

BASIS of BEARING

Solar observation taken at the Southwest corner of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

REFERENCE MATERIAL

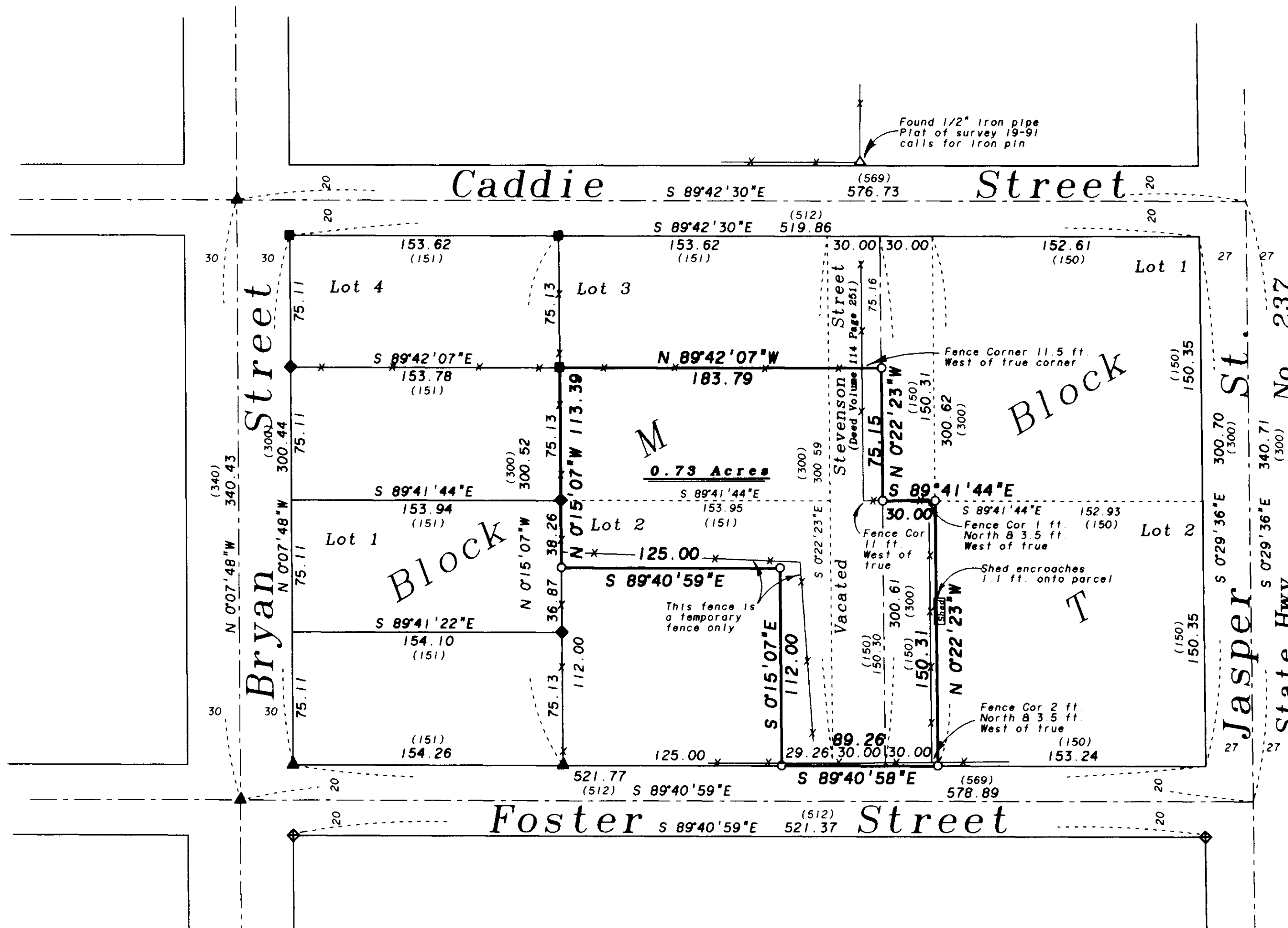
Plat of McDaniel's 2nd Addition
 Survey Number 94-74
 Survey Number 24-76
 Survey Number 27-76
 Survey Number 12-78
 Survey Number 94-78
 Survey Number 97-78
 Survey Number 85-80
 Survey Number 14-81
 Survey Number 21-81
 Survey Number 26-83
 Survey Number 2-90
 Survey Number 18-91
 Survey Number 19-91
 Survey Number 46-91
 Minor Partition Plat Number 1992-019

DEED REFERENCES

Volume 114 Page 251
 Volume 141 Page 295
 Microfilm Numbers:
 39517 71844 109076
 57210 92226 132243
 59478 92742 142309
 64489 108784 142393
 142978

LEGEND

- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 2-90
- ▲ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 94-78
- ◆ Found 1/2" iron pin set by Survey Number 94-78
- ⊕ Found 5/8" iron pin set by Survey Number 24-76
- △ Found 1/2" iron pipe assumed to be set by survey number 19-91
- Set 5/8"x30" iron pin with plastic cap marked BGA SURVEY MARKER
- () Record distance of the plat of McDaniel's 2nd Addition
- Existing fence line
- - - Centerline



NARRATIVE

This survey was done at the request of Gordon and Laura Brinton. I base the location of the parcel on Survey numbers 94-78 and 2-90, which previously established the location of Blocks M and T of this subdivision. The legal description of this parcel is written to the lot lines of the original subdivision with the exception of the 125 ft. by 112 ft. parcel in the Southeast corner of Lot 2. This is a metes and bounds description which was taken out of the original ownership of the Brinton parcel prior to their acquisition of the property. I therefore give the metes and bounds parcel full measure of its legal description. There have been several disputes within this block because of the difference between the location of the surveyed lines and the existing fence lines. In 1978 a comprehensive study of the subdivision was done by Duane Griffith, OPLS 644, which considered the previous surveys and existing fences within the subdivision. This overall concept of the subdivision as well as the McDaniel's Additions 1 and 3 and Wilbur's Addition has been used on the remaining surveys listed in the reference material, with the exception of surveys 18-91 and 19-91, which were surveys that were performed but not recorded. They were subsequently found and recorded in 1991. In particular the survey designated as 19-91 seems to have created much of the conflict within this block. Survey 19-91 was done in 1956 by H.L. Melton and monumented Block N of the Addition. In looking at the survey, it concentrates on Block N only and makes no attempt to reconcile the conditions in any other block. There is a tie to the East 1/16 corner between Sections 16 and

21, which is not monumented and has no indications of exactly what Mr. Melton used. If Mr. Melton used an existing fence corner near the area of the true 1/16th corner, the North-South positions of his pins are within 2 feet of the distance stated on his map, however the East-West position does not match his distances by approximately 8 feet, which is the approximate distance of the conflict. The monuments set by Melton were located and considered by Mr. Griffith in his study of these additions. In July 1992, Linda Perlera, owner of Lot 1 Block T and the East 1/2 of the adjoining portion of vacated Stevenson Street, filed a "claim of notice to record land owners" with the Union County Clerk (Microfilm No. 142978). In this document Mrs. Perlera claims the property lines established by survey no. 94-78 are in error, and further attempts to substantiate her claim to the existing fence line as shown. I find nothing in the deed records that changes her West property line from being the centerline of vacated Stevenson Street. I therefore place my monuments on the basis previously described, at the deed record positions. The Perlera parcel is excessive of the record dimensions as shown, and to extend the West line to the fence line would create an excess of over 12 feet from the record plat dimensions. I find the existing fences as shown. The fence on the North and East of the 125 x 112 ft. parcel is a temporary fence erected to keep the horses off the lawn of the parcel only. I find a shed encroaches on the East line of the parcel as shown. I find no other unusual conditions on this survey.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Rick G. Robinson
 OREGON
 JULY 17, 1988
 RICK G. ROBINSON
 2219
 Renewal Date: Dec. 31, 1994

UNION COUNTY
 Date Received: 7/15/93
 Date Paid: 8/18/93
 By: Guyan T. G. [Signature]
 File No. 024-1993

BAGETT-GRIFFITH & ASSOCIATES
 LaGrande, Oregon
 Map of Survey
 Parcel within Lots 2 and 3
 and a portion of vacated Stevenson Street
 Block M, McDaniel's 2nd Addition to
 Cove, Oregon
 UNION COUNTY, OREGON

SURVEYED FOR	Gordon and Laura Brinton	
SURVEYED BY	R. G. R.	7-93
Scale: 1"=50'	Drawn by: R. G. R.	7-93