

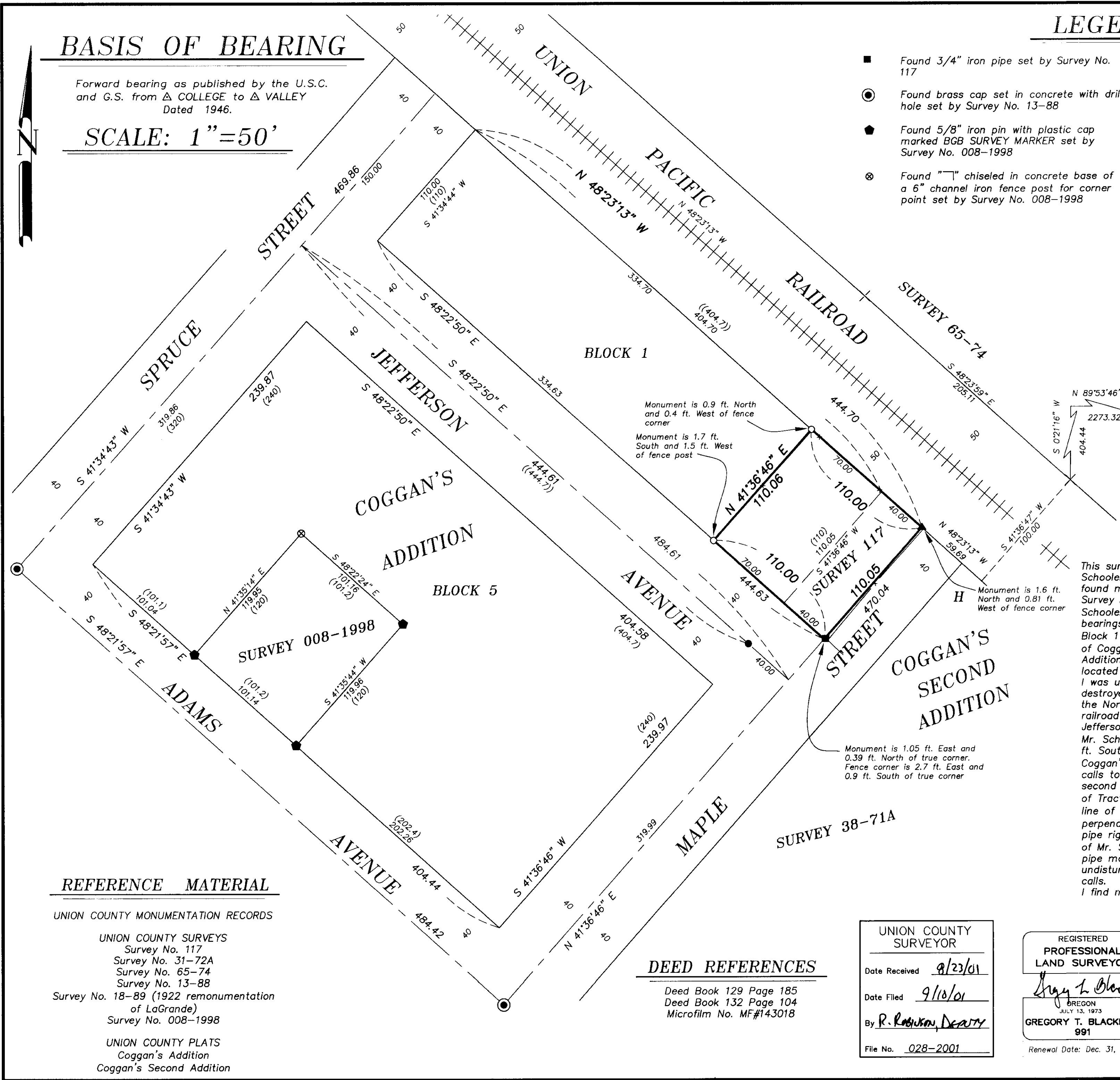
BASIS OF BEARING

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

SCALE: 1"=50'

LEGEND

- Found 3/4" iron pipe set by Survey No. 117
- Found brass cap set in concrete with drill hole set by Survey No. 13-88
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey No. 008-1998
- ⊗ Found "⌈" chiseled in concrete base of a 6" channel iron fence post for corner point set by Survey No. 008-1998
- ▲ Found 2" iron pipe fence post in concrete at corner position
- ⊙ Found 2 1/2" brass cap in water valve box as per Union County Monumentation Records
- Position of 3/4" iron pipe set by Survey Number 18-89 (1922 remonumentation of LaGrande) as per Survey No. 38-71A
- ⊗ Position of 5/8" iron rod as per Survey No. 65-74
- x — Fence line
- - - Center line
- ++++ Railroad tracks
- () Record measurement of Coggan's Addition
- (()) Record measurement of Survey No. 18-89 (1922 remonumentation of LaGrande)



NARRATIVE

This survey was performed at the request of Michael Schooler. Mr. Schooler wanted to monument the boundary of his ownership. I found monuments set by Survey No. 13-88 along Adams Avenue. Survey No. 008-1998 located the Block to the Southwest of Mr. Schooler's property. From these found monuments I ran record bearings of Survey No. 008-1998 to establish the Northwest line of Block 1 of the Coggan's Addition and the Southeast line of Block 1 of Coggan's Second Addition. The Northeast line of Block 1 of both Additions runs along the railroad right-of-way. Survey No. 65-74 located and monumented this right-of-way on the Northeast side. I was unable to recover these monuments and believe them destroyed. I ran record measurements of Survey No. 65-74 from the Northeast corner of Section 8 to reestablish the position of the railroad right-of-way. I hold the position for the centerline of Jefferson Avenue as established by Survey No. 008-1998. Part of Mr. Schooler's ownership is described as beginning at a point 334.7 ft. Southeasterly from the most Westerly corner of Block 1 of Coggan's Addition. Beginning at this point I found the record deed calls to be very harmonious with the location of the Block. The second part is a metes and bounds description of the West 40 ft. of Tract H of Coggan's Second Addition. To establish the Southeast line of Mr. Schooler's property, I offset 40 ft. Southeasterly perpendicular to the Southeast line of Block 1. I found a 2" iron pipe right-of-way fence post in concrete at the Northeast corner of Mr. Schooler's property. At the Southeast corner I found a 3/4" pipe monument set by Survey No. 117. Although it appears undisturbed I call it out of position as it does not fit the deed calls. The fence corners are away from the true corners as shown. I find no other problems with this survey.

REFERENCE MATERIAL

- UNION COUNTY MONUMENTATION RECORDS
- UNION COUNTY SURVEYS
 Survey No. 117
 Survey No. 31-72A
 Survey No. 65-74
 Survey No. 13-88
 Survey No. 18-89 (1922 remonumentation of LaGrande)
 Survey No. 008-1998
- UNION COUNTY PLATS
 Coggan's Addition
 Coggan's Second Addition

DEED REFERENCES

Deed Book 129 Page 185
 Deed Book 132 Page 104
 Microfilm No. MF#143018

UNION COUNTY SURVEYOR

Date Received 8/23/01

Date Filed 9/10/01

By R. Robinson, Deputy

File No. 028-2001

REGISTERED PROFESSIONAL LAND SURVEYOR

GREGORY T. BLACKMAN
 JULY 13, 1973
 991
 Renewal Date: Dec. 31, 2001

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

Map of Survey
 Block 1 of Coggan's Second Addition
 Situated in the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 8, Township 3 South, Range 38 East of the Willamette Meridian
 UNION COUNTY, OREGON

SURVEYED FOR	MICHAEL SCHOOLER
SURVEYED BY	G.T.B. 8/2001
Scale: 1"=50'	Drawn by: N.W.V. 8/2001