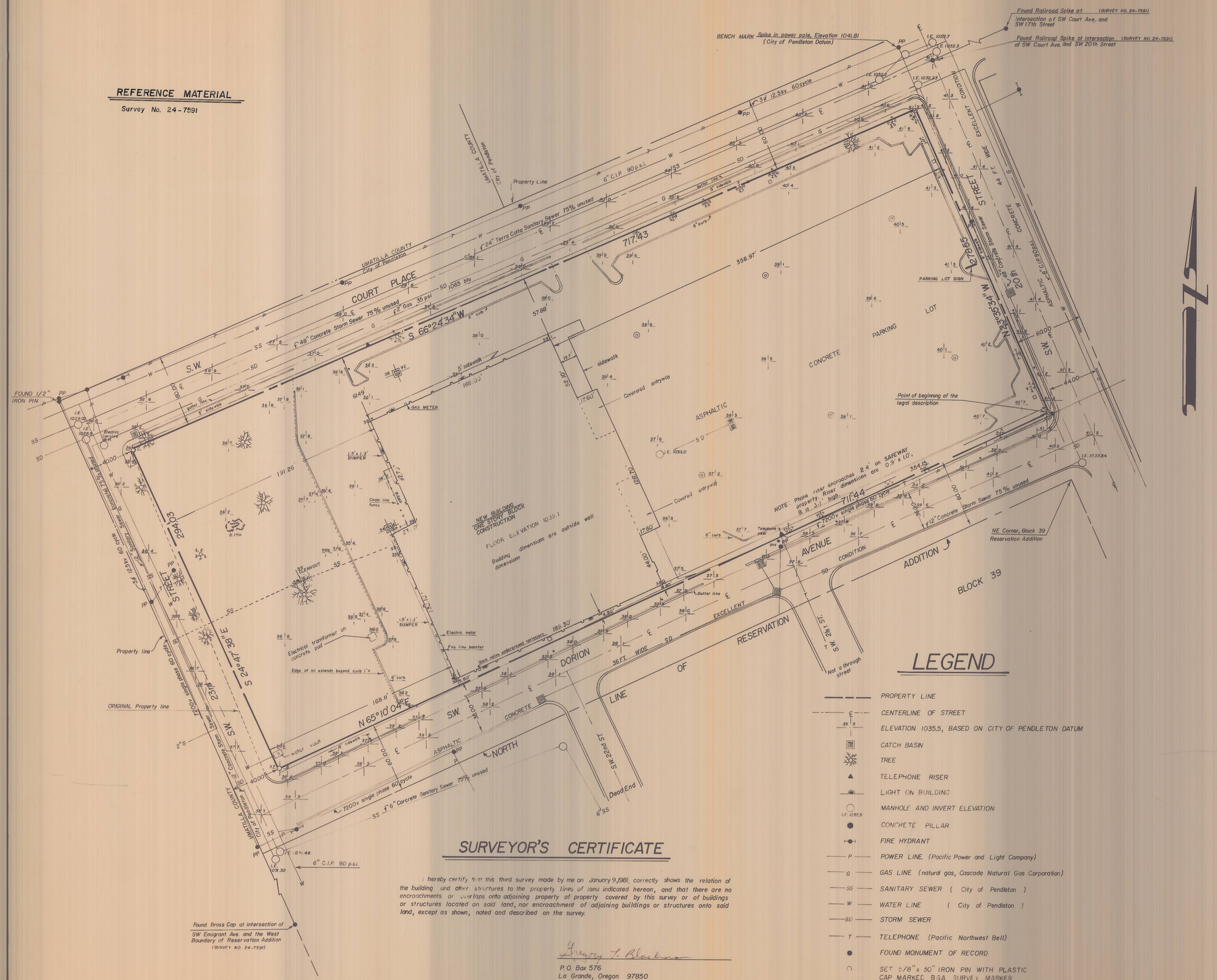
## REFERENCE MATERIAL

Survey No. 24-7591



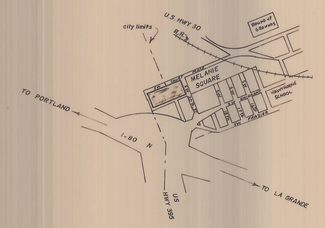

## NOTES

1. NO STREET WIDENING PLANNED BY CITY
2. AREA ZONED LIGHT INDUSTRIAL; NO SETBACKS FOR COMMERCIAL BUILDING.
3. AVERAGE RAINFALL 12" WATER TABLE 6'±; SOIL-1.5'± TOPSOIL, THEN RIVER RUN; DATA FROM CITY OF PENDLETON, ENGINEERING DEPARTMENT.
4. STREET CONDITIONS:
   S.W. 20th STREET - NEWLY IMPROVED, EXCELLENT CONDITION.
   S.W. DORION AVENUE - NEWLY IMPROVED, EXCELLENT CONDITION.
   S.W. 23rd STREET - DEDICATED CITY STREET, NOT TO CITY STANDARDS. FAIR CONDITION, PAVEMENT WIDTH 21 FEET, ASPHALTIC CONCRETE.
   S.W. COURT PLACE - NEWLY IMPROVED, EXELLENT CONDITION ASPHALTIC CONCRETE, 44 FEET WIDE
5. NO EXCEPTIONS AS TO MINERALS, GAS, and OIL, OF RECORD, FROM TITLE COMPANY.

## BASIS OF BEARING

SURVEY NUMBER 24-7591

## VICINITY MAP




## LEGAL DESCRIPTION

That certain tract of land situated in the Southeast Quarter of Section 9 and the Southwest Quarter of Section 10, Township 2 North, Range 32, East of the Willamette Meridian in the County of Umatilla, State of Oregon, more particularly described as follows:

Beginning at a point on the Westerly line of Southwest 20th Street, said point being North 23°35'34" West, a distance of 60.00 feet from the Northeast corner of Block 39, Reservation Addition, in the City of Pendleton; thence running North 23°35'34" West along the Westerly line of Southwest 20th Street, a distance of 278.55 feet to the Southerly line of Southwest Court Place; thence South 66°24'34" West along the Southerly line of Southwest Court Place, a distance of 717.43 feet to the Easterly line of Southwest 23rd Street, as said Street was established by Dedication Deed recorded June 23, 1980 on Reel 67 Page 292 Microfilm Records, Umatilla County; thence running South 24°47'38" East, along said Easterly line of Southwest 23rd Street, a distance of 294.03 feet to the Northerly line of Southwest Dorion Street; thence running North 65°10'04" East, along said Northerly line of Southwest Dorion Street, a distance of 711.44 feet to the point of beginning.

Each description on this survey has been reviewed and approved for title insurance purposes

Pioneer National Title Insurance Company

Area= 204,511.8021 sq. ft. = 4.6949 Acres

## LEGEND

- PROPERTY LINE
- CENTERLINE OF STREET
- 35 | 5 — ELEVATION 1035.5, BASED ON CITY OF PENDLETON DATUM
- CATCH BASIN
- TREE
- TELEPHONE RISER
- LIGHT ON BUILDING
- I.E. 1032.5 — MANHOLE AND INVERT ELEVATION
- CONCRETE PILLAR
- FIRE HYDRANT
- P — POWER LINE (Pacific Power and Light Company)
- G — GAS LINE (natural gas, Cascade Natural Gas Corporation)
- SS — SANITARY SEWER ( City of Pendleton )
- W — WATER LINE ( City of Pendleton )
- SD — STORM SEWER
- T — TELEPHONE (Pacific Northwest Bell)
- FOUND MONUMENT OF RECORD
- SET 5/8" x 30" IRON PIN WITH PLASTIC CAP MARKED BGA SURVEY MARKER
- CHISELED '+' IN SIDEWALK
- PP — POWER POLE
- SPRINKLER SYSTEM VALVE BOX
- TRAFFIC SIGN (Stop, No Parking, etc.)
- LIGHT POLE WITH 2' DIAMETER CONCRETE BUMPER 1.7' HIGH

## SURVEYOR'S CERTIFICATE

I hereby certify that this third survey made by me on January 9, 1981, correctly shows the relation of the building and other structures to the property lines of land indicated hereon, and that there are no encroachments or overlaps onto adjoining property of property covered by this survey or of buildings or structures located on said land, nor encroachment of adjoining buildings or structures onto said land, except as shown, noted and described on the survey.

Gregory T. Blackman

P.O. Box 576
La Grande, Oregon 97850

RECEIVED BY
Umatilla County Surveyor
Date 5-81
Rec'd by BLS
No. S-65-C

REGISTERED PROFESSIONAL LAND SURVEYOR
Gregory T. Blackman
OREGON
JULY 13, 1973
GREGORY T. BLACKMAN
991

| REVISIONS |
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**BAGETT, GRIFFITH & ASSOCIATES**
La Grande, Oregon

THIRD SURVEY
A PARCEL IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10 T.2 N., R.32 E., W.M.
PENDLETON
UMATILLA COUNTY, OREGON

| | | |
|---|---|---|
| SURVEYED FOR | SAFEWAY STORES INC. | |
| SURVEYED BY | GTB | 1/9/81 |
| Scale: 1" = 40' | Drawn by ARC, RGR | 1/12/81 |