



BASIS OF BEARING

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

NARRATIVE

This survey was done at the request of David and Christy Grammon. The purpose of this survey is to locate the exterior of their tract prior to partitioning. I locate the North line of the parcel along the North line of Section 21 as monumented. This differs from the location shown on survey number 49-84. The 1984 survey located the Northwest corner of the section from the ties of the State Highway Department. Later retracement of the highway alignment found an error in the curve information, which proved the true information to place the corner North of the position used in 1984. Survey 49-84 also placed the Northwest corner of Lot 2 of Hibbler's Addition, which is the Point of Beginning of the deed descriptions for the parcels in this area. The 1984 survey used the location of the existing structures and lines of occupancy to place this position. I accept this method and hold the East and West lines of Mill Street platted by McDaniel's Addition and intersect the true location of the section line for the Northwest corner of said Lot 2. I place the East line of the Grammon tract at the Southerly prolongation of the West line of Mill Street as platted by McDaniel's Addition. I find no dedication of Mill Street South of the section line. The street is shown on the plat of Hibbler's Addition, however the description in the declaration of the plat only includes the land East of Mill Street within the subdivision. I place the South line of the Grammon tract 198 feet South and parallel with the section line as per deed call. I place the parcel excepted from the Northwest corner of the overall tract at record distance (260 ft.) West of the Northwest corner of Lot 2 of Hibbler's Addition. I then locate the South line of the exception at record distance (70 ft.) South and parallel with the North line of the section. I find the East-West dimension of the exception and of the total tract to be deficient by approximately 10-14 feet. The true West line of the tract is originally described as the 1/16th line of the section. I do not have the information within Section 21 to develop the 1/16th line position. The line shown along the West of this tract is a boundary agreement line, with the deeds being prepared with reference to this survey. The course shown from the East 1/16th corner between Sections 16 and 21 to the Northwesterly corner of the Grammon tract is not a property line, but a ray tie only for the preparation of the boundary agreement along the existing fence line. The South line of the exception tract falls in Mill Creek. I set reference pins as shown on the North and South banks of the creek. I find the existing fences to be generally harmonious with the exception of the fence West of the pond. I find the roadway used for access to parcels South and East of this tract drifts onto the Grammon tract, including the bridge as shown. Again, I find no dedication for this roadway South of the section line. I find the sheds and irrigation box along the North line of the property to encroach onto the adjoining land as shown. I find no other unusual conditions on this survey.

LEGEND

- Found brass cap monument in water valve box as per Union County monumentation records
- ⊙ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER as per Union County monumentation records
- Found unrecorded monument as described
- Set 5/8"x30" iron pin with plastic cap marked "BGA SURVEY MARKER"
- △ Computed position only--no monument set
- [] Record information of survey 49-84
- () Record information of deed microfilm number 96865
- Existing fence line
- - - Edge of existing roadway

REFERENCE MATERIAL

Union County monumentation records
 Plat of McDaniel's Addition to Cove
 Plat of Hibbler's Addition to Cove
 Survey Number 49-84
 Survey Number 051-1993

DEED REFERENCES

Volume 114 Page 396
 Volume 139 Page 129
 Volume 143 Page 436
 Microfilm Number 96865
 Microfilm Number 104611
 Microfilm Number 105440
 Microfilm Number 143617
 Microfilm Number 144642
 Microfilm Number 144782

UNION COUNTY SURVEYOR

Date Received 7-26-94

Date Filed 7-26-94

By R.G.R. DEP

File No. 036-1994

REGISTERED PROFESSIONAL LAND SURVEYOR

Rick G. Robinson

OREGON JULY 17, 1986

RICK G. ROBINSON

2219

Renewal Date: Dec. 31, 1994

BAGETT-GRIFFITH & ASSOCIATES

LaGrande, Oregon
 Map of Survey

Parcel in the Northeast quarter of Section 21, Township 3 South, Range 40 East of the Willamette Meridian
 City of Cove
 UNION COUNTY, OREGON

SURVEYED FOR	David and Christy Grammon	
SURVEYED BY	R. G. R.	7-94
Scale: 1" = 30'	Drawn by: R. G. R.	7-94

Survey Number 036-1994

