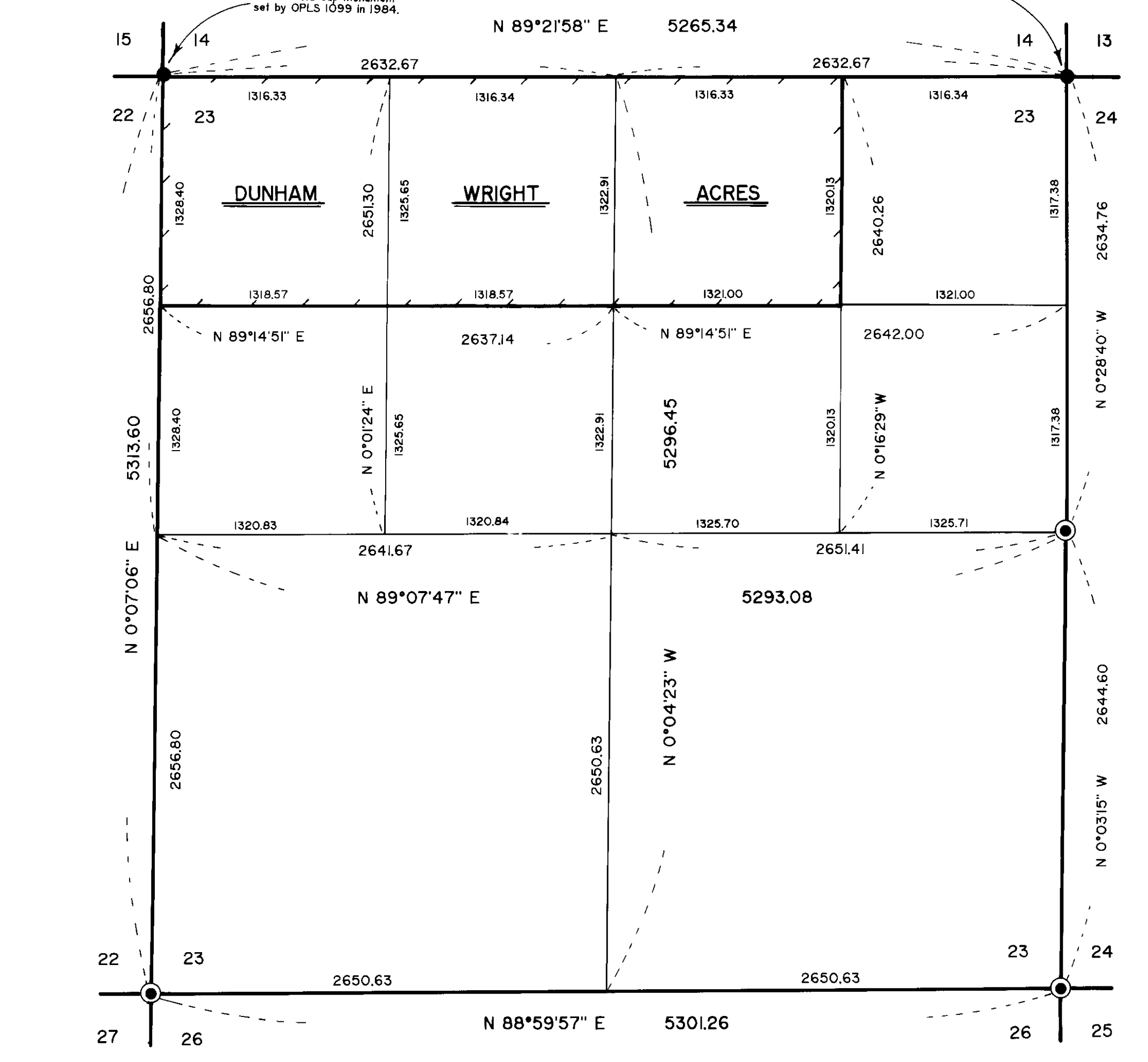
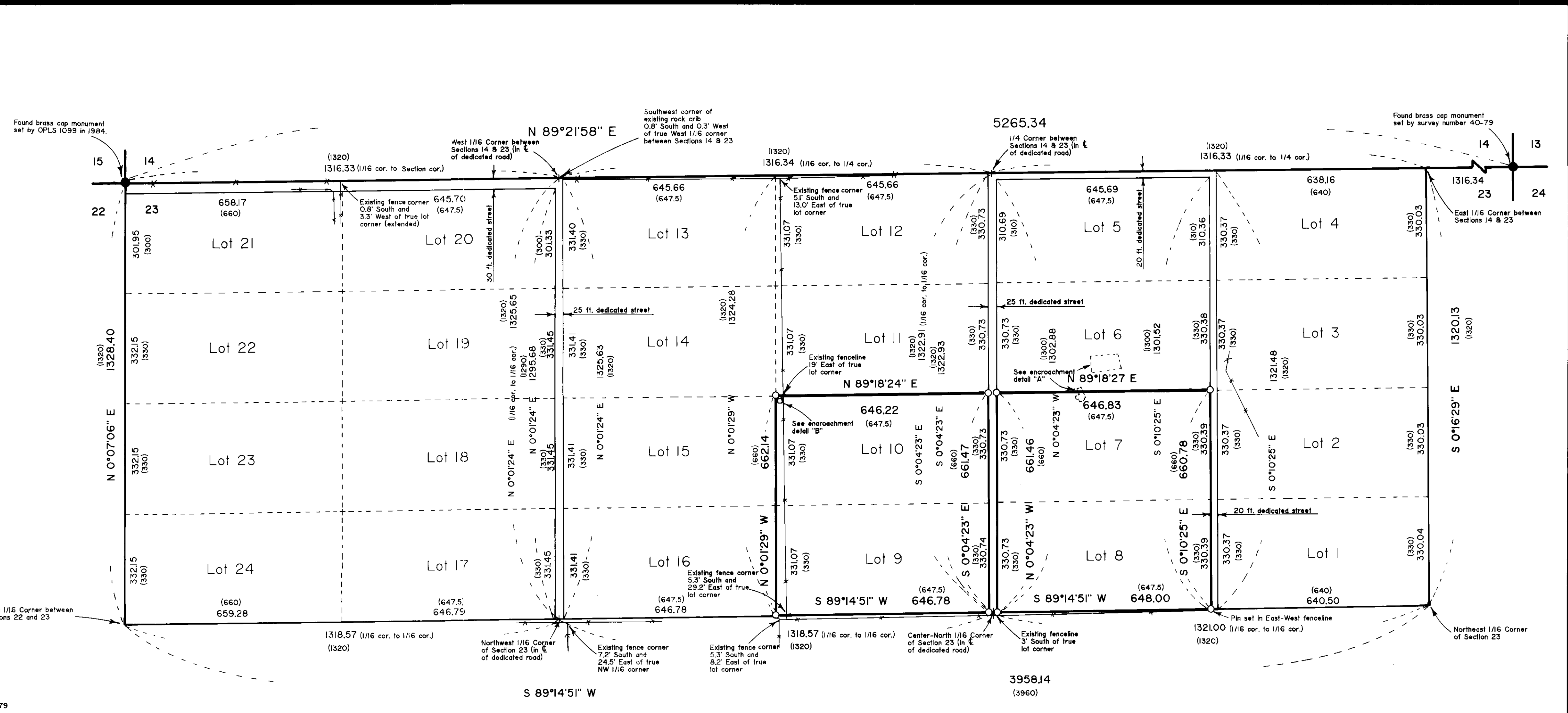
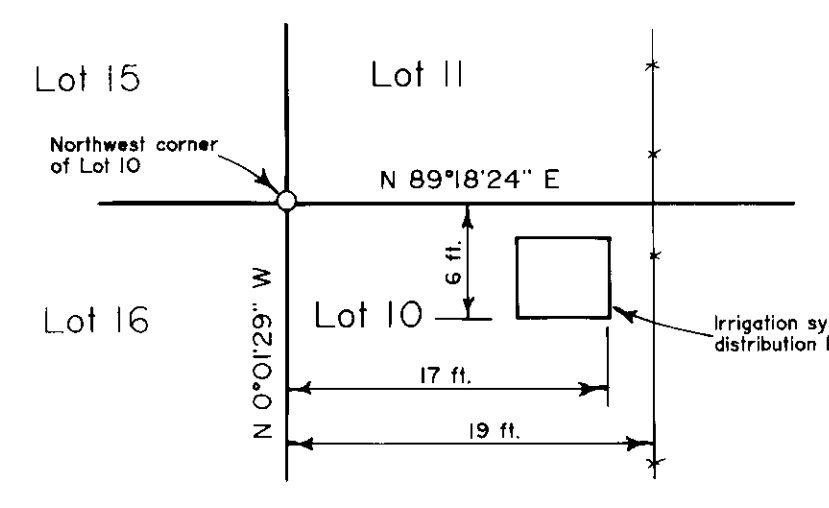


ENCROACHMENT DETAIL "A" Scale: 1" = 60'



SUBDIVISION OF SECTION 23 Scale: 1" = 600'



ENCROACHMENT DETAIL "B" Scale: 1" = 10'

DUNHAM WRIGHT ACRES Scale: 1" = 200'

BASIS OF BEARING

Solar observation taken at the Southwest corner of Section 15, Township 3 South, Range 40 East of the Willamette Meridian. (Same basis of bearing as Survey Number 46-79.)

LEGEND

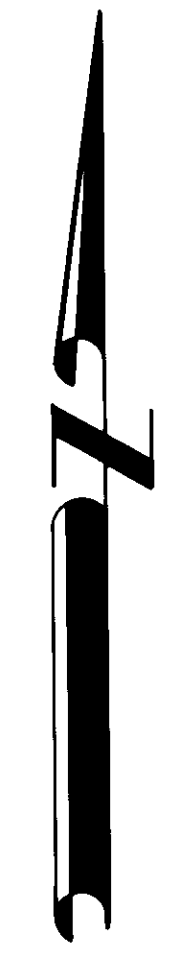
- Found brass cap monument set by Survey Number 46-79.
- Found monument as described.
- Set 5/8" x 30" iron pin with plastic cap marked BGA SURVEY MARKER
- () Record distance of Dunham Wright Acres plot.
- Existing fence line

REFERENCE MATERIAL

Original plat of Dunham Wright Acres Union County monumentation records Survey Number 7-68 Survey Number 8-79 Survey Number 40-79 Survey Number 46-79 Survey Number 15-84

DEED RECORDS

Volume 69 Page 591
Volume 93 Page 199
Volume 109 Page 28
Microfilm Numbers
81654
111224
127386
128108
128157
128164
128190

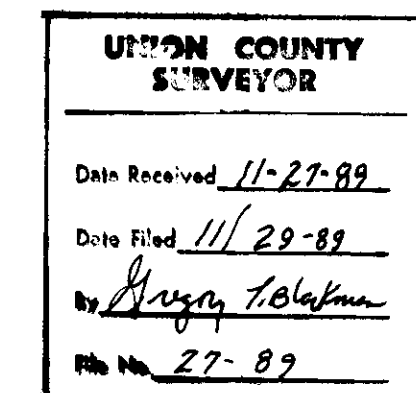
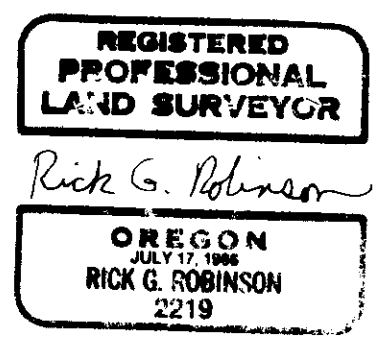


NARRATIVE

This survey was done at the request of Steve Hart. Mr. Hart is constructing the house intended to be on Lot 7 as shown. Prior to this survey, he was aware the drainfield encroached and was concerned the house was encroaching also. I find that it indeed encroaches onto Lot 6 as shown. I also find an encroachment in the Northwest corner of Lot 10. I find an irrigation distribution box for the existing orchard in Lots 13-20 encroaches onto Lot 10 as shown. The original plat of Dunham Wright Acres (filed October 18, 1911) calls for finding the Northwest corner of Section 23, and setting 2" pipes at the Northeast corner of Lot 13, the Northeast corner of Lot 20 and the Southwest corner of Lot 16 only. The Northwest corner of Section 23 has since been re-monumented, but the 2" pipes could not be found. The plat also calls for the record dimensions of the subdivision as being 320 feet North and South and 396.0 feet East and West, with no mention of being an aliquot part of Section 23. The surrounding deeds are all written as aliquot portions of Section 23. I therefore maintain that Dunham Wright Acres is intended to subdivide the North 1/2 of the Northwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 23.

On Survey Numbers 7-68 and 8-79, the North line of the parcels surveyed begin at the Northwest corner of Section 23, with no mention of monumentation or ties to found GLO corners made. I searched for monuments from these surveys along the South line of Dunham Wright Acres, but could not find any. There is a new 8 ft high deer fence constructed in the area of this line, and the monuments could have been torn out by the construction. I base my subdivision of Section 23 on Survey Number 46-79. Survey Number 15-84 also used that survey as a basis for subdivision. As found by Survey Number 15-84, I agree that the bearing of the East-West centerline of Section 23 should be North 89°07'47" East. On Survey Number 46-79, this line is called North 89°07'47" West. I then establish the centerline of the Westerly 25 ft. street (between Lots 13-16 and Lots 17-20) on the East line of the Northwest 1/4 of the Northwest 1/4 of Section 23. I establish the centerline of the Easterly 25 ft. street (between Lots 5-8 and Lots 9-12) on the East line of the Northwest 1/4 of the Northeast 1/4 of Section 23. I then locate the right of way lines of both roads 12.5 feet each side and parallel with the said centerlines. I establish the West right of way line of the 20 ft. street (between Lots 1-4 and Lots 5-8) midway between the East and West lines of the Northwest 1/4 of the Northeast 1/4 of Section 23 and locate the East right of way line 20 feet East and parallel with the West right of way line. I establish the roads along the North line of the subdivision at record width and parallel with the Section line. I then locate the interior lot corners by standard proportion. The streets shown are all unnamed on the original plat. I find no record of vacation for these streets, although with the exception of the roadway along the North line of Lots 20 and 21, none are developed.

I find no other unusual conditions on this survey.



BAGETT - GRIFFITH & ASSOCIATES LaGrande, Oregon MAP OF SURVEY	
Lots 7, 8, 9 and 10 Dunham Wright Acres	
UNION COUNTY, OREGON	
SURVEYED FOR	Steve Hart
SURVEYED BY	R.G.R. II-89
Scale: As shown	Drawn by: R.G.R. II-89