

BASIS OF BEARING

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

LEGEND

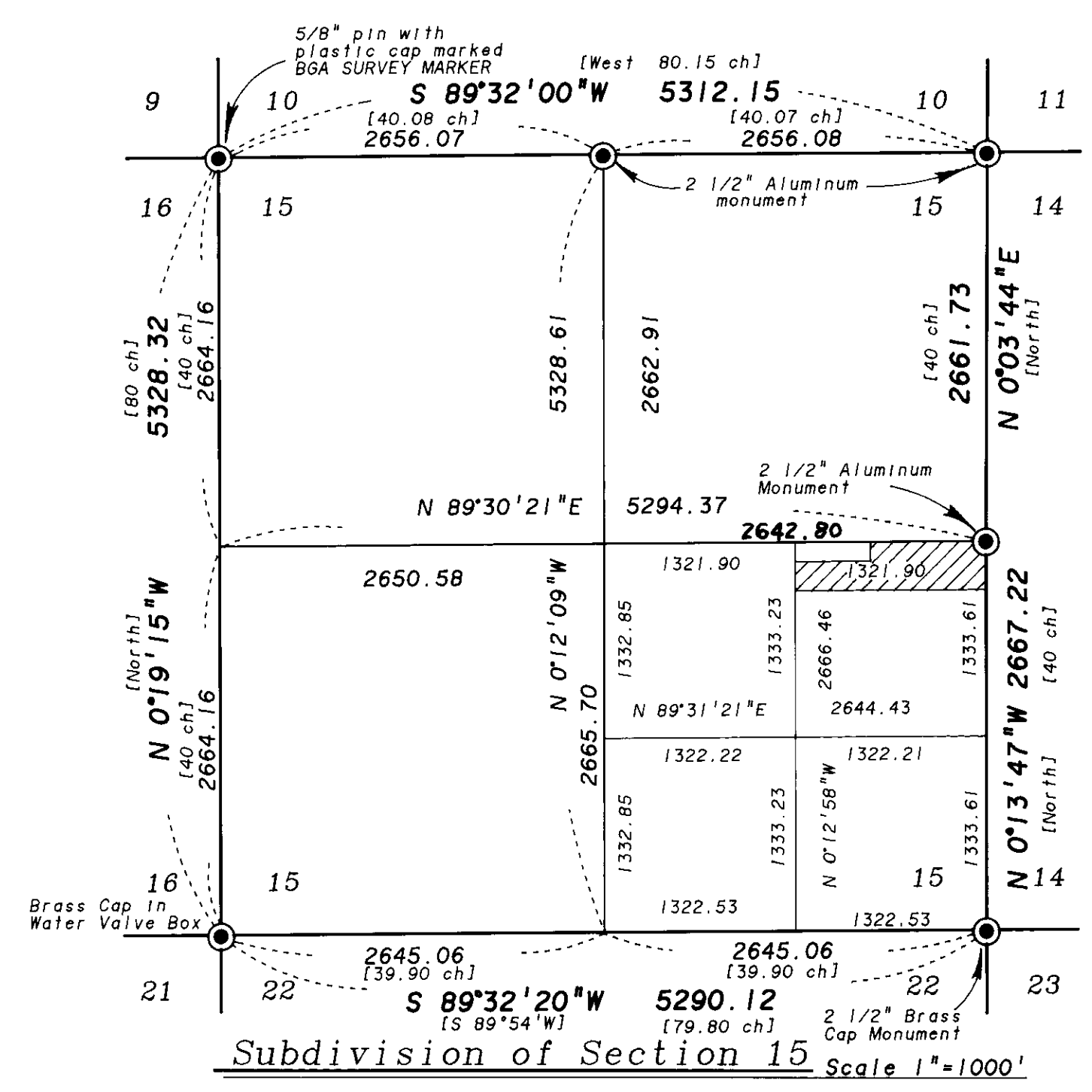
- Found monument as described as per Union County Monumentation Records
- Set 5/8"x30" iron pin with plastic cap marked "BGA SURVEY MARKER"
- [] Original GLO Bearing and Distance
- () Deed record distance
- Existing fence line
- Center line of road
- - - Center line of Caldwell Ditch

REFERENCE MATERIAL

- Union County Monumentation Records
- Survey Number 5-80
- Survey Number 29-89
- Survey Number 035-1992
- Survey Number 025-1993
- Survey Number 047-1993
- Minor Partition Number 1992-016
- Minor Partition Number 1993-001
- Minor Partition Number 1993-015
- Minor Partition Number 1993-019
- Minor Partition Number 1994-007

NARRATIVE

This survey was done at the request of Bob Rudman. Mr. Rudman wished to locate and mark the corners of the parcel shown. In addition, Mr. Rudman wished to set additional monuments at a point 163 feet North and parallel with the adjacent parcel to the South, at the extension of the East and West lines of the adjacent parcel to the North. I base the location of Section 15 on survey number 5-80, which subdivided the section. I find in the retracement of the deeds that this area was originally patented as the Southeast 1/4 of Section 15, then a portion was transferred as the North 1/2 of the Southeast 1/4 of the section. The Northeast 1/4 of the Southeast 1/4 was transferred by consecutive deeds (Volume 77 Pages 703 through 705) recorded at identical times (8:00 A.M. November 15, 1922). The parcels were transferred by metes and bounds descriptions 80 rods East and West by various widths North and South in even 10 rod dimensions, with a total North-South distance of 80 rods. These descriptions all start at the Northwest corner of the Northeast quarter of the Southeast quarter of Section 15. I interpret these conveyances as being simultaneous and proportion the excess land in the quarter section to the individual parcels. To do otherwise would create gaps and overlaps. In my opinion, it is clear that the intent of the conveyances was to transfer all of the Northeast 1/4 of the Southeast 1/4. In fact, later conveyances of the surveyed parcel together with the 130x502 parcel were transferred as the North 1/2 of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the section. I give the parcel excepted out of the Northwest portion of the parcel full measure as shown. The location of Love Road is not coincidental with the West line of the Northeast 1/4 of the Southeast 1/4. I place the road by locating the existing center line as constructed. I place reference pins along the West line of the parcel at the East right of way line of Love Road. The additional pins set 163 feet North of the South line of the parcel are not intended to create a partition of this parcel, but represents a possible lot line adjustment between the Rudman parcel and the parcel to the North. The disposition of this adjustment is uncertain at this time. I find the existing fences to be relatively harmonious with the exception of the fences in the area of the East line of the 130x502 parcel as shown. I find no other unusual conditions on this survey.



REGISTERED PROFESSIONAL LAND SURVEYOR
 Rick G. Robinson
 OREGON JULY 17, 1998
 RICK G. ROBINSON 2219
 Renewal Date: Dec. 31, 1994

6-7-94
 6-17-94
 029-1994

BAGETT-GRIFFITH & ASSOCIATES 2006 Adams Avenue, LaGrande, Oregon Map of Survey Parcel in the Northeast quarter of the Southeast quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian UNION COUNTY, OREGON		
SURVEYED FOR	Bob Rudman	
SURVEYED BY	R. G. R.	6-94
Scale: As shown	Drawn by: R. G. R.	6-94