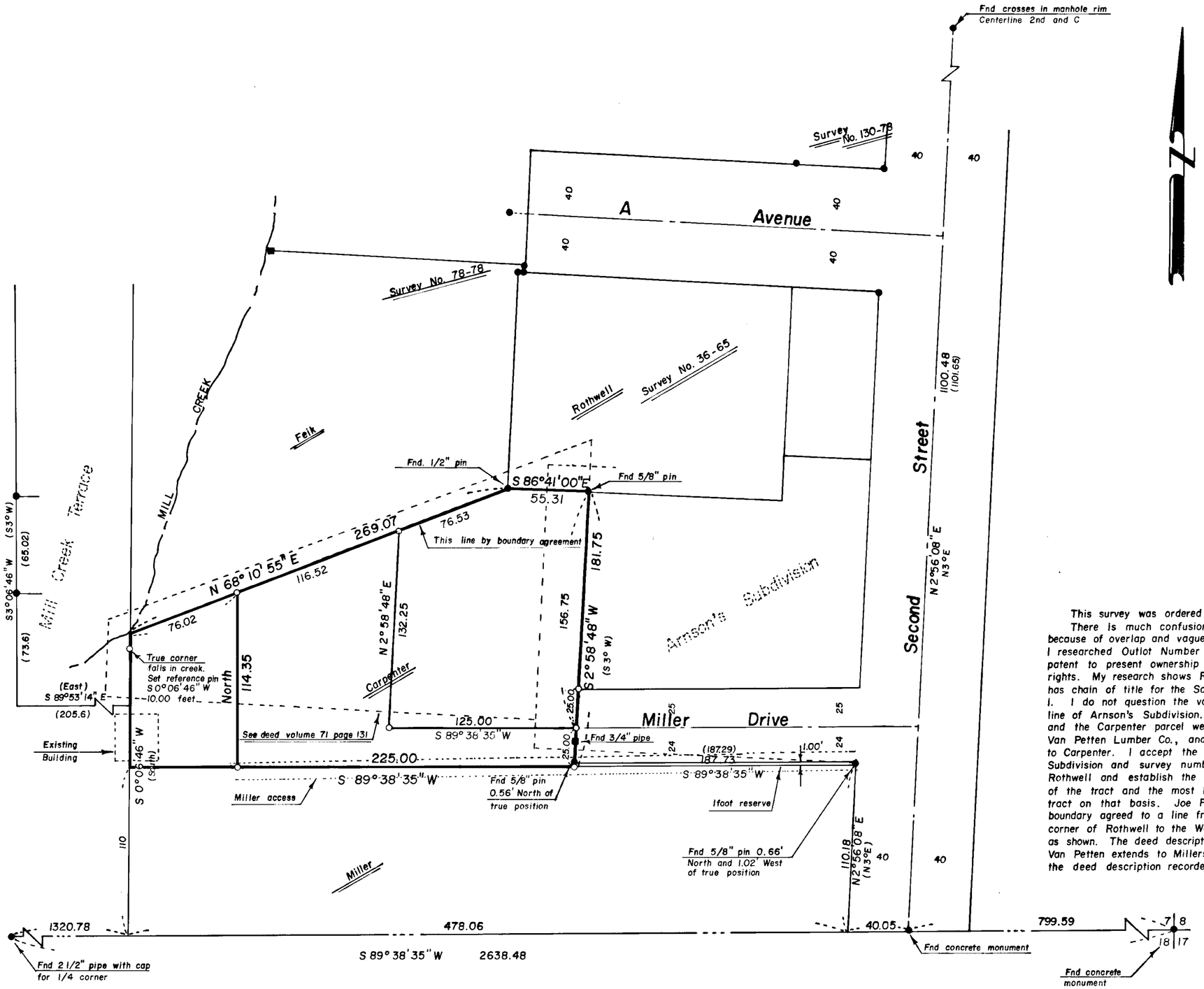
59-81



BASIS OF BEARING

Forward bearing as published by the U.S.C. and G.S. from △ College to △ Valley

REFERENCE MATERIAL

1922 Remonumentation of La Grande
Plat of Arnson's Subdivision
Plat of Mill Creek Terrace
Survey Number 36-65
Survey Number 38-67
Survey Number 11-77
Survey Number 78-78
Survey Number 130-78

LEGEND

●	Found monument of record
■	Found unrecorded monument
○	Set 5/8"x30" iron pin with plastic cap marked BGA SURVEY MARKER
( )	Record distance and bearing
——	Centerline
—·—·—	Section line
~~	Mill Creek

NARRATIVE

This survey was ordered by Vern Carpenter. There is much confusion on this parcel because of overlap and vague deed descriptions. I researched Outlot Number 1 from its original patent to present ownership to show Junior-Senior rights. My research shows Roy Miller, to the South, has chain of title for the South 110 feet of Outlot 1. I do not question the validity of the West line of Arnson's Subdivision. The Rothwell land and the Carpenter parcel were both owned by Van Petten Lumber Co., and Rothwell is senior to Carpenter. I accept the surveys of Arnson's Subdivision and survey number 36-65 for C. Rothwell and establish the most Easterly line of the tract and the most Northerly line of said tract on that basis. Joe Feik and Vern Carpenter boundary agreed to a line from the Southwest corner of Rothwell to the West line of Outlot 1 as shown. The deed description to Carpenter from Van Petten extends to Millers North line, however; the deed description recorded in Volume 71, Page 131 (see dotted line on drawing), so far as my research went, was never conveyed from Lindsey since 1919. The possibility exists that this parcel may still be in his name or his heirs. Stuart Wylde of Abstract and Title Company believes Mr. Lindsey intended to convey all of his land.

Roy Miller built a garage on land North of his title line in the spring of 1981. I met with Miller, Carpenter, Russell Lester, and Stuart Wylde concerning this problem. I was instructed to survey to the North line of Miller, and extend West along his North line 225.00 feet, and then run North to the line agreed upon by Feik and Carpenter. We discussed road easements and dedication to Miller along the flag lot.

I find that the property as staked for Carpenter excluding the most Westerly 70 feet, more or less, of Outlot 1, is very comparable in area to Carpenter's original description. This map depicts the instructions of that meeting.

DEED REFERENCES

Volume	C	Page	98	Volume	142	Page	704
"	41	"	461	"	143	"	206
"	44	"	351	"	146	"	421
"	66	"	296	"	152	"	277
"	71	"	131	"	158	"	298
"	74	"	443	Volume	159	Page	167
"	83	"	603				
"	95	"	100	Microfilm Numbers:			
"	114	"	112	10852			
"	127	"	395	32199			
"	132	"	62	42659			
Volume	138	Page	370				

UNION COUNTY SURVEYOR

Date Received 8-31-81
Date Filed 9-1-81
By G. Langlitz, Deputy
File No. 59-81

REGISTERED PROFESSIONAL LAND SURVEYOR
Gregory T. Blackman
OREGON JULY 13, 1973 GREGORY T. BLACKMAN 991

BAGETT - GRIFFITH & ASSOCIATES
La Grande, Oregon

Map of Survey
Parcels in Outlot 1
Original town of Le Grand
La Grande
UNION COUNTY, OREGON

SURVEYED FOR	Vern Carpenter	
SURVEYED BY	GTB	7/81
Scale: 1" = 50'	Drawn by: RGR	7/81

59-81

PORTLAND PRECISION INSTRUMENT