

ALTA/ACSM LAND TITLE SURVEY

CENTER 1/4 CORNER SECTION 16, PER CITY OF PENDLETON

LEGEND

- - SET 5/8" X 24" REBAR WITH A RED PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372.
- - FOUND 5/8" REBAR FROM PLAT OF RICE ADDITION.
- - FOUND 5/8" REBAR WITH PLASTIC CAP ESTABLISHED ON PARTITION PLAT NO. 2005-36.
- - FOUND 1/2" SMOOTH REBAR BY STATE HIGHWAY DEPARTMENT.
- - FOUND 1/2" SMOOTH REBAR OF UNKNOWN ORIGIN, NOTED ON SURVEY NO. S-18-B.
- - FOUND 3/4" I.D. PIPE WITH PLASTIC CAP FROM PARTITION PLAT NO. 1991-13.
- - FOUND 5/8" REBAR PER SURVEY NO. S-18-B.
- ★ - SECTION OR ONE-QUARTER SECTION CORNER AS NOTED. 2 1/2" BRASS CAPS ON GALVANIZED IRON PIPES UNLESS OTHERWISE NOTED.
- - OTHER MONUMENT FOUND AS NOTED.
- *p.k. INDICATES "P.K." NAIL FOUND.
- x - CALCULATED POINT ONLY, NOT SET OR FOUND.
- FENCE LINE, UNLESS OTHERWISE NOTED, FENCES ARE BARB WIRE TYPE FENCES 3 1/2' TO 4 FEET HIGH.
- [XOX] - RECORD DIMENSION PER PRELIMINARY REPORT FOR TITLE INSURANCE, PREPARED BY PIONEER TITLE INSURANCE COMPANY, 126 S.E. COURT AVENUE, PENDLETON, OREGON 97001, REPORT NO. 80016, DATED SEPTEMBER 27, 2006, OR FROM DEED DESCRIPTION.
- (XOX) - RECORD DIMENSION PER SUBDIVISION, PARTITION PLAT OR RECORD SURVEY.
- ⊙ - INDICATES LOCATION OF EXCEPTION FROM PRELIMINARY TITLE REPORT. SEE "EXCEPTIONS LIST".

REFERENCE DOCUMENTS

SURVEY NO. 83-23-B, FILED MARCH 23, 1983.
SURVEY NO. S-18-B, FILED MARCH 1981.
PLAT OF RICE ADDITION, RECORDED JULY 3, 1979 IN BOOK 12 PAGE 10, RECORD OF TOWN PLATS, UMATILLA COUNTY, OREGON.
PLAT OF YOUNG'S ADDITION RECORDED SEPTEMBER 26, 1987, IN BOOK 8, PAGE 24, RECORD OF TOWN PLATS, UMATILLA COUNTY, OREGON.
PLAT OF SOUTHGATE ADDITION RECORDED JULY 22, 1970, IN BOOK 9, PAGE 35, RECORD OF TOWN PLATS, UMATILLA COUNTY, OREGON.
PLAT OF BLAKEY ADDITION, RECORDED JUNE 1977 AT BOOK 11, PAGE 16, RECORD OF TOWN PLATS, UMATILLA COUNTY, OREGON.
UMATILLA COUNTY PARTITION PLAT NO. 1991-13, RECORDED DECEMBER 26, 1991, PARTITION PLAT BOOK 1991, PAGE 13, UMATILLA COUNTY, OREGON.
PLAT OF YOUNG'S ADDITION RECORDED SEPTEMBER 26, 1987, IN BOOK 8, PAGE 24, RECORD OF TOWN PLATS, UMATILLA COUNTY, OREGON.
PLAT OF SOUTHGATE ADDITION RECORDED JULY 22, 1970, IN BOOK 9, PAGE 35, RECORD OF TOWN PLATS, UMATILLA COUNTY, OREGON.
PLAT OF BLAKEY ADDITION, RECORDED JUNE 1977 AT BOOK 11, PAGE 16, RECORD OF TOWN PLATS, UMATILLA COUNTY, OREGON.
UMATILLA COUNTY PARTITION PLAT NO. 1998-17, RECORDED JUNE 29, 1998, PARTITION PLAT BOOK 1998, PAGE 17, UMATILLA COUNTY, OREGON.
UMATILLA COUNTY PARTITION PLAT NO. 2005-36, RECORDED DECEMBER 15, 2005, IN RECORD OF PLATS YEAR 2005, PAGE 36, UMATILLA COUNTY, OREGON.
OREGON STATE HIGHWAY DIVISION DRAWING OF RELOCATED PENDLETON-JOHN DAY HIGHWAY, 78-38-A, DATED AUGUST, 1955. DEEDS AND REFERENCE DOCUMENTS DISCLOSED BY PRELIMINARY REPORT FOR TITLE INSURANCE.

LINE TABLE

| LINE | BEARING | DISTANCE | RECORD DIMENSION |
|------|---------------|----------|-------------------------|
| L1 | N 17°26'03" E | 137.89' | (N 17°23'00" W 137.79') |
| L2 | N 50°37'52" E | 119.19' | (N 50°38'08" E 119.23') |
| L3 | N 66°22'38" E | 119.45' | (N 66°22'54" E 119.45') |
| L4 | N 80°50'57" E | 30.00' | (N 80°51'55" E 30.0') |
| L5 | N 00°02'11" E | 3.58' | |
| L6 | S 01°05'55" W | 129.72' | (S 00°38'00" W 129.72') |
| L7 | S 01°05'55" W | 50.01' | (S 00°38'00" W 50.01') |
| L8 | S 89°53'37" E | 30.02' | |
| L9 | S 65°50'20" E | 37.36' | |
| L10 | N 73°25'25" W | 161.90' | |
| L11 | S 88°53'15" W | 118.18' | |
| L12 | N 34°54'06" E | 60.76' | (S 34°25'25" W 60.76') |

NOTE

ACCESS IS RESTRICTED ALONG THE FRONTAGE OF U.S. HIGHWAY NO. 395, WITH THE EXCEPTION OF THIS POINT BUT THE APPROACH HAS NOT BEEN RECENTLY USED. THE 50 FOOT ACCESS FOR ACCESS & CROSSING FOR FARM PURPOSES ONLY, RESERVED IN DEED, NO LONGER APPLIES BECAUSE OF OWNERSHIP CHANGES WEST OF U.S. HIGHWAY NO. 395.

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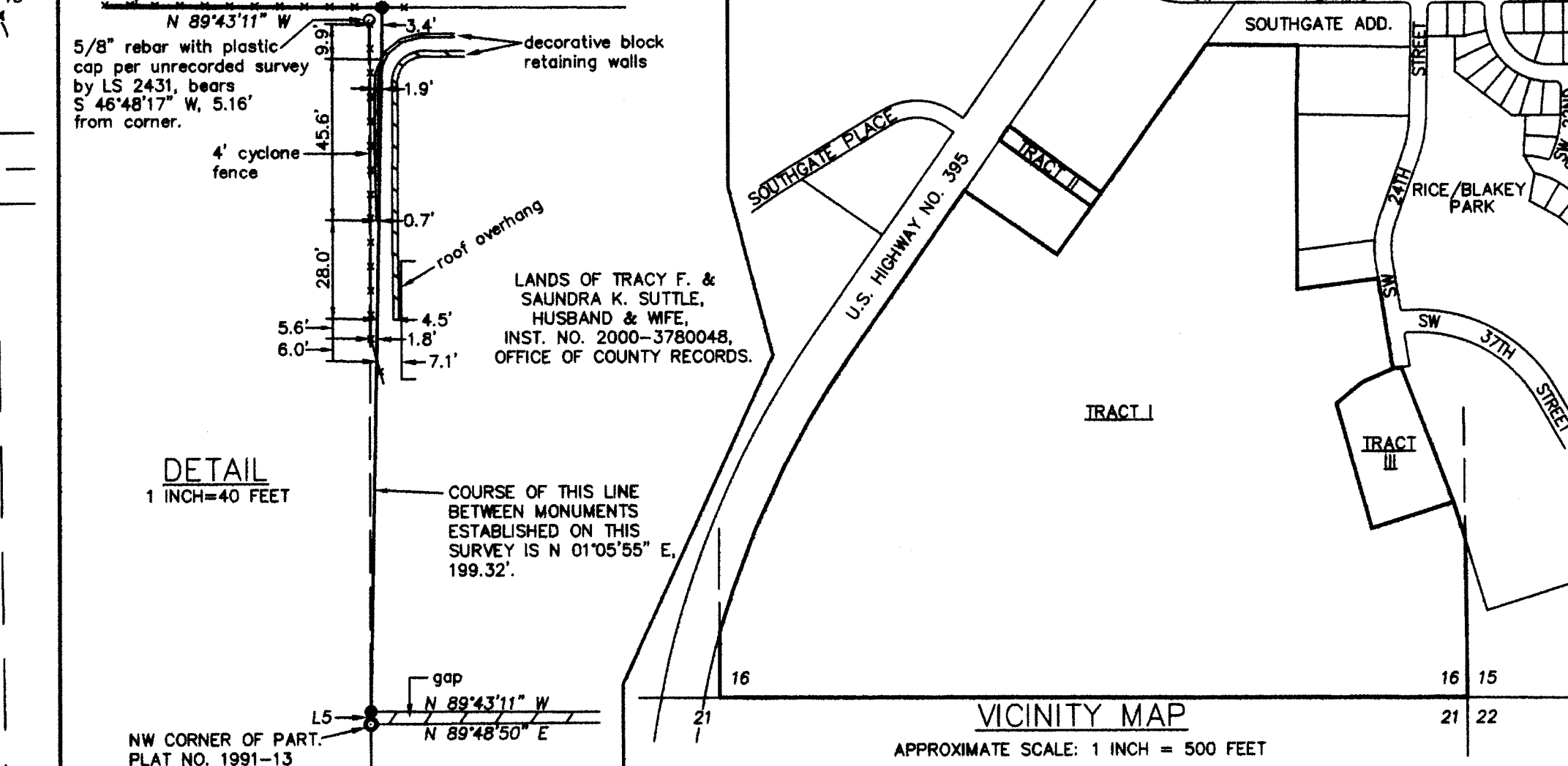
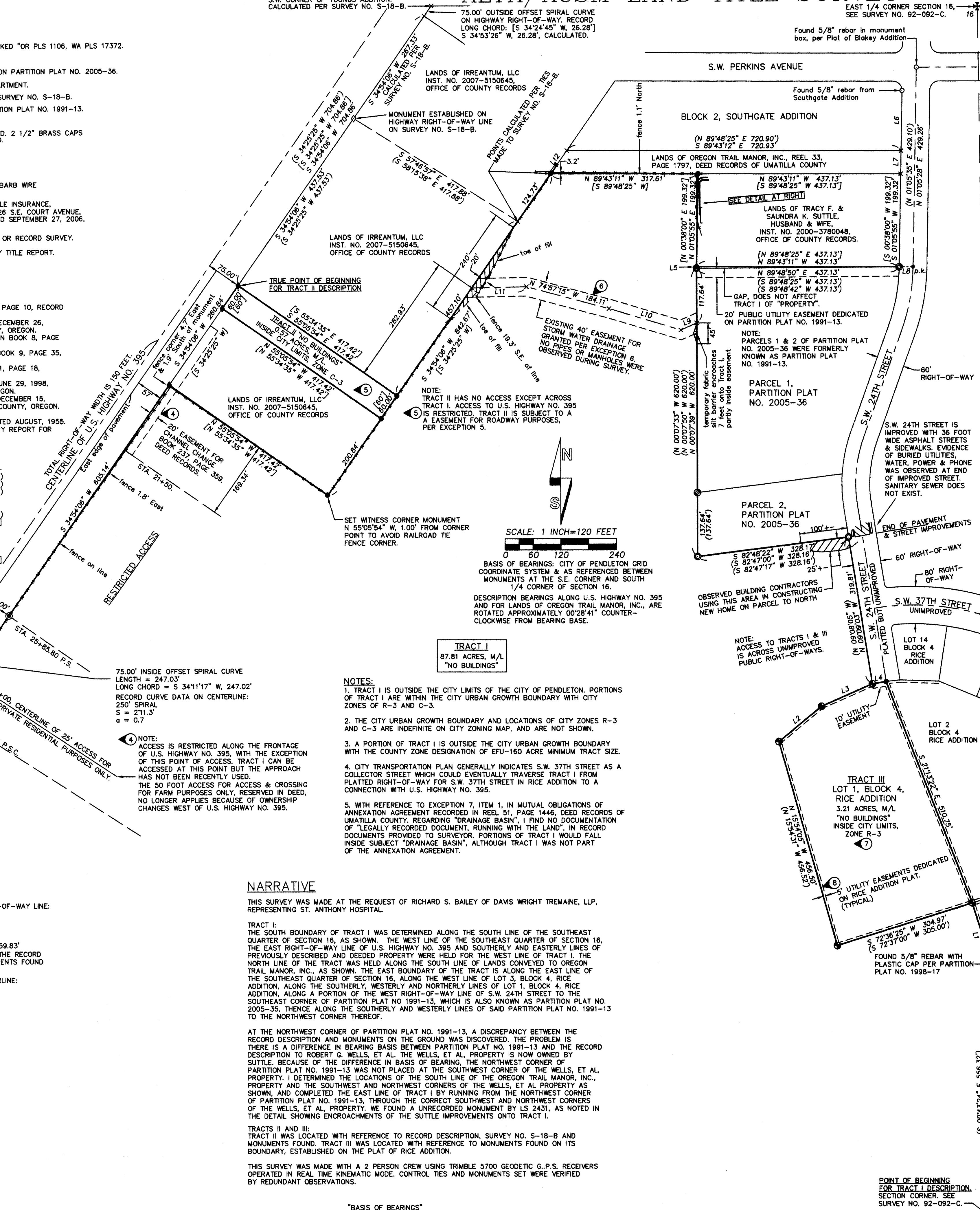
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EXCEPTIONS LIST:

- ACCESS RESTRICTIONS AND RESERVATIONS, INCLUDING THE TERMS AND PROVISIONS THEREIN, CONTAINED UNDER DEED GRANTOR: GLEN ROGERS AND ANNA ROGERS GRANTEE: STATE OF OREGON, STATE HIGHWAY COMMISSION RECORDED: SEPTEMBER 28, 1956 IN BOOK 237, PAGE 359, DEED RECORDS. (AFFECTS TRACT I)
- ROADWAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF GRANTEE: MELVIN Q. WINTER AND MARGARET E. WINTER RECORDED: JUNE 28, 1966 IN BOOK 285, PAGE 194, DEED RECORDS. (AFFECTS TRACT II)
- STORM WATER DRAINAGE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF GRANTEE: CITY OF PENDLETON RECORDED: AUGUST 13, 1987 IN MICROFILM R-22, PAGE 955, OFFICE OF UMATILLA COUNTY RECORDS. (AFFECTS TRACT I)
- ANNEXATION AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF BETWEEN FIRST PARTY: PAUL L. RICE AND ESTELLE RICE SECOND PARTY: CITY OF PENDLETON RECORDED: JUNE 22, 1979 IN MICROFILM R-51, PAGE 1466, OFFICE OF UMATILLA COUNTY RECORDS. (AFFECTS TRACT III)
- UTILITY EASEMENTS BEING 5 FEET ABUTTING REAR AND SIDE LOT LINES AND 10 FEET ON LOT LINES ABUTTING STREET FRONTAGE SHOWN ON PLAT FOR RICE ADDITION. RECORDED: JULY 3, 1979 IN BOOK 12, PAGE 10, PLAT RECORDS. (AFFECTS TRACT III)

ENCROACHMENT NOTES:

- BARBED WIRE FENCES ARE LOCATED ON THE SOUTH, WEST AND NORTH LINES OF TRACT I. MOST OF THESE FENCE LINES ARE "ON" THE BOUNDARY BECAUSE, AS A PRACTICAL MATTER, FENCES OF THIS NATURE ARE APPROXIMATELY 1 FOOT WIDE, CONSIDERING RAILROAD TIE BRACE AND ANGLE POSTS. AREAS WHERE FENCES ARE MORE THAN 1 FOOT FROM THE BOUNDARY ARE NOTED. I HAVE NOT CALLED ENCROACHMENTS ALONG THESE BARBED WIRE FENCES, BECAUSE OWNERSHIP OF THE FENCES IS UNKNOWN.
- A ENCROACHMENT OF A CYCLONE FENCE AND PORTIONS OF A RETAINING WALL IS NOTED ONTO TRACT I, ON THE EAST LINE OF TRACT I, WEST OF THE SUTTLE PROPERTY. SEE DETAIL FOR DIMENSIONS.
- THERE IS A FILL ENCROACHMENT ONTO TRACT I, NEAR THE STORM DRAINAGE EASEMENT IDENTIFIED AS EXCEPTION 6. FILL ENCROACHMENT IS DIMENSIONED.
- A HOUSE IS UNDER CONSTRUCTION ON PARCEL 2 OF PARTITION PLAT NO. 2005-36. BUILDING CONTRACTORS WERE OBSERVED USING A PORTION OF TRACT I FOR ACCESS. IMMEDIATELY SOUTH OF PARCEL 2, AREA IS SHOWN.
- TEMPORARY, DECAYED FABRIC SILT BARRIER ENCROACHES 7 FEET ONTO TRACT I AS SHOWN, FROM PARCEL 1 OF PARTITION PLAT NO. 2005-36.

TRACT III

Lot 1, Block 4, RICE ADDITION to the City of Pendleton, Umatilla County, Oregon.

TRACT II

A tract of land located in the Southeast Quarter of Section 16, Township 2 North, Range 32 East, W.M., Umatilla County, Oregon, described as commencing at the Southwest Corner of Young's Addition to the City of Pendleton; thence Southwesterly along the arc of a curve to the right along the Easterly right-of-way line of U.S. Highway No. 395, which is 75 feet distant when measured on a radial line from the centerline of said highway, which said highway centerline is on an spiral curve of 430' and a length of 300 feet, said curve along said Easterly right-of-way line subtends a chord of 26.28 feet and bears South 34°32'06" West; thence continuing along said Easterly right-of-way line, South 34°54'06" West a distance of 704.86 feet to the TRUE POINT OF BEGINNING for this description; thence South 55°05'54" East a distance of 417.42 feet; thence South 34°54'06" West a distance of 60.00 feet; thence North 55°05'54" West a distance of 417.42 feet to a point on the Easterly right-of-way line of said highway; thence North 34°54'06" East along said Easterly right-of-way line a distance of 60.00 feet to the TRUE POINT OF BEGINNING.

TRACT I

87.81 ACRES, M/L "NO BUILDINGS"

TRACT I

Parcel 1, Partition Plat No. 2005-36

TRACT I

Parcel 2, Partition Plat No. 2005-36

TRACT I

Parcel 1, Partition Plat No. 1998-17

REGISTERED PROFESSIONAL LAND SURVEYOR
William R. Wells
OREGON JULY 22, 1977
WILLIAM R. WELLS 1106
RENEWS 6/30/08

WILLIAM R. WELLS, PLS
2602 N.E. RIVERSIDE PLACE
P.O. BOX 1696
PENDLETON, OREGON
PHONE: (541) 276-6362

PROJECT:
ALTA/ACSM LAND TITLE SURVEY
FOR:
ST. ANTHONY HOSPITAL
LOCATED IN THE SE 1/4
OF SECTION 16, T2N., R32E., W.M.,
UMATILLA COUNTY, OREGON.

DATE: 03/07 DR. BY: WRW/AW
CK. BY: WRW NO: 07-1112

TO: ST. ANTHONY HOSPITAL AND FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON.
This is to certify that this map or plat and survey on which it is based were made in accordance with Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, and NSPS in 2005, and includes items 1, 2, 4, 8 and 10 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS, and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Oregon, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.
Date: March 24, 2007 **Will R. Wells** Umatilla County Surveyor
William R. Wells, OR PLS 1106