  
**REAL ESTATE DEPARTMENT**

**LEGAL DESCRIPTION**

All that real property being a portion of the Northwest 1/4 of the Southwest 1/4 of Section 1, T. 5 N., R. 35 E., W.M., situate in the City of Milton Freewater, Umatilla County, Oregon, more particularly described as follows:

Commencing at a found spike monumenting the Northeast corner of the said Northwest 1/4 of the Southwest 1/4 of Section 1, T. 5 N., R. 35 E., W.M., (C.W. 1/16th Corner);

thence N. 89°33'04" West 69.94 feet along the Northerly boundary line of said Northwest 1/4 of the Southwest 1/4 of Section 1, to a point of non-tangent curvature on the Westerly Right-Of-Way line of the Oregon Washington Highway, described by deed recorded in Book 170 at Page 135, Umatilla County Records;

thence Southwesterly 29.17 feet along a curve to the left and along said Westerly Right-Of-Way, said curve having a radius of 28,747.89 feet, a central angle of 00°03'30", tangents of 14.59 feet and being subtended by a long chord bearing S. 00°34'45" W. 29.17 feet, to a point 50.00 feet distant and Westerly of the center line of said Oregon Washington Highway, being the Point of Spiral to Curvature center line station 95+59.06;

thence continuing along said Westerly Right-Of-Way and along a 50.00 foot distant and Westerly offset line to a spiral curve at the said center line of the Oregon Washington Highway, (said center line spiral curve being subtended by a long chord bearing S. 00°29'00" W. 100.00 feet), to a point 50.00 feet distant and Westerly of said center line of the Oregon Washington Highway, being the Point of Tangent to Spiral Curvature center line station 94+59.06, from which said point on the Westerly Right-Of-Way a found 3" Brass Cap Monument marked OREGON STATE HIGHWAY DEPT. R.P.S. 94+59.06 42.77 bears S. 89°32'00" E. 7.23 feet;

thence S. 00°27'00" W. 412.94 feet along said Westerly Right-Of-Way to a found 2" aluminum cap marked KRUMBEIN ENG. PLS 933, monumenting the Northeast corner of a tract of land described by deed recorded in Book 288 at Page 181, Umatilla County Records, THE TRUE POINT OF BEGINNING of this description;

thence S. 00°27'00" W. 220.00 feet along the Easterly boundary line of said tract of land described by deed recorded in Book 288 at Page 181, and said Westerly Right-Of-Way to a point from which the Northerly corner of a tract of land described by deed recorded in Book 240 at page 21, Umatilla County Records bears S. 00°27'00" W. 50.00 feet along said Westerly Right-Of-Way;

thence N. 89°30'55" W. 314.06 feet to a point on the Westerly boundary line of a tract of land described by deed recorded in Book 256 at Page 440, Umatilla County Records, and a point on the Easterly Right-Of-Way of N. Elizabeth Street, said point also being the Northwest corner of a tract of land described by deed, recorded in Book 250 at Page 244, Umatilla County Records;

thence N. 00°10'14" W. 239.82 feet along said Westerly boundary line and said Easterly Right-Of-Way to the Northwesterly corner of Parcel 1, described by deed in Reel 40 at Page 484, Umatilla County Records, from which said corner the intersection of the said Easterly Right-Of-Way of N. Elizabeth Street and the Northerly boundary line of the said Northwest 1/4 of the Southwest 1/4 of said Section 1 bears N. 00°10'14" W. 522.23 feet;

thence S. 89°33'04" E. 176.66 feet along the Northerly boundary line of said Parcel 1, parallel with said Northerly boundary line of the Northwest 1/4 of the Southeast 1/4 of Section 1 to Northwest corner of a tract of land described by deed in Reel 95 at Page 892, Umatilla County Records;

thence S. 00°27'00" W. 20.00 feet along the Westerly boundary line of said tract of land, Reel 95 at Page 892, parallel with said Westerly Right-Of-Way of the Oregon Washington Highway to the Southwest corner of said tract of land, Reel 95 at Page 892;

thence S. 89°33'04" E. 140.00 feet along the Southerly boundary line of said tract of land, Reel 95 at Page 892, parallel with said Northerly boundary line of the Northwest 1/4 of the Southeast 1/4 of Section 1 to the Point of Beginning;

Containing 1.67 acres, more or less.

SUBJECT TO:

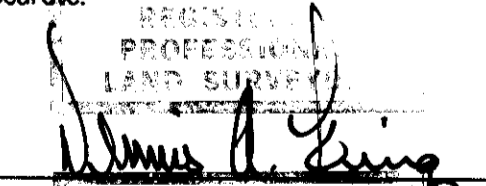
Existing Rights-of-Way and easements of record and/or appearing on said above described parcel.

**SURVEYOR'S CERTIFICATE**

I, DENNIS A. KING, P.L.S., being a registered surveyor of the State of Oregon, do hereby certify that the above described survey was made by me or under my direct supervision and that the same is true and correct in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1992.

- This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1992.
- The survey was made on the ground between April 3, 1995 and April 17, 1995 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property.
- Except as shown on the survey, or as noted there are no visible easements or rights of way of which the undersigned has been advised.
- Except as shown on the survey, there are no observable, above ground encroachments; (a) by the improvements on the subject property, upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
- The location of each easement, right of way, servitude, and other matter affecting the subject property and listed in the title insurance commitment dated February 13, 1995, issued by Homestead Title Insurance Company of Pendleton, Oregon with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment, except as shown.
- The subject property has access to and from a duly dedicated and accepted public street or highway.
- Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
- The description of the subject property forms a mathematically closed figure.
- No portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located.

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

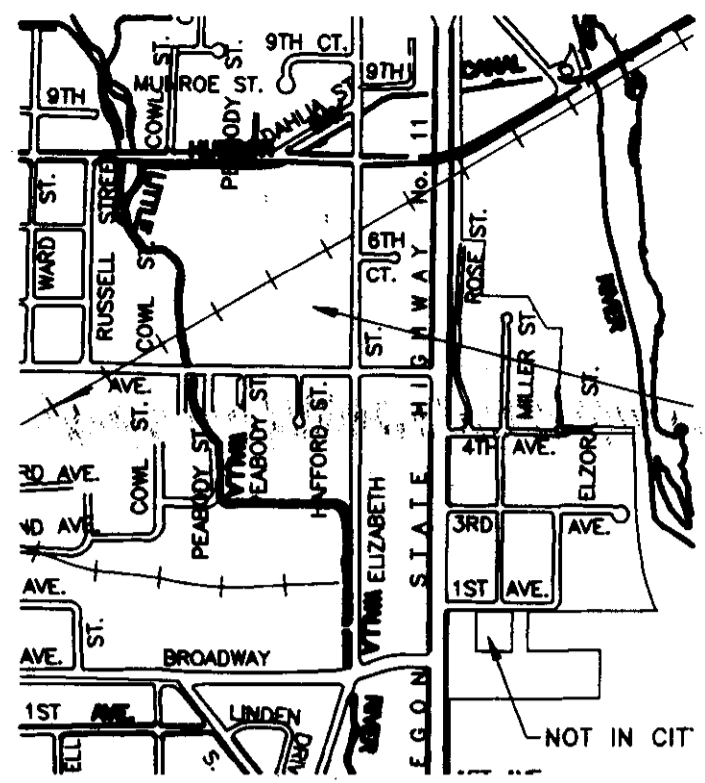
  
 DENNIS A. KING, P.L.S.  
 Registration No. P.L.S. 1877  
 6/30/97

**CURVE TABLE**

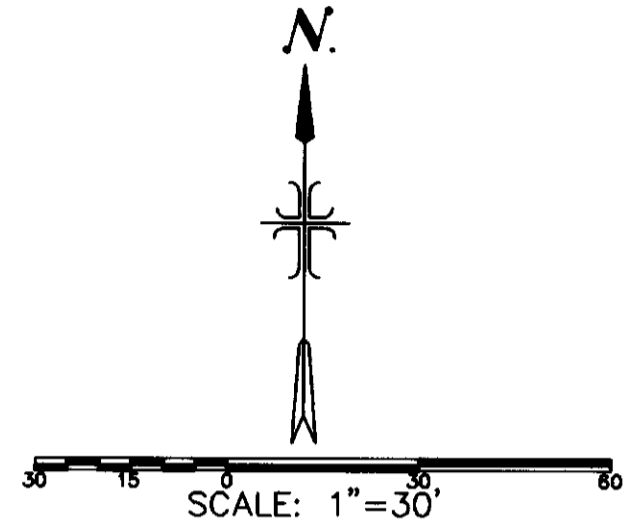
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C-1	28747.89'	58.43'	29.22'	S 00°36'30" W	58.43'	00°07'00"
C-2	28747.89'	29.17'	14.59'	N 00°34'45" E	29.17'	00°03'30"
C-3	28747.89'	29.26'	14.63'	N 00°38'15" E	29.26'	00°03'30"

**CENTERLINE SPIRAL CURVE DATA**

Δ = 00°19'00"  
 Δc = 00°07'00"  
 S = 00°06'00"  
 Ts = 129.17'  
 Ls = 100.00'  
 Lc = 58.33'



**VICINITY MAP**



**LEGEND**

- PROPERTY BOUNDARY LINE
- LOT LINE
- TRACT LINE
- SECTION LINE
- CENTER LINE
- SANITARY SEWER
- EP --- EDGE OF PAVEMENT
- W --- WATER LINE
- E.P. --- ELECTRIC POWER (OVERHEAD)
- G --- GAS MAIN
- C --- CURB
- S.M. --- SEWER MANHOLE
- V --- VALVE
- L.P. --- LIGHT POLE
- P.P. --- POWER POLE
- P.P.-L.P. --- LIGHT POLE, POWER POLE COMBINATION
- T.R. --- TELEPHONE RISER
- M --- METER
- S --- SIGN
- ELEVATION AT BUILDING CORNER
- TOP BACK OF CURB ELEVATION
- FLOW LINE ELEVATION
- PAVEMENT ELEVATION
- FOUND OREGON STATE HIGHWAY DEPARTMENT MONUMENT
- FOUND BRASS CAP
- FOUND 2" ALUMINUM CAP MARKED AS NOTED
- FOUND 1/2" IRON PIN (NO CAP)
- FOUND SPIKE AS NOTED
- SET 5/8" IRON PIN W/ 2" ALUM. CAP MARKED
- J-U-B ENGINEERS P.L.S. 1877
- DECIDUOUS TREE

**CURRENT ZONING**

- C-1 GENERAL COMMERCIAL
  - BUILDING SETBACKS
    - A) FRONT YARD - 22 FEET. FRONT YARD IS DEFINED AS THAT SIDE OF THE PROPERTY WHICH FACES A STREET AND CONTAINS THE MAIN ENTRANCE TO THE STRUCTURE.
    - B) SIDE YARD - MINIMUM OF 6 FEET ON INTERIOR SIDE, WITH BOTH SIDES COMBINING FOR A MINIMUM OF 16 FEET. IF GARAGE, CARPORT OR DRIVEWAY IS NOT LOCATED ON THE PROPERTY'S STREET-FACING SIDE YARD, THE MINIMUM SETBACK IS 10 FEET. (PLANNING DIRECTOR MAY MODIFY STRICT APPLICATION OF THIS STANDARD BASED ON ACTUAL PROPOSED LOCATION OF GARAGE OR CARPORT IN RELATION TO STREETS.)
    - C) REAR YARD - 22 FEET

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTER LINE OF N. ELIZABETH STREET, AS IT IS SHOWN ON RECORD OF SURVEY MAP NO. 82-56-B, UMATILLA CO. RECORDS, BEING N. 00°46'53" E.

**EASEMENT DESCRIPTIONS**

- EASEMENT AGREEMENT IN FAVOR OF PRESTON-SCHAFFER MILLING COMPANY, RECORDED JUNE 26, 1939 IN BOOK 155 AT PAGE 490, UMATILLA COUNTY DEED RECORDS. AN EXCLUSIVE EASEMENT TO CONSTRUCT A FLUME DITCH OR CANAL OVER AND ACROSS THE W. 1/2 OF THE SW. 1/4 OF SECTION 1, T. 5 N., R. 35 E., W.M. (NOT SHOWN)
- A RIGHT-OF-WAY, OVER AN ACROSS THE PROPERTY DELINEATED IN THIS SURVEY, FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINES, IN FAVOR OF PACIFIC POWER AND LIGHT COMPANY, RECORDED SEPTEMBER 30, 1954, IN BOOK 220 AT PAGE 443, UMATILLA COUNTY DEED RECORDS. (NOT SHOWN)
- RESERVATION FOR EASEMENT, OVER AND ACROSS THE PROPERTY DELINEATED IN THIS SURVEY, AS DESCRIBED BY DEED, RECORDED JUNE 12, 1961 IN BOOK 263 AT PAGE 487, UMATILLA COUNTY DEED RECORDS, FOR PURPOSES OF CONSTRUCTION, REPAIR AND MAINTENANCE OF A SEWER LINE. (NOT SHOWN)
- EASEMENT AGREEMENT FOR PARKING AND FOR INGRESS AND EGRESS, BETWEEN ROBERT E. PRIDE AND THE OREGON BANK, RECORDED OCTOBER 2, 1978 IN REEL 40 AT PAGE 481, UMATILLA COUNTY MICROFILM RECORDS. (NOT SHOWN)

**NOTES**

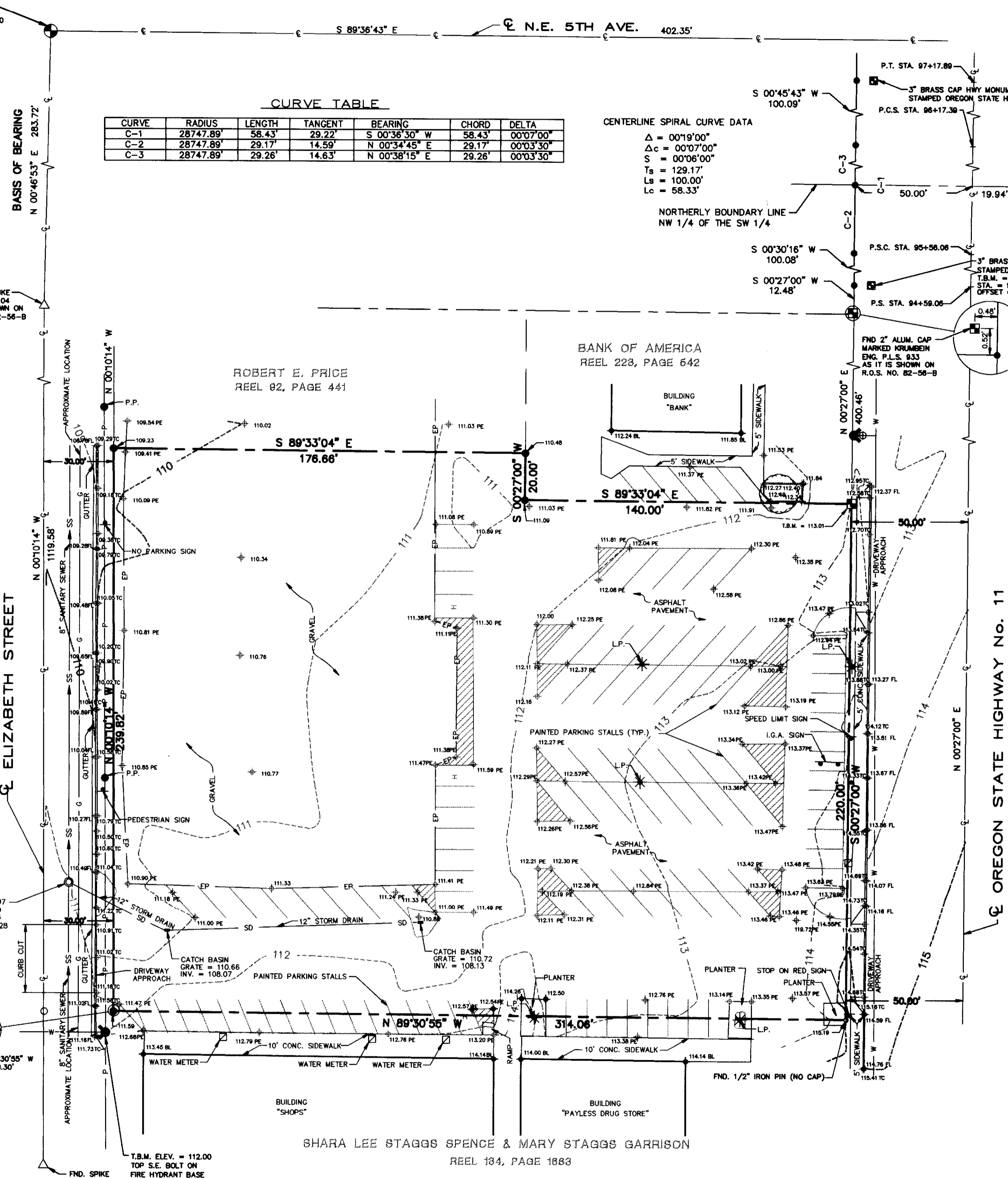
- THE GAS LINE AND WATER LINE IS SHOWN PICTORIALLY ONLY. THE LOCATION WAS DETERMINED FROM THE AS-BUILTS PROVIDED BY THE LISTED UTILITY COMPANIES. ITS MEASURED LOCATION WAS NOT POSSIBLE.
- INDIVIDUAL UTILITY SERVICE LINES ARE NOT SHOWN HEREON.
- BOUNDARY INFORMATION SHOWN ALONG SPIRAL CURVES ARE CHORD BEARINGS AND DISTANCE.
- THE SPOT ELEVATION SHOWN ON THE PROPERTY CORNERS ARE NOT TO BE USED AS BENCH MARKS.

**UTILITY COMPANIES**

GAS: CASCADE NATURAL GAS COMPANY  
 324 W. ROSE STREET  
 WALLA WALLA, WA. 99362  
 (509) 529-23907

TELEPHONE: U.S. WEST  
 1400 S.W. FIFTH AVE., ROOM 208  
 PORTLAND, OREGON 97201  
 (800) 895-7518

SEWER: CITY OF MILTON FREEWATER  
 PUBLIC WORKS DEPARTMENT  
 P.O. BOX 6  
 MILTON FREEWATER, OREGON 97862  
 (503) 938-5531



**A.L.T.A. / A.C.S.M. LAND TITLE SURVEY**

**SAFEWAY INC.**  
 UMATILLA COUNTY, OREGON

LOCATED IN A PORTION OF  
 THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 1  
 T.5N., R.35E., W.M. MILTON-FREEWATER, UMATILLA COUNTY, OREGON

**J-U-B ENGINEERS, Inc.**  
*Engineers Surveyors Planners*  
 Nampa, Idaho

ACAD DWG. FILE 10742T.DWG P.L.T. SC. 1 = 30  
 DES. JPG DR. DPC CK. DAK SHEET 1 OF 1  
 SCALE: 1" = 30' DATE: NOV, 1995 DWG. NO. 950417