

ALTA/ACSM LAND TITLE SURVEY

NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF TIME OIL CO., TO PROVIDE A TOPOGRAPHIC AND ALTA/ACSM SURVEY ON OF AN EXISTING CONVENIENCE STORE AND FUELING FACILITY IN PENDLETON, OREGON. THE RECORD DESCRIPTION DOCUMENT USED FOR PREPARATION OF THIS SURVEY IS CONTAINED IN A SUBDIVISION GUARANTEE PREPARED BY PIONEER TITLE COMPANY, 132 S.E. COURT AVENUE, PENDLETON, OREGON, AND DATED OCTOBER 20, 2000.

THE "COURT STREET BASELINE", BETWEEN RESERVE ADDITION MONUMENTS NO. 14 AND NO. 8, WAS HELD FOR BASIS OF BEARINGS, AND FOR ALIGNMENT CONTROLLING STREET CENTER LINES WITHIN THE RESERVE ADDITION AND THE EXTENSION OF S.E. COURT AVENUE EAST OF THE RESERVE ADDITION BOUNDARY. THAT PORTION OF S.E. COURT AVENUE EAST OF THE EASTERLY LINE OF THE RESERVE ADDITION IS OPERATED AND MAINTAINED BY THE OREGON DEPARTMENT OF TRANSPORTATION AS A STATE HIGHWAY. BEARINGS VALUES ARE BASED ON THE CITY OF PENDLETON GRID COORDINATE SYSTEM. REFERENCE SURVEYS ARE NOTED.

THE EAST LINE OF THAT TRACT OF LAND CONVEYED TO JOHN W. DYER, BY 1906 WARRANTY DEED RECORDED AT BOOK 47, PAGE 637, DEED RECORDS, WAS ESTABLISHED BY HOLDING THE RECORD DEED CALL OF "EAST 80.50 FEET" FROM THE NORTHEAST CORNER OF BLOCK "O", RESERVE ADDITION FOR THE NORTHEAST CORNER OF THE JOHN DYER TRACT, AND THE DISTANCE OF "15.45 FEET" MEASURED ALONG THE EASTERLY PROJECTION OF THE EAST-WEST CENTERLINE OF LOT 11, BLOCK "O", THE DISTANCE OF "15.45 FEET" ALONG THE EASTERLY PROJECTION OF THE EAST-WEST CENTERLINE OF LOT 11 BLOCK "O" SHOWS ON DEED DESCRIPTIONS SUBSEQUENT TO THE JOHN W. DYER DEED.

THIS SURVEY WAS MADE WITH A 2 PERSON CREW USING A SOKKIA SET 48 FIVE SECOND TOTAL STATION, BY A COMBINATION OF RADIAL TIES AND CLOSED TRAVERSES. TOPOGRAPHY WAS OBSERVED BY RADIAL METHODS. NEW MONUMENTS WERE ESTABLISHED BY RADIAL METHODS AND VERIFIED BY INDEPENDENT OBSERVATIONS.

SURVEYOR'S DESCRIPTION:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF THE RELOCATED OLD OREGON TRAIL HIGHWAY, WHERE SAID LINE INTERSECTS THE EASTERLY LINE OF THE RESERVE ADDITION TO THE CITY OF PENDLETON, SAID POINT BEING NORTH 24°51'08" WEST A DISTANCE OF 54.76 FEET FROM RELOCATED CENTERLINE OF SAID HIGHWAY AND ALSO BEING 50.00 FEET DISTANT FROM, WHEN MEASURED AT A RIGHT ANGLE FROM SAID RELOCATED CENTERLINE, THENCE NORTH 89°12'53" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY AND PARALLEL WITH SAID RELOCATED CENTERLINE A DISTANCE OF 160.00 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH 00°47'07" WEST A DISTANCE OF 125.00 FEET; THENCE SOUTH 89°12'53" WEST A DISTANCE OF 213.86 FEET TO A POINT ON THE EAST LINE OF THAT TRACT OF LAND CONVEYED TO JOHN W. DYER BY WARRANTY DEED RECORDED AT BOOK 47, PAGE 637, DEED RECORDS OF UMATILLA COUNTY; THENCE SOUTH 00°01'10" EAST ALONG THE EAST LINE OF SAID DYER TRACT A DISTANCE OF 4.89 FEET TO A POINT ON THE EASTERLY LINE OF SAID RESERVE ADDITION TO THE CITY OF PENDLETON; THENCE SOUTH 24°51'08" EAST ALONG THE EASTERLY LINE OF SAID RESERVE ADDITION A DISTANCE OF 131.55 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 23480 SQUARE FEET, M/L, OR 0.54 ARCE, M/L.

ALSO, AN EASEMENT APPURTENANT THERETO, OVER, ACROSS AND UPON ALL OF THE FOLLOWING DESCRIBED TRACT FOR RIGHT-OF-WAY AND ACCESS IN COMMON WITH R.P. LESLIE, ET AL., THEIR HEIRS AND ASSIGNS, DESCRIBED AS COMMENCING AT A POINT ON THE NORTHERLY LINE OF THE RELOCATED OLD OREGON TRAIL HIGHWAY, WHERE SAID LINE INTERSECTS THE EASTERLY LINE OF THE RESERVE ADDITION TO THE CITY OF PENDLETON, SAID POINT BEING NORTH 24°51'08" WEST A DISTANCE OF 54.76 FEET FROM RELOCATED CENTERLINE OF SAID HIGHWAY AND ALSO BEING 50.00 FEET DISTANT FROM, WHEN MEASURED AT A RIGHT ANGLE FROM SAID RELOCATED CENTERLINE; THENCE NORTH 89°12'53" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY AND PARALLEL WITH SAID RELOCATED CENTERLINE A DISTANCE OF 160.00 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING NORTH 89°12'53" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 25.00 FEET; THENCE NORTH 00°47'07" WEST A DISTANCE OF 25.00 FEET; THENCE SOUTH 89°12'53" WEST A DISTANCE OF 25.00 FEET; THENCE SOUTH 00°47'07" EAST A DISTANCE OF 25.00 FEET TO THE TRUE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO TIME OIL CO., THAT THIS MAP, AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LAWS REGULATING SURVEYING IN THE STATE OF OREGON, AND WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1999 AND INCLUDES ITEMS 1, 4, 5, 8, 9, 10, 11(a) AND 13 IN TABLE A CONTAINED THEREIN, PURSUANT TO THE ACCURACY STANDARDS AS 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."

Nov. 13, 2000
DATE:

William R. Wells
WILLIAM R. WELLS, PLS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

William R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106

RENEWS 6/30/02

TAX LOT NO. 300
OWNER: DAVID & SALLY RABER,
REEL 376, PAGE 321, DEED RECORDS.

unattached modular storage

electric meter telephone service into building (underground)

2101 S.E. Court Avenue

gravelled area observed customer of Exxon Station parking in this area.

sign "EXXON" & fuel prices

sign "No Parking"

movable concrete barricade

fire hydrant

12-00
KC
80-263-C JACKPOT

1163.23

1163.71

1163.79

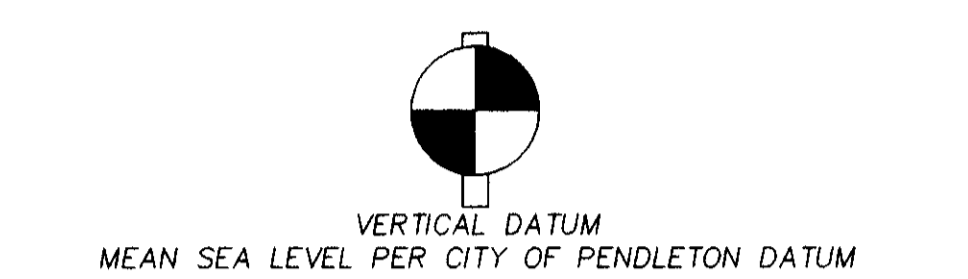
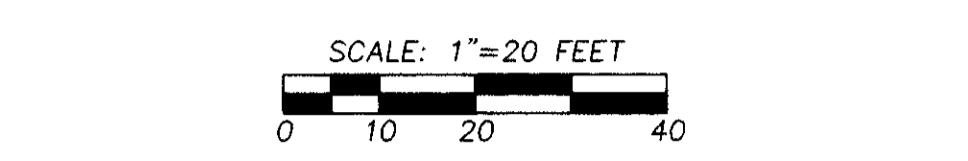
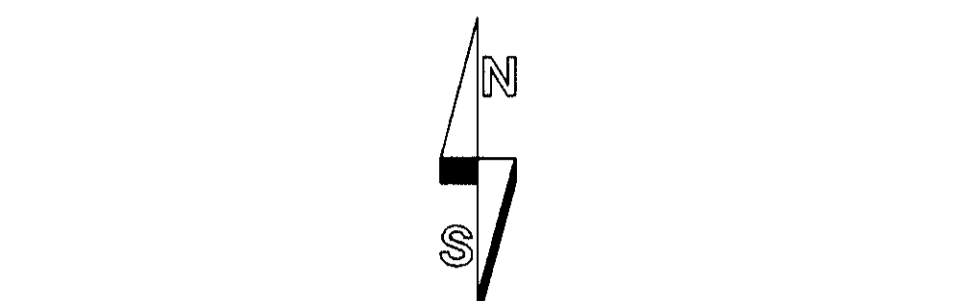
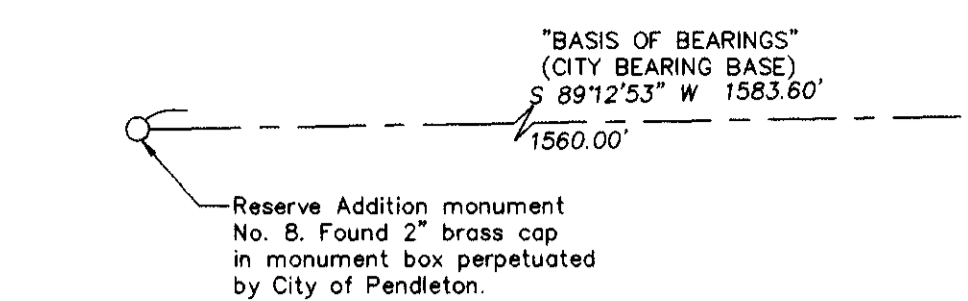
1163.84

1163.87

1163.70

1163.70

1163.70



NOTES FOR FOUND MONUMENTS:

- 1 - FOUND STATE HIGHWAY RIGHT-OF-WAY MONUMENT LOCATED S 21°34' E., 1.1' FROM CORNER POINT, NOT HELD.
- 2 - FOUND STATE HIGHWAY RIGHT-OF-WAY MONUMENT LOCATED S 00°47'07" E., 1.2' FROM EASTERLY PROJECTED LINE.
- 3 - FOUND DISTURBED (BENT) 5/8" IRON PIN FROM SURVEY NO. H-202-AX, LOCATED S 11°29' E., 0.3' FROM CORNER, NOT HELD.
- 4 - FOUND 5/8" REBAR W/ 1 1/2" ALUM. CAP, SURVEY NO. 84-110-A, BEARS N 65°09' E., 0.2' FROM LINE.
- 5 - FOUND 5/8" REBAR W/ 1 1/2" PLASTIC CAP MARKED #506, BEARS S 43°09' N., 2.7'. NO SURVEY RECORD FOUND.

REFERENCE SURVEYS:

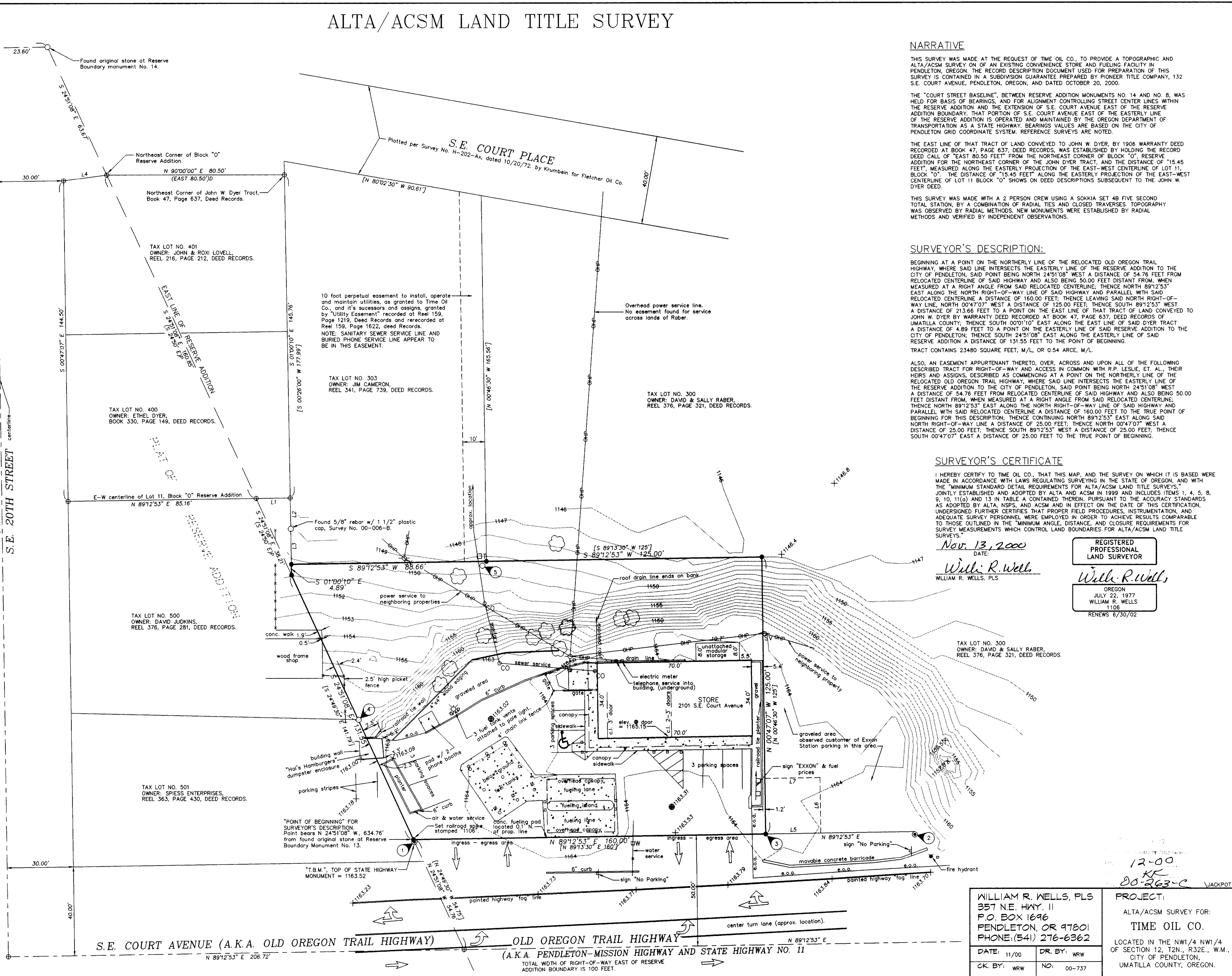
PLAT OF RESERVE ADDITION, SEE BOOK 1, PAGE 90, TOWN PLATS. SURVEY NO. H-202-AX, 10-20-72, BY KRUMBEIN FOR FLETCHER OIL CO. SURVEY NO. 84-110-A, 6-11-84, BY KRUMBEIN FOR PALMATEER. SURVEY NO. H-76-AX, 12-21-71, BY KRUMBEIN FOR FLETCHER OIL CO. SURVEY NO. 84-109-A, 6-14-84, BY KRUMBEIN FOR LOVELL. 1984 SURVEY FOR STATE HIGHWAY DEPARTMENT, BY KEN EDDY, FOUND FOUND IN ODOT MAINTENANCE OFFICE RECORDS. SURVEY NO. 00-006-B, 12-16-99, BY WELLS, FOR DYER.

LEGEND

- - SET 5/8" BY 30" REBAR WITH 1 1/2" YELLOW PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372" UNLESS OTHERWISE NOTED.
- - FOUND MONUMENT AS NOTED.
- ⊙ - FOUND STATE HIGHWAY MONUMENT, 1 1/2" ALUM. CAP ON 5/8" IRON ROD.
- ⊕ - CALCULATED POINT ONLY, NOT SET OR FOUND.
- [XOX] - RECORD DIMENSION PER SUBDIVISION GUARANTEE DESCRIPTION PROVIDED BY PIONEER TITLE COMPANY, 132 S.E. COURT AVENUE, DATED OCTOBER 20, 2000.
- (XOX)D - RECORD DIMENSION, PER RECORD DEED DESCRIPTION.
- (XOX)P - RECORD DIMENSION, RESERVE ADDITION PLAT.
- ⚡ - FIRE HYDRANT.
- DW - WATER METER.
- - SANITARY SEWER CLEAN OUT.
- ⊙ - STORM DRAIN SUMP GRATE, ELEVATION INDICATED.
- ⊙ - POLE ANCHOR.
- ⊙ - POWER POLE.
- ⊙ - SERVICE POLE.
- ⊙ - TELEPHONE PEDESTAL.
- ⊙ - SIGN AS NOTED.
- ⊙ - SIGN AS NOTED.
- ⊙ - POLE LIGHT.
- ⊙ - DECIDUOUS TREE, MOSTLY ELM TREES, 4 TO 18" DIAMETER.
- ⊙ - FENCE.
- ⊙ - GUARD POST OR BULLARD.
- ⊙ - GROUND SPOT ELEVATION.
- e.o.g. - INDICATES EDGE OF ASPHALT.
- ⊙ - INDICATES CONCRETE SURFACE.
- ➔ - TRAFFIC DIRECTION ARROW.

NOTE: 6" CURBS NOTED ARE EXTRUDED 6" BY 6" CURBS.

LINE NO.	BEARING	DISTANCE	RECORD DIMENSION
L1	S 89°12'53" W	15.45'	(15.45')D
L2	S 01°00'10" E	14.00'	
L3	S 01°00'10" E	16.00'	
L4	N 82°18'50" E	19.71'	
L5	N 89°12'53" E	25.00'	
L6	N 00°47'07" W	25.00'	
L7	S 89°12'53" W	25.00'	



WILLIAM R. WELLS, PLS 357 N.E. HWY. 11 P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362		PROJECT: ALTA/ACSM SURVEY FOR: TIME OIL CO. LOCATED IN THE NW1/4 NW1/4 OF SECTION 12, T2N., R32E., W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.
DATE: 11/00	DR. BY: WRW	
CK. BY: WRW	NO: 00-737	