

TAX LOT 808, BEING PARCEL 2 AND A PART OF PARCEL 1, PARTITION PLAT NUMBER 2002-16,  
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 28 EAST,  
WILLAMETTE MERIDIAN, CITY OF HERMISTON, COUNTY OF UMATILLA, OREGON

**LEGEND**

- GRAPHIC SCALE
- 
- 1 inch = 20 ft.

1. THERE IS A 20 FOOT MINIMUM FRONT (STREET FACING) BUILDING SETBACK.
2. THERE IS A 10 FOOT MINIMUM REAR SETBACK. HOWEVER, FOR ANY BUILDING STRUCTURE EXCEEDING 15 FEET IN HEIGHT, THE REAR YARD SETBACK SHALL INCREASED 1 FOOT, UP TO A MAXIMUM OF 25 FEET, FOR EVERY FOOT, OR FRACTION THEREOF, ABOVE 15 FEET.
3. THERE IS 7 FOOT MINIMUM SIDE YARD BUILDING SETBACK.
4. SEE CITY OF HERMISTON ORDINANCE NO. 157.027 FOR FURTHER DETAILS.

OREGON  
JULY 17, 1986  
STEVEN P. BUCKLES  
2231  
RENEWS: 12/31/13

SHEET 1 OF 2

Plaza 125, Building G  
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Portland, Oregon 97233  
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DATE: FEB. 6, 2013	FILE: S12109.DWG
DRAWN BY: SPD	JOB NO. S12109

SEE SHEET 2

SHEET 1: SURVEY DRAWING TRACT 1  
AND LEGEND  
SHEET 2: SURVEY DRAWING TRACT 1  
LEGAL DESCRIPTIONS, SURVEYOR'S  
CERTIFICATE AND NOTES

## ALTA/ACSM LAND TITLE SURVEY

SUN TERRACE ASSISTED LIVING FACILITY  
DEED DOCUMENT NUMBER 2009-5560080, U.C.D.R.  
=

TAX LOT 800

PARCEL 1  
PARTITION PLAT 2000-06

TAX LOT 808, BEING PARCEL 2 AND A PART OF PARCEL 1,  
PARTITION PLAT NUMBER 2002-16, SITUATED IN THE  
SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,  
RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HEMMISTON,

DATE: FEBRUARY 12, 2013 SCALE 1"=20'  
FOR: STERLING RIDGE APARTMENTS LLC

## LEGAL DESCRIPTIONS

TRACT 1  
ALL THAT PORTION OF PARCEL 1 OF PARTITION PLAT NO. 2002-16 SITUATED IN THE CITY OF HERMISTON AS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3 TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON AS DEFINED ON INSTRUMENT NO. 2002-4100751 FILED IN THE OFFICE OF COUNTY RECORDS AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL THENCE SOUTH 00°00'12" EAST 633.74 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE NORTH 89°46'41" WEST 152.00 FEET TO THE SOUTHWEST CORNER OF PARCEL 2 OF PLATTON PUL-NO. 2002-16; THENCE NORTH 00°00'11" WEST 175.02 FEET THENCE SOUTH 00°00'12" WEST 152.00 FEET TO THE SOUTHWEST CORNER OF PARCEL 2 OF PLATTON PUL-NO. 2002-16; THENCE NORTH 00°00'12" WEST 175.02 FEET THENCE NORTH 89°46'41" WEST 152.00 FEET THENCE NORTH 45°06'31" EAST 42.55 FEET THENCE NORTH 00°00'12" WEST 152.00 FEET THENCE NORTH 89°59'43" EAST 26.50 FEET THENCE NORTH 00°00'12" WEST 152.00 FEET TO THE NORTH LINE OF SAID PARCEL 1; THENCE NORTH 89°44'36" EAST 205.83 FEET TO THE POINT OF BEGINNING.

TRACT II  
PARCEL 2, PARTITION PLAT NO. 2002-16, FILED APRIL 17, 2002, INSTRUMENT NO. 2002-4100751, OFFICE OF COUNTY RECORDS, UMATILLA COUNTY, OREGON, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, COUNTY OF UMATILLA, STATE OF OREGON.

**NOTES**

1. BOUNDARY AND BASIS OF BEARINGS ARE PER SURVEY NUMBER 04-137-B, UMATILLA COUNTY SURVEY RECORDS.

2. NO ELEVATIONS AND NO TREES ARE SHOWN ON THIS SURVEY.

3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO ALL UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.

4. THIS MAP AND SURVEY IT IS BASED ON ARE REPRESENTATIVE OF THE CONDITIONS FOUND ON THE GROUND ON JANUARY 22, 2013. THE DATE THE FIELD WORK WAS COMPLETED.

5. EASEMENTS SHOWN ARE PER A PRELIMINARY REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NC5-91733-3, -OR1, DATED OCTOBER 17, 2012.

6. ZONING OF THE SUBJECT PROPERTY IS R3, RESIDENTIAL MULTIPLE-FAMILY.

7. THE SUBJECT PROPERTY HAS NO SPECIAL FLOOD HAZARD AREAS PER FEMA FEDERAL INSURANCE RATE MAP COMMUNITY PANEL NO. 410505C009592 (PANEL NOT PRINTED) AND 410505CND04 (INDEX), DATED SEPTEMBER 3, 2010.

8. THERE ARE 47 OPEN PARKING SPACES, 71 CARPORT STALLS, 5 DISABLED PARKING SPACES AND 8 GARAGE STALLS FOR A TOTAL OF 131 SPACES.

9. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING OR SLIDING.

10. THE SUBJECT ACCESS EASEMENT AS DESCRIBED IN DEED DOCUMENT NUMBER 2004-4160065, UMATILLA COUNTY DEED RECORDS, REFERENCES FEATURES TO BE INSTALLED AND MAY BE MODIFIED TO FIT THE ACTUAL SITE PLAN. THE APPROXIMATE LOCATION OF THE EASEMENT IS PLOTTED ON THIS MAP.

11. STORM DRAINAGE TRENCH LOCATIONS ARE PLOTTED IN THE APPROXIMATE LOCATION PER THE CONSTRUCTION PLANS.

12. THERE ARE NO PROPOSED CHANGES TO STREET RIGHT OF WAY LINES OR EASEMENTS.

13. THERE WAS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SWAMP OR SANITARY LANDFILL.

14. A DETERMINATION OF WETLAND AREAS WAS NOT PROVIDED. IF WETLANDS ARE A CONCERN, A WETLANDS SPECIALIST NEEDS TO BE RETAINED TO MAKE THE DETERMINATION WHICH IS OUTSIDE THE EXPERTISE OF THE LAND SURVEYOR.

**SCHEDULE B – SECTION II ITEMS:**

EXCEPTION NO. 10 A UTILITY EASEMENT PER PARTITION PLAT NUMBER 2000-06, AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED ON THIS SURVEY.

EXCEPTION NO. 12 A UTILITY EASEMENT PER PARTITION PLAT NUMBER 2000-16 AND DEED DOC. NO. 2002-4160065, AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED ON THIS SURVEY.

EXCEPTION NO. 13 A LANDSCAPE EASEMENT FOR THE BENEFIT OF THE SUBJECT PROPERTY PER DEED DOC. NO. 2002-185065, IS AN EASEMENT GRANTED TO THE SUBJECT PROPERTY FOR THE BENEFIT OF THE SUBJECT PROPERTY, UTILITY EASEMENT FOR THE BENEFIT OF ADJOINING PROPERTIES PER DEED DOC. NO. 2002-4160085, AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED ON THIS SURVEY. THE ACCESS EASEMENT FOR THE BENEFIT OF THE SUBJECT PROPERTY AND THE EASEMENT FOR THE BENEFIT OF THE SUBJECT SITE ADJOINING PROPERTIES AFFECTS THE SUBJECT PROPERTY AND AFFECTS THE SUBJECT PROPERTY AND THE APPROXIMATE LOCATION IS PLOTTED ON THIS SURVEY.

**SURVEYOR'S CERTIFICATE**

10.00  
U.C.D.F.

I HEREBY CERTIFY TO U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON, BENEKIDA COMMERCIAL, MORTGAGE, LLC AND STERLING RIDGE APARTMENTS, LLC, AN OREGON LIMITED LIABILITY COMPANY AND THEIR SUCCESSORS AND ASSIGNS THAT: I MADE AN ON THE GROUND SURVEY PER RECORD DESCRIPTION OF THE LAND SHOWN HEREON LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, WASHINGTON COUNTY, OREGON, ON JANUARY 22, 2013; AND THAT IT AND THIS MAP WAS MADE IN ACCORDANCE WITH HUD SURVEY INSTRUCTIONS AND RECORD # HD 92457M, AND THE REQUIREMENTS FOR AN ALTA/ACSM LAND TITLE SURVEY, AS DEFINED IN THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS.

TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, EXCEPT AS SHOWN HEREON, THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, TITLE LINES AND LINES OF ACTUAL POSSESSION ARE IN THE SAME, AND THE PREMISES HAS NO SPECIAL FLOOD HAZARD AREAS, AS NOTED ON THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 41059CND04, DATED SEPTEMBER 3, 2010.

STEVEN P. BUCKLES - OREGON PLS 2231 - DATE

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

JULY 17, 1986  
STEVEN P. BUCKLESS  
2231  
RENEWS: 12/31/13

GRAPHIC SCALE

1 inch = 20 ft.

STERLING RIDGE APARTMENTS  
TRACT 1

**SHEET 2 OF 2**

REVISED:

**REPPETO & ASSOCIATES, INC.  
LAND SURVEYORS**

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12730 SE Stark Street  
Portland, Oregon 97233  
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