

Curve Information

Centerline Curve	Curve No. 1	Curve No. 2	Curve No. 3
Δ= 25°48'00"	Δ= 3°49'18"	Δ= 10°56'24"	Δ= 11°02'18"
R= 190.80'	R= 160.80'	R= 160.80'	R= 160.80'
L= 85.92'	L= 10.73'	L= 30.70'	L= 30.98'
T= 43.70'	T= 5.37'	T= 15.40'	T= 15.54'
L.C.= 85.19'	L.C.= 10.72'	L.C.= 30.66'	L.C.= 30.93'
N 74°21'52" W	N 85°21'13" W	N 77°58'22" W	N 66°59'01" W

BASIS OF BEARING

Solar observation taken at the Southeast corner of Section 16, Township 3 South, Range 40 East of the Willamette Meridian

LEGEND

- Found monument as described
- Set 5/8" x 30" iron pin with plastic cap marked BGA SURVEY MARKER
- ⊙ Set 2 1/2" x 36" iron pipe with brass cap marked INITIAL POINT GROVE ST. EXT. 1984
- () Record bearing and distance
- Centerline
- Existing fenceline

NARRATIVE

This survey was ordered by the City of Cove to locate the boundary of a proposed street extension (Grove Street). The parcel is bounded on the West by Lot 4 of McDaniel's Addition to Cove, and on the South by Hibbler's Addition to Cove. The common line between these two additions is the Section line. I established this line by using the Oregon State Highway Department ties at the Southeast corner of Section 16 and driving a line to the bridge spike at the Southeast corner of Section 16. I used the location of State Highway 237 to establish the North line of lots 1 through 4 of McDaniel's Addition. I considered this to be the best available evidence and find it harmonious with the existing conditions. I placed the dividing lines between lots 1 through 4 of McDaniel's Addition by beginning at the party wall common to lots 1 and 2, as called in deed microfilm number 37287. I establish the lot lines to the East as being parallel with and call distance from this wall. The West line of lot 1 is on the East right of way line of Mill Street, which I established by hinging on the Northeast corner of the old bank building for the West line, and driving a line 30 feet East and parallel, South to the Southwest corner of the old blacksmith shop building. Both of these buildings have been in existence many years and I believe reflect the intent of the two additions. This creates an excess in Lot 1 of McDaniel's Addition, as shown. Mill Street does

not extend South of the Section, however, I use the extension of the East right of way line, as previously described, for the West line of lots 1 and 2 of Hibbler's Addition. The plat of Hibbler's Addition shows Mill Street extending South of the Section line, but the dedication does not include the area occupied by the street. I give lots 1 and 2 record dimensions and establish Grove Street by the record calls of the plat (30 feet on the North and 64 feet on the South as shown). This creates the skewed line on the West line of lots 3 and 13, and also creates a triangular piece of land on the South end of Grove Street as shown. This parcel has been transferred by a metes and bounds description since its creation by Hibbler. I find Hibbler's Addition relatively harmonious with existing conditions with the exception of the Grove Street area. I therefore throw the error into lots 3 and 13, as I feel this is where it occurred. I arrived at these decisions after doing considerable research (see reference material), and field work locating existing conditions, along with much discussion with Stuart Wyde of The Abstract and Title Company. On map of survey number 2-83, I noted the distance from the Southeast corner of lot 15 to the Southwest corner of lot 13 as being 244.95 feet. After doing the above mentioned study, I find that the true distance between these two points should be 223.00 feet. I find no other problems with this survey.

REFERENCE MATERIAL

Survey References	Union County Deed References	Microfilm Numbers
Plot of McDaniel's Addition	Volume 150 Page 150	Volume 125 Page 316
Plot of Hibbler's Addition	" 4 " 557	" 126 " 569
Plot of Hart Subdivision	" 41 " 557	" 130 " 505
Survey Number 24-76	" 58 " 594	" 133 " 625
Survey Number 12-78	" 73 " 457	" 134 " 448
Survey Number 85-80	" 87 " 571	" 136 " 158
Survey Number 14-81	" 88 " 323	" 137 " 545
Survey Number 21-81	" 97 " 589	" 139 " 380
Survey Number 2-83	" 102 " 30	" 140 " 237
O.S.H.D. Drawing No. 5B-2-6	" 102 " 31	" 144 " 612
O.S.H.D. Drawing No. 6B-19-1	" 109 " 813	" 145 " 246
	" 114 " 155	" 145 " 547
	" 114 " 251	" 157 " 249
	" 114 " 397	" 159 " 502
	" 116 " 387	Volume 160 Page 465
	Volume 119 Page 8	Volume 160 Page 465
		97890

UNION COUNTY SURVEYOR

Date Received 11-21-84

Date Filed 12-4-84

By G. LANGLITZ, Deputy

File No. 49-84

REGISTERED PROFESSIONAL LAND SURVEYOR

Gregory T. Blackman

OREGON
JULY 13, 1973
GREGORY T. BLACKMAN
991

BAGETT - GRIFFITH & ASSOCIATES
La Grande, Oregon

Map of Survey

Parcel in the Southeast quarter of the Southeast quarter of Section 16, Township 3 South, Range 40 East, W.M. Cove

UNION COUNTY, OREGON

SURVEYED FOR	City of Cove
SURVEYED BY	G.T.B. 11/84
Scale: 1" = 30'	Drawn by: R.G.R. 11/84

NOTE
This distance called 244.95 on survey number 2-83. (see narrative)

Found 5/8" iron pin with plastic cap set by survey no. 2-83. (Set at the Southeast corner of Lot 15, Hibbler's Addition)