

# LEGEND

- Found 5/8" iron pin with plastic cap marked BGF, unless otherwise noted, set by Survey No. 43-72A
- Found 5/8" iron pin set by Survey No. 1-76
- ⊙ Found 2 1/2" brass cap monument as per Union County Monumentation Records
- Centerline
- x- Fenceline
- Posted line
- - - Railroad Right of Way line
- ++++ Railroad Tracks
- < > Record measurement of GLO contract number 201, dated August 5, 1873
- \ \ Record measurement of Survey No. 21-71
- | | Record measurement of Survey No. 43-72A
- ( ) Record measurement of Survey No. 1-76
- { } Record measurement of Survey No. 4-89
- [ ] Record measurement of Major Partition No. 1998-21

# BASIS OF BEARING

Record bearing of Survey No. 43-72A, between the North 1/4 of Section 31 and the Northeast corner of Section 31, Township 2 South, Range 37 East of the Willamette Meridian.

SCALE: 1"=100'

# REFERENCE MATERIAL

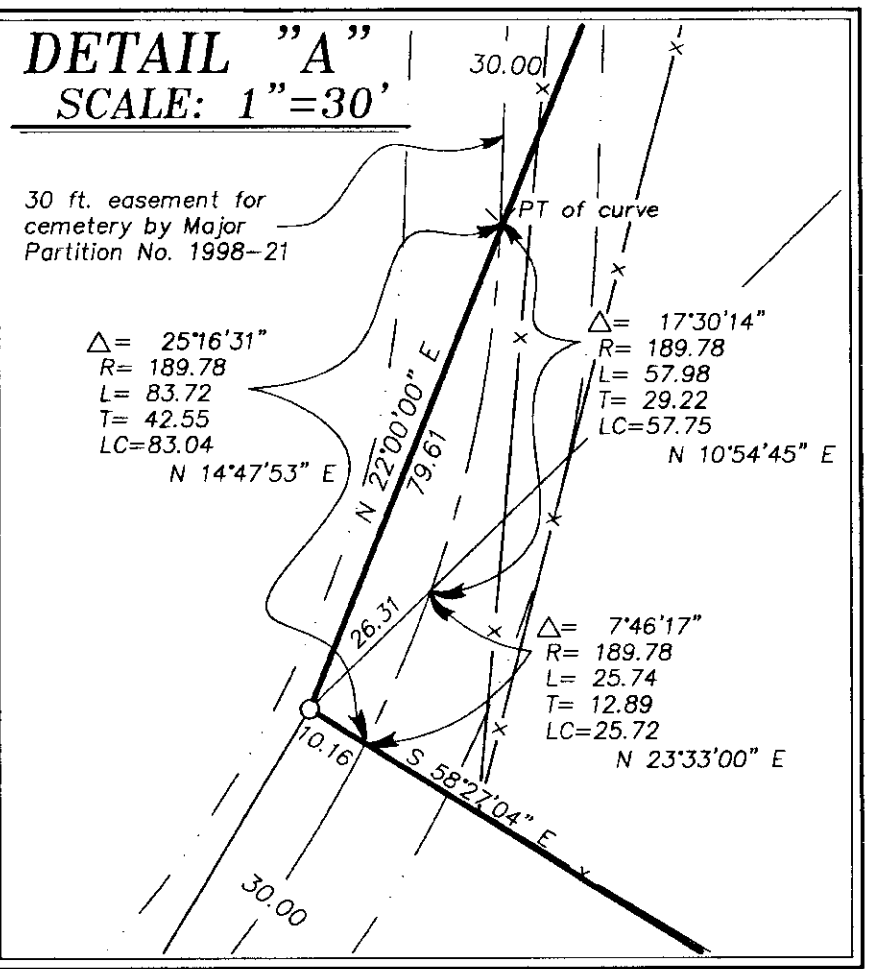
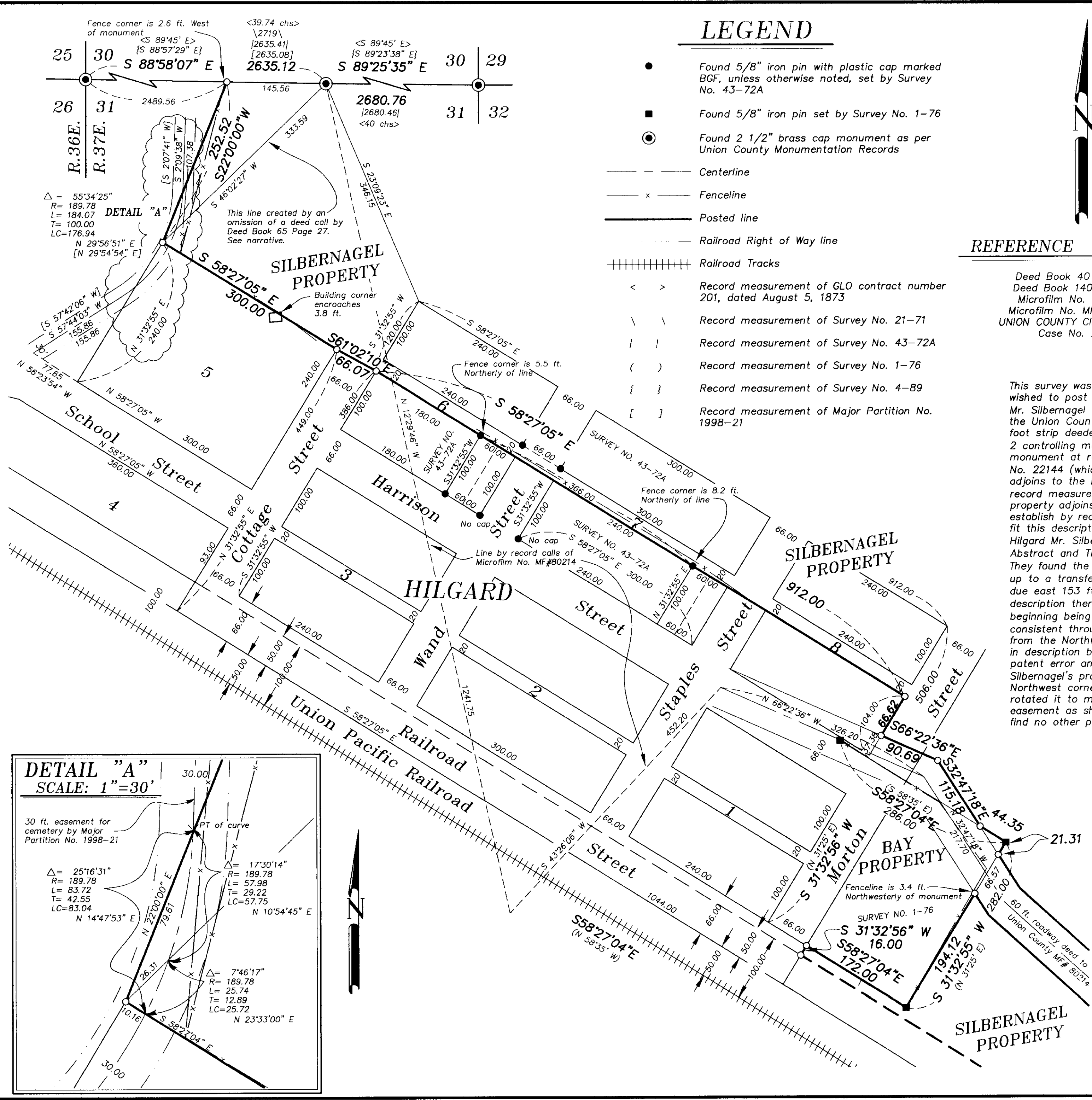
- UNION COUNTY MONUMENTATION RECORDS  
 UNION COUNTY SURVEYS  
 Survey No. 21-71  
 Survey No. 43-72A  
 Survey No. 1-76  
 Survey No. 42-81  
 Survey No. 4-89  
 Survey No. 26-89  
 UNION COUNTY PLATS  
 Plat of Hilgard  
 Major Partition No. 1998-21

# REFERENCE MATERIAL

- Deed Book 40 Page 195  
 Deed Book 140 Page 166  
 Microfilm No. MF#80214  
 Microfilm No. MF#20001826  
 UNION COUNTY CIRCUIT COURT  
 Case No. 22144

# NARRATIVE

This survey was performed at the request of Chris Silbernagel. Mr. Silbernagel wished to post and monument a portion of his property line. Part of the area that Mr. Silbernagel was interested in runs along Ruth Bay's ownership, as set forth by the Union County Circuit Court in Case No. 22144, the plat of Hilgard, and a 60 foot strip deeded for a roadway to Union County by Microfilm No. #80214. I found 2 controlling monuments on Ruth Bay's property. Using these I set the missing monument at record measurements called for in the Amended Final Decree of Case No. 22144 (which is identical to Survey No. 1-76) to establish where Mr. Silbernagel adjoins to the Bay property. I found monuments from Survey No. 43-72A and used record measurements of said survey to reestablish the area where Mr. Silbernagel's property adjoins Hilgard. The 60 foot strip deed to Union County for a roadway, I establish by record deed calls of Microfilm No. #80214. I find the existing road to fit this description within tolerances. From the Northwest corner of Block 5 of Hilgard Mr. Silbernagel's property was ambiguous. I ordered a chain of title from Abstract and Title Company of Mr. Silbernagel's property and the Westerly adjoiner. They found the original description of Mr. Silbernagel's property and every description up to a transfer by Deed Book 65 Page 27 to read "thence N 22° E, 250 ft. thence due east 153 ft. to starting point 1/4 cor....". Deed Book 65 Page 27 and every description thereafter reads, "Northeasterly to the place of beginning". The place of beginning being the North 1/4 of Section 31. The adjoiner to the West has been consistent throughout its transfers in calling "North 22° East to the Section line" from the Northwest corner of Block 5. The Title company and I believe the change in description by Deed Book 65 Page 27 was an omission. As such I treat it as a patent error and hold the previous descriptions as correct in establishing Mr. Silbernagel's property. There is an easement in the area of Mr. Silbernagel's Northwest corner. I ran record measurements of Major Partition No. 1998-21 then rotated it to my Basis of Bearings. I found the existing road to not fit within the easement as shown. Fences are away from the true property corners as shown. I find no other problems with this survey.



UNION COUNTY SURVEYOR  
 Date Received 12/21/2000  
 Date Filed 12/29/00  
 By R. Robinson, DGS  
 File No. 039-2000

REGISTERED PROFESSIONAL LAND SURVEYOR  
 GREGORY T. BLACKMAN  
 991  
 Renewal Date: Dec. 31, 2001

BAGETT, GRIFFITH & BLACKMAN  
 2006 Adams Avenue, LaGrande, Oregon  
 Map of Survey  
 Situated in the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 31, Township 2 South, Range 37 East of the Willamette Meridian  
 UNION COUNTY, OREGON

SURVEYED FOR	CHRIS SILBERNAGEL	
SURVEYED BY	G.T.B.	12/2000
Scale: 1" = 100'	Drawn by: N.W.V.	12/2000