


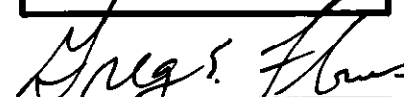
ALTA/ACSM LAND TITLE SURVEY

SURVEYORS CERTIFICATION

TO HORIZON PROJECT INC., GELLER & ASSOCIATES INC. AND PIONEER TITLE COMPANY.
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDE ITEMS 1, 3, 4, 5, 6, 8 AND 10 OF TABLE A THEREOF, PURSUANT TO ACCURACY STANDARDS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS," AND IN COMPLIANCE WITH THE LAWS OF THE STATE OF OREGON.

DATE: 12/16/99

 GREG E. FLOWERS, OREGON P.L.S. 2820

REGISTERED PROFESSIONAL LAND SURVEYOR


 OREGON
 JUNE 30, 1997
 GREG E. FLOWERS
 02820LS
 RENEWS 12/31/99
 12/16/99

ZONING INFORMATION

THE SUBJECT PROPERTY IS ZONED R-2 (MULTI FAMILY). SETBACK REQUIREMENTS ARE: MAXIMUM: 22' FRONT AND REAR AND 12' EACH SIDE. MINIMUM: 22' FRONT, 18' REAR, TOTAL OF 16' FOR SIDE YARDS, THE MINIMUM BEING 6'.

FLOOD INFORMATION

THE SUBJECT PROPERTY IS LOCATED WITHIN THE MILTON-FREEWATER FLOOD CONTROL DISTRICT.

SPECIAL EXCEPTIONS

3. EASEMENT FOR LEVEE INCLUDING TERMS AND PROVISIONS THEREOF, IN FAVOR OF THE CITY OF FREEWATER, NW CITY OF MILTON-FREEWATER, RECORDED DECEMBER 22, 1948, IN BOOK 188, PAGE 20, DEED RECORDS, UMATILLA COUNTY, OREGON.

METES AND BOUND LEGAL DESCRIPTION

COMMENCING AT THE BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON AND RUNNING THENCE S89°49'46"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1 A DISTANCE OF 541.66 FEET TO THE ROCK MONUMENT MARKING THE INITIAL POINT OF HOLBENS ADDITION TO THE CITY OF MILTON-FREEWATER AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE N01°46'25"E ALONG THE EAST LINE OF SAID HOLBENS ADDITION A DISTANCE OF 485.97 FEET TO THE NORTH-EAST CORNER THEREOF; THENCE N86°16'25"E A DISTANCE OF 290.00 FEET; THENCE S01°38'06"W A DISTANCE OF 55.65 FEET TO A POINT ON THE WEST LINE OF THE LEVEE; THENCE ALONG THE WEST LINE OF THE LEVEE S14°30'38"E A DISTANCE OF 45.34 FEET; THENCE S04°41'09"E A DISTANCE OF 327.75 FEET; THENCE S08°53'48"E A DISTANCE OF 80.66 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE N89°49'46"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1 A DISTANCE OF 354.84 FEET TO THE POINT OF BEGINNING.

RECORD LEGAL DESCRIPTIONS

BEGINNING AT A POINT 542 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 35, E.W.M., THENCE NORTH 486 FEET; THENCE NORTH 84°30' EAST 290 FEET TO THE WEST BANK OF THE TUM-A-LUM RIVER; THENCE SOUTH 515 FEET; MORE OR LESS; ALONG SAID WEST BANK OF SAID RIVER TO ITS INTERSECTION WITH THE EAST-WEST CENTERLINE OF SAID SECTION 1; THENCE WEST 290 FEET MORE OR LESS TO THE POINT OF BEGINNING;

ALL BEING EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF UMATILLA, STATE OF OREGON;

SUBJECT TO ANY AND ALL WATER RIGHTS OF WAY.

ALSO:

BEGINNING AT A POINT SOUTH 89°49'30" EAST 290 FEET, MORE OR LESS, FROM THE SOUTHWEST CORNER OF HOLBEN ADDITION TO THE CITY OF MILTON-FREEWATER; THENCE NORTHERLY 450 FEET, MORE OR LESS TO THE WEST LINE OF THE LEVEE; THENCE SOUTHEASTERLY ALONG THE WEST RIGHT OF WAY LINE OF SAID LEVEE TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN; THENCE WEST ALONG SAID SOUTH LINE 70 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

REFERENCE SURVEYS

PRELIMINARY REPORT FOR TITLE INSURANCE BY PIONEER TITLE COMPANY, PENDELTON, OREGON, ORDER NO. 63664.
 ORIGINAL HOLBEN ADDITION TO MILTON-FREEWATER SURVEY M-17-B.
 CORPS OF ENGINEERS WW-3-39.
 PLAT 99-162-B.

NOTES

1. THIS SURVEY WAS PERFORMED USING A SOKKIA AUTOMATIC TOTAL STATION WITH STANDARD ERRORS OF 00'00'03" ANGULAR AND 3 MM ± 3 PPM TIMES DISTANCE.
2. ALL MONUMENTS SHOWN WERE VISITED IN DECEMBER OF 1999 OR APRIL OF 1999.
3. THE SOUTH LINE OF SUBJECT PROPERTY IS AN EXTENSION OF A LINE BETWEEN THE MONUMENTS AT THE NW CORNER OF THE NE 1/4 OF THE SW 1/4 SECTION 1 AND THE INITIAL POINT OF HOLBEN ADDITION.
 RECORD DEED DISTANCES WERE HELD AND RECORD DEED ANGLE WAS HELD TO ESTABLISH THE NORTH LINE OF SUBJECT PROPERTY.
 PER RECORD DEED CALLS THE WESTERLY TOW OF THE LEVEE WAS HELD AS THE EAST PROPERTY LINE.

P.O.B. RIM EL: 1013.14
 INV EL: 1006.79'

NE 4TH STREET (CLEVELAND)

RIM EL: 1015.09'
 INV W EL: 1010.19'
 INV E EL: 1010.26'

TRUE P.O.B.

S 89°50'08" E 274.02'
 S 89°49'24" E 267.64'
 S 89°49'46" E 541.66' (542') BASIS OF BEARING

N.W. CORNER, NE 1/4, SW 1/4 SEC. 1, T. 5 N., R. 35 E., W.M., FOUND BRASS CAP STAMPED "C-W 1/16 PLS 2360 1997" PER SURVEY 97-257-B.
 FOUND PK NAIL AT THE CENTERLINE INTERSECTION OF NE 4TH AND MILLER AS SHOWN ON SURVEY 99-162-B.

FOUND ROCK WITH LEAD PLUG AND TACK IN MON. CASE 3" BELOW THE SURFACE, AS SHOWN ON SURVEY 99-162-B. INITIAL POINT HOLBEN ADDITION.

CITY WATER VALVE

HEDGE

ACCESS RAMP TO LEVEE EXCEPTION NO. 3.

AN ALTA/ACSM LAND TITLE SURVEY LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 35 EAST, W.M., MILTON-FREEWATER, OR.

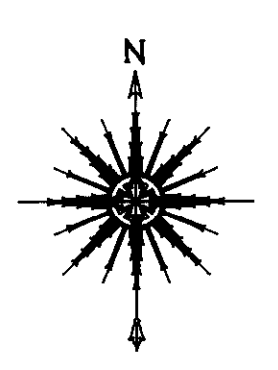
SCALE
 HOR. 1" = 30'
 VERT.
 DATE
 DEC. 1999

TOMKINS LAND SURVEYING INC.
 20 EAST POPLAR SUITE 204 WALLA WALLA, WA. 99362

HORIZON.DWG
 SHEET OF

BASIS OF BEARING

SOUTH 89°48'46" EAST BETWEEN THE MONUMENTS AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SEC. 1, TWP. 5 N., RANG. 35 E., W.M., BEING A BRASS CAP IN A MON. CASE AND THE INITIAL POINT OF HOLBEN ADDITION BEING A ROCK WITH LEAD PLUG AND TACK IN MON. CASE AS SHOWN ON PLAT 99-162-B.



LEGEND

- PROPERTY LINE
- - - CENTERLINE
- - - - RIGHT OF WAY MARGIN
- x - x - FENCE LINE
- > > > - CENTERLINE OF DITCH
- - - - EDGE OF WATER
- - - - EDGE OF GRAVEL ROAD
- POWER POLE
- SP SERVICE POLE
- ⊗ IRRIGATION HEADER
- ⊗ IRRIGATION WATER VALVE
- ⊗ DECIDUOUS TREE
- ⊗ EVERGREEN TREE
- (XOX) RECORD DIMENSION
- FOUND MONUMENT AS DESCRIBED
- x CALCULATED POINT NOT FOUND OR SET
- SET 5/8" X 30" REBAR WITH YELLOW CAP STAMPED "TOMKINS SURVEYING"
- - - - CONTOUR LINE

SCALE: 1"=30 FEET
 0 15 30 60

VERTICAL DATUM
 NGVD 1929
 MEAN SEA LEVEL

12-99
 KK
 99-316-B