

LOT LINE ADJUSTMENT

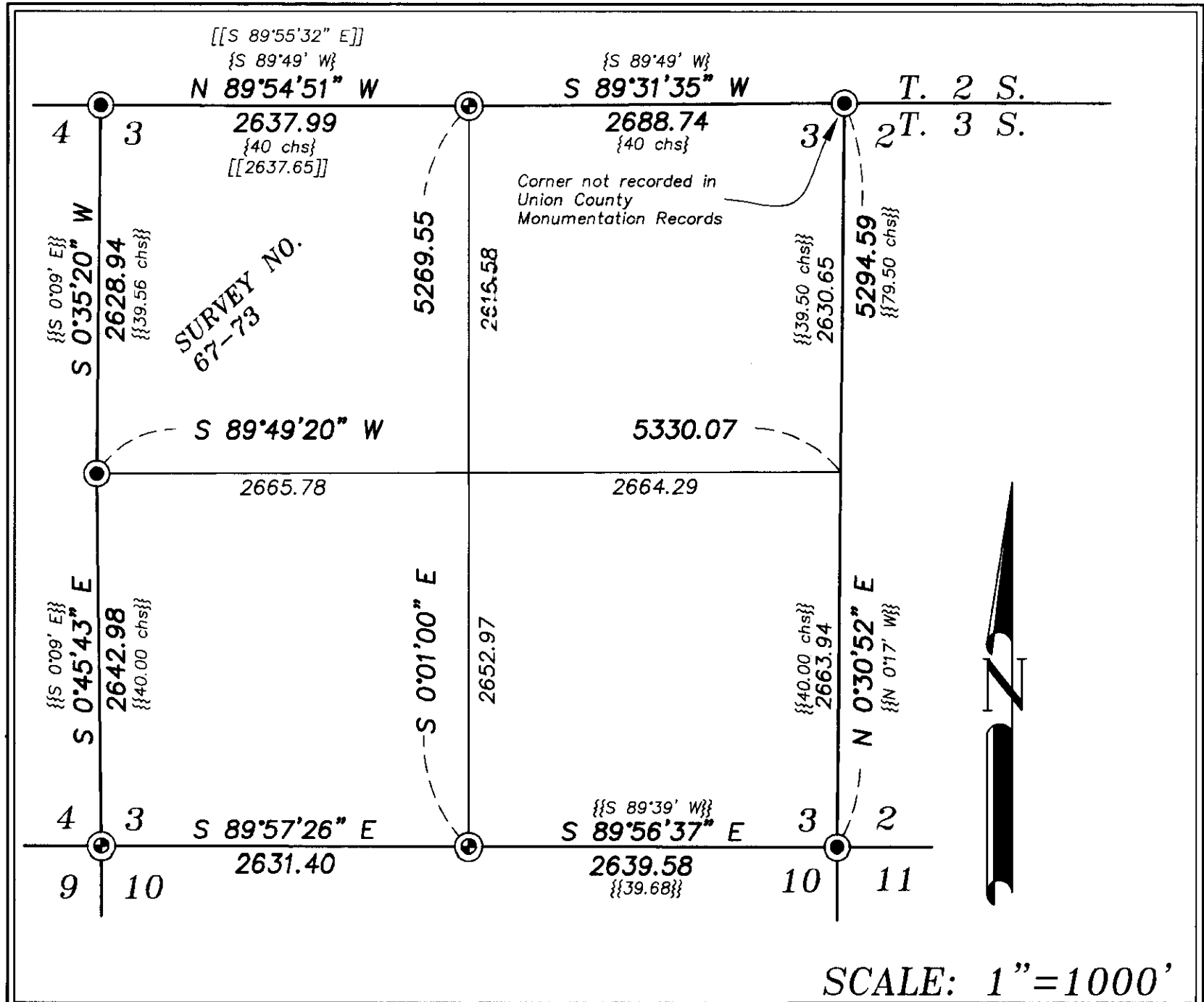
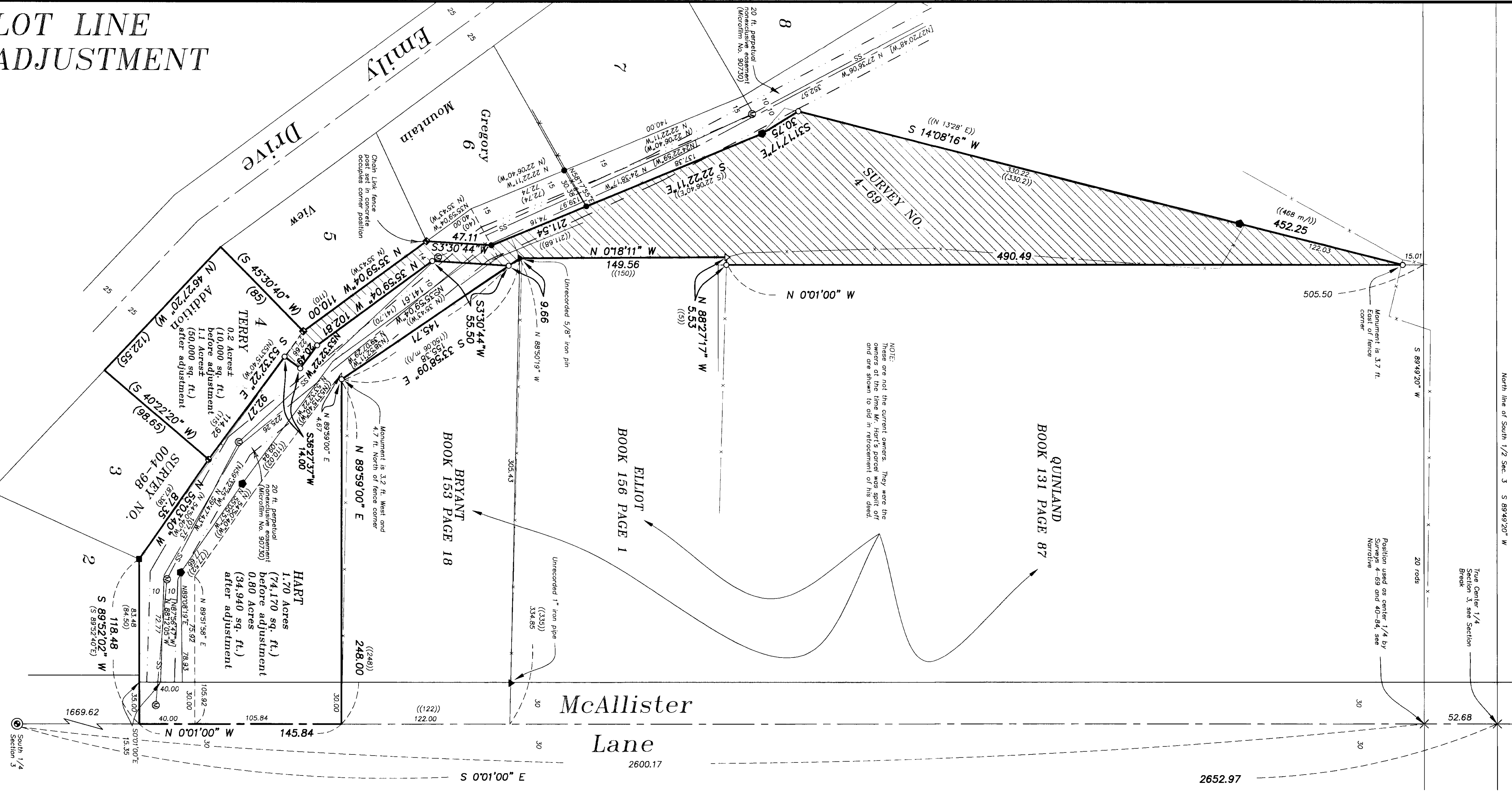
BASIS OF BEARING

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

SCALE: 1"=40'

LEGEND

- Found 5/8" iron pin set by Survey No. 16-66
- Found 5/8" iron pin set by Survey No. 31-66
- ◆ Found 1" iron pipe set by Survey No. 31-66
- Found 5/8" iron pin set by Survey No. 4-69
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey No. 004-1998
- ⊙ Found 2 1/2" aluminum monument as per Union County Monumentation Records or as noted.
- ⊙ Found 2 1/2" copper clad monument in water valve box as per Union County Monumentation Records
- ▲ Unrecorded monument as noted
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- △ Set PK nail in concrete with brass washer marked OPLS 991
- × Computed position only
- ⊙ Existing manhole
- { } Record measurement GLO Contract No. 102, by Timothy W. Davenport, dated 20 July, 1863
- { } Record measurement GLO Contract No. 103, by David P. Thompson, dated 3 September, 1863
- (()) Record measurement Survey No. 4-69
- [] Record measurement Survey No. 67-73
- [] Record measurement Survey No. 91-79 and deed microfilm number 907307
- () Record measurement of the plat of Mountain View Addition
- x — Existing fence line
- - - Easement line
- - - Centerline of easement or road
- SS Sanitary sewer line
- ▨ Area to accrue to Terry from Hart



REFERENCE MATERIAL

GLO Contract No. 102, by Timothy W. Davenport, dated 20 July, 1863
 GLO Contract No. 103, by David P. Thompson, dated 3 September, 1863

Plat of Mountain View Addition

UNION COUNTY SURVEYS
 Survey No. 16-66
 Survey No. 31-66
 Survey No. 4-69
 Survey No. 67-73
 Survey No. 91-79
 Survey No. 040-1984
 Survey No. 004-1998

DEED REFERENCES
 Book 131 Page 87
 Book 156 Page 1
 Book 153 Page 18
 Book 144 Page 612
 Book 157 Page 337
 Microfilm No. MF#23869
 Microfilm No. MF#34058
 Microfilm No. MF#90730
 Microfilm No. MF#90733
 Microfilm No. MF#145524
 Microfilm No. MF#151262

NARRATIVE

This survey was performed at the request of Ralph Hart. Mr. Hart wished to lot line adjust the boundary between him and Mr. Terry. I have shown the record calls for Lot 4 of Mountain View Addition for Mr. Terry's original property. Mr. Hart's property is described in Microfilm No. MF#151262 as 3 different parcels. His south boundary was located by Survey No. 004-1998. I found and accepted monuments found and set by said Survey as correctly placing Mr. Hart's southerly boundary. The southwest corner of Mr. Hart's property was set by Survey No. 4-69. I did not find this pin and replaced it by record bearing and distance of Survey No. 4-69 rotated to my basis. Survey No. 4-69 is the survey on which Mr. Hart's legal description is based. Survey 4-69 shows Mr. Hart's property running from the southwest corner all the way to the North line of the Southwest 1/4. I found a monument set by this survey as a reference to the corner which fell in a pond at the time along the west line of Mr. Hart's property. The monument is badly out of position compared to record bearing. However the monument is in an old fence and I believe it is where it was originally set. I accepted the monument and drove a line from the southwest corner through the found monument to an intersection with the West line Quinland (Book 131 Page 87). This property is senior to Mr. Hart's property and Mr. Hart's line intersects it before reaching the North line of the Southwest 1/4 of Section 3. From here Mr. Hart's property runs along the West line Quinland to the Southwest corner of Quinland, Book 131 Page 87 was the first deed out and calls a record measure of 20 rods by 31 rods. I held these record distances in placing the property. The 31 rods is run South from the Center 1/4 of Section 3, Township 3 South, Range 38 East. I found that deeds and lines of occupation in this area used a position of the Center 1/4 which was substantially south of the true Center 1/4 established by an aliquot subdivision of Section 3. I believe this stems from Survey No. 4-69 stubbing the Center 1/4 in from the South 1/4 of Section 3. Survey No. 40-84 also noted this and used the position of the center 1/4 as placed by Survey No. 4-64 to retrace a boundary. I agree with Survey No. 40-84 as it best represents the intent of the deeds and the position established by Survey No. 4-64 to retrace Mr. Hart's boundary. However, this position is NOT the true Center 1/4. It is a retracable point of beginning. From the Southwest corner of Quinland, Mr. Hart's property runs easterly along the south boundary of Quinland to the West boundary of Elliot (Book 156 Page 1). This deed's west line runs along existing fences and I place it as such. Mr. Hart's boundary runs south along Elliot's west line to a monument. I was unable to find the survey that set this monument but find it lies close to the fence corner and accept it as locating the property boundary. From here Mr. Hart's boundary runs southerly along the west line of Bryant (Book 153 Page 18). Bryant's deed runs from the Southeast corner of Elliott 122 ft. South along the East line of the Southwest 1/4. It then runs at right angles to this line a distance of 248 ft. I place the lines at record deed calls as this deed is senior to Mr. Hart's deed. The property then runs along the South line of Bryant to the East line of the Southwest 1/4. Then the line runs South along said East line to the point of beginning. I place the new lot lines at Mr. Hart's direction. I find the fences to be away from the true corners as shown. I find no other problems with this survey.

CITY OF ISLAND CITY APPROVAL

Approved as a Lot Line Adjustment this 27th day of August, 2001.

UNION COUNTY SURVEYOR
 Date Received: 8/16/01
 Date Filed: 8/16/01
 By: R. Ransom
 File No. 027-2001
 REGISTERED PROFESSIONAL LAND SURVEYOR
 GREGORY T. BLACKMAN 991
 Renewal Date: Dec. 31, 2001

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

BAGETT, GRIFFITH & BLACKMAN
 2006 Adams Avenue, LaGrande, Oregon
 Map of Survey
 Lot Line Adjustment situated in Lot 4 of Mountain View Addition and the Southwest 1/4 of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, UNION COUNTY, OREGON

SURVEYED FOR	RALPH HART	
SURVEYED BY	G.T.B.	8/2001
Scale: 1" = 40'	Drawn by: N.W.V.	8/2001