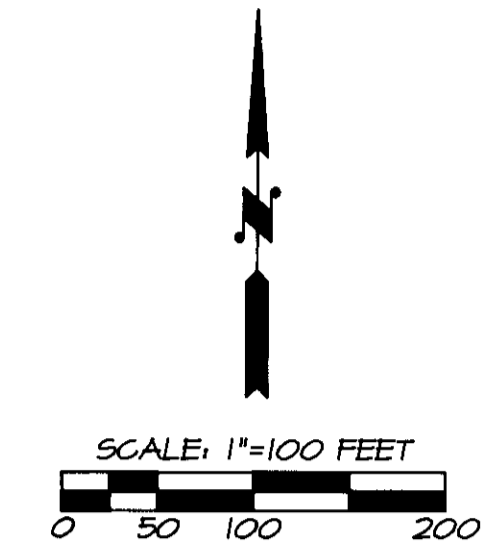


C 1/4 Corner Sec. 5. Found 1 1/2" brass cap in concrete w/ no markings, by City of Pendleton.



NOTE: DRAWING CO-ORDINATES ARE BASED ON CITY OF PENDLETON SYSTEM WITH THE VALUE OF THE 2 1/2" BRASS CAP MONUMENT AT HIGHWAY CENTERLINE STATION BEING N = 52710.427, E = 34518.347, AS SHOWN ON CITY OF PENDLETON MAP NO. 24-1584 DATED 4-24-76.

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 89°57'05" E	23.72'
L2	N 80°16'21" W	29.85'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	53°27'31"	716.20'	688.23'	N53°32'36"W 644.26'
C2	37°55'28"	716.20'	474.06'	N07°51'03"W 465.46'
C3	CENTERLINE SPIRAL CURVE	400.00'	N21°46'39"E 398.61'	
C4	50' O.S. SPIRAL CURVE	53.92'	N12°59'48"E 53.91'	
C5	37°55'28"	786.20'	507.16'	N07°51'03"W 497.95'
C6	50' O.S. SPIRAL CURVE		N17°28'13"E 83.75'	
C7	50' O.S. SPIRAL CURVE		N24°38'39"E 276.23'	

O.S. IN CURVE TABLE ABOVE INDICATES "OFFSET".

- UTILITY AND ZONING NOTES:
- STREET ADDRESS OF SURVEYED PARCEL: 613 & 615 AIRPORT ROAD, PENDLETON, OREGON, 97801.
 - ZONING: ZONE M-1 (LIGHT INDUSTRIAL). THIS ZONING DESIGNATION ALSO APPLIES TO PROPERTIES NORTH, EAST, SOUTH AND WEST OF SURVEYED PARCEL.
 - SETBACKS: SETBACKS ARE DEPENDENT ON UBC REQUIREMENTS.
 - THE WATER MAIN LOCATED ON THE EAST SIDE OF AIRPORT ROAD IS 6 INCHES IN DIAMETER WITH AN OPERATING PRESSURE OF 60 TO 65 P.S.I. -- SOURCE: CITY OF PENDLETON WATER DEPARTMENT.
 - THE NATURAL GAS MAIN LOCATED ON THE EAST SIDE OF AIRPORT ROAD IS 2 INCHES IN DIAMETER WITH AN OPERATING PRESSURE OF 50 P.S.I. -- SOURCE: CASCADE NATURAL GAS, PENDLETON, OREGON.
 - AIRPORT ROAD IS MAINTAINED BY THE CITY OF PENDLETON.

- LEGEND
- CONCRETE MONUMENT WITH 1" CITY PLASTIC CAP FOUND, NO RECORD.
 - MONUMENT FOUND AS NOTED.
 - SET 5/8" BY 30" IRON PIN WITH 1/2" PLASTIC CAP MARKED "OR PLS 1106 WA PLS 11312".
 - ⊙ CALCULATED POINT ONLY, NOT SET OR FOUND.
 - (XOX)D RECORD DIMENSION FROM DESCRIPTION CONTAINED IN "MODIFICATION OF CONTRACT", RECORDED IN BOOK 281, PAGE 9, DEED RECORDS.
 - (XOX)CR RECORD DIMENSION SHOWN ON CITY OF PENDLETON MAP NO. 24-1334, DATED 3/1/75 OR CITY MAP NO. 24-1584, DATED 4/24/76.
 - ⊕ WATER METER.
 - ⊙ SANITARY SEWER MANHOLE.
 - ⊖ POWER POLE.
 - ⊕ TELEPHONE PEDESTAL.
 - WIRE FENCE.
 - LI LINE TOO SHORT TO ANNOTATE -- SEE LINE TABLE.
 - C7 CURVE NUMBER -- SEE CURVE TABLE.
 - ⊕ SEE ACCOMPANYING NOTE.
 - ⊕ INDICATES VISIBLE SIGNS OF UTILITY DISTRIBUTION LINE ON PROPERTY, WITHOUT RECORD EASEMENT DOCUMENTATION SHOWN ON DEED.

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE EXTERIOR BOUNDARIES OF THAT PARCEL OF LAND OWNED BY ROBERT E. HART, ET AL. AND RECORDED IN REEL 268, PAGE 1412, DEED RECORDS.

RESEARCH INDICATES THE LAND PARCEL WAS ORIGINALLY DESCRIBED IN REAL ESTATE CONTRACT FROM CITY OF PENDLETON TO ED PAULSON, RECORDED IN BOOK 289, PAGE 122, DEED RECORDS. IN "MODIFICATION OF CONTRACT" DATED OCTOBER 1, 1966, THE CONTRACT WAS MODIFIED BECAUSE THE DESCRIPTION IN THE ORIGINAL CONTRACT WAS IN ERROR. THE "MODIFICATION OF CONTRACT" IS RECORDED IN BOOK 281, PAGE 9, DEED RECORDS. WHEN THE WARRANTY DEED WAS ISSUED TO ED PAULSON, (RECORDED IN BOOK 314, PAGE 142, DEED RECORDS) AFTER THE CONTRACT WAS SATISFIED, THE PROPERTY DESCRIPTION USED WAS THE SAME INCORRECT DESCRIPTION AS IN REAL ESTATE CONTRACT RECORDED IN BOOK 289, PAGE 122, DEED RECORDS. THE INCORRECT DESCRIPTION HAS BEEN USED ON ALL SUBSEQUENT CONVEYANCES. THE DESCRIPTIONS ARE DIFFERENT AND MAKE APPROXIMATELY 24 TO 30 FEET DIFFERENCE IN THE LOCATION OF THE WEST LINE OF THE HART, ET AL., PARCEL. THE "CORRECT" DESCRIPTION CONTAINED IN "MODIFICATION OF CONTRACT" RECORDED IN BOOK 281, PAGE 9, CORRESPONDS WITH EXISTING FOUND MONUMENTATION AND EXISTING FENCES ON THE WEST SIDE OF THE SITE. MONUMENTATION FOR THIS SURVEY WAS RECOVERED OR ESTABLISHED BASED ON THE "CORRECT" DESCRIPTION CONTAINED IN "MODIFICATION OF CONTRACT" RECORDED IN BOOK 281, PAGE 9, DEED RECORDS. CROSS REFERENCE DIMENSIONS ARE SHOWN BETWEEN THE WEST LINE OF THE HART, ET AL., WEST LINE FROM BOTH DESCRIPTIONS.

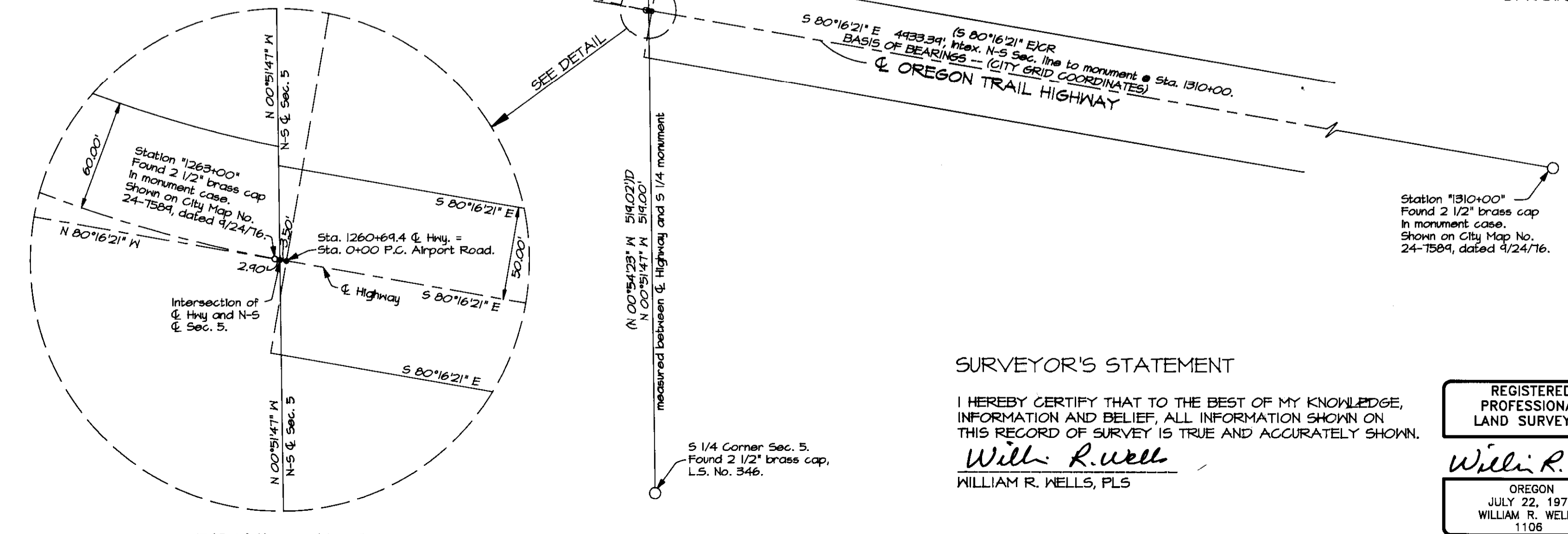
BECAUSE OF THE DESCRIPTION ERROR EXPLAINED IN THE ABOVE PARAGRAPH, SOME MODIFICATION OF THE EXISTING HART, ET AL., DESCRIPTION SHOULD BE MADE. ROD PARKER AT PIONEER TITLE COMPANY, PENDLETON, OREGON, SUGGESTS A NEW BARGAIN AND SALE DEED FROM THE CITY OF PENDLETON TO HART, ET AL., OWNERS SHOULD CONSULT WITH THEIR TITLE COMPANY AND CORRECT THE DEED DESCRIPTION IF POSSIBLE. IN THE EVENT THE DEED DESCRIPTION CAN NOT BE CORRECTED TO MATCH THE DESCRIPTION CONTAINED IN "MODIFICATION OF CONTRACT", THEN THE LINE IDENTIFIED AS THE HART, ET AL., WEST LINE IN NOTE 1 SHOULD BE HELD AS THE WEST BOUNDARY PER CURRENT DEED DESCRIPTION.

DURING THIS SURVEY, A NUMBER OF CONCRETE MONUMENTS, ESTABLISHED BY THE CITY OF PENDLETON, WERE RECOVERED AND ACCEPTED AS TRACT CORNERS. THESE MONUMENTS ARE NOT OF RECORD BUT CLOSELY MATCH RECORD DESCRIPTION CALLS AND WERE THEREFORE ACCEPTED.

SURVEY MEASUREMENTS WERE MADE WITH A LEITZ SET 3B AUTOMATIC ONE-SECOND TOTAL STATION BY A COMBINATION OF CLOSED CONTROL TRAVERSE AND RADIAL TIES. CORNER MONUMENTS TIED AND MONUMENTS ESTABLISHED BY RADIAL TIES WERE VERIFIED BY SEPARATE OBSERVATIONS.

- NOTES:
- THIS LINE SHOWS THE LOCATION OF WEST LINE OF HART, ET AL., PROPERTY PER DEED DESCRIPTION RECORDED IN REEL 268, PAGE 1412, DEED RECORDS. (LINE LOCATED 1341.31 FEET EAST OF AN PARALLEL TO WEST LINE OF SECTION 5).
 - THIS LINE SHOWS THE LOCATION OF WEST LINE OF HART, ET AL., PROPERTY PER DESCRIPTION CONTAINED IN "MODIFICATION OF CONTRACT" RECORDED BOOK 281, PAGE 9, DEED RECORDS.

- REFERENCE MAPS:
- CITY OF PENDLETON MAP NO. 11-T767, DATED 5-6-77.
 - CITY OF PENDLETON MAP NO. 24-1334, DATED 3-7-75.
 - CITY OF PENDLETON MAP NO. 24-1584, DATED 4-24-76.
 - RECORD MAP NO. 85-131-B, DATED 4-18-85.
 - RECORD MAP NO. 83-131-A, DATED 4-12-83.
 - RECORD MAP NO. Q-200-AX, DATED 8-58.
 - RECORD MAP NO. D-26-C, DATED 10-3-66.
 - RECORD MAP NO. Q-10-B, DATED 12-27-78.
 - UMATILLA COUNTY PARTITION PLAT NO. 1994-01.
 - UMATILLA COUNTY PARTITION PLAT NO. 1994-34.



SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ALL INFORMATION SHOWN ON THIS RECORD OF SURVEY IS TRUE AND ACCURATELY SHOWN.

Will. R. Wells
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

Will. R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1108
RENEWS 6/30/96

WILLIAM R. WELLS, PLS
357 N.E. HWY. 11
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (503) 276-6362

DATE: 11/06/95 DR. BY: KRW
CK. BY: KRW NO: 95-344

PROJECT:
BOUNDARY SURVEY FOR:
WESTERN STATES EQUIPMENT COMPANY

LOCATED IN THE SW1/4 OF SECTION 5, T2N., R32E., W.M., UMATILLA COUNTY, OREGON

RECEIVED BY
12-95
No. 95-222-C