

ALTA/ACSM LAND TITLE SURVEY

FOR:
LINK COMMUNITY DEVELOPMENT CORPORATION
JANUARY, 1999

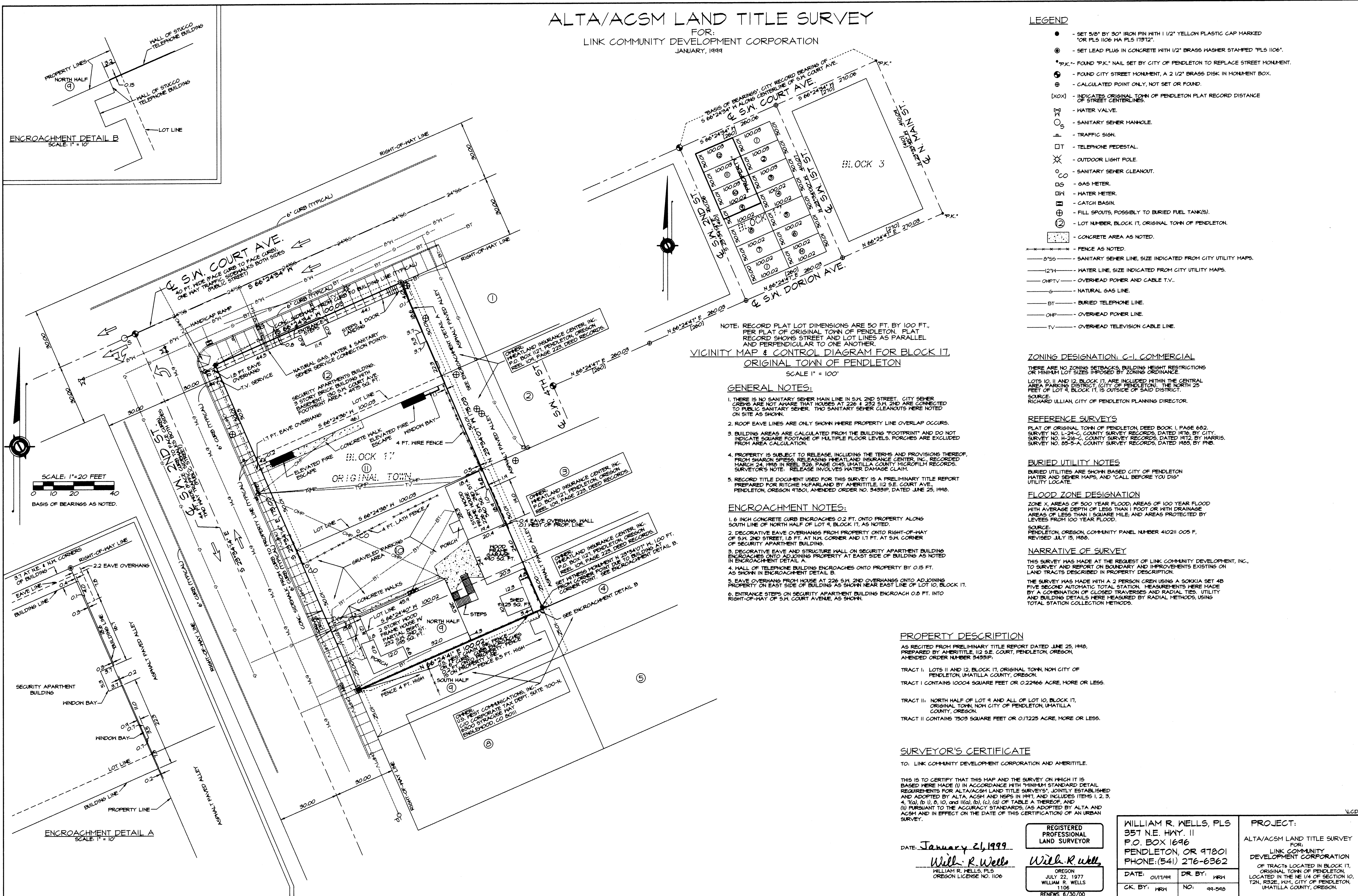
LEGEND

- - SET 5/8" BY 30" IRON PIN WITH 1/2" YELLOW PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17912".
- ⊙ - SET LEAD PLUS IN CONCRETE WITH 1/2" BRASS WASHER STAMPED "PLS 1106".
- *P.K.* - FOUND "P.K." NAIL SET BY CITY OF PENDLETON TO REPLACE STREET MONUMENT.
- ⊕ - FOUND CITY STREET MONUMENT, A 2 1/2" BRASS DISK IN MONUMENT BOX.
- ⊖ - CALCULATED POINT ONLY, NOT SET OR FOUND.
- (XOX) - INDICATES ORIGINAL TOWN OF PENDLETON PLAT RECORD DISTANCE OF STREET CENTERLINES.
- WV - WATER VALVE.
- SM - SANITARY SEWER MANHOLE.
- T - TRAFFIC SIGN.
- TP - TELEPHONE PEDESTAL.
- OL - OUTDOOR LIGHT POLE.
- SC - SANITARY SEWER CLEANOUT.
- GM - GAS METER.
- WM - WATER METER.
- CB - CATCH BASIN.
- ⊕ - FILL SPOUTS, POSSIBLY TO BURIED FUEL TANKS).
- ② - LOT NUMBER, BLOCK IT, ORIGINAL TOWN OF PENDLETON.
- ▭ - CONCRETE AREA AS NOTED.
- — — — — FENCE AS NOTED.
- 8"SS - SANITARY SEWER LINE, SIZE INDICATED FROM CITY UTILITY MAPS.
- 12"H - WATER LINE, SIZE INDICATED FROM CITY UTILITY MAPS.
- OHPTV - OVERHEAD POWER AND CABLE T.V..
- — — — — NATURAL GAS LINE.
- BT - BURIED TELEPHONE LINE.
- OHPT - OVERHEAD POWER LINE.
- TV - OVERHEAD TELEVISION CABLE LINE.

ENCROACHMENT DETAIL B
SCALE: 1" = 10'

SCALE: 1" = 20 FEET
BASIS OF BEARINGS AS NOTED.

ENCROACHMENT DETAIL A
SCALE: 1" = 10'



NOTE: RECORD PLAT LOT DIMENSIONS ARE 50 FT. BY 100 FT., PER PLAT OF ORIGINAL TOWN OF PENDLETON. PLAT RECORD SHOWS STREET AND LOT LINES AS PARALLEL AND PERPENDICULAR TO ONE ANOTHER.
VICINITY MAP & CONTROL DIAGRAM FOR BLOCK 17, ORIGINAL TOWN OF PENDLETON
SCALE 1" = 100'

GENERAL NOTES:

1. THERE IS NO SANITARY SEWER MAIN LINE IN S.W. 2ND STREET. CITY SEWER CREWS ARE NOT AWARE THAT HOUSES AT 226 & 232 S.W. 2ND ARE CONNECTED TO PUBLIC SANITARY SEWER. TWO SANITARY SEWER CLEANOUTS WERE NOTED ON SITE AS SHOWN.
2. ROOF EAVE LINES ARE ONLY SHOWN WHERE PROPERTY LINE OVERLAP OCCURS.
3. BUILDING AREAS ARE CALCULATED FROM THE BUILDING "FOOTPRINT" AND DO NOT INDICATE SQUARE FOOTAGE OF MULTIPLE FLOOR LEVELS. PORCHES ARE EXCLUDED FROM AREA CALCULATION.
4. PROPERTY IS SUBJECT TO RELEASE, INCLUDING THE TERMS AND PROVISIONS THEREOF, FROM SHARON SPIESS, RELEASING WHEATLAND INSURANCE CENTER, INC., RECORDED MARCH 24, 1995 IN REEL 526, PAGE 045, UMATILLA COUNTY MICROFILM RECORDS. SURVEYOR'S NOTE: RELEASE INVOLVES WATER DAMAGE CLAIM.
5. RECORD TITLE DOCUMENT USED FOR THIS SURVEY IS A PRELIMINARY TITLE REPORT PREPARED FOR RITCHEY MCFARLAND BY AMERTITLE, 112 S.E. COURT AVE., PENDLETON, OREGON 97801, AMENDED ORDER NO. 34931P, DATED JUNE 25, 1998.

ENCROACHMENT NOTES:

1. 6 INCH CONCRETE CURB ENCROACHES 0.2 FT. ONTO PROPERTY ALONG SOUTH LINE OF NORTH HALF OF LOT 9, BLOCK 11, AS NOTED.
2. DECORATIVE EAVE OVERHANGS FROM PROPERTY ONTO RIGHT-OF-WAY OF S.W. 2ND STREET, 1.2 FT. AT NW CORNER AND 1.1 FT. AT SW CORNER OF SECURITY APARTMENT BUILDINGS.
3. DECORATIVE EAVE AND STRUCTURE MALL ON SECURITY APARTMENT BUILDINGS ENCROACHES ONTO ADJOINING PROPERTY AT EAST SIDE OF BUILDING AS NOTED IN ENCROACHMENT DETAIL A.
4. MALL OF TELEPHONE BUILDING ENCROACHES ONTO PROPERTY BY 0.15 FT. AS SHOWN IN ENCROACHMENT DETAIL B.
5. EAVE OVERHANG FROM HOUSE AT 226 S.W. 2ND OVERHANGS ONTO ADJOINING PROPERTY ON EAST SIDE OF BUILDING AS SHOWN NEAR EAST LINE OF LOT 10, BLOCK 11.
6. ENTRANCE STEPS ON SECURITY APARTMENT BUILDING ENCROACH 0.8 FT. INTO RIGHT-OF-WAY OF S.W. COURT AVENUE, AS SHOWN.

ZONING DESIGNATION: C-1, COMMERCIAL

THERE ARE NO ZONING SETBACKS, BUILDING HEIGHT RESTRICTIONS OR MINIMUM LOT SIZES IMPOSED BY ZONING ORDINANCE.
LOTS 10, 11 AND 12, BLOCK 11, ARE INCLUDED WITHIN THE CENTRAL AREA PARKING DISTRICT (CITY OF PENDLETON). THE NORTH 25 FEET OF LOT 9, BLOCK 11, IS OUTSIDE OF SAID DISTRICT.
SOURCE: RICHARD ULLIAN, CITY OF PENDLETON PLANNING DIRECTOR.

REFERENCE SURVEYS

PLAT OF ORIGINAL TOWN OF PENDLETON, DEED BOOK 1, PAGE 682.
SURVEY NO. 1-24-C, COUNTY SURVEY RECORDS, DATED 1916, BY CITY.
SURVEY NO. H-216-C, COUNTY SURVEY RECORDS, DATED 1972, BY HARRIS.
SURVEY NO. 85-5-A, COUNTY SURVEY RECORDS, DATED 1985, BY PNB.

BURIED UTILITY NOTES

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

FLOOD ZONE DESIGNATION

ZONE X, AREAS OF 500 YEAR FLOOD; AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD.
SOURCE: PENDLETON, OREGON, COMMUNITY PANEL NUMBER 410211 005 F, REVISED JULY 15, 1988.

NARRATIVE OF SURVEY

THIS SURVEY HAS MADE AT THE REQUEST OF LINK COMMUNITY DEVELOPMENT, INC., TO SURVEY AND REPORT ON BOUNDARY AND IMPROVEMENTS EXISTING ON LAND TRACTS DESCRIBED IN PROPERTY DESCRIPTION.
THE SURVEY WAS MADE WITH A 2 PERSON CREW USING A SOKKIA SET 4B FIVE SECOND AUTOMATIC TOTAL STATION. MEASUREMENTS WERE MADE BY A COMBINATION OF CLOSED TRAVERSES AND RADIAL TIES. UTILITY AND BUILDING DETAILS WERE MEASURED BY RADIAL METHODS, USING TOTAL STATION COLLECTION METHODS.

PROPERTY DESCRIPTION

AS RECITED FROM PRELIMINARY TITLE REPORT DATED JUNE 25, 1998, PREPARED BY AMERTITLE, 112 S.E. COURT, PENDLETON, OREGON, AMENDED ORDER NUMBER 34931P:

- TRACT I: LOTS 11 AND 12, BLOCK 11, ORIGINAL TOWN, NOW CITY OF PENDLETON, UMATILLA COUNTY, OREGON.
TRACT I CONTAINS 10004 SQUARE FEET OR 0.22466 ACRE, MORE OR LESS.
- TRACT II: NORTH HALF OF LOT 9 AND ALL OF LOT 10, BLOCK 17, ORIGINAL TOWN, NOW CITY OF PENDLETON, UMATILLA COUNTY, OREGON.
TRACT II CONTAINS 17503 SQUARE FEET OR 0.17225 ACRE, MORE OR LESS.

SURVEYOR'S CERTIFICATE

TO: LINK COMMUNITY DEVELOPMENT CORPORATION AND AMERTITLE.

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), (b), (c), 10, and 11(a), (b), (c), (d) OF TABLE A THEREOF, AND (2) PURSUANT TO THE ACCURACY STANDARDS, (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

DATE: January 21, 1999

William R. Wells
WILLIAM R. WELLS, PLS
OREGON LICENSE NO. 1106

REGISTERED PROFESSIONAL LAND SURVEYOR
William R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/00

WILLIAM R. WELLS, PLS
357 N.E. HWY. 11
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 01/17/99 DR. BY: WRW
CK. BY: WRW NO: 99-548

PROJECT:
ALTA/ACSM LAND TITLE SURVEY FOR LINK COMMUNITY DEVELOPMENT CORPORATION OF TRACTS LOCATED IN BLOCK 11, ORIGINAL TOWN OF PENDLETON, UMATILLA COUNTY, OREGON.