



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'

LEGEND

- Fnd. 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey as noted
- ⊗ Fnd. X chiseled in sidewalk by CS 035-96 (see narrative)
- ⊙ Fnd. 3/4" capped pipe with cross in cap set by A. H. McLain
- ⊕ Fnd. 5/8" iron pin with aluminum cap stamped O.S.H.D. in monument box as per survey CS 059-94
- ▲ Fnd. 1/2" iron pin set by CS 039-65
- Set 5/8" x 30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- () Record distance of STERLING'S SECOND ADDITION to the Town of Island City

NARRATIVE

This survey was ordered by Dale Epling. Mr. Epling wished to monument the property conveyed to him by the vacation of North "D" Street as well as monument his other property corners. I establish the East and West lines of Block 23 by driving the bearings of the East and West lines of Block 24 as monumented by Survey Number 006-1993. I use the Centerline of the relocated Wallowa Lake Highway as established by Oregon Department of Transportation. The North and South lines of Block 23 are parallel with the South line of Section 34 as documented in Surveys Numbered 005-1992 and 006-1993. I establish the South line of the Epling property by a line 40 feet North of and parallel to the centerline of the relocated Wallowa Lake Highway, intersecting the East and West lines of said Block 23 as previously established. The North line of the Epling property is parallel to and 20 feet North of the North line of said Block 23. The chisel marks on Survey No. 035-1996 are placed at a point 40 feet north of the centerline of the relocated Highway. These positions are important, due to the fact that the Railroad sold to the slope easement line. All of the other property within the subdivision sold to a position 40 feet north or south of the relocated centerline. I find no encroachments or problems with this survey.

REFERENCE MATERIAL

- Union County Survey No. 039-65
 - Union County Survey No. 016-88
 - Union County Survey No. 006-89
 - Union County Survey No. 067-91
 - Union County Survey No. 005-92
 - Union County Survey No. 008-92
 - Union County Survey No. 006-93
 - Union County Survey No. 059-94
 - Union County Survey No. 035-96
- Union County Plat of
STERLING'S SECOND ADDITION
- Union County Minor Partition 1991-015

UNION COUNTY SURVEYOR

Date Received 12/23/98

Date Filed 12/23/98

By R. ROBINSON DEARY

File No. 055-1998

DEED REFERENCES

Microfilm# 148168

Microfilm# 119824

REGISTERED PROFESSIONAL LAND SURVEYOR

Gregory T. Blackman

OREGON
JULY 13, 1973
GREGORY T. BLACKMAN
991

Renewal Date: Dec. 31, 1999

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon

Map of Survey
Lots 3, 4, 5, and 6, of Block 23
STERLING'S SECOND ADDITION to the Town of Island City

UNION COUNTY, OREGON

SURVEYED FOR	Dale Epling	
SURVEYED BY	G. T. B.	12/98
Scale: 1" = 40'	Drawn by: N. W. V.	12/98

SURVEY NUMBER 055-1998