

ALTA/ACSM LAND TITLE SURVEY

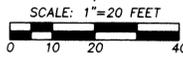
N 66°25'11" E 270.00'
S.E. COURT AVENUE CENTERLINE

LINE TABLE

NO.	BEARING	DISTANCE	RECORD DIMENSION
L1	S 23°34'49" E	10.00'	(10')
L2	N 23°34'49" W	10.00'	(10')
L3	S 23°34'49" E	12.52'	(10')

RIM ELEV. = 1069.73
I.E. = 1060.9

RIM ELEV. = 1070.03
I.E. = 1064.2



"BASIS OF BEARINGS": LINE BETWEEN FOUND MONUMENTS AT MAIN & COURT & MAIN & DORION BEING S 23°34'49" E AS REPORTED ON SURVEY NO. L-29-C.



VERTICAL DATUM
MEAN SEA LEVEL PER CITY OF PENDELTON DATUM

NOTES:

- PROPORTIONING SCALE FACTOR APPLIED TO RECORD NORTHERLY-SOUTHERLY DIMENSIONS IN BLOCK 4 IS 0.033 FEET PER 100 FEET.
- TO AVOID DAMAGE TO SOUTH MAIN STREET, CITY OF PENDELTON REQUESTS NEW UTILITY CONNECTIONS BE MADE INTO S.E. 1ST STREET. SOURCE: RICK VOGEL, CITY OF PENDELTON.
- SANITARY SEWER SERVICE TO THE FORMER 99 CENT STORE IS BELIEVED TO HAVE COME FROM S.E. DORION AVENUE, THROUGH OR UNDER EXISTING BUILDINGS. SOURCE: RICK VOGEL, CITY OF PENDELTON.
- "PROPERTY" IS LOCATED IN ZONE "X", AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD. SOURCE: FLOOD INSURANCE RATE MAP, CITY OF PENDELTON, UMATILLA COUNTY, OREGON, COMMUNITY-PANEL NUMBER: 410211 0005 F, REVISED JULY, 15, 1988.
- NATURAL GAS LINE IN S.E. 1ST STREET IS A 2" MAIN WITH DISTRIBUTION PRESSURE OF ABOUT 40 P.S.I.. CASCADE NATURAL GAS, PHONE 1-541-276-1611.
- OVERHEAD POWER IN S.E. 1ST STREET IS 12.5 KV, 3 PHASE. CONTACT STEVE RUSCH, PP&L, FOR FURTHER INFORMATION, PHONE: 1-541-278-2959.
- "PROPERTY" ZONING IS C-1, CENTRAL COMMERCIAL. NO SETBACKS ARE REQUIRED, EXCEPT AS NEEDED TO MEET FIRE CODES.
- FIRE HYDRANTS ARE AVAILABLE AT STREET INTERSECTIONS N.E., S.E., S.W., AND N.W. OF "PROPERTY" AS INDICATED. HYDRANT FIRE FLOW INFORMATION IS AVAILABLE. CONTACT JACK REMILLARD, FIRE MARSHALL, PHONE 1-541-276-1442.
- UNOBSERVED FOUNDATIONS OR FOOTING MAY EXIST BELOW GROUND.
- FACES OF ADJOINING BUILDINGS ARE IRREGULAR DUE TO PATCHING OF BUILDING FACES WITH MORTAR AND CEMENT.

REFERENCE SURVEYS:

MAP AND PLAT OF ORIGINAL TOWN OF PENDELTON, DATED AUGUST, 1881.
PLAT SHOWING SUBDIVISION OF BLOCK 4, IN THE OLD TOWN OF PENDELTON, FILED JUNE 27TH, 1888, BOOK 114, PAGE 114, RECORD OF TOWN PLATS.
SURVEY NO. L-29-C, BY CITY OF PENDELTON, DATED APRIL, 1978.
SURVEY NO. 88-26-A, BY KRUMBEIN, FILED 06/19/88.
SURVEY NO. 0-328-A, BY FORBETT, DATED 06/19/48.
SURVEY NO. 0-333-A, BY CRIGER, DATED 10/27/1947.

NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF DANIEL M. FOELLER OF MULVANNY ARCHITECTS, REPRESENTING TELOS DEVELOPMENT COMPANY, PROJECT DEVELOPER. THE SURVEY INCLUDED A TOPOGRAPHIC AND ALTA/ACSM SURVEY OF THE FORMER 99 CENT STORE BUILDINGS WHICH WERE DESTROYED BY FIRE AND LATER DEMOLISHED. THE SITE IS CURRENTLY OWNED BY THE CITY OF PENDELTON. THE RECORD DESCRIPTION DOCUMENT USED FOR PREPARATION OF THIS SURVEY IS CONTAINED IN A PRELIMINARY REPORT FOR TITLE INSURANCE, PREPARED BY PIONEER TITLE COMPANY, 132 S.E. COURT AVENUE, PENDELTON OREGON AND DATED NOVEMBER 27, 2000, REPORT NUMBER 65459.

"P.K." NAILS IN THE CENTERLINE OF SOUTH MAIN STREET AT COURT AVENUE AND DORION AVENUE, WHICH PERPETUATE THE LOCATION OF STREET CENTERLINE MONUMENTS REMOVED DURING SOUTH MAIN STREET RECONSTRUCTION IN THE LATE 1980'S, WERE USED AS THE BASIS FOR SURVEY CONTROL. THESE "P.K." NAILS WERE PLACED BY THE CITY OF PENDELTON ENGINEERING DEPARTMENT. RECORD DEED DOCUMENTS REFER TO LOTS IN BLOCK 4 OF THE PLAT OF THE "ORIGINAL TOWN" OF PENDELTON. INSPECTION OF THE PLAT OF THE "ORIGINAL TOWN" OF PENDELTON, DRAWN IN 1881, SHOWS NO BLOCK 4; THE CURRENT BLOCK 4, S.E. 1ST STREET AND CURRENT BLOCK 5, ARE DESIGNATED AS "COURT HOUSE BLOCK". IN 1888, BY PLAT DESIGNATED AS "PLAT SHOWING THE SUBDIVISION OF BLOCK 4 IN THE OLD TOWN OF PENDELTON", THE CURRENT LOTS IN BLOCK 4 WERE CREATED, ALONG WITH THE MID BLOCK ALLEY. THE SURVEYOR'S DESCRIPTION CONTAINED ON THIS PLAT REFERS TO THE PROPER PLAT CREATING THE LOTS, NOT TO THE "ORIGINAL TOWN" PLAT REFERENCE CONTAINED IN RECORD DESCRIPTIONS.

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:

Tracts of land located in the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 2 North, Range 32 East, W.M., being part of Block 4 of the "Subdivision of Block 4 in the Old Town of Pendleton, Umatilla County, Oregon", and described as follows:

TRACT I

Lots 4 and 9, Block 4, "Subdivision of Block 4 in the Old Town of Pendleton".

And, BEGINNING at the Southwest Corner of Lot 10, Block 4, "Subdivision of Block 4 in the Old Town of Pendleton"; thence Southerly along the Easterly line of Main Street a distance of 10 feet to the Northwest Corner of Lot 9 in said Block 4; thence Easterly along the Northernly line of said Lot 9 a distance of 100 feet to the Northeast Corner of said Lot 9; thence Northernly a distance of 10 feet to the Southeast Corner of said Lot 10 in Block 4; thence Westerly along the Southerly line of said Lot 10 a distance of 100 feet to the POINT OF BEGINNING.

TRACT II

The Northernly twenty-seven feet of Lot 8, Block 4, "Subdivision of Block 4 of the Old Town of Pendleton".

THE OVERALL BOUNDARY OF SAID TRACTS ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING at the Southwest Corner of Lot 10, Block 4, "Subdivision of Block 4 in the Old Town of Pendleton", recorded at Book 1, Page 114, Record of Town Plats, Umatilla County, Oregon; thence North 66°25'11" East along the Southerly line of said Lot 10 a distance of 100.00 feet to the Southeast Corner of said Lot 10; thence South 23°34'49" East a distance of 10.00 feet to the Northwest Corner of said Lot 4; thence North 66°25'11" East along the Northernly line of said Lot 4 a distance of 100.00 feet to the Northeast Corner of said Lot 4; thence South 23°34'49" East along the Easterly line of said Lot 4 a distance of 50.02 feet to the Southeast Corner of said Lot 4; thence South 66°25'11" West along the Southerly line of said Lot 4 a distance of 100.00 feet to the Southwest Corner of said Lot 4; thence South 23°34'49" East along the Easterly line of Lot 8 of said Block 4 a distance of 27.01 feet to the Southeast Corner of the Northernly twenty-seven feet of said Lot 8; thence South 66°25'11" West along the Southerly line of the Northernly twenty-seven feet of said Lot 8 a distance of 100.00 feet to the Southwest Corner of the Northernly twenty-seven feet of said Lot 8; thence South 23°34'49" East along the Easterly line of South Main Street; thence North 23°34'49" West along the Westerly line of Lots 8 and 9 of said Block 4 and the Easterly right-of-way line of South Main Street a distance of 87.03 feet to the POINT OF BEGINNING.

Tracts contain 13705 square feet or 0.3146 acre, more or less.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO TELOS DEVELOPMENT COMPANY, 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 LAND TITLE SURVEYS, 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 OBTAINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

22 Dec 2000
DATE:

Will. R. Wells
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

Will. R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/02

LEGEND

- - SET 5/8" BY 30" REBAR WITH 1 1/2" YELLOW PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372".
- ⊙ - SET 3/4" BRASS WASHER, STAMPED "PLS 1106", SCREWED INTO DRILLED LEAD PLUG IN CONCRETE.
- ⊕ - SET RAILROAD SPIKE STAMPED "PLS 1106".
- ⊙ - FOUND "P.K." NAIL BY CITY OF PENDELTON, SET TO REPLACE STREET MONUMENTS REMOVED DURING MAIN STREET RECONSTRUCTION.
- (XOX) - RECORD DIMENSION, PER SUBDIVISION PLAT RECORD OR PRELIMINARY TITLE REPORT DESCRIPTION.
- LO - LINE TOO SHORT TO ANNOTATE, SEE LINE TABLE.
- ⊙ - FIRE HYDRANT.
- ⊙ - WATER METER.
- ⊙ - WATER VALVE.
- ⊙ - WATER LINE, SIZE INDICATED FROM CITY MAPS.
- ⊙ - SANITARY SEWER MANHOLE.
- ⊙ - SANITARY SEWER LINE, SIZE INDICATED FROM CITY MAPS.
- ⊙ - STORM DRAIN MANHOLE.
- ⊙ - CATCH BASIN.
- ⊙ - STORM SEWER LINE, SIZE INDICATED FROM CITY MAPS.
- ⊙ - GAS METER.
- ⊙ - NATURAL GAS LINE.
- ⊙ - TELEPHONE MANHOLE.
- ⊙ - BURIED TELEPHONE LINE.
- ⊙ - POWER POLE.
- ⊙ - OVERHEAD POWER LINE.
- ⊙ - OVERHEAD TELEPHONE LINE.
- ⊙ - OVERHEAD TELEVISION LINE.
- ⊙ - TEST PIT.
- ⊙ - TRAFFIC SIGN.
- ⊙ - POLE LIGHT.
- ⊙ - DECIDUOUS TREES, APPROX. 6" IN DIAMETER, IN STREET PLANTERS.
- ⊙ - GUARD POST OR BULLARD.
- ⊙ - GROUND SPOT ELEVATION.
- ⊙ - INDICATES CONCRETE SURFACE.
- ⊙ - TRAFFIC DIRECTION ARROW.
- ⊙ - INDICATES HANDICAP PARKING SPACE.
- ⊙ - INDICATES PAINTED PARALLEL PARKING STRIPES.

NOTES ON WITNESS MONUMENTS TO PROPERTY CORNERS:

- ▲ A - SET MONUMENT N 23°34'49" W, 1.00' FROM CORNER POINT TO AVOID WALL OF BUILDING.
- ▲ B - SET MONUMENT S 66°25'11" W, 1.00' FROM CORNER POINT TO AVOID WALL MONUMENT IS SET IN CONCRETE FOOTING ABOUT 1/2' BELOW GROUND.
- ▲ C - SET MONUMENT S 23°34'49" E, 0.50' FROM CORNER POINT TO AVOID WALL. MONUMENT IS SET ON TOP OF CONCRETE FOUNDATION.
- ▲ D - SET MONUMENT N 66°25'11" E, 0.50' FROM CORNER POINT TO AVOID WALL OF BUILDING.

LOCATIONS OF SURVEY ADDRESSABLE EXCEPTIONS CONTAINED IN "PRELIMINARY REPORT FOR TITLE INSURANCE," PREPARED BY PIONEER TITLE COMPANY, ORDER NO. 65459, DATED NOVEMBER 27, 2000:

- ② PARTY WALL AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN FIRST NATIONAL BANK OF PORTLAND AND C.J. BREIER, ET. UX, DATED APRIL 19TH, 1940, RECORDED APRIL 25TH, 1940 IN BOOK 158, PAGE 165, DEED RECORDS OF UMATILLA COUNTY.
- ③ EASEMENT FOR UTILITIES OVER AND ACROSS SAID PREMISES INCLUDED WITHIN ALLEY, NOW VACATED, IF ANY SUCH EXIST.
- ④ EASEMENT AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED BY THE CITY OF PENDELTON TO KENNETH BROWN, RECORDED SEPTEMBER 7TH, 2000, AT REEL 375, PAGE 547, OFFICE OF COUNTY RECORDS, UMATILLA COUNTY.

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: TELOS DEVELOPMENT CO. C/O MULVANNY ARCHITECTS LOCATED IN BLOCK 4, "SUBDIVISION OF BLOCK 4 IN THE OLD TOWN OF PENDELTON" IN THE N.E. 1/4 OF SECTION 10 & N.W. 1/4 OF SECTION 11, T2N, R32E, W.M., CITY OF PENDELTON, UMATILLA COUNTY, OREGON.	
DATE: 11/00	DR. BY: WRW	NO: 00-747	
CK. BY: WRW			

Note: A Fire Hydrant is located at the S.W. corner of intersection of S.E. Dorion & S. Main.

Note: A Fire Hydrant is located at the S.E. corner of intersection of S.E. Dorion & S.E. 1st.

01-004-C