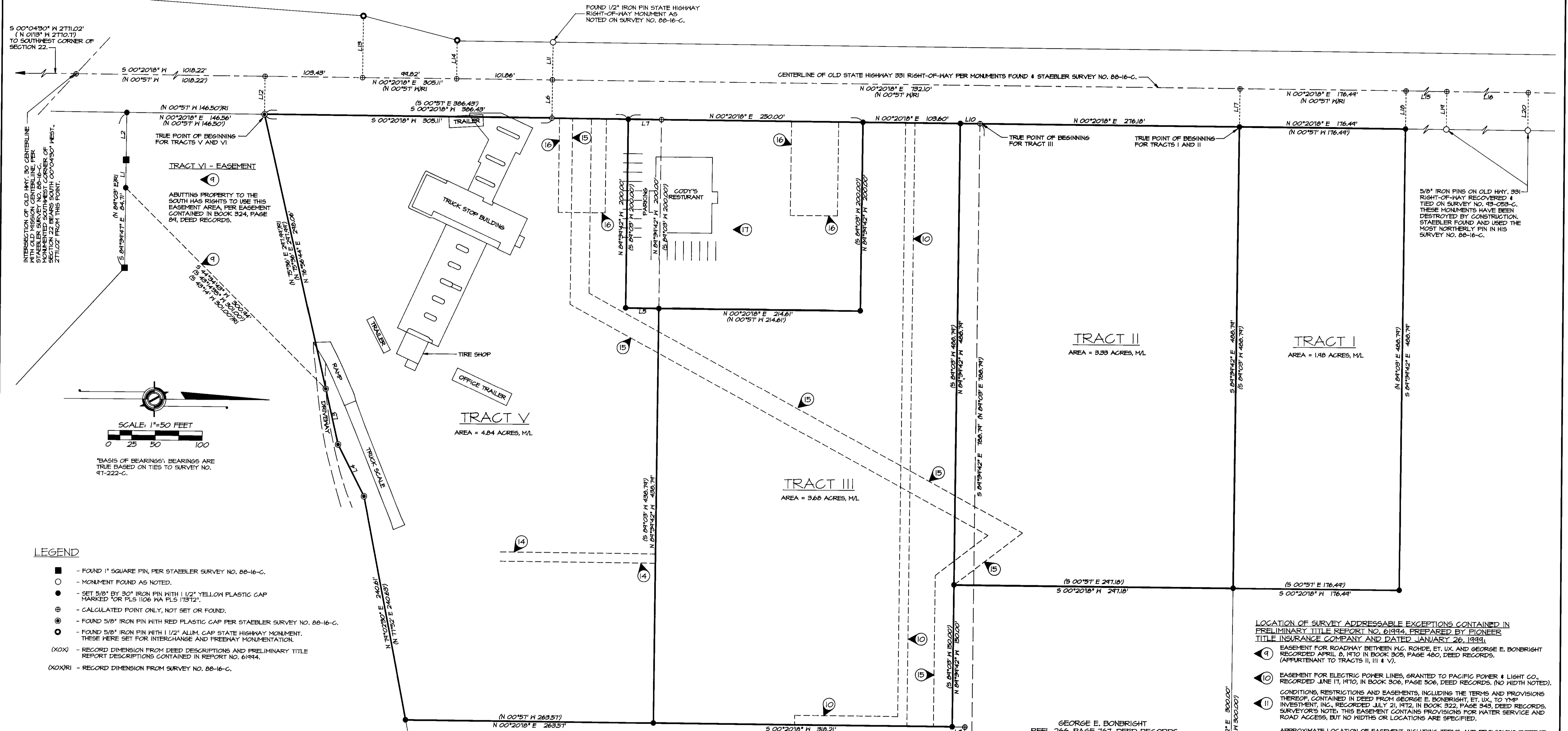


RECORD OF SURVEY

JUNE, 1999



SCALE: 1"=50 FEET
0 25 50 100

- LEGEND**
- - FOUND 1" SQUARE PIN, PER STAEBLER SURVEY NO. 88-16-C.
 - - MONUMENT FOUND AS NOTED.
 - - SET 5/8" BY 3/4" IRON PIN WITH 1/2" YELLOW PLASTIC CAP MARKED 'OR PLS 1106 HA PLS 17872'.
 - ⊕ - CALCULATED POINT ONLY, NOT SET OR FOUND.
 - ⊙ - FOUND 5/8" IRON PIN WITH RED PLASTIC CAP PER STAEBLER SURVEY NO. 88-16-C.
 - ⦿ - FOUND 5/8" IRON PIN WITH 1/2" ALUM. CAP STATE HIGHWAY MONUMENT. THESE WERE SET FOR INTERCHANGE AND FREEWAY MONUMENTATION.
 - (XOX) - RECORD DIMENSION FROM DEED DESCRIPTIONS AND PRELIMINARY TITLE REPORT DESCRIPTIONS CONTAINED IN REPORT NO. 61994.
 - (XOXR) - RECORD DIMENSION FROM SURVEY NO. 88-16-C.

NARRATIVE OF SURVEY

THIS SURVEY WAS MADE AT THE REQUEST OF GARY HALL, REPRESENTING ERNST BROTHERS, LLC, TO IDENTIFY AND MONUMENT THE BOUNDARIES OF CERTAIN LANDS RECENTLY PURCHASED. RECORD EASEMENTS WHICH CAN BE LOCATED BY CALCULATION OR SURVEY ARE ALSO NOTED.

BOUNDARY DESCRIPTIONS FOR LAND PARCELS IN THIS AREA ARE BASED ON A SURVEY BY DONALD L. STAEBLER, THE STAEBLER SURVEY, WHICH BEGAN IN 1972, WAS UPDATED IN 1980 AND RECORDED AS SURVEY NUMBER 88-16-C. SURVEY NO. 88-16-C NOTES A DISCREPANCY BETWEEN 'OLD' AND 'NEW' CENTERLINES OF STATE HIGHWAY 331 (MISSION ROAD) AND U.S. HIGHWAY 30 (INTERSTATE 84). STAEBLER'S SURVEY IN 1972 HELD THE 'OLD' ALIGNMENT OF MISSION ROAD (STATE HIGHWAY 331) AS DEFINED BY STATE HIGHWAY RIGHT-OF-WAY MONUMENTS FOUND AT THAT TIME. SAID 'OLD' MISSION ROAD ALIGNMENT IS THE ALIGNMENT ON WHICH THE DESCRIPTIONS ARE BASED AND ALL MONUMENTS FOUND FROM THE STAEBLER SURVEY WERE HELD ON THE PRESENT SURVEY TO CONSTRUCT PARCEL BOUNDARIES. OTHER REFERENCE SURVEYS ARE NOTED.

THIS SURVEY WAS MADE WITH A 2 PERSON CREW USING A LEICA SYSTEM 394 GEODETIC GLOBAL POSITIONING SYSTEM, USING STATIC AND REAL TIME KINEMATIC METHODS. A SOKKIA SET 48, FIVE SECOND TOTAL STATION WAS USED IN AREAS WHERE GPS SIGNAL RECEPTION WAS OBSCURED.

GEORGE E. BONBRIGHT
REEL 345, PAGE 0301, DEED RECORDS

LINE NO.	BEARING	DISTANCE	RECORD DIMENSION
L1	N 89°39'47" W	29.74'	(S 89°03' W 30.00')
L2	N 89°39'47" W	50.28'	(S 89°03' W 50.00')
L3	N 77°02'07" E	60.00'	(N 75°36' E 60.00') & R1
L4	N 62°54'53" E	61.39'	(N 61°38' E 61.46') & R1
L5	S 00°20'18" W	35.39'	(N 00°57' W 35.39')
L6	S 89°39'42" E	40.00'	(N 89°03' E 40.00')
L7	N 00°20'18" E	35.39'	(N 00°57' W 35.39')
L8	S 00°20'18" W	7.44'	(S 00°57' E 7.44')
L9	S 00°20'18" W	13.55'	(S 00°57' E 13.56')
L10	N 00°20'18" E	21.00'	(N 00°57' W 21.00')
L11	N 89°39'42" W	40.04'	(S 89°03' W 40.00')
L12	S 89°39'42" E	40.00'	(S 89°03' W 40.00')
L13	N 89°39'42" E	65.60'	(S 89°03' W 40.00')
L14	N 89°39'42" W	40.77'	(S 89°03' W 40.00')
L15	N 00°20'18" E	322.87'	(N 00°57' W) & R1
L16	S 00°20'18" W	360.23'	(N 00°57' W) & R1
L17	N 89°39'42" W	40.00'	(S 89°03' W 40.00')
L18	N 89°39'42" W	40.00'	(S 89°03' W 40.00')
L19	N 89°39'42" W	40.00'	(S 89°03' W 40.00')
L20	N 89°39'42" W	40.00'	(S 89°03' W 40.00')

REFERENCE SURVEYS:
SURVEY NO. 88-16-C,
SURVEY NO. 88-058-B,
SURVEY NO. 91-222-C,
STATE HIGHWAY MAPS AND FREEWAY MONUMENTATION MAPS.

- LOCATION OF SURVEY ADDRESSABLE EXCEPTIONS CONTAINED IN PRELIMINARY TITLE REPORT NO. 61994, PREPARED BY PIONEER TITLE INSURANCE COMPANY AND DATED JANUARY 26, 1999:**
- ⑨ EASEMENT FOR ROADWAY BETWEEN W.G. RODE, ET. UX. AND GEORGE E. BONBRIGHT RECORDED APRIL 8, 1970 IN BOOK 305, PAGE 460, DEED RECORDS. (APPURTENANT TO TRACTS II, III & V).
 - ⑩ EASEMENT FOR ELECTRIC POWER LINES, GRANTED TO PACIFIC POWER & LIGHT CO., RECORDED JUNE 17, 1970, IN BOOK 306, PAGE 506, DEED RECORDS. (NO WIDTH NOTED).
 - ⑪ CONDITIONS, RESTRICTIONS AND EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED IN DEED FROM GEORGE E. BONBRIGHT, ET. UX. TO YMP INVESTMENT, INC., RECORDED JULY 21, 1972, IN BOOK 322, PAGE 348, DEED RECORDS. SURVEYOR'S NOTE: THIS EASEMENT CONTAINS PROVISIONS FOR WATER SERVICE AND ROAD ACCESS, BUT NO WIDTHS OR LOCATIONS ARE SPECIFIED.
 - ⑭ APPROXIMATE LOCATION OF EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, GRANTED TO PACIFIC POWER AND LIGHT CO., RECORDED JUNE 11, 1973 IN BOOK 324, PAGE 298, DEED RECORDS. SURVEYOR'S NOTE: EASEMENT EXHIBIT SHOWING THIS LOCATION IS SUSPECTED TO BE IN ERROR, NO VISUAL EVIDENCE OF BURIED POWER LINES WAS NOTED IN THIS AREA.
 - ⑮ 20 FOOT PUBLIC RIGHT-OF-WAY FOR SEWER PURPOSES, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED IN DEED FROM GEORGE E. BONBRIGHT, ET. UX., RECORDED FEBRUARY 17, 1976 IN BOOK 355, PAGE 182, DEED RECORDS.
 - ⑯ MUTUAL DRIVEWAY EASEMENTS AND USE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN GEORGE E. BONBRIGHT AND CHARBURGER, INC., RECORDED MARCH 25, 1980 IN DOCUMENT NO. 1980-3360222.
 - ⑰ NON-EXCLUSIVE PERPETUAL SEWER AND WATER SERVICES AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN GEORGE E. BONBRIGHT AND CHARBURGER, INC., RECORDED MARCH 25, 1980 IN DOCUMENT NO. 1980-3360222. SURVEYOR'S NOTE: NO LOCATIONS ARE SPECIFIED FOR THE BURIED LINES.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

William R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1108
RENEWS 8/30/00

WILLIAM R. WELLS, PLS
357 N.E. HWY. 11
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

PROJECT:
BOUNDARY SURVEY FOR:
ERNST BROTHERS, LLC
LOCATED IN THE NW 1/4 SEC. 22,
TOWNSHIP 2N, R 33E, 11M,
UHATILLA COUNTY, OREGON.

99-120-C