



BASIS OF BEARING

Solar observation taken at the Northwest corner of Section 22, Township 3 South, Range 40 East, Willamette Meridian

LEGEND

- Found monument as described
- Set 5/8"x30" iron pin with plastic cap marked BGA SURVEY MARKER
- () Record distance
- Existing fence line
- - - Painted centerline of existing road
- Line offset 30 ft. from painted centerline

REFERENCE MATERIAL

Packets for Union County Road Numbers 77, 261 and 591 1/2
 Union County Commissioners Journal Volume C, Pages 419, 420 and 421
 Plat of the Town of the Cove

DEED REFERENCES

Volume B Page 355
 Volume G Page 527
 Volume G Page 730
 Volume H Page 803
 Volume 92 Page 42
 Volume 118 Page 464
 Volume 129 Page 259
 Volume 149 Page 336
 Volume 149 Page 337
 Microfilm Number 34207
 Microfilm Number 110606
 Microfilm Number 110607

SURVEY NUMBERS

64-78
 66-78
 2-83
 7-84
 10-84

NARRATIVE

This survey was ordered by Grant Saunders. I found a number of problems with the plat of the "Town of the Cove". This plat was filed in February, 1879. The plat was found defective and was redescribed by the Circuit Court of the State of Oregon and was refiled June 28th, 1884. The Circuit Court description reads, "Commencing at a point 330 feet South of the Northwest corner of the West 1/2 of the Northwest 1/4 of Section 22, Township 3 South, Range 40 East of the Willamette Meridian and running thence East 80 rods, thence South 1420 feet, thence West 560 feet, thence North 736 feet, thence West 760 feet, thence North to the place of beginning 684 feet". I place the North line of the subdivision parallel to and 330 feet South of the North line of Section 22. The East line I place as being the East line of the Northwest 1/4 of the Northwest 1/4 because adjoining deeds are written to this aliquot line. I establish the South line of the subdivision by coming record distance along the aforementioned 1/16 line. I establish the West line along Block B and Block C by record distance along the established West line of Section 22. I then establish the Southeast corner of Lot 7, Block E by record distance Southerly from the Northeast corner of the subdivision. I then proportion the Southeast corner of Lot 8, Block D on the basis of total distance from the Southwest corner of Lot 5, Block C to the Southeast corner of Lot 7, Block E. I then establish the West line of Blocks J and G by going Southerly parallel to the East line of the subdivision record distance. The South line is parallel to the North line of the subdivision. It should be noted at this time that the Circuit Court description will exclude the most Easterly lot of the subdivision, along Blocks A, E, F and K. The description also excludes the 16 ft. alley and the South half of Blocks K and J. It would serve no purpose to proportion several hundred feet into this subdivision. It is apparent that the error occurred along the East and along the South. The deed of Mr. Saunders includes High Street and Second Street South of High Street. I note that the assessor's plats show these streets as being vacated. The assessor's plats indicate that they found no vacation for these streets, but the physical evidence indicated vacation. I did not find any formal vacation on these streets. In my

opinion these streets are still public property. I have relayed this information to Mr. Saunders, so that he may take the necessary steps to close the streets. I also find that Second Street is not located within its right of way. I find that this County Road was first petitioned in January, 1876. On June 18, 1897, the County Surveyor, J.L. Curtis, states that he was unable to locate the original survey markers as recorded in the original survey notes of Willis Skiff, County Surveyor, and that the road would have to be resurveyed. Commissioner's Journal dated June 9, 1897 states "County Road Number 77 has been encroached upon by the citizens living along the line thereof; that the angle stakes and monuments have been plowed up, destroyed and thrown away so that it is impossible for the road supervisor to locate the line of the road." This document vacates the road as originally surveyed. Curtis was appointed to reestablish the road. The road was vacated in part by document number 591 1/2. I can find no other information as to whether this road was again dedicated or resurveyed. I therefore have taken the position that the road exists by prescription as it exists on the ground. I have tied the centerline of the pavement and find that the traveled portion of the road is 12 feet each side of the tied centerline. I set reference pins 30 feet from the existing centerline to accommodate future dedication. There is still a dedicated road throughout the subdivision (2nd Street) which is different from the County Road location. I have taken the position that the County Road exists as located upon the ground, and that there is an additional dedicated right of way on the West side of the County Road that is being used as private property. I noted another problem on the West side of this subdivision, in that an old existing fence is approximately 20 to 30 feet East of the subdivision line. There is an encroachment of an existing greenhouse onto Mr. Saunders property at his Northwest corner. This was pointed out to Mr. Saunders. I have studied the positions of the existing fences throughout this subdivision and found that in general they fit harmoniously with the subdivision, with the exception of the fence lines previously discussed. I find no other problems with this survey.

CURVE DATA

Centerline curve
 R= 150.00'
 Δ= 48°27'20"
 L= 119.00'
 T= 62.83'
 L.C.= 118.91'
 N 22°31'10" W

Property line curve
 R= 162.00'
 Δ= 30°09'43"
 L= 85.28'
 T= 43.65'
 L.C.= 84.30'
 N 30°09'59" W

30 ft offset curve
 R= 180.00'
 Δ= 31°39'08"
 L= 98.44'
 T= 51.02'
 L.C.= 96.18'
 N 29°25'17" W

UNION COUNTY SURVEYOR
 Date Received 4-17-84
 Date Filed 4-19-84
 G. LANGRISH, DEPUTY
 File No. 11-84

REGISTERED PROFESSIONAL LAND SURVEYOR
 Gregory T. Blackman
 OREGON
 JULY 12, 1973
 GREGORY T. BLACKMAN
 391

BAGETT - GRIFFITH & ASSOCIATES
 La Grande, Oregon
 Map of Survey
 Parcel in the Southwest quarter of the Northwest quarter of Section 22, Township 3 South, Range 40 East of the Willamette Meridian
 Cove
 UNION COUNTY, OREGON

SURVEYED FOR	Grant Saunders
SURVEYED BY	G.T.B.
Scale: 1" = 100'	Drawn by: R.G.R.
	4/84

Center of Section 22. Found 3/4" pipe as per survey number 64-78. See remonumentation sheet filed separately.