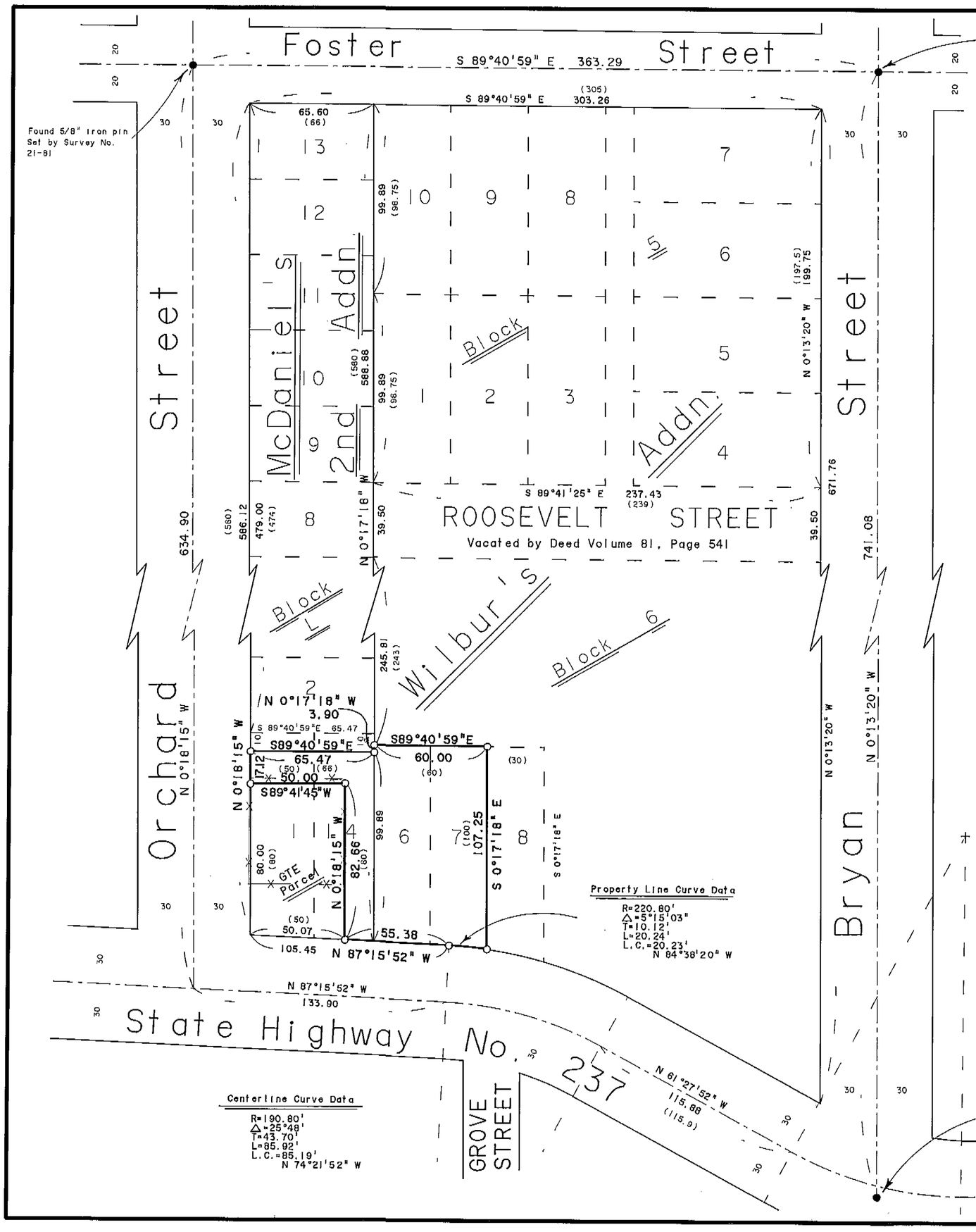

Property Line Curve Data

R=220.80'
Δ=5°15'03"
T=10.12'
L=20.24'
L.C.=20.23'
N 84°38'20" W

Centerline Curve Data

R=190.93'
Δ=28°10'
T=47.90'
L=93.86'
L.C.=92.92'
N 75°32'52" W

Centerline Curve Data

R=190.80'
Δ=25°48'
T=43.70'
L=85.92'
L.C.=85.19'
N 74°21'52" W

BASIS OF BEARING

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

REFERENCE MATERIAL

Revised Plat of McDaniel's 2nd Addition
Plat of Wilbur's Addition
Oregon State Highway Drawing 6B-13-20
Survey Number 24-76
Survey Number 85-80
Survey Number 14-81
Survey Number 21-81
Survey Number 49-84

Deed References
Volume 81 Page 541
Volume 115 Page 392
Volume 116 Page 386
Volume 143 Page 364
Volume 150 Page 384

LEGEND

- ● Found monument as described
- ○ Set 5/8"x30" iron pin with plastic cap marked BGA SURVEY MARKER
- ( ) Record distance
- Existing chain link fence
- Centerline

NARRATIVE

This survey was done at the request of Dave Billings. I base my survey on Survey No. 85-80, which established the location of the street right of ways of Orchard, Foster and Bryan Streets as shown. It also located the East Lot lines of Block L, McDaniel's 2nd Addition by proportion from the Northeast corner of Lot 13 as shown, to the intersect of the East line of Block L with the North right of way line of State Highway 237. I accept the Highway location as the best available evidence of the South line of Block L and Block 6, Wilbur's Addition. This creates a 2°25' difference between the North and South lines of Block L. Rather than proportion this difference throughout the block, I establish the North & South lines of Lots 2-13 parallel to the North line of the block. I locate the East line of Block L by establishing a line parallel to the North line of the block, going from the Southwest corner of Lot 1, East to the East line of Block 6, Wilbur's Addition. I then use the proportionate distance East from the Southwest corner of Lot 1 to establish a point. From that point I drove a line to the Northeast corner of Lot 13, previously established by proportion along the North line of the block, and extend this line South to it's intersect with the highway right of way. I then locate lots 6,7 and 8 of Wilbur's Addition by first intersecting the East line of McDaniel's 2nd Addition with the South line of Block 5, Wilbur's Addition, as located by survey No. 85-80. I then use the same proportionate distance along the West line of Block 5, Southerly to the Northwest corner of Lot 6, Block 6. Lots 6, 7 and 8 are isolated from the remaining lots as shown. I locate the North line of these lots parallel with the North and South lot lines in Block L. I locate the East and West lines of Lots 6, 7 and 8 parallel to the West line of Wilbur's Addition, again having excess property North and South due to the highway location. Mr. Billings legal description calls for the South 96' of Lots 1 and 14 (Block L). The legal description of the parcel to the North calls for the North 10' of Lots 1 and 14. In researching the deed records, I find that the parcel to the North is senior to the Billings parcel (Deed Volume 115, Page 392). I therefore locate this line at a point 10 feet South and parallel with the North line of Lots 1 and 14. The GTE parcel is an exception to the Billings parcel. I locate the west line of the GTE parcel by going record distance (80') from the Southwest corner of Lot 1, along the West line of Lot 1. I locate the North line at a right angle to the West line of Lot 1 and at record distance (50'). I place the East line South from this point parallel with the West line of Lot 1 and intersect the North line of Highway 237. This again creates an excess of property along the East and South lines as shown. Even with the additional property, I find the fence around the GTE building encroaches over the North line of the GTE parcel by 2.8 feet at the Northwest corner and 2.3 feet at the Northeast corner. I find no other unusual conditions on this survey.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Rick G. Robinson
OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

UNION COUNTY SURVEYOR
Date Received 7/11/91
Date Filed 7/16/91
By Guy Blackman
File No. 046-1991

BAGETT - GRIFFITH & ASSOCIATES
LaGrande, Oregon
Map of Survey

Lots 6 and 7, Block 6, Wilbur's Addition and a portion of Lots 1 and 14, Block L, McDaniel's 2nd Addition to Cove, Oregon
UNION COUNTY, OREGON

SURVEYED FOR	Dave Billings	
SURVEYED BY	R.G.R.	7-91
Scale: 1"=40'	Drawn by: R.G.R.	7-91

Survey Number 046-1991