

## VICINITY MAP AND SHEET INDEX

NOT TO SCALE

## LEGEND

- INDICATES FOUND SURVEY MONUMENT AS INDICATED HEREON.
- ⊕ INDICATES FOUND PUBLIC LAND SURVEY MONUMENT DESCRIBED HEREON. MONUMENT AND ACCESSORIES TO BE RE-ESTABLISHED AFTER COMPLETION OF IMPROVEMENTS AS NECESSARY
- — — — — INDICATES RIGHT-OF-WAY LIMITS.
- — — — — INDICATES SECTION LINE OR CENTERLINE OF RIGHT OF WAY.
- x - x - x - INDICATES EXISTING FENCELINE.
- ( — — — — — ) INDICATES RECORD DIMENSION PER CITED DOCUMENT.
- - - - - INDICATES APPROXIMATE ADJOINER PROPERTY LINE
- INDICATES ADJOINING PROPERTY OWNER NAME AND CURRENT DEED REFERENCE NUMBER

STALEY MF# 20015131

## SURVEY NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF UNION COUNTY FOR THE PURPOSE OF MONUMENTING AND LEGALIZING THE LOCATION OF BUCHANAN LANE (UNION COUNTY ROAD NO. 117) AND COVE AVENUE IN THE CITY OF LA GRANDE, FROM THE 1/4 CORNER OF SECTIONS 4 AND 9, T35, R38E, EASTERLY TO THE INTERSECTION WITH MCALISTER ROAD, UNION COUNTY ROAD NO. 14, IN ACCORDANCE WITH THE REQUIREMENTS OF OREGON REVISED STATUTES CHAPTER 36B.

A SEARCH OF UNION COUNTY RECORDS FOUND NO ROAD ESTABLISHMENT DOCUMENTS FOR THIS ROADWAY. THIS SEARCH CONSISTED OF PHYSICAL REVIEW OF THE COUNTY ROAD INDEX PLATS LOCATED AT THE OFFICE OF THE UNION COUNTY PUBLIC WORKS DEPARTMENT, AN INSPECTION OF THE INDICES TO THE UNION COUNTY COMMISSIONER'S JOURNALS, VOLUMES A, C, D, AND E, AND A REVIEW OF THE ORIGINAL ROAD ESTABLISHMENT DOCUMENTS FOR ROAD PETITIONS NO. 1 THROUGH 34. THE ONLY MENTION OF A ROADWAY IN THIS VICINITY IS IN THE ESTABLISHMENT RECORDS FOR ROAD PETITION NO. 39 (MCALISTER ROAD SOUTH OF BUCHANAN LANE, 1871), WHICH STATES "...TO THE NE CORNER OF THE NW 1/4 OF SECTION 10, T35, R38E, THERE FORMING A JUNCTION WITH A ROAD LEADING ACROSS THE ISLAND KNOWN AS JOHN CAVINESS ROAD."

ALSO REVIEWED WERE CURRENT DEED RECORDS AND LAND DIVISION PLATS FOR PROPERTIES ADJOINING THIS ROADWAY. THE EXISTENCE OF THIS ROADWAY AS A COUNTY ROAD IS RECOGNIZED BY THE USE OF DEED LANGUAGE, SUCH AS "SUBJECT TO EASEMENT FOR COUNTY ROAD OVER, ALONG, AND ACROSS THE NORTH SIDE OF SAID PREMISES."

THE RECORDED PLATS OF LAND DIVISIONS ADJOINING THE ROADWAY RECOGNIZE ITS EXISTENCE IN DIFFERING MANNERS. THE PLATS OF EASTGATE ADDITION AND PARTITION PLATS 1997-14 AND 1999-23 HAVE THE "NORTH LINE OF COVE AVENUE" AS THEIR SOUTHERLY BOUNDARY WITH THE NORTH LINE OF COVE AVENUE BEING 30 FEET FROM THE SECTION LINE AND ALSO FOLLOWING THE NORTH LINE OF THE RIGHT-OF-WAY ACQUIRED FOR THE RELOCATED CONNECTION TO 26TH STREET. THE DEDICATION OF 27TH STREET IN EASTGATE ADDITION ENDS AT A LINE 30 FEET NORTH OF THE SEC. LINE. PARTITION PLAT 1995-01 RECOGNIZES THE EXISTENCE OF THE PUBLIC ROADWAY KNOWN AS COVE AVENUE ACROSS THE SOUTHERLY 30 FT. IN ITS SIGNED DECLARATION. THE DESCRIPTION OF PARTITION PLATE 2000-15 RUNS TO THE SECTION LINE WITH THE "... PARCEL SUBJECT TO COUNTY ROAD OVER AND ACROSS SOUTH 30 FEET." PARTITION PLAT 2001-13 DEDICATES A 30-FOOT WIDE STRIP OF LAND FOR ROADWAY PURPOSES.

IN THE ABSENCE OF ESTABLISHMENT RECORDS FOR THIS ROADWAY, WE HAVE EVALUATED THE PHYSICAL LOCATION OF THE EXISTING ROADWAY AND FIND THAT ITS CENTERLINE SUBSTANTIALLY CONFORMS WITH ESTABLISHED SECTION LINE BETWEEN SECTIONS 3 AND 10 AND 4 AND 9 IN T35 R38E. ADDITIONALLY, THERE ARE NUMEROUS RECORDED DEEDS, SURVEYS, AND SUBDIVISION PLATS THAT SHOW THE ROAD RIGHT-OF-WAY AND SECTION LINE TO BE COINCIDENT AND THAT ALSO RECOGNIZE A RIGHT-OF-WAY WIDTH OF 60 FEET.

THEREFORE, WE CONCLUDE THE CENTERLINE OF THE ROADWAY TO BE LEGALIZED SHOULD FOLLOW THE SECTION LINE BETWEEN SECTIONS 4 AND 9 AND 3 AND 10 IN T35, R38E. THE WIDTH OF THE ROAD TO BE LEGALIZED SHOULD BE 60 FEET, 30 FEET ON EACH SIDE OF THE CENTERLINE, WHICH CONFORMS TO THE WIDTH OF ROADS ESTABLISHED PRIOR TO 1889, IF THE WIDTH WAS UNSTATED IN THE ESTABLISHMENT RECORDS.

THE SURVEY AND SUBDIVISION RECORDS OF UNION COUNTY WERE REVIEWED FOR THE PRESENCE OF SURVEY MONUMENTS IN THE VICINITY OF THIS ROADWAY. A THOROUGH SEARCH WAS MADE FOR ANY RECORD MONUMENTS AND THE RESULTS OF THIS SEARCH ARE SHOWN ON THIS MAP.

## BASIS OF SURVEY DATA

### BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE OREGON STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD 83(91), AND ARE GRID BEARINGS AS DETERMINED BY GPS OBSERVATIONS AT THE SOUTH 1/4 CORNER OF SECTION 3. THE OREGON STATE PLANE COORDINATE SYSTEM -NORTH ZONE THETA ANGLE AT THIS LOCATION IS +1°44'27".

### DISTANCES:

DISTANCES SHOWN ARE GROUND DISTANCES.

### COORDINATES:

COORDINATES SHOWN ARE IN A LOCAL DATUM PLANE. TO CONVERT THESE COORDINATES TO OSP NORTH COORDINATES, MULTIPLY BOTH THE NORTH AND EAST COORDINATE BY THE COMBINED SCALE FACTOR OF 0.9997679417.

## REFERENCE MATERIAL

OREGON DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 8B-36-3  
 OREGON DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 8B-36-4  
 UNION COUNTY SURVEYS 20-63; 24-75, 1-79, 26-88, 039-2002, 014-2003.

### DEEDS:

BOOK 156, PAGE 22  
 MICROFILM DOCUMENTS NO. 60063, 129089, 144253, 120999

UNION COUNTY SURVEYOR	
Date Received	7/10/03
Date Filed	9/12/03
By	R. ROBINSON, DEPUTY
File No.	022-2003

## MAP OF SURVEY COVE AVENUE - BUCHANAN LANE ROAD LEGALIZATION

SW 1/4 SEC. 3, SE 1/4 SEC. 4,  
 NE 1/4 SEC. 9, NW 1/4 SEC. 10,  
 T.35., R.38E., W.M., UNION COUNTY, OREGON

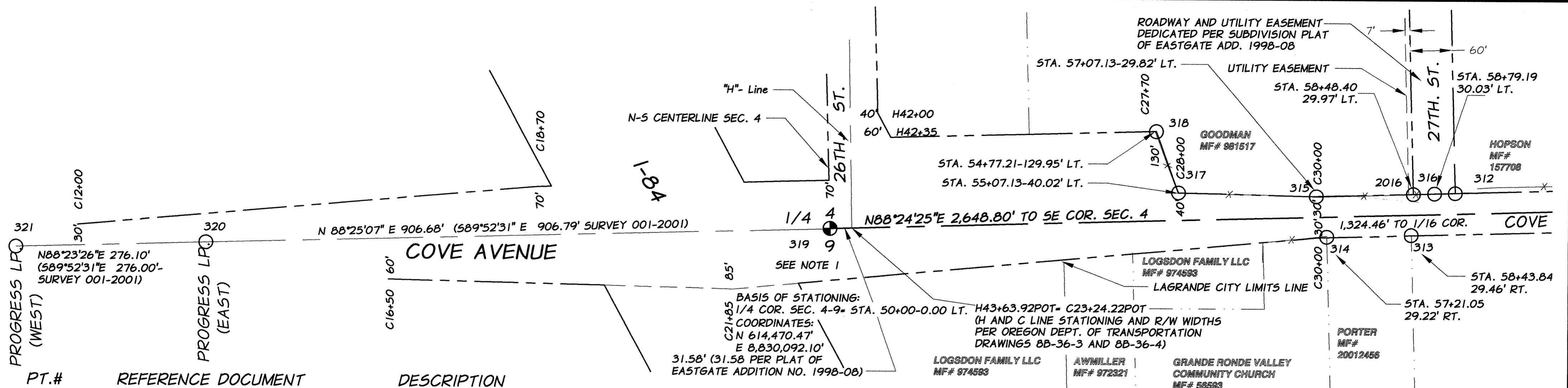
UNION COUNTY		10513 N. MCALISTER RD. LA GRANDE, OR. 97850	
SCALE:	AS NOTED	 <small>ENGINEERING · SURVEYING · MATERIALS TESTING</small> LA GRANDE, OR. WALLA WALLA, WA. BAKER CITY, OR.	SHEET
DATE:	JUNE, 2003		<h1>1/3</h1>
JOB NO.	693-08		

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*H. M. ...*

OREGON  
JAN. 21, 1992  
HARMON E. McLENDON  
2537

renews 12/31/07



PT.# REFERENCE DOCUMENT DESCRIPTION

PT.#	REFERENCE DOCUMENT	DESCRIPTION
321	SURVEY NO. 001-2002	FOUND 1-INCH DIAMETER BRASS DISK MARKED "+"
320	SURVEY NO. 001-2002	FOUND 1-INCH DIAMETER BRASS DISK MARKED "+"
319	CORNER MONUMENTATION RECORD 047-1996R (SEE NOTE NO. 1)	FOUND BRASS DISK IN CONCRETE FLUSH IN ROADWAY SURFACE MARKED AS DESCRIBED IN CORNER REMONUMENTATION RECORD 047-1996R.
318	PARTITION PLAT 1997-14, SUBDIVISION PLAT 1998-08	FOUND 5/8-INCH IRON ROD FLUSH IN GROUND WITH A PLASTIC CAP MARKED "BGB SURVEY MARKER" 2 FEET E OF CORNER OF FENCES SE-W.
317	PARTITION PLAT 1997-14, SUBDIVISION PLAT 1998-08	FOUND 5/8-INCH IRON ROD BURIED 0.1-FOOT WITH A PLASTIC CAP MARKED "BGB SURVEY MARKER" AT THE CORNER OF FENCES E-NW.
315	PARTITION PLAT 1997-14, SUBDIVISION PLAT 1998-08	FOUND 5/8-INCH IRON ROD FLUSH IN GROUND WITH A PLASTIC CAP MARKED "BGB SURVEY MARKER" IN E-W FENCE LINE.
2016	PARTITION PLAT 1999-23, SUBDIVISION PLAT 1998-08	FD. 5/8-INCH IRON ROD, 20" ABOVE GROUND, WITH PLASTIC CAP MKD. "BGB SURVEY MARKER" IN E-W FENCE LINE, DISTURBED
314	SURVEY 102-74, SURVEY 94-79	FOUND 5/8-INCH IRON ROD FLUSH IN GROUND WITH A PLASTIC CAP MARKED "TELEK" 1.5 FEET S OF E END OF CHAIN LINK FENCE.
313	SURVEY 102-74, SURVEY 94-79	FOUND BENT 5/8-INCH IRON ROD. (LOCATION SHOWN IS AT 0.5 FEET BELOW GROUND.)
316	SUBDIVISION PLAT 1998-08, PARTITION PLAT 1999-23	FOUND 5/8-INCH IRON ROD FLUSH IN GROUND WITH A PLASTIC CAP MARKED "BGB SURVEY MARKER" IN E-W FENCE.
312	PARTITION PLAT 1995-01, PARTITION PLAT 1999-23	FOUND BENT 5/8-INCH IRON ROD WITH A PLASTIC CAP MARKED "PLS 699." (LOCATION SHOWN IS AT 1 FOOT BELOW GROUND.)
323	SURVEY 20-63	FOUND 1/2-INCH IRON ROD BURIED 0.8 FEET.
311	PARTITION PLAT 1995-01, PARTITION PLAT 1999-23	FOUND 5/8-INCH IRON ROD FLUSH IN GROUND WITH A PLASTIC CAP MARKED "PLS 699."
309	PARTITION PLAT 1995-01	FOUND 5/8-INCH IRON ROD 0.2 FEET ABOVE GROUND WITH A PLASTIC CAP MARKED "PLS 699."
310	PART. PLAT 1995-01, COR. MON. RECORD 019-1994R	FOUND 2-INCH DIAMETER ALUMINUM CAP WITH PUNCH MARK FLUSH IN ASPHALT ROADWAY.

**UNION COUNTY SURVEYOR**

Date Received 7/18/03

Date Filed 9/12/03

By P. ROBINSON DEPUTY

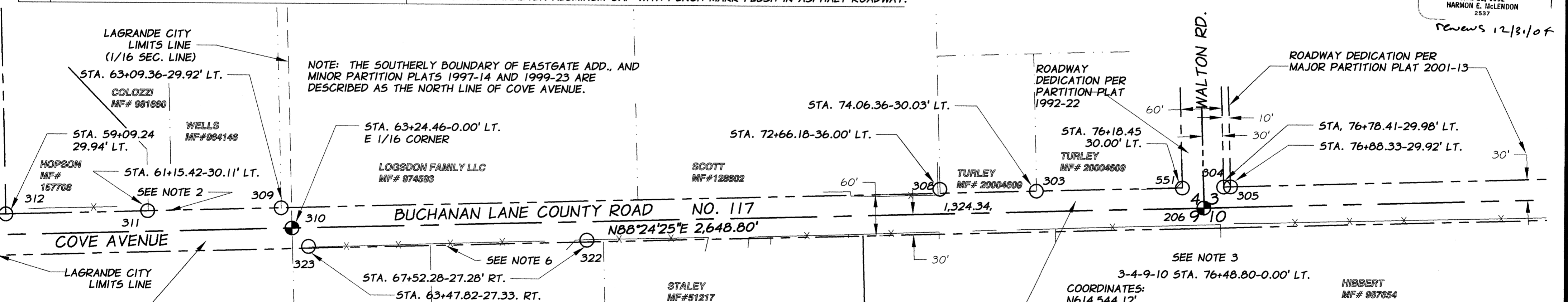
File No. 022-2053

REGISTERED PROFESSIONAL LAND SURVEYOR

*A.M.*

OREGON  
JAN. 21, 1992  
HARMON E. McLENDON  
2537

renews 12/31/06



PT.#	REFERENCE DOCUMENT	DESCRIPTION
322	UNRECORDED	FOUND 1-1/4-INCH IRON PIPE 0.5 FEET E AND 0.5 FEET S OF THE CORNER OF FENCES E-W-S.
308	PARTITION PLAT 2000-15	FOUND 5/8-INCH IRON ROD FLUSH IN GROUND WITH A PLASTIC CAP MARKED "BGB SURVEY MARKER."
303	PARTITION PLAT 2000-15	FOUND 5/8-INCH IRON ROD FLUSH IN GROUND WITH A PLASTIC CAP MARKED "BGB SURVEY MARKER."
551	PART. PLAT 1992-22, COR. MON. RECORD 042-1992R	FOUND 5/8-INCH IRON ROD BURIED 0.4 FEET WITH ALUMINUM CAP MARKED "UNION COUNTY SURVEYOR."
206	CORNER MON. RECORD 042-1992R (SEE NOTE NO. 3)	FD. ALUMINUM MON. IN CASE APPROX. 0.5 FT. BELOW SURFACE OF ROADWAY MKD. AS DESCRIBED IN COR. REMON. 042-1992R.
304	PART. PLAT 1992-22, COR. MON. RECORD 042-1992R	FOUND 5/8-INCH IRON ROD FLUSH IN GROUND WITH AN ALUMINUM CAP MARKED "UNION COUNTY SURVEYOR."
305	PARTITION PLAT 2001-13	FOUND 5/8-INCH IRON ROD FLUSH IN GROUND WITH A PLASTIC CAP MARKED "BGB SURVEY MARKER."

**MAP OF SURVEY  
COVE AVENUE - BUCHANAN LANE  
ROAD LEGALIZATION**

SW 1/4 SEC. 3, SE 1/4 SEC. 4,  
NE 1/4 SEC. 9, NW 1/4 SEC. 10,  
T.35., R.38E., W.M., UNION COUNTY, OREGON

UNION COUNTY  
10513 N. McALISTER RD.  
LA GRANDE, OR. 97850

SCALE:  
1" = 100'

DATE:  
JUNE, 2003

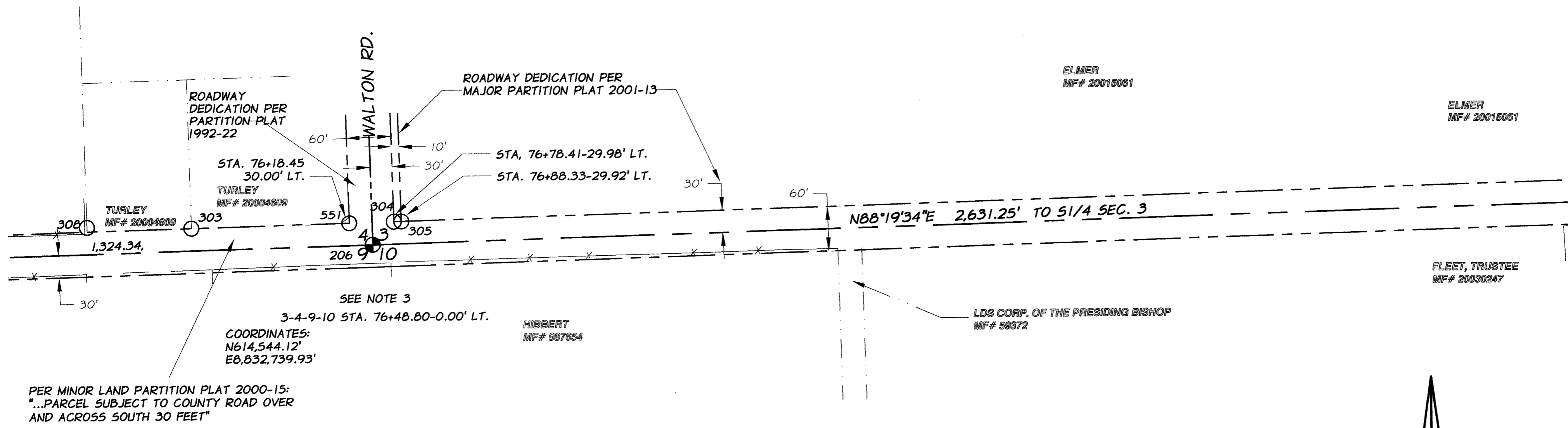
JOB NO.  
693-08

**Anderson  
Perry  
Associates, Inc.**

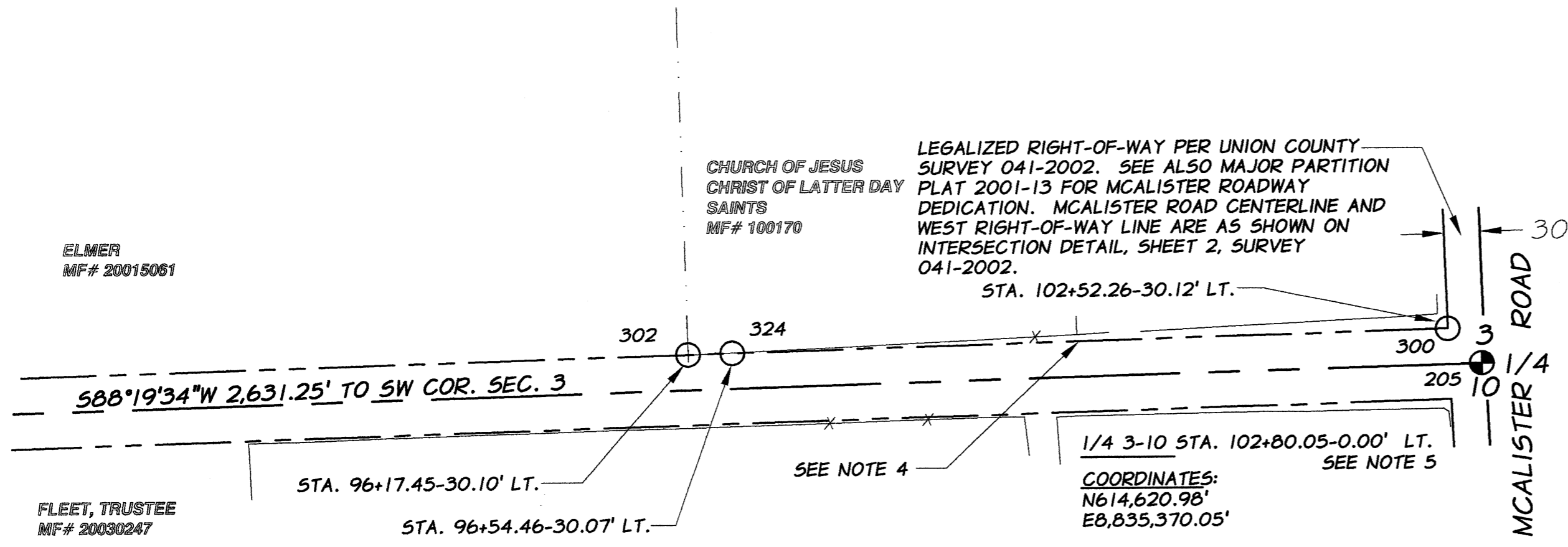
ENGINEERING · SURVEYING · MATERIALS TESTING  
LA GRANDE, OR. WALLA WALLA, WA. BAKER CITY, OR.

SHEET  
**2/3**





302	SURVEY 15-86, PARTITION PLAT 2001-13	FOUND 5/8-INCH IRON ROD 0.2 FEET ABOVE GROUND WITH A PLASTIC CAP MARKED "APA" AT CORNER OF CHAIN LINK FENCE N-E.
324	SURVEY 50-84	FOUND 5/8-INCH IRON ROD FLUSH IN GROUND WITH A PLASTIC CAP MARKED "APA."
300	SURVEY 041-2002	FOUND 5/8-INCH IRON ROD FLUSH IN GROUND WITH A PLASTIC CAP WITH AN INDISTINGUISHABLE MARKING.
205	COR. MON. 040-2002R, SURVEY 014-2003 (SEE NOTE NO. 5)	FOUND ALUMINUM MON. IN CASE APPROX. 0.5 FT. BELOW THE ROADWAY SURFACE MKD. AS DESCRIBED IN COR. REMON. 040-2002R.
NOTE NO. 1	CORNER MONUMENTATION RECORD 047-1995R	REFER TO THE REFERENCED RECORD FOR CORNER ACCESSORY INFORMATION.
NOTE NO. 2	PART. PLAT 1995-01, PART. PLAT 1999-23	FOUND MAGNETIC INDICATION OF POSSIBLE SURVEY MONUMENTS BURIED UNDER ASPHALT AND CONCRETE. DID NOT EXCAVATE OR TIE DURING THIS SURVEY.
NOTE NO. 3	CORNER MONUMENTATION RECORD 042-1992R	REFER TO THE REFERENCED RECORD FOR CORNER ACCESSORY INFORMATION.
NOTE NO. 4	SURVEY 50-84	FOUND 5/8-INCH IRON ROD BURIED 0.5 FEET BENT AND DISTURBED. NOT TIED DURING THIS SURVEY.
NOTE NO. 5	CORNER MONUMENTATION RECORD 040-2002R	REFER TO THE REFERENCED RECORD FOR CORNER ACCESSORY INFORMATION.
NOTE NO. 6	SURVEY 20-63	1/2-INCH IRON PIPE PER REFERENCED SURVEY, SEARCHED FOR BUT NOT FOUND.



UNION COUNTY SURVEYOR

Date Received 7/18/03

Date Filed 9/12/03

By R. Robinson, Decatur

Case No. 022-2003

**MAP OF SURVEY  
COVE AVENUE - BUCHANAN LANE  
ROAD LEGALIZATION**

SW 1/4 SEC. 3, SE 1/4 SEC. 4,  
NE 1/4 SEC. 9, NW 1/4 SEC. 10,  
T.35., R.38E., W.M., UNION COUNTY, OREGON

UNION COUNTY 10513 N. MCALISTER RD.  
LA GRANDE, OR. 97850

REGISTERED PROFESSIONAL LAND SURVEYOR

H.M. [Signature]

OREGON  
JAN. 21, 1992  
HARMON E. McLENDON  
2537

News 12/31/04

SCALE: 1" = 100'

DATE: JUNE, 2003

JOB NO. 693-08

anderson perry & associates, inc.  
ENGINEERING - SURVEYING - MATERIALS TESTING  
LA GRANDE, OR. WALLA WALLA, WA. BAKER CITY, OR.

SHEET 3/3