

ALTA/ACSM LAND TITLE SURVEY
1201 NE ELM STREET

A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 32,
TOWNSHIP 14 SOUTH, RANGE 16 EAST, W.M.,
CITY OF PRINEVILLE, CROOK COUNTY, OREGON

PREPARED FOR
LUTHERAN COMMUNITY SERVICES NORTHWEST
DECEMBER 7, 2016

TITLE REPORT EXCEPTIONS

THE FOLLOWING EXCEPTIONS WERE DISCLOSED BY FIDELITY NATIONAL TITLE COMPANY OF OREGON PRELIMINARY REPORT FOR ORDER NUMBER 20140099635-FTPOR01.

EXCEPTIONS 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 25, 26, 27, 28 AND 29 ARE NOT AN EASEMENTS OR MATTERS OF SURVEY.

EXCEPTION 4 DESCRIBES CONFLICTS IN BOUNDARY LINES, AREA OR ENCROACHMENTS AS DISCLOSED BY A SURVEY. THERE ARE NUMEROUS GAPS, OVERLAPS AND ERRORS CONTAINED IN THE SUBJECT AND ADJACENT DEEDS AS SHOWN ON SHEET 2, A SUMMARY IS AS FOLLOWS:

1. THE STAIRS OF THE ADJACENT 2 STORY BUILDING AT THE NE CORNER ARE ENCROACHING AS SHOWN.
2. THE SUBJECT PARCEL BUILDINGS NEAR THE NE CORNER ARE ENCROACHING ON THE ADJACENT PARCEL AS SHOWN.
3. THE SOUTH SIDE OF THE PP&L FENCE IN THE MIDDLE OF THE SITE IS ENCROACHING AS SHOWN.
4. THERE ARE DEED GAPS AND OVERLAPS AS SHOWN.
5. THE CITY OF PRINEVILLE DOES NOT HAVE SPECIFIC INFORMATION FOR THE LOCATIONS OF THEIR PUBLIC RIGHTS OF WAY. THIS SURVEY SHOWS THE RIGHTS OF WAY BASED UPON THE BEST AVAILABLE DATA AS NOTED.

EXCEPTION 13 DESCRIBES EXISTING RIGHTS OF WAY FOR ROADS, HIGHWAYS, IRRIGATION DITCHES, CANALS AND POLE LINES THAT ARE NOT DESCRIBED IN THE PUBLIC RECORD. EXISTING POWER LINES, POWER POLES AND APPURTENANCES EXIST AS SHOWN.

EXCEPTION 14 IS AN EASEMENT TO PACIFIC POWER & LIGHT COMPANY FOR A WATER MAIN RECORDED DECEMBER 29, 1938 IN BOOK 50, PAGE 582 ALONG THE "GENERAL COURSE NOW LOCATED AND STAKED" ALONG VACATED ELEVENTH STREET AS DEPICTED HEREON. THE UTILITY LOCATES DID NOT EXTEND INTO THIS AREA.

EXCEPTION 15 IS A 20-FOOT WIDE EASEMENT TO PACIFIC POWER & LIGHT COMPANY FOR WATER TRANSMISSION AND DISTRIBUTION RECORDED JUNE 23, 1965 IN BOOK 92, PAGE 497 ALONG THE "GENERAL COURSE NOW LOCATED AND STAKED OUT". THE EXACT LOCATION IS DESCRIBED BY THE DOCUMENT AS "APPROXIMATELY 59.5 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY" AS DEPICTED HEREON.

EXCEPTION 16 IS A CORRECTIVE 20-FOOT WIDE EASEMENT TO PACIFIC POWER & LIGHT COMPANY FOR WATER TRANSMISSION AND DISTRIBUTION RECORDED: MARCH 15, 1966 IN BOOK 94, PAGE 70 ALONG THE "GENERAL COURSE NOW LOCATED AND STAKED OUT." THE EXACT LOCATION IS DESCRIBED BY THE DOCUMENT AS "APPROXIMATELY 595 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY" AS DEPICTED HEREON.

EXCEPTION 17 IS A 25-FOOT WIDE EASEMENT FOR WATER TRANSMISSION AND DISTRIBUTION PIPELINES AND APPURTENANCES TO THE CITY OF PRINEVILLE RECORDED AUGUST 31, 1992 IN INSTRUMENT NUMBER 105415 AS DEPICTED HEREON.

EXCEPTION 18 IS A MEMORANDUM OF AGREEMENT TO PACIFIC POWER AND LIGHT COMPANY FOR ELECTRIC FACILITIES, RECORDED NOVEMBER 17, 1992 IN INSTRUMENT NUMBER 106561 OVER THE ENTIRETY OF TRACT I HEREON.

EXCEPTION 19 IS A 10-FOOT WIDE EASEMENT FOR AN UNDERGROUND ELECTRICAL TRANSMISSION LINE AND APPURTENANCES TO PACIFICORP, A CORPORATION DBA PACIFIC POWER & LIGHT COMPANY, RECORDED SEPTEMBER 21, 1993 IN INSTRUMENT NUMBER 111280 AND DEPICTED HEREON.

EXCEPTION 20 IS A JOINT FINANCING AGREEMENT BETWEEN UNITED STATES OF AMERICA ACTING THROUGH THE FARMERS HOME ADMINISTRATION (FMHA) AND THE PRINEVILLE BANK RECORDED JUNE 16, 1994 IN INSTRUMENT NUMBER 115757 OVER THE ENTIRETY OF TRACT I HEREON.

EXCEPTION 21 IS A DEED OF TRUST BETWEEN PIONEER MEMORIAL HOSPITAL AND FARMERS HOME ADMINISTRATION, UNITED STATES DEPARTMENT OF AGRICULTURE, ACTING THROUGH THE STATE DIRECTOR OF THE FARMERS HOME ADMINISTRATION FOR THE STATE OF OREGON RECORDED JUNE 16, 1994 IN INSTRUMENT NUMBER 115759 OVER THE ENTIRETY OF TRACT I HEREON.

EXCEPTION 22 IS A DEED OF TRUST BETWEEN PIONEER MEMORIAL HOSPITAL, AMERITITLE AND COMMUNITY FIRST BANK RECORDED AUGUST 6, 2001 IN INSTRUMENT NUMBER 164452 AND MODIFIED AND RECORDED OCTOBER 21, 2015 IN INSTRUMENT NUMBER 2015-270981 OVER THE ENTIRETY OF TRACT I HEREON.

EXCEPTION 23 IS ASSIGNMENT OF LEASES AND RENTS FROM PIONEER MEMORIAL HOSPITAL TO COMMUNITY FIRST BANK RECORDED AUGUST 6, 2001 IN INSTRUMENT NUMBER 164453 OVER THE ENTIRETY OF TRACT I HEREON.

EXCEPTION 24 IS AN UNRECORDED LEASE FROM PIONEER MEMORIAL HOSPITAL TO DISCLOSED BY MEMORANDUM RECORDED AUGUST 20, 2008 IN INSTRUMENT NUMBER 2008-230267 OVER THE ENTIRETY OF TRACTS I AND II HEREON.

LEGAL DESCRIPTION

TRACT I
A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 16 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF MAIN STREET, AS LOCATED AND CONSTRUCTED, IN PRINEVILLE, OREGON, SAID POINT BEING 922 FEET SOUTH AND 23 FEET EAST OF THE WEST QUARTER CORNER OF SAID SECTION 32, THENCE EAST 620 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF A TRACT OF LAND DEEDED TO PACIFIC POWER & LIGHT COMPANY RECORDED IN BOOK 73 OF DEEDS AT PAGE 290, RECORDS OF CROOK COUNTY, OREGON, THENCE NORTH ALONG THE WEST LINE OF SAID PACIFIC POWER & LIGHT COMPANY TRACT 80 FEET TO THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID PACIFIC POWER & LIGHT COMPANY TRACT 120 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 160 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO PACIFIC POWER & LIGHT COMPANY BY DEED RECORDED IN BOOK 47 OF DEEDS AT PAGE 430, RECORDS OF CROOK COUNTY, OREGON, THENCE WEST 120 FEET, THENCE SOUTH 111 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF A TRACT DEEDED TO FRANK HUGHES BY DEED RECORDED IN BOOK 40 OF DEEDS AT PAGE 159, RECORDS OF CROOK COUNTY, OREGON, THENCE EAST 80 FEET, THENCE SOUTH 120 FEET TO A POINT ON THE NORTH LINE OF EAST 10TH STREET IN PRINEVILLE, OREGON, THENCE EAST ALONG THE NORTH LINE OF SAID EAST 10TH STREET 458.4 FEET, MORE OR LESS, TO WHERE SAID NORTH LINE INTERSECTS THE WEST LINE OF NORTH ELM STREET IN PRINEVILLE, OREGON, THENCE NORTH ALONG SAID WEST LINE OF NORTH ELM STREET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN MEMORANDUM OF CONTRACT TO HARRY H. RINEHART, M.D., RECORDED APRIL 28, 1978 IN DEEDS NO. 45807, RECORDS OF CROOK COUNTY, OREGON, THENCE NORTH 89'44" WEST ALONG THE SOUTH BOUNDARY OF SAID RINEHART TRACT 123.90 FEET TO THE SOUTHWEST CORNER THEREOF, THENCE NORTH 0'16" EAST ALONG THE WEST LINE OF SAID RINEHART TRACT 141.70 FEET TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER BEING ON THE SOUTH BOUNDARY OF LOPER AVENUE, AS LOCATED AND CONSTRUCTED, IN PRINEVILLE, OREGON, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOPER AVENUE TO ITS INTERSECTION WITH THE AFOREMENTIONED EAST LINE OF MAIN STREET, THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT TRACT DEEDED TO THE CITY OF PRINEVILLE BY DEED RECORDED SEPTEMBER 16, 1957 IN BOOK 79 OF DEEDS AT PAGE 29, RECORDS OF CROOK COUNTY, OREGON.

TRACT II
A PARCEL OF LAND IN SECTION 32 IN TOWNSHIP 14 SOUTH OF RANGE 16 EAST OF THE WILLAMETTE MERIDIAN, CROOK COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF TENTH STREET, ACCORDING TO THE AMENDED PLAT OF NEWSOM'S ADDITIONS TO PRINEVILLE, OREGON, WHICH PLAT IS NOW ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK FOR CROOK COUNTY, OREGON, AND WHICH SAID POINT IS ON THE EAST LINE OF NICHOLS STREET, SOMETIMES KNOWN AS EAST C STREET, SAID POINT BEING 620 FEET EAST FROM THE WEST LINE OF SAID SECTION 32, THENCE NORTH 120 FEET, THENCE EAST 80 FEET, THENCE SOUTH 120 FEET, THENCE WEST 80 FEET TO THE POINT OF BEGINNING, AND COMPRISING WHAT WAS FORMERLY KNOWN AS LOTS 1 AND 2 OF BLOCK 1 OF NEWSOM'S SECOND ADDITION TO SAID TOWN OF PRINEVILLE, OREGON.

NARRATIVE

THE SURVEY HEREON WAS PREPARED AT THE REQUEST OF LUTHERAN COMMUNITY SERVICES NORTHWEST. ALL LOCAL RECORD MONUMENTATION WAS SEARCHED FOR WITH THE REMAINING CORNERS DEPICTED HEREON. THE MONUMENTED WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 32 WAS ALSO SURVEYED AS SHOWN.

THE DICTATES OF THE LEGAL DESCRIPTION ABOVE WERE FOLLOWED, BASED UPON THE QUARTER SECTION AND THE LOCAL MONUMENTATION. SPECIFIC NOTES ARE MADE ON SHEET 2.

ZONING

THE SITE IS ZONED "R1" "LIMITED RESIDENTIAL". THE FOLLOWING ZONING RESTRICTIONS APPLY:

- MINIMUM LOT SIZE : 6,500 S.F.
- FRONT YARD SETBACK : 10'
- CARPORY YARD SETBACK : 20'/25'
- SIDE YARD SETBACK : 5'
- REAR YARD : 5'
- MAXIMUM HEIGHT : 30'
- MAXIMUM HEIGHT FOR HOSPITALS, CHURCHES & SCHOOLS : 45'

CERTIFICATION

I HEREBY CERTIFY TO:


LUTHERAN COMMUNITY SERVICES NORTHWEST;

PIONEER MEMORIAL HOSPITAL - PRINEVILLE;

AMERITITLE;

TOGETHER WITH THEIR HEIRS, SUCCESSORS AND/OR ASSIGNS;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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, 4, 6, 11, 20 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 16, 2016.


CINDY A. HALCUMB, PLS 58928
DECEMBER 9, 2016



LEGEND

- LOT CORNER TO BE SET
- FOUND LOT CORNER
- ⊙ SANITARY SEWER MANHOLE
- ⊕ SANITARY SEWER CLEANOUT
- STORM DRAINAGE CATCH BASIN
- ⌘ FIRE HYDRANT
- ⌘ FIRE DEPARTMENT CONNECTION
- ⊞ WATER METER
- ⊞ WATER VALVE
- ☆ LIGHT
- ⊞ POWER POLE
- SIGN
- ss — ss — UNDERGROUND SEWER LINE
- v — v — UNDERGROUND WATER LINE
- DP — DP — OVERHEAD POWER LINE
- t — t — UNDERGROUND TELEPHONE LINE
- GAS — GAS — UNDERGROUND GAS LINE
- x — x — CHAIN LINK FENCE LINE

NOTE: UNDERGROUND UTILITIES ARE APPROXIMATE, SHOWN ON THE BASIS OF SURFACE STRUCTURES, AS-BUILT MAPPING, AND UTILITY LOCATES BY OTHERS.



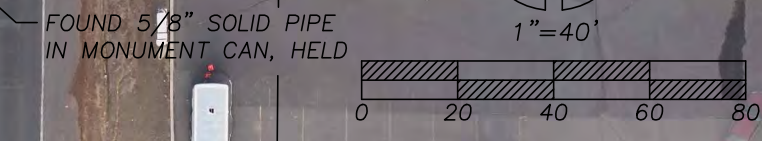
JOB NO.
825.16
SHEET NO.
1
OF
2

ALTA/ACSM LAND TITLE SURVEY
1201 NE ELM STREET

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 32,
TOWNSHIP 14 SOUTH, RANGE 16 EAST, W.M.,
CITY OF PRINEVILLE, CLATSOP COUNTY, OREGON.

PREPARED FOR
LUTHERAN COMMUNITY SERVICES NORTHWEST
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60' RIGHT OF WAY
BASED UPON SURVEYED LOCATION
ON NORTH SIDE OF ROADWAY
CS 1253 & CS 1575



FOUND 1/2" ALUMINUM NAIL IN ISLAND
INSCRIBED "CROOK COUNTY SURVEYOR" #14
#166, S31S32, S61S5, T15S, N51026, 2014, HELD
ALSO FOUND 2" ALUMINUM DISH IN ISLAND
INSCRIBED "CROOK COUNTY SURVEYOR, AM 2014,
LS1026, 2004", N514254"W, 0.45'

ROSEMARY
PROFESSIONAL
LAND SURVEYOR
OREGON
GINDY A. HALL GUMB
58928 LS

FOUND 5/8" REBAR
(NO CAP) WITH
SURFACE 0.4', NO
RECORD, EAST 0.1'
FOUND 5/8"
WITH YELLOW
CAP, L.S. 184,
PARTITIONED
1987-37, HELD

PREPARED BY
KO
DEVELOPMENT
A CERTIFIED FIRM
PO BOX 388
Cannon Beach, WA 98604
Fax: 503.548.5498

JOB NO.
825.16
SHEET NO.
2
OF
2