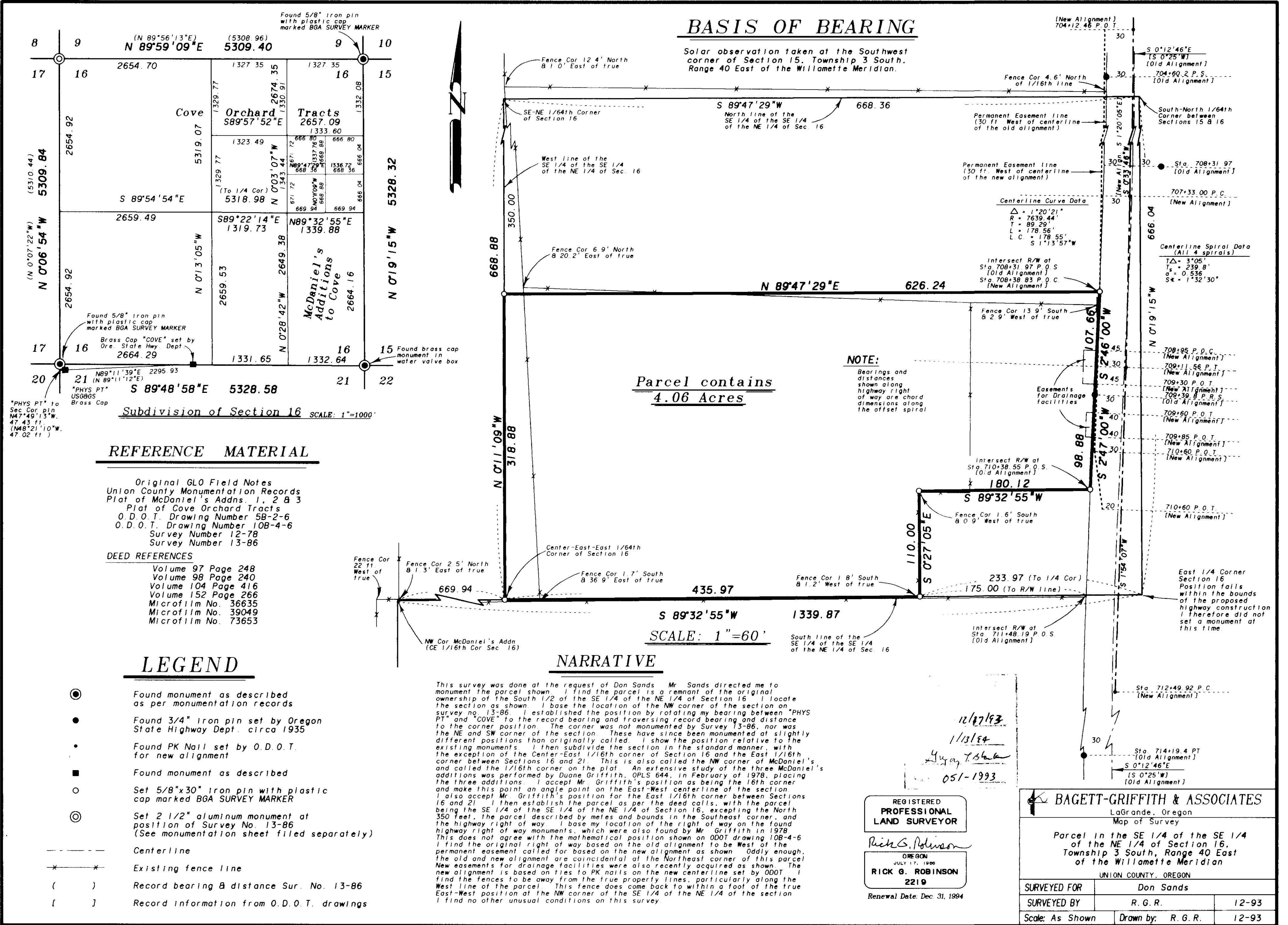


BASIS OF BEARING

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



Parcel contains
4.06 Acres

SCALE: 1"=60'

NOTE:
Bearings and distances shown along highway right of way are chord dimensions along the offset spiral

REFERENCE MATERIAL

Original GLO Field Notes
Union County Monumentation Records
Plat of McDaniel's Adns. 1, 2 & 3
Plat of Cove Orchard Tracts
O.D.O.T. Drawing Number 5B-2-6
O.D.O.T. Drawing Number 10B-4-6
Survey Number 12-78
Survey Number 13-86

DEED REFERENCES
Volume 97 Page 248
Volume 98 Page 240
Volume 104 Page 416
Volume 152 Page 266
Microfilm No. 36635
Microfilm No. 39049
Microfilm No. 73653

LEGEND

- Found monument as described as per monumentation records
- Found 3/4" Iron pin set by Oregon State Highway Dept. circa 1935
- Found PK Nail set by O.D.O.T. for new alignment
- Found monument as described
- Set 5/8"x30" Iron pin with plastic cap marked BGA SURVEY MARKER
- ⊙ Set 2 1/2" aluminum monument at position of Survey No. 13-86 (See monumentation sheet filed separately)
- Centerline
- x-x- Existing fence line
- () Record bearing & distance Sur. No. 13-86
- [] Record information from O.D.O.T. drawings

NARRATIVE

This survey was done at the request of Don Sands. Mr. Sands directed me to monument the parcel shown. I find the parcel is a remnant of the original ownership of the South 1/2 of the SE 1/4 of Section 16. I locate the section as shown. I base the location of the NW corner of the section on survey no. 13-86. I established the position by rotating my bearing and distance to the corner position. The corner was not monumented by Survey 13-86, nor was the NE and SW corner of the section. These have since been monumented at slightly different positions than originally called. I show the position relative to the existing monuments. I then subdivide the section in the standard manner, with the exception of the Center-East 1/16th corner of Section 16 and the East 1/16th corner between Sections 16 and 21. This is also called the NW corner of McDaniel's and called the 1/16th corner on the plat. An extensive study of the three McDaniel's additions was performed by Duane Griffith, OPLS 644, in February of 1978, placing the three additions. I accept Mr. Griffith's position as being the 16th corner and make this point an angle point on the East-West centerline of the section. I also accept Mr. Griffith's position for the East 1/16th corner between Sections 16 and 21. I then establish the parcel as per the deed calls, with the parcel being the SE 1/4 of the SE 1/4 of the NE 1/4 of Section 16, excepting the North 350 feet, the parcel described by metes and bounds in the Southeast corner, and the highway right of way. I base my location of the right of way on the found highway right of way monuments, which were also found by Mr. Griffith in 1978. This does not agree with the mathematical position shown on ODOT drawing 10B-4-6. I find the original right of way based on the old alignment to be West of the permanent easement called for based on the new alignment as shown. Oddly enough, the old and new alignment are coincidental at the Northeast corner of this parcel. New easements for drainage facilities were also recently acquired as shown. The new alignment is based on ties to PK nails on the new centerline set by ODOT. I find the fences to be away from the true property lines, particularly along the West line of the parcel. This fence does come back to within a foot of the true East-West position at the NW corner of the SE 1/4 of the NE 1/4 of the section. I find no other unusual conditions on this survey.

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**
Rich G. Robinson
OREGON
JULY 17, 1966
RICK G. ROBINSON
2219
Renewal Date: Dec. 31, 1994

BAGETT-GRIFFITH & ASSOCIATES
LaGrande, Oregon
Map of Survey

Parcel in the SE 1/4 of the SE 1/4 of the NE 1/4 of Section 16, Township 3 South, Range 40 East of the Willamette Meridian
UNION COUNTY, OREGON

SURVEYED FOR	Don Sands
SURVEYED BY	R. G. R. 12-93
Scale: As Shown	Drawn by: R. G. R. 12-93