

BASIS OF BEARING

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

NARRATIVE

This survey was done at the request of Les Tipton on behalf of the owners of the property. The purpose of this survey is to define and monument the exterior of this parcel preparatory to an A.L.T.A. survey. I find the monuments set by survey number 26-84 in place, defining the East line of this parcel. I place the newly acquired right of way of Highway 82 between the found monuments at Stations 75+00 and 64+50. I locate the centerline 48 feet Northwesterly and parallel to the line between these monuments. I project the centerline Southeasterly to Station 63+15 to place the angle point in the right of way as per the deed calls. I use the found monuments of survey number 25-77 to locate the East line of 26th Street (Holmes Road). I then use the calls in deed microfilm numbers 117254 and 124340 to place the Southerly portion of this parcel. The parcel is described in two tracts ("A" and "B") in the stated title report. The point of beginning of tract "B" is called as being on "the East line of Holmes Road and North 440.00 feet and West 2558.15 feet from the East 1/4 corner of Section 4. The called offset from the 1/4 corner falls 0.15 East of the true right of way, and I place this point due West of the call to place it on the line. I then place the remaining lines at record bearing and distance of the deed calls, with Holmes Road being a slightly different bearing than the deed calls as shown. The Southerly line coming into the East line of the parcel is slightly different than called distance (117.30 instead of 117.13), as it is a more or less call to the adjoining property to the East. The same is true where the South line meets the East line of the 155 ft. wide tract excepted away from the Southwesterly portion of this parcel. The 155 ft. tract is senior to this parcel and so the distance of this course is 104.06 ft. instead of the deed call of 104.03 feet. I find the fences to be very harmonious with this placement. I find no unusual conditions on this survey.

SCALE: 1" = 50'

LEGEND

- Found 2 1/2" aluminum monument set by survey number 1-84
- ⦿ Found 5/8" iron pin set by survey number 25-77
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 26-84
- Found 5/8" iron pin with aluminum cap marked O.S.H.D. set by survey number 059-1994
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- () Record information of deed microfilm number 117254
- [] Record information of deed microfilm number 124340
- () Record information of O.D.O.T. drawing number 9B-34-15
- *—*—* Existing fence line
- - - - - Centerline

REFERENCE MATERIAL

O.D.O.T. Drawing No. 9B-34-15
 Survey Number 25-77
 Survey Number 1-84
 Survey Number 26-84
 Survey Number 35-84
 Survey Number 059-1994

DEED REFERENCES

Microfilm No. 117254
 Microfilm No. 124340
 Microfilm No. 139689
 Microfilm No. 139690

Preliminary Title Report number 35385
 Prepared by Abstract and Title Company

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 8-2-96

Date Filed 8-15-96

By *Hyun T. Oh*

File No. 031-1996

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	Les Tipton	
SURVEYED BY	R. G. R.	7-96
Scale: 1" = 50'	Drawn by: R. G. R.	7-96

SURVEY NUMBER 031-1996