



1/4 corner - iron pipe with cap marked + reestablished in 1931 by Roscoe Neal

Found brass cap in valve box set by Oregon State Highway Department



BASIS OF BEARING
 The forward bearing as published by the U.S.C. and G.S. from Δ College to Δ Valley, dated 1946

- LEGEND**
- Found monument as described
 - Found 5/8" iron pin with plastic cap set by survey number 44-83
 - Set 5/8"x30" iron pin with plastic cap marked BGA SURVEY MARKER
 - () Record distance
 - Centerline
 - Existing fenceline

NARRATIVE

This survey was ordered by Don Sands. I locate the North line of the parcel by using the iron pipe set by Roscoe Neal in 1931 for the North 1/4 corner of Section 3, and using the concrete and brass cylinder for the Northwest corner of Section 3. This fits the existing fences and improvements along this line very well. Mr. Sands legal description begins at the center 1/4 corner of the Section line and runs metes and bounds up to the Section line. I find that his Northwest corner (by computation) is 873.00 feet West of the said North 1/4 corner of Section 3. Survey number 76-74 also agrees with this. The West end of the Sands description calls the Masterton deed as a senior adjoining deed. This West line as well as the Section line were called at cardinal bearing. I therefore established this West line at a right angle to the North line of Section 3. In this manner I differ from survey number 76-74. The South lines of

the Sands parcel are parallel to the North line of the established Young tract. I establish the West line of D Street by projecting the West line from the found Northeast corner of the Young tract to the North line of Section 3, also establishing the Northeast corner of the Sands tract. I found the monumented East line of the Masterton tract, as monumented by survey number 76-74. I find that I agree with the surveyor's called distance along the Section line of 873.00 feet from the North 1/4 corner, but I find his monument at 873.78 feet from the said North 1/4 corner, but exactly on the Section line. I mentioned before that I also disagree with the surveyors bearing South from the Section line. I do not know how he established this line and he does not say. I ran junior-senior deeds on this whole area and find that Masterton is senior to the Sands parcel and therefore his East line will hold. I find an encroachment of an old shed, as did survey number 76-74 along the West line of the Sands tract. I find no other problems with this survey.

UNION COUNTY SURVEYOR

Date Received 9-30-85

Date Filed 10-1-85

By G. LANGLITZ, DEPUTY

File No. 27-85

REGISTERED PROFESSIONAL LAND SURVEYOR

Gregory T. Blackman

OREGON
 JULY 13, 1973
 GREGORY T. BLACKMAN
 991

REFERENCE MATERIAL

- Plat of Sterlings Second Addition
- Old book, pages 309 and 373
- Survey Number 24-72
- Survey Number 76-74
- Survey Number 48-75
- Survey Number 85-77
- Survey Number 41-81
- Survey Number 44-83

BAGETT - GRIFFITH & ASSOCIATES
 La Grande, Oregon

Map of Survey

Parcel in the Northeast quarter of the Northwest quarter of Section 3, Township 3 South, Range 38 East, Willamette Meridian Island City UNION COUNTY, OREGON

SURVEYED FOR	Don Sands
SURVEYED BY	G. T. B. 8/85
Scale: 1" = 50'	Drawn by: R. G. R. 8/85