



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'

REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 22-71
Survey Number 058-1991

DEED REFERENCES

Volume 106 Page 82
Microfilm Number 55446
Title Report Number 02-13235 dated May 21, 2002, prepared by Eastern Oregon Title, Inc.

LEGEND

- ⊙ Found brass screw in lead plug set in concrete for the 1/4 corner common to Sections 8 and 17
- ⊙ Found brass cap monument in water valve box
- Found 5/8" iron pin with plastic cap marked "BGF SURVEY MK" set by survey number 22-71
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 058-1991
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- ⊗ Chiseled 2" cross in sidewalk for corner monument
- Easement Line
- x- Existing Fence Line
- - - Centerline
- P- Overhead Power Line
- 12"SS- Sanitary Sewer line
- ~~~ Creek
- Ⓟ Telephone Riser
- ☆ Light Pole
- [] Record information of survey Number 22-71
- () Record information of survey number 058-1991

NARRATIVE

This survey was done at the request of Steve Schaffer of Evergreen Healthcare. The purpose of this survey is to monument the exterior of the tract preparatory to an ALTA/ACSM Land Title Survey. I base the location of the exterior of this tract on survey number 22-71, which originally monumented the West and South lines of the tract, and dimensioned the entire tract. That survey was also used as the basis of the deed description for the transfer of the property. I used the title report listed in the reference material for the placement of easements shown. I did not find easements for the telephone risers along the South line of the tract, the sanitary sewer line along the East line of the tract, or the overhead power line across the Northeast corner of the tract. Field markings were requested of the utility companies for the location of the underground utilities. No field location of the telephone lines were found. The right of way easement granted to California Pacific Utilities Company for utility lines and the maintenance thereof recorded May 5, 1975 as deed microfilm number 55446, calls for the easement to begin at the "SW Corner, SW 1/4 SE1/4, Section 8...thence approximately N3°W to the true point of beginning, thence approximately 100 feet north to the end point, all as staked and/or constructed on the ground." This easement as described does not fall within the exterior of this tract. I cannot identify the specific area or use this easement is intended to pertain to. I find the existing fence along the Southerly portion of the East line to encroach as shown. I also find two shed encroachments along the South line of the tract, and a landscaped area encroaching at the Southwest portion of the tract.

UNION COUNTY SURVEYOR
Date Received 7/2/02
Date Filed 7/22/02
By [Signature]
File No. 023-2002

REGISTERED PROFESSIONAL LAND SURVEYOR
Rick G. Robinson
OREGON JULY 17, 1998
RICK G. ROBINSON 2219
Renewal Date: Dec. 31, 2002

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey
Tract of land situated in the NW 1/4 of the NE 1/4 of Section 17, and in the SW 1/4 of the SE 1/4 of Section 8, Township 3 South, Range 38 East of the Willamette Meridian.
UNION COUNTY, OREGON
SURVEYED FOR Evergreen Healthcare
SURVEYED BY R.G.R. 6/20-25/02
Scale: 1"= 40' Drawn by: R.G.R. 7/1/02

SURVEY NUMBER 023-2002