

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 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 023-1987
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 010-1975
- ◆ Found 1 1/4" pipe set by Survey Number 183
- ⊙ Found brass marker set in water valve box as described in Union County Remonumentation records.
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- x— Existing fence line
- - - Centerline of Street
- { } Record bearing or distance by Survey Number 10-75
- [] Record call by deed MF No. 980209 Union County Deed Records.
- () Record data from Survey Number 10-75

NARRATIVE

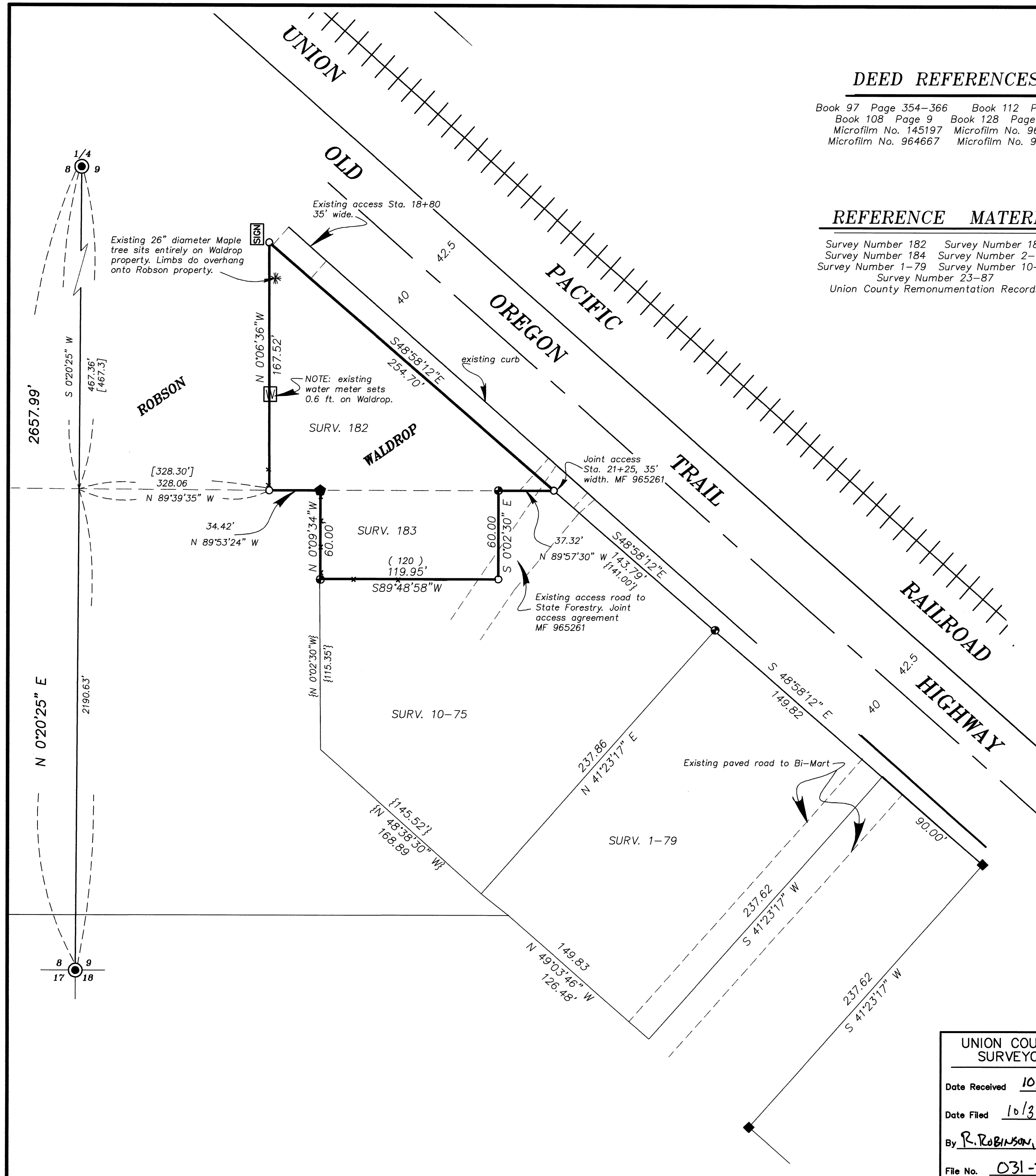
This survey was ordered by Don Waldrop for the purpose of defining his property line in order to sell the property. The westerly line between Waldrop and Robson has been a debated issue for some time concerning the location of the existing water meter that is currently being used by Robson as well as the ownership of an existing Maple tree in the Northwest corner of the Waldrop parcel. I find that the water meter currently serving Robson actually sets on Waldrop by approximately 0.6 feet. The entire tree trunk of the 26" Maple tree sets on Waldrop, although many of the limbs hang over the Robson property. I find that the westerly line of Waldrop was originally defined by surveys 182 and 183, setting 1 1/4" pipe for the corners. I find that the most northerly corner of survey 182 falls in the relocated portion of Highway 30 and was destroyed by construction. The Southwest corner of survey 182 was destroyed by construction of an existing fence line. I found the northwesterly pipe set by survey 183 and use this position to establish the westerly line of the Waldrop property. Survey Number 10-75 reestablished the southerly line of the Waldrop property. I found the northwesterly 1/2" rebar of said survey as well as one other 1/2" rebar as shown on the adjacent plat. I reestablish the remaining corners of the Waldrop parcel by locating the monuments set by Survey Number 23-87 and driving the southerly line of Highway 30 northwesterly to the intersection of the westerly line of Waldrop, as well as intersecting the southerly line of Waldrop. I find that the found monuments have a great deal of harmony with the deed calls. I find that the tie from the southwest corner of Waldrop fits the deed call to the West line of Section 9 within 0.24 feet. The current tax maps show a 35' easement following the southerly property line of Waldrop, using the property line as the centerline of the easement. I find that on the ground the joint easement was built and is being used as shown on this drawing. I had a discussion with both parties about the location of this easement and both parties indicated that the current arrangement was the intended result of the joint access agreement cited in MF 965261. I also find an existing buried heating oil tank belonging to Robson along the westerly line of the Waldrop property. The tank is very close to the property line and appears to encroach onto Waldrop. I find no other problems with this survey.

DEED REFERENCES

Book 97 Page 354-366 Book 112 Page 362
 Book 108 Page 9 Book 128 Page 327
 Microfilm No. 145197 Microfilm No. 965261
 Microfilm No. 964667 Microfilm No. 980209

REFERENCE MATERIAL

Survey Number 182 Survey Number 183
 Survey Number 184 Survey Number 2-61
 Survey Number 1-79 Survey Number 10-75
 Survey Number 23-87
 Union County Remonumentation Records



UNION COUNTY SURVEYOR
 Date Received 10/14/03
 Date Filed 10/31/03
 By R. Robinson, Deputy
 File No. 031-2003

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON JULY 13, 1973
 GREGORY T. BLACKMAN 991
 Renewal Date: Dec. 31, 2003

BAGETT, GRIFFITH & BLACKMAN
 2006 Adams Avenue, LaGrande, Oregon
 Map of Survey
 Situate in the Northwest Quarter of the Southwest Quarter of Section 9 Township 3 South, Range 38 East of the Willamette Meridian La Grande, Union County, Oregon
 SURVEYED FOR Don Waldrop
 SURVEYED BY GTB 10/6/03
 Scale: 1"=50 ft. Drawn by: GTB 10/10/03