

# BASIS OF BEARING

Forward bearing as published by the U.S.C. and G.S. from  $\Delta$  COLLEGE to  $\Delta$  VALLEY  
Dated 1946.

## REFERENCE MATERIAL

Survey Number 105-72  
Survey Number 25-84  
Survey Number 38-84  
Survey Number 009-1992  
Minor Partition No. 1992-08  
Minor Partition No. 1993-07

### DEED REFERENCES

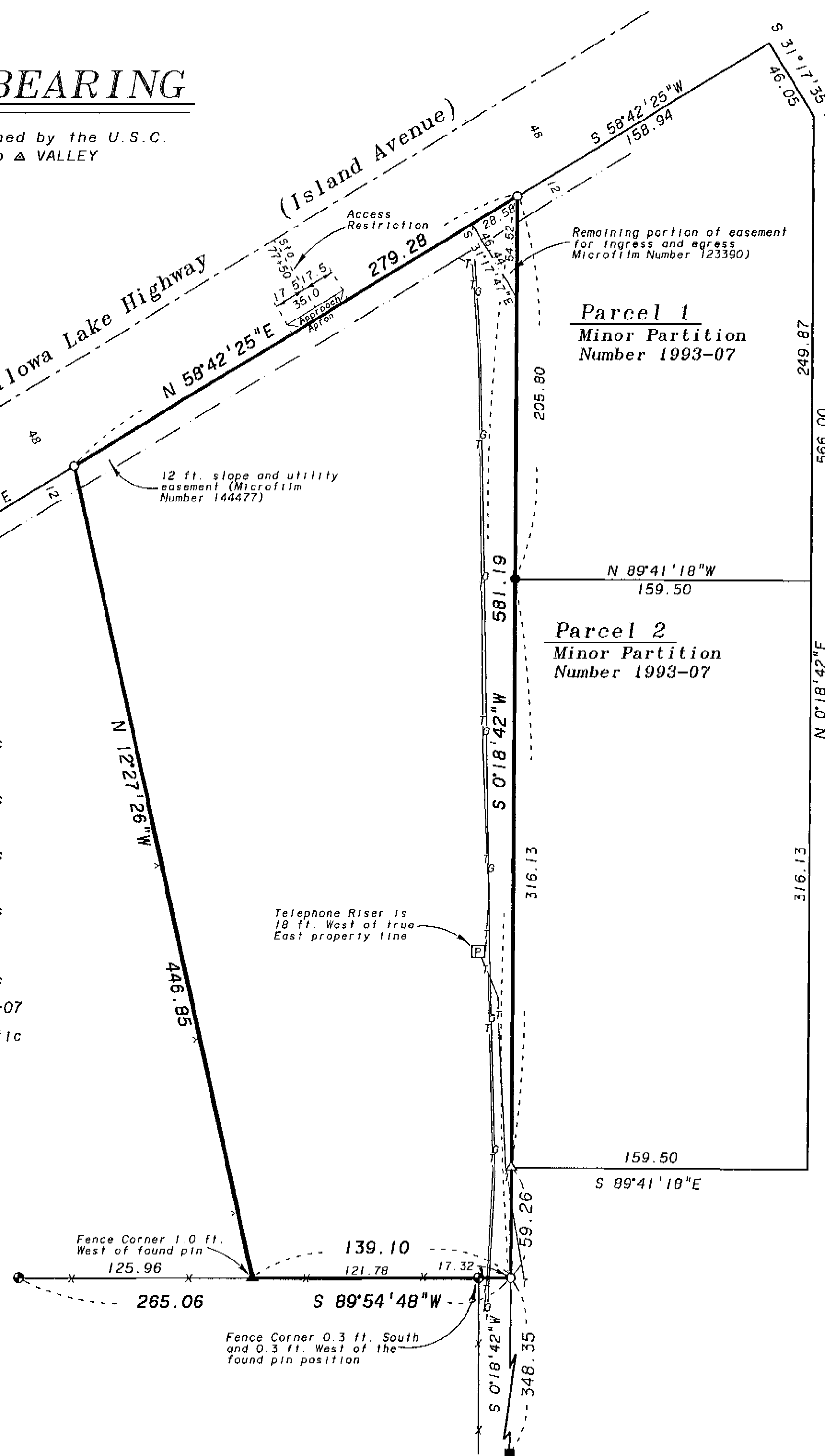
Volume 139 Page 506  
Microfilm Number 113129  
Microfilm Number 113130  
Microfilm Number 123390  
Microfilm Number 144477  
Microfilm Number 157764

## NARRATIVE

This survey was done at the request of Jeff Puckett on behalf of Pioneer Bank. This survey is a remonumentation of the parcel surveyed by survey number 38-84. Since that time, there has been additional right of way acquired along the North line of the property. I base my survey on the original found pins, as well as those of the partitions to the East of the parcel. I use the monuments of those partitions to locate the new right of way line. Since the time of the original survey, I find the access which used to be along the East side of this parcel is no longer used. I therefore set a new pin at the true Southeast corner of the property. The Northeast corner of the parcel was placed at record dimension from the found pin of partition plat 1993-07. I placed the Northwest corner of the parcel at the intersect of the original bearing of the West line of the parcel, and the new right of way line as previously established. I find that an additional 12 ft. easement has been granted along the North line of the parcel as shown (Microfilm No. 144477). The same deed restricts the access to a 35 ft. access at highway station 77+50. I use the field information from the ties to the highway control points used to establish the right of way on Minor Partition 1992-08 to position the stationing. The existing concrete approach apron constructed during the State Highway project is centered on that station. I find the description of the easement for the gas line in deed volume 139 Page 506 to not even be near the location of the existing gas line. However at the end of the description, it has the phrase of "all as staked or constructed on the ground". It is remotely possible that this would cover the gas line along the Eastern portion of the parcel. I do not find any easement in the deeds for the underground telephone line near the same location. The access easement shown across the Northeast corner of the parcel is still shown as a restriction on the deeds. The easement was used when the access to the South was at this location. The physical entrance to the property has been moved from this location, however the easement has never been vacated. I have discussed this with Mr. Puckett. I find no other unusual conditions on this survey.

## LEGEND

- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey 25-84
- ▲ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 38-84
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 009-1992
- △ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER concrete collar set by Minor Partition No. 1992-08
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Minor Partition No. 1993-07
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Easement Line
- - - Centerline
- Telephone Riser
- G- Underground Gas Line
- T- Underground Telephone Line
- x-x-x Existing Chain Link Fence



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Rick G. Robinson*  
OREGON  
JULY 17, 1986  
RICK G. ROBINSON  
2219  
Renewal Date: Dec. 31, 1996

UNION COUNTY  
SURVEYOR  
Date Received 10-2-95  
Date Filed 10-27-95  
By *Gregory T. Blackman*  
File No. 041-1995

BAGETT, GRIFFITH & BLACKMAN  
2006 Adams Avenue, LaGrande, Oregon  
Map of Survey  
Parcel in the Southwest quarter  
of the Northeast quarter of  
Section 4, Township 3 South,  
Range 38 East of the Willamette Meridian  
UNION COUNTY, OREGON

SURVEYED FOR	Pioneer Bank	
SURVEYED BY	R.G.R.	9-95
Scale: 1" = 50'	Drawn by: R.G.R.	9-95

SURVEY NUMBER 041-1995