



BASIS OF BEARING

The forward bearing as published by the U.S.C. & G.S. from Δ College to Δ Valley

REFERENCE MATERIAL

Survey number 18-66
 Survey number 105-72
 Survey number 95-73
 Survey number 56-73
 Survey number 24-75
 Survey number 21-76
 Unrecorded survey by J. R. Hagedorn, dated July 1971 for O.S.H.D.

DEEDS

Book W Page 163
 Microfilm no. 55633
 Microfilm no. 40270
 Microfilm no. 33741
 Microfilm no. 109738
 Book 139 Page 506

LEGEND

- Found monument as described
- Found 1/2" iron pin set by survey no. 95-73
- ▲ Position of corner as per survey no. 56-73
- Set 5/8"x30" iron pin with plastic cap marked BGA SURVEY MARKER
- () Record bearing and distance
- Existing fence line
- - - Centerline
- Access road
- Gas line easement

NARRATIVE

This survey was requested by Tom Kohr. The east line of the Kohr property is called along the east line of the SW 1/4 of the NE 1/4, and the north line of the Kohr property is the north line of the SW 1/4 of the NE 1/4. When breaking the section, all four section corners were monumented by previous surveys. I also find the East 1/4 corner, which is a stone in place. I break the section in the prescribed manner. The south line of the Kohr property is the north line of the property conveyed to Grande Ronde Valley Agricultural Society. I locate this line by coming record distance north along the east line of the west 1/2 of the northeast 1/4, from the southeast corner of the NW 1/4 of the SE 1/4. I find that I land on an old fence line. I find a 3/4" pipe on the south line of the Wallowa Lake Highway, probably set on survey no. 18-66. I accept this pipe for north and south and drive a line from the pipe to the record position for the northeast corner of the Agricultural Society property. It appears that this is the best available evidence. I find that the State Highway property line should be one and the same as the Kohr south line. However, I find no evidence of the state surveyors properly locating the

section in order to correctly monument their property line. I show this difference on my survey. The west line of Kohr was previously monumented by surveys numbered 105-72 and 95-73. Survey number 105-72 indicates that the fence line was the intended line of conveyance. Mr. Hempte also attests that the fence was the intended line. I feel that the fence was the line intended and treat it as a monument, and monument the property line. Survey number 18-66 also bears this fact out. I also find a 3/4" pipe laying loose on the ground at the SW corner of the Kohr tract, probably a mate to the 3/4" pipe to the west. I also find a private access road encroaching over the east line of the Kohr property. This encroachment is also shown on O.S.H.D. strip map number 78-16-1. This road has existed in excess of 30 years to my knowledge, and I indicated to Mr. Kohr that a prescriptive easement has evolved along this road. Tom Kohr and I met with Pastor Mercer of the NEW LIFE CENTER to explain the encroachment and to make them aware of the problem. There is an easement for a gas line across the Kohr property conveyed by document filed in Book 139 Page 506; Union County deed records. The written description does not follow the route of the line as constructed. I show the easement as constructed and 5 feet south of the Highway right of way. I find no other problems with this survey.

UNION COUNTY SURVEYOR
 Date Received 1-6-84
 Date Filed 1-10-84
 By G. LANGLITZ, DEPUTY
 File No. 1-84

REGISTERED PROFESSIONAL LAND SURVEYOR
Gregory T. Blackman
OREGON
 GREGORY T. BLACKMAN
 991

BAGETT - GRIFFITH & ASSOCIATES
 La Grande, Oregon
 Map of Survey
 A parcel in the Southwest quarter of the Northeast quarter of Section 4, Township 3 South, Range 36 East of the Willamette Meridian
 UNION COUNTY, OREGON

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| SURVEYED FOR | Tom Kohr | |
| SURVEYED BY | G.T.B. | 12/83 |
| Scale: Given | Drawn by: R.G.R. | 12/83 |