

BASIS OF BEARING

Solar observation taken at the Northwest corner of Section 19, Township 4 South, Range 40 East of the Willamette Meridian.

SCALE: 1" = 60'

NARRATIVE

This survey was done at the request of Roger Goodman, on behalf of the owners of this parcel of land. The purpose of the survey is to locate the exterior of the parcel prior to subdividing it into lots. In retracing the deeds on the parcels in this area, I find that this parcel and the parcels noted as the Rainsberry and Ricker tracts were originally in the common ownership of Frank E. Ricker. The first tract of land sold (Deed Volume 113 Page 145) was to Frank Myron Ricker. This tract was described as beginning at the Center-East 1/16th corner of Section 19, thence West 2640 feet. I have made the interpretation that the 2640 ft. course was intended to go to the Center-West 1/16th corner of Section 19, as that was the limit of the Frank E. Ricker ownership at the time. To go the record 2640 feet would leave a gap of approximately 9 feet. This does create an excess of 9 feet in the East-West dimension of the Frank Myron Ricker tract. I therefore place the West, South, and most Easterly line of this tract at the record distances called in Deed Volume 113 Page 145, with the bearing of the lines being parallel with the West and North lines of the Northeast quarter of the Southwest quarter of Section 19. The next deed related to this parcel was the easement for the scales along the South line of the parcel (Deed Volume 151 Page 322). This description substantiates the position of the Center-West 1/16th corner as being West of the Highway, as it calls the center of the Highway 33.5 feet, more or less, West of the aliquot line. This deed also confirms the 670 ft. distance South to the South line of the parcel and the 327 ft. distance East to the Southeast corner of the parcel. The next transfer of property (Deed Microfilm Number 78752) transfers a tract of land 165 ft. x 150 ft. in the Northwest corner of the original tract (Noted as the Rainsberry Tract). It also calls the point of beginning at a point 2640 feet West of the Center-East 1/16th corner of Section 19. Again, I place this at the Center-West 1/16th corner for reasons previously explained. This places the North line of the surveyed parcel 165 feet South and parallel with the North line of the aliquot line of Section 19. The next sequential transfer (Deed Microfilm Number 122995) deeded the remaining portion of the Frank E. Ricker ownership along the East and South lines of the surveyed parcel to William Ricker. Again, this description started at the Center-East 1/16th corner of Section 19, but the courses were described clockwise, calling the North line 470 feet South of the subdivisional line of Section 19. Deed Microfilm number 128243 then places the East line of the North portion of the surveyed parcel at the extension of the Rainsberry tract. This places all of the exterior lines of the parcel. Subsequent to this deed, William Ricker has acquired the portion East of the Rainsberry tract. I find the fences to be generally shifted South and West as shown. I find the area East of the fence near the most Easterly portion of the parcel is currently being occupied by Mr. William Ricker. Mr. Ricker has also constructed a roadway in the disputed area as shown. In discussions with Mr. Ricker, he is adamant that his ownership runs West to the existing fence. I place the drainage facility easement from the information on ODOT drawing number 10B-3-25. That drawing provides State Plane Coordinates for the points shown. I find a rotation of 1'49"41" to apply to the ODOT information. This easement fits the existing irrigation structure. I find no other unusual conditions on this survey.

LEGEND

- Found 1 1/2" iron pipe set by the plat of Union Orchard Tracts
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 42-76
- ⊙ Found 2 1/2" aluminum monument set by survey number 23-89
- ⊙ Found 2 1/2" aluminum monument set by survey number 004-1997
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- - - Existing fence line
- - - Centerline of Highway 237
- - - Centerline of Main Street as per plat of Hannah's Addition
- - - Easement line
- - - Irrigation ditch
- () Record information of deed Volume 113 Page 145
- [] Record information of deed microfilm number 78752
- (()) Record information of deed microfilm number 128243
- () Record information of ODOT drawing number 10B-3-25

REFERENCE MATERIAL

Union County Monumentation Records
 Plat of Union Orchard Tracts
 ODOT Drawing Number 10B-3-25
 Old Book of Surveys, Page 148
 Survey Number 43-76
 Survey Number 23-89
 Survey Number 015-1995
 Survey Number 004-1997

DEED RECORDS

Volume 72 Page 603
 Volume 113 Page 145
 Volume 151 Page 322

Microfilm Numbers

38680	122995
78752	128243
96656	139796
	151438

Surveyors Report Number 36385
 prepared by Abstract and Title Company

UNION COUNTY SURVEYOR

Date Received 1-29-97

Date Filed 1-29-97

By *Myron T. Black*

File No. 005-1997

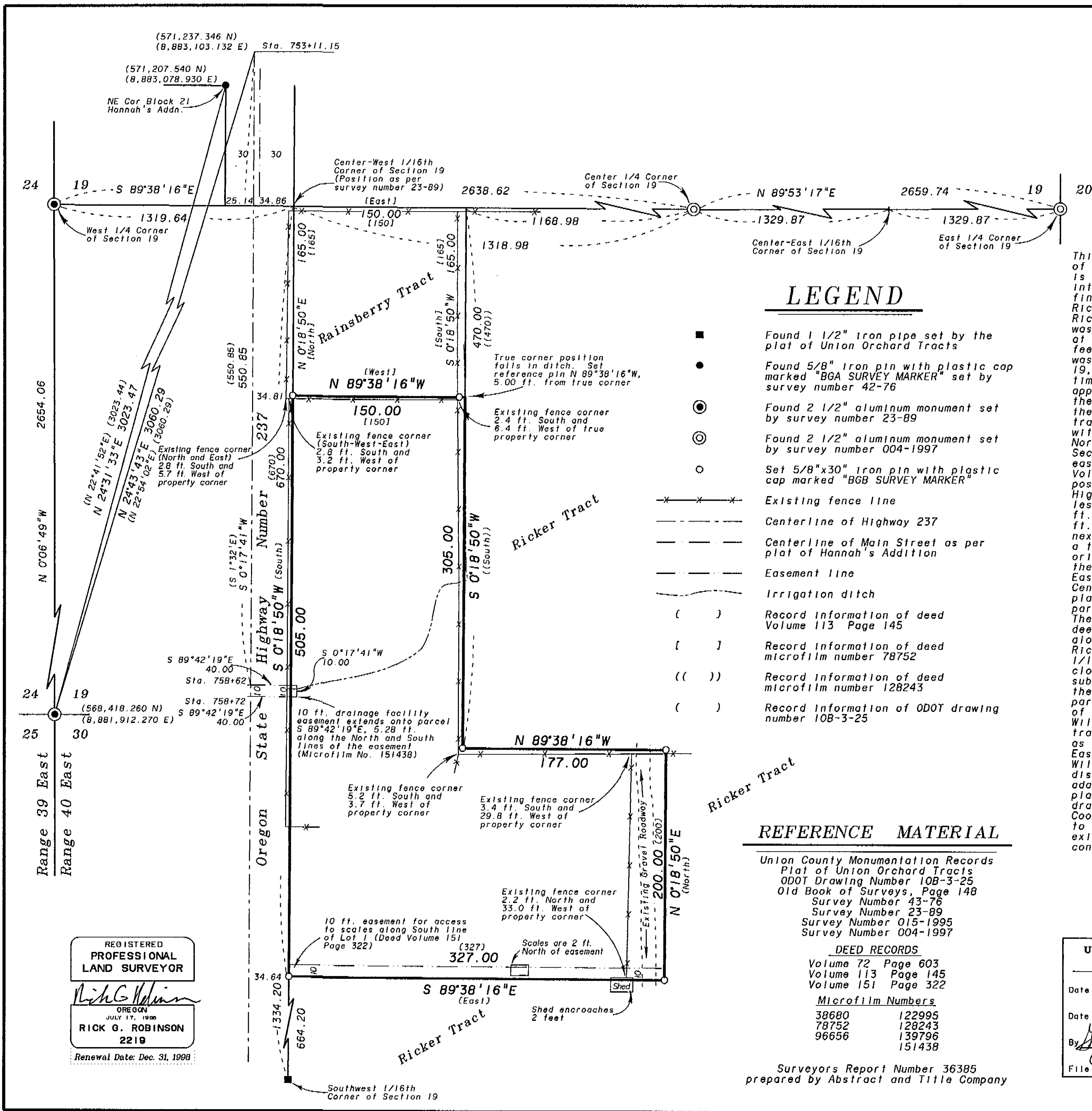
BAGETT, GRIFFITH & BLACKMAN

2006 Adams Avenue, LaGrande, Oregon

Map of Survey
 Parcel situated in the Northeast quarter of the Southwest quarter of Section 19, Township 4 South, Range 40 East of the Willamette Meridian

UNION COUNTY, OREGON

SURVEYED FOR	Roger Goodman	
SURVEYED BY	R. G. R.	1-97
Scale: 1" = 60'	Drawn by: R. G. R.	1-97



REGISTERED PROFESSIONAL LAND SURVEYOR
Rick G. Robinson
 OREGON JULY 17, 1986
RICK G. ROBINSON
 2219
 Renewal Date: Dec. 31, 1992

SURVEY NUMBER 005-1997