



**SURVEYOR'S NARRATIVE AND CERTIFICATE:**

TOM LAGIER SET THE WEST TWO CORNERS OF THIS PROPERTY IN HIS 1975 SURVEY OF "HIGHLANDER CENTER, UNIT ONE". THOSE CORNERS ARE THE EAST TWO CORNERS OF LOT 5, BLOCK 2, OF SAID SUBDIVISION. LAGIER SET THE EAST TWO CORNERS OF THIS PROPERTY IN HIS 1978 SURVEY OF "HIGHLANDER CENTER, UNIT TWO". I FOUND ALL OF THE MONUMENTS EXCEPT THE SOUTHEAST CORNER, THE LOCATION OF WHICH IS ABOUT AN INCH SOUTHEAST OF THE EDGE OF A 2" IRON PIPE CHAIN LINK FENCE CORNER. I USED SAID FENCE CORNER FOR A WITNESS CORNER.

I USED A TOPCON HIPER+ G.P.S. IN REAL TIME TO CONDUCT THIS SURVEY. THIS PROPERTY IS DESCRIBED IN A DEED TO MARY BESS PETERSON, TRUSTEE OF THE MARY BESS HOLLOWAY TRUST, RECORDED ON INSTRUMENT #2006-5020612 UMATILLA COUNTY DEED RECORDS AND IS DESCRIBED AS FOLLOWS.

LOT 4, BLOCK 3, "HIGHLANDER CENTER SUBDIVISION, UNIT TWO", CITY OF HERMISTON, IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

THE ADDRESS OF THIS LOT IS 2220 KELLI BOULEVARD, HERMISTON, OREGON, 97838.

THIS LOT IS NOT WITHIN A FEMA FLOOD ZONE.  
THE ZONING FOR THE PROPERTY IS C-2/M-1 IN THE CITY OF HERMISTON. BOTH COMMERCIAL AND LIGHT INDUSTRIAL USES ARE ALLOWED. A BUILDING CAN COVER AS MUCH OF THE LOT AS DESIRED PROVIDED THERE IS ADEQUATE PARKING CORRESPONDING WITH SECTION 157.176 OF THE HERMISTON CODE OF ORDINANCES. BUILDING HEIGHT FOR C-2 IS LIMITED TO 35 FEET. THERE IS NO RESTRICTION FOR THE BUILDING HEIGHT FOR M-1 USE. I MEASURED THE HEIGHT OF THE EXISTING BUILDING AT 17.5 FEET AT THE PEAK OF THE ROOF.

COMMERCIAL USES MUST BE SETBACK A MINIMUM OF 20 FEET FROM THE STREET. THERE ARE NO OTHER SETBACK RESTRICTIONS IN EITHER THE C-2 OR M-1 ZONES. THERE IS A 6' WIDE UTILITY EASEMENT ADJACENT TO ALL LOT LINES IN THIS SUBDIVISION WHICH WOULD PREVENT CONSTRUCTION CLOSER THAN 6 FEET TO THE LOT LINE.

THERE ARE NO PLANS FOR THE CITY OF HERMISTON TO CHANGE THE RIGHT OF WAY WIDTH OF KELLI BOULEVARD.

THE ONLY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION IS AN ASPHALT OVERLAY OF KELLI BOULEVARD.

KELLI BOULEVARD RIGHT OF WAY AND THE 6 FOOT UTILITY EASEMENTS SHOWN ADJACENT TO ALL LOT LINES WERE DEDICATED ON THE PLAT OF "HIGHLANDER CENTER SUBDIVISION-UNIT TWO" WHICH WAS RECORDED ON 11/29/1978 IN BOOK 12, PAGE 4, UMATILLA COUNTY PLAT RECORDS.

TO WB, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, AND TO FIRST AMERICAN TITLE INSURANCE COMPANY (COMMITMENT # NCS-527337-0MHA):

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6b, 7a, 8, 9, 11a, 17, 20a, AND 22 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 2/16/12.

DATE OF THIS MAP 2/24/2012 REVISED 2/28/2012

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*G. Dennis Edwards*

OREGON  
JULY 16, 1971  
G. DENNIS EDWARDS  
9 5 1  
RENEWS 12/31/2013

**RECEIVED BY**  
Umatilla County Surveyor  
Date: 3/5/2012  
Rec'd By: A. Oleg  
No.: 12-016-B

ALTA/ACSM SURVEY FOR WB, LLC C/O  
McGRATH NORTH MULLIN & KRATZ, PC LLO  
LOT 4, BLOCK 3, "HIGHLANDER CENTER UNIT 2,"  
CITY OF HERMISTON  
IN NW 1/4, SEC. 24, T 4 N, R 28 E, WILLAMETTE  
MERIDIAN, UMATILLA COUNTY, OREGON  
JOB# S1202004  
EDWARDS SURVEYING P.O. BOX 763  
541-567-3336 HERMISTON, OREGON 97838  
DRAWN BY JMC