

15-83

NOTE: FROM THE NORTH 1/4 CORNER OF SECTION 3;
 1) THE NE CORNER OF SECTION 3 (PER SURVEY 25-80) BEARS N 89°33'32"E
 2) THE NW CORNER OF SECTION 3 (PER SURVEY 25-80) BEARS N 89°53'21"W
 3) THE SOUTH 1/4 CORNER OF SECTION 3 (FOUND AS DESCRIBED IN SURVEY 4-83) BEARS S 0°00'18"W

THE NORTH LINE OF FIRST ST PER THIS SURVEY DOES NOT COINCIDE WITH THE NORTH LINE OF HWY. 237 PER SURVEYS 20-78 AND 25-80

FD. 2" IRON PIPE BURIED 6" WITH BRASS CAP MARKED: "APA 1980 INITIAL POINT UNION CO. CO-OP SUBDIVISION" (SURVEY 25-80)

SEE NOTE ABOVE
 FD. 1/2" IRON PIPE WITH PIPE CAP MARKED "A" (SEE SURVEY 25-80)

FD. 1/2" IRON PIPE (UNRECORDED) 0.35'S AND 0.10' W OF CALC. POSITION OF NW COR. BLK. 2

N 89°43'30"W
 720.00
 FENCE COR. 1.60'S AND 0.68'E OF CALC. CENTER OF BLK. 7

BASIS OF BEARINGS
 N 53°16'22"E BETWEEN FOUND MONUMENTS AS SHOWN PER SURVEY 25-80

FD. 1/2" IRON ROD 9.62'S AND 0.05'E OF CALC. POSITION OF NE COR. LOT 1, BLK. 10, STERLING'S 1ST ADDITION (RONDE VALLEY ADD.)

FENCE COR. 8.12' N AND 0.43' W OF CALC. CENTER OF BLOCK 6

FD. 1/2" IRON ROD (SURVEY 71-70) 0.34'S AND 0.00'E OF CALC. POSITION

UNRECORDED 1/2" IRON PIPE 15 0.06' N AND 0.15' E OF CALC. POSITION

S & E FENCE COR. 0.86' N AND 0.15' E OF CALC. CENTER OF BLOCK 5

FD. 1/2" IRON PIPE 0.26' N AND 0.00' E OF CALC. POSITION OF SE COR. BLOCK 5 (SURVEY 71-70)

FD. 1/2" IRON ROD 0.32' N AND 0.31' E OF CALC. POSITION OF SW COR. BLK. 4, ISLAND CITY (SURVEY 30-69)

FD. 1/2" IRON ROD 0.48' N AND 0.05' W OF CALC. POSITION OF SW COR. BLOCK 12 (SURVEY 71-70)

DETAIL
 NOT TO SCALE

NARRATIVE
 The purpose of this survey is to monument the boundary of Lot 2, Block 12, Sterling's Addition to Island City, Oregon. Sterling's Addition was platted in 1890, six years after the platting of the Town of Island City. Examination of these plats and the plats of Sterling's Second Addition to Island City and Caviness Addition reveals a discrepancy in the location of the quarter corner to Section 34, T2S, R38E, and Section 3, T3S, R38E. The plat of Island City gives a specific distance from the quarter corner to the south boundary of the subdivision. The remaining plats define the quarter corner position as being five feet south of the westerly extension of the line between Lots 3 and 4, Block 1, Island City. Using the plat dimensions of Island City places the quarter corner 6.25 feet south of said Lot Line. There has been considerable discussion in the past (see Survey 93-79 and 25-80) about the correct location of this quarter corner. We feel that this survey offers additional evidence supporting the position used in this survey since close agreement is found with the building and monument noted in Blocks 7 and 2 of Island City and with existing improvements throughout the area.
 In this survey, we have endeavored to locate the required boundaries while protecting the size and shape of the original subdivision plats and conforming to existing possession lines. Although this survey disregards the relationships of the original plat to the line between Townships 2 and 3 South, Range 38 East, it has maintained the rectangular form and record dimensions of the original plats and conforms with the actual location of the west boundary of Ronde Valley Addition and the traveled portion of McAllistar Lane (Main Street).

LEGEND

- FOUND MONUMENT AS DESCRIBED
- SET 1/2" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "AP & A"
- EXISTING FENCE
- () RECORD PLAT DIMENSION

REFERENCE MATERIAL

- UNION COUNTY DEED RECORDS:**
 MICROFILM DOCUMENTS 41972 AND 106604
- UNION COUNTY SUBDIVISION RECORDS:**
 "TOWN OF ISLAND CITY, 1874, BOOK 1, PAGE 6
 "STERLING'S ADD. TO ISLAND CITY, 1890" BOOK D, PAGE 367
 "STERLING'S 2nd ADD. TO ISLAND CITY" BOOK 1, PG. 47
 "RONDE VALLEY ADDITION TO ISLAND CITY" BOOK 3, PAGE 61
- UNION COUNTY SURVEY RECORDS:**
- | | |
|-------|-------|
| 25-66 | 92-72 |
| 22-67 | 93-79 |
| 30-69 | 25-80 |
| 71-70 | |

UNION COUNTY SURVEYOR

Date Received 4-29-83

Date Filed 4-29-83

By G. LANGLITZ, DEPUTY

File No. 15-83

REGISTERED PROFESSIONAL LAND SURVEYOR

GARY L. LANGLITZ
 1089

SURVEY OF LOT 2, BLOCK 12, STERLING'S ADDITION TO ISLAND CITY, UNION COUNTY OREGON

FOR: KENNETH SKILLINGS P.O. Box 180
 LAGRANDE, OR. 97850

SCALE: 1" = 100'

DATE: MAR-APR. 1983

JOB NO. 2696-70

Anderson & associates, inc.
 engineering • surveying • materials testing
 LAGRANDE, ORE. & WALLA WALLA, WASH.

SHEET NO. 1/1

15-83