

LEGEND

- Found 5/8" Iron pin set by survey number 4-64
- Found 5/8" Iron pin accepted as being set by survey number 16-66
- ⊙ Found 5/8" Iron pin accepted as being set by survey number 31-66
- ◆ Found 1" Iron pipe accepted as being set by survey number 31-66
- Set 5/8"x30" Iron pin with plastic cap marked "BGB SURVEY MARKER"
- ⊕ Existing manhole
- () Record bearing of the plat of Mountain View Addition
- (()) Record bearing and distance of survey number 4-64
- [] Record bearing of survey number 91-79 and deed microfilm number 90730
- Existing fence line
- - - Easement line
- - - Centerline of easement or road
- SS- Sanitary Sewer line

BASIS OF BEARING

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

SCALE: 1"=40'

NARRATIVE

This survey was done at the request of Norman Palmer. The purpose of this survey is to adjust the common line of Mr. Palmer with the owners of Lot 6 of Mt. View Addition (Gregory). The Palmer ownership is Lot 8 of that addition along with additional ownership lying easterly of Lots 6, 7 and 8 of said addition. The portion adjacent to Lot 6 is being adjusted into the Gregory ownership. Survey Number 4-64 monumented the East line of this additional parcel, and its extension Southerly. This line is 30 feet Easterly and parallel with what would later become Mt. View Addition. Survey Numbers 16-66 and 31-66 monumented what would be platted as lots 2, 3 and 4 of Mt. View Addition. I place the line 30 feet East of the East line of the addition by locating the existing monuments and using a compass rule adjustment to place the remaining angle points where a monument could not be found. This fit the bearings and 30 ft. Offset along Lots 3 and 4 extremely well as shown. At the Southeast corner of Lot 5, I found a 1" pipe under a concrete curb poured under the chain link fence. At the Northeast corner of Lot 5, I could not find any corner monument, however, I accept the location of the existing fence corner post as the lot corner due to its harmony and the precedence that the post is set on the property corner as the Southeast corner was. I then placed the location of the Easterly corners of Lot 7 at record distance of the subdivision at the rotated bearing used on the remaining monuments. I find that at the corners of Lot 7, there are utility poles and risers near the true corner positions. The construction of these lines have undoubtedly destroyed the corner monuments. The monuments set by survey number 91-79 for the sewer line easement have evidently been destroyed by construction of the sewer line. I place the location of the easement by the record dimensions of the survey, rotated to the basis of bearing of this survey. This is the same rotation as the original plat of Mt. View addition and the 1966 surveys. I place the most Northerly line of the parcel to be deeded to Gregory at the position determined by Mr. Palmer. I have prepared a legal description for the transfer of this parcel for Mr. Palmer. I find no other unusual conditions on this survey.

CITY OF ISLAND CITY APPROVAL

Approved as a Lot Line Adjustment this 9th day of February, 1998.

Judy A. Rygg
Judy Rygg, Planning Official for the City of Island City

Harris Street

Emily Drive

Gregory Mountain

Chain Link fence post set in concrete occupies corner position

View

Addition

REFERENCE MATERIAL

Plat of Mt. View Addition
Survey Number 4-64
Survey Number 16-66
Survey Number 31-66
Survey Number 67-79
Survey Number 91-79

DEED REFERENCES

Microfilm Number 23869
Microfilm Number 34058
Microfilm Number 90730
Microfilm Number 90733
Microfilm Number 145524
Microfilm Number 151262

UNION COUNTY SURVEYOR

Date Received 2-9-98

Date Filed 2-9-98

By *Gregory T. Blackman*

File No. 004-1998

REGISTERED PROFESSIONAL LAND SURVEYOR

Rich G. Robinson

OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 1990

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey
Lot Line Adjustment adjacent to Lot 6 Mt. View Addition to Island City, Situated in the NE 1/4 of the SW 1/4 of Section 3, Township 3 South, Range 38 East of the Willamette Meridian UNION COUNTY, OREGON

SURVEYED FOR	Norman Palmer	
SURVEYED BY	R.G.R.	2-98
Scale: 1" = 40'	Drawn by: R.G.R.	2-98

SURVEY NUMBER 004-1998