CURVE DATA # RADIUS TANGENT ARC-L C1 166.78' 167.00' 262.20' 90°04'37" N 44°30'34" E 236.02' 33' GW. HERMISTON AVENUE (N 89°33',00" E) N 89°32'47" E 990.09' R=166.78 151.00 SIDEWALK ENCROACHES 1'± 1.0 ACRE± LEGEND: MONUMENTS FOUND AS NOTED ▲ FOUND R.R. SPIKE SET BY FLOWERS IN 2000 SURVEY FOR OHS FOUNDATION SET NAIL IN CONCRETE O SET 5/8"X30" IRON REBAR WITH PLASTIC CAP #951 — T — T — APPROX. LOC. UNDERGROUND TELEPHONE P — P — UNDERGROUND POWER GAS APPROX. LOC. NATURAL GAS LINE —SS6" ——SS6" — APROX. LOC. 6" A.C. SEWER SERVICES ____2"W_______1_1/2"W____APROX. LOC. WATER LINE SERVICES □ IRRIGATION BOX ©CO SANITARY SEWER CLEAN OUT SANITARY SEWER MANHOLE WATER METER VICTORY SQUARE PARK

VICTORY SQUARE THE

LEASED TO HERMISTON

CITY OF HERMISTON WATER VALVE POSSIBLE 6" WATER □C T.V. CABLE BOX G NATURAL GAS METER GE CATCH BASIN □PV POWER VAULT P POWER TRANSMISSION BOX TELEPHONE STANDARD O POWER POLE LIGHT POLE CONCRETE SIDEWALKS & PATIOS --- STREET SIGN A FIRE HYDRANT (000) OF RECORD, KRUMBEIN'S 1976 SURVEY FOR UMATILLA COUNTY HOUSING AUTHORITY NOTE: FOR BUILDING DIMENSIONS SEE SHEETS A-1 & A-2 OF "VICTORY SQUARE". PHASE ONE (60 UNITS). DRAWINGS BY MICHAEL, MANN & LAKEMAN AIA pc SCALE: 1"=40' A.C. PARKING A.C. PARKING (S 89°23'40" W) S 89°23'11" W A.C. PAVEMENT __\$\$___\$\$___\$\$___ N 89°23'11" E 1320.03' W. ORCHARD AVENUE (N 89°23'40" E)

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO DO AN ALTA/ACSM LAND TITLE SURVEY ON AN APARTMENT COMPLEX CALLED DEAN HOLMES PLAZA LOCATED AT 1070 WEST ORCHARD AVENUE AND AT 1070 WEST HERMISTON AVENUE. THIS TRACT IS PART OF A TRACT OF LAND DEEDED TO THE HOUSING AUTHORITY OF THE COUNTY OF UMATILLLA, OREGON, RECORDED IN BOOK 210, PAGE 206, UMATILLA COUNTY DEED RECORDS AND IT IS DESCRIBED AS AN EXCEPTION OUT OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 10, T 4 N, R 28 E, WILLAMETTE MERIDIAN, UMÁTILLA COUNTY, OREGON, IN A LEASE AGREEMENT TO THE CITY OF HERMISTON FOR A CITY PARK DATED MARCH 14th 1983. SOME OF THE IMPROVEMENTS OVERLAPPED THAT DESCRIPTION SO I REWROTE THE DESCRIPTION TO MATCH THE IMPROVEMENTS. I BASED THE DESCRIPTION ON THIS SURVEY WHICH ESTABLISHED THE NW AND SW CORNERS OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 10 IN THE SAME LOCATION AS SHOWN ON KRUMBEIN'S 1976 MAP OF THE EXCEPTED PARCEL. THE BEARINGS OF THE NORTH AND SOUTH LINES OF SAID SW 1/4 ALSO MATCH KRUMBEIN'S MAP REASONABLY WELL. THIS DESCRIPTION WILL BE USED TO REWRITE THE LEASE BEFORE THIS SURVEY IS FINALIZED.

DESCRIPTION: THAT PORTION OF THE SW 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF N. W. 11 TH STREET WITH THE NORTHERLY RIGHT OF WAY LINE OF W. ORCHARD AVENUE. SAID POINT LIES 33.00 FEET EAST AND 30.00 FEET NORTH OF THE SOUTHWEST QUARTER OF SAID SW 1/4 OF NE 1/4 OF SW 1/4 OF SECTION 10 AND RUNNING; THENCE N 0° 31' 40" W ALONG SAID EASTERLY RIGHT OF WAY LINE 433.89 FEET; THENCE ALONG A 166.78 FOOT RADIUS CURVE TO THE RIGHT 262.20 FEET (THE CHORD OF WHICH BEARS N 44° 30' 34" E 236.02 FEET) THENCE N 89° 32' 47" E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF W. HERMISTON AVENUE 92.97 FEET; THENCE S 0° 31' 40" E 222.50 FEET; THENCE S 17° 30' 14" E 107.65 FEET; THENCE S 2° 10' 29" W 274.99 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF W. ORCHARD AVENUE; THENCE S 89° 23' 11" W ALONG SAID NORTHERLY LINE 278.44 FEET TO THE POINT OF BEGINNING. CONTAINING 3.64 ACRES.

ON 7/20/01 THE CITY OF HERMISTON DID AN ADDENDUM TO MODIFY THE LEGAL DESCRIPTION OF VICTORY SQUARE PARK LEASE DATED MARCH 1, 1983 (SIGNED MARCH 14, 1983). THAT DESCRIPTION WAS WRITTEN 7/17/01 BY ME AND DESCRIBES AS LEASED TO THE CITY, PART OF THE SE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 10 AND ALL OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 10 AND EXCEPTS OUT THE PROPERTY DESCRIBED AS ABOVE.

IN MARCH OF 2000 I WROTE A DESCRIPTION FOR A ONE ACRE PARCEL OF VICTORY SQUARE PARK WHICH LAID ADJACENT TO THE NE PORTION OF THE OLD EXCEPTED PARCEL WHICH CONTAINED THESE APARTMENTS. THAT ONE ACRE PARCEL WAS COLLATERAL FOR A LOAN TO THE HOUSING AUTHORITY OF THE COUNTY OF UMATILLA AND WAS RELEASED BY THE CITY. THERE IS NOW SOME MINOR GAPS AND OVERLAPS BETWEEN THAT ONE ACRE PARCEL AND THIS REVISED PARCEL. I DO NOT PLAN ON CHANGING THAT ONE ACRE DESCRIPTION BECAUSE IT IS MY UNDERSTANDING THAT THE LOAN ON THAT ONE ACRE WILL BE PAID OFF WITH THE PROCEEDS FROM THE PENDING LOAN FOR WHICH THIS SURVEY IS REQUIRED.

IN THE OLD DESCRIPTION OF THE 1983 LEASE AGREEMENT OF VICTORY SQUARE PARK, S.W. 11 TH STREET IS REFERED TO AS N.W. 11 TH STREET. WHEN I WROTE THE DESCRIPTION I DID NOT CATCH THAT ERROR AND PERPETUATED IT BY CALLING IT N.W. 11 TH STREET. IT IS ALSO SHOWN ON THIS MAP AS N.W. 11 TH BUT IT IS S.W. 11 TH.

CERTIFICATION:

I HEREBY CERTIFY TO THE HOUSING AUTHORITY OF THE COUNTY OF UMATILLA, OREGON U.S.D.A. RURAL DEVELOPMENT, AND PIONEER TITLE COMPANY, AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

I MADE AN ON THE GROUND SURVEY PER REVISED DESCRIPTION OF LAND SHOWN HEREON LOCATED IN HERMISTON, UMATILLA COUNTY, SW 1/4, SECTION 10, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M. OREGON ON JULY 13, 2001; AND THAT IT AND THIS MAP WAS MADE IN ACCORDANCE WITH THE HUD SURVEY INSTRUCTIONS AND REPORT, FORM HUD-2457, AND THE REQUIREMENTS FOR AN URBAN SURVEY, AS DEFINED IN THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS DATED 1999."

TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, EXCEPT AS SHOWN HEREON: THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES; TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; AND THE PREMISES ARE FREE OF ANY (SUBJECT TO A) 100/500 YEAR RETURN FREQUENCY FLOOD HAZARD, AND SUCH FLOOD FREE (FLOOD) CONDITION IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP.

DATE: 7/27/01

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 1971
G. DENNIS EDWARDS
9 5 1

DRAWN BY NJF

BECKIVED BY

Untablic County Surveyor

Data 8-0/

10 0/-130-C

ALTA/ACSM LAND TITLE SURVEY FOR:
UMATILLA COUNTY HOUSING AUTHORITY
IN NW 1/4, SW 1/4, OF SECTION 10, T 4 N, R 28 E,
W.M., UMATILLA COUNTY, OREGON
JOB# S0106200
EDWARDS SURVEYING P.O. BOX 763
541-567-3336 HERMISTON, OREGON 97838