



BASIS OF BEARING

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

REFERENCE MATERIAL

- Plat of Home Investment Addition
 O.S.H.D. drawing number 7B-16-1
 O.S.H.D. drawing number 8B-36-3
 O.S.H.D. drawing number 9B-8-4
 Survey Number 108-72
 Survey Number 60-75
 Survey Number 54-77
 Survey Number 81-77
 Survey Number 152-78
 Survey Number 5-81
- Deed Records
 Volume 158 Page 446
 Volume 159 Page 201
 Microfilm numbers:
 63752 66020 107461
 64298 82567 107462

LEGEND

- Found 5/8" iron pin set by survey number 152-78
- Found monument as described
- Set 5/8" x 30" iron pin with plastic cap marked BGA SURVEY MARKER
- () Record distance
- Easement line
- - - - - Centerline

NARRATIVE

This survey was ordered by Jay Loudermilk for Wendy's Restaurant. I establish the West line of the parcel by driving the West line of Section 4 from corner to corner. The Southwest corner of the parcel is the South 1/16 corner between Sections 4 and 5. Block 2 of Home Investment Addition was established by survey numbers 54-77 and 5-81. I agree with these positions. I establish the North line of Elgin Avenue from survey number 54-77.

The property from Albany Street East to the freeway and North of Elgin Avenue was owned by William Jeffers. Mr. Jeffers conveyed to Kuensting under memorandum of contract dated September 20, 1976 a portion of this land but held a portion 95 feet wide parallel to the section line. Jeffers later sold this 95 feet to Howard D. McKee under memorandum of contract dated December 16, 1976. McKee received a deed from Jeffers recorded May 5, 1977 for this same 95.00 feet. I find that the survey for McDonald's (survey no. 152-78) found a shortage in this distance conveyed to Kuensting and proportioned this across the total area including the McKee property, which is incorrect. Both the Kuensting deed and the McKee deed call for a reservation of this 95 feet. I therefore give the Wendy's property the full 95 foot width called for in the deed.

I establish the North line by driving the South line of the Wallowa Lake Highway Northeastly as established by survey number 60-75 and intersect the section line and the East line of Wendy's.

Wendy's is required to dedicate a parcel for street purposes on the Southwest corner. The curve is to have an 11.00 ft. radius, which I have placed a pin at the P.C. and P.T. of this parcel. At this writing the dedication is not filed.

I find no other problems with this survey.

UNION COUNTY SURVEYOR

4-25-86

4-30-86

G. LANGRISH, DEPUTY

12-86

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 Northwest quarter of the Southwest quarter of Section 4, Township 3 South, Range 38 East, Willamette Meridian La Grande UNION COUNTY, OREGON		
SURVEYED FOR	Jay Loudermilk	
SURVEYED BY	G.T.B.	4/86
Scale: 1" = 40'	Drawn by: R.G.R.	4/86