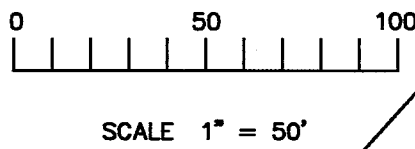


**BASIS OF BEARING**

The line between centerline intersection monuments at Greenwood St. and Adams Ave. and Fir St. and Adams Ave. as shown on Survey 13-1988.



Found 2 1/2" dia. brass cap set in concrete and flush with pavement, marked: Baggett Griffith and Assoc. OPLS 644 with drill hole at position.

**UNRECORDED EASEMENTS**

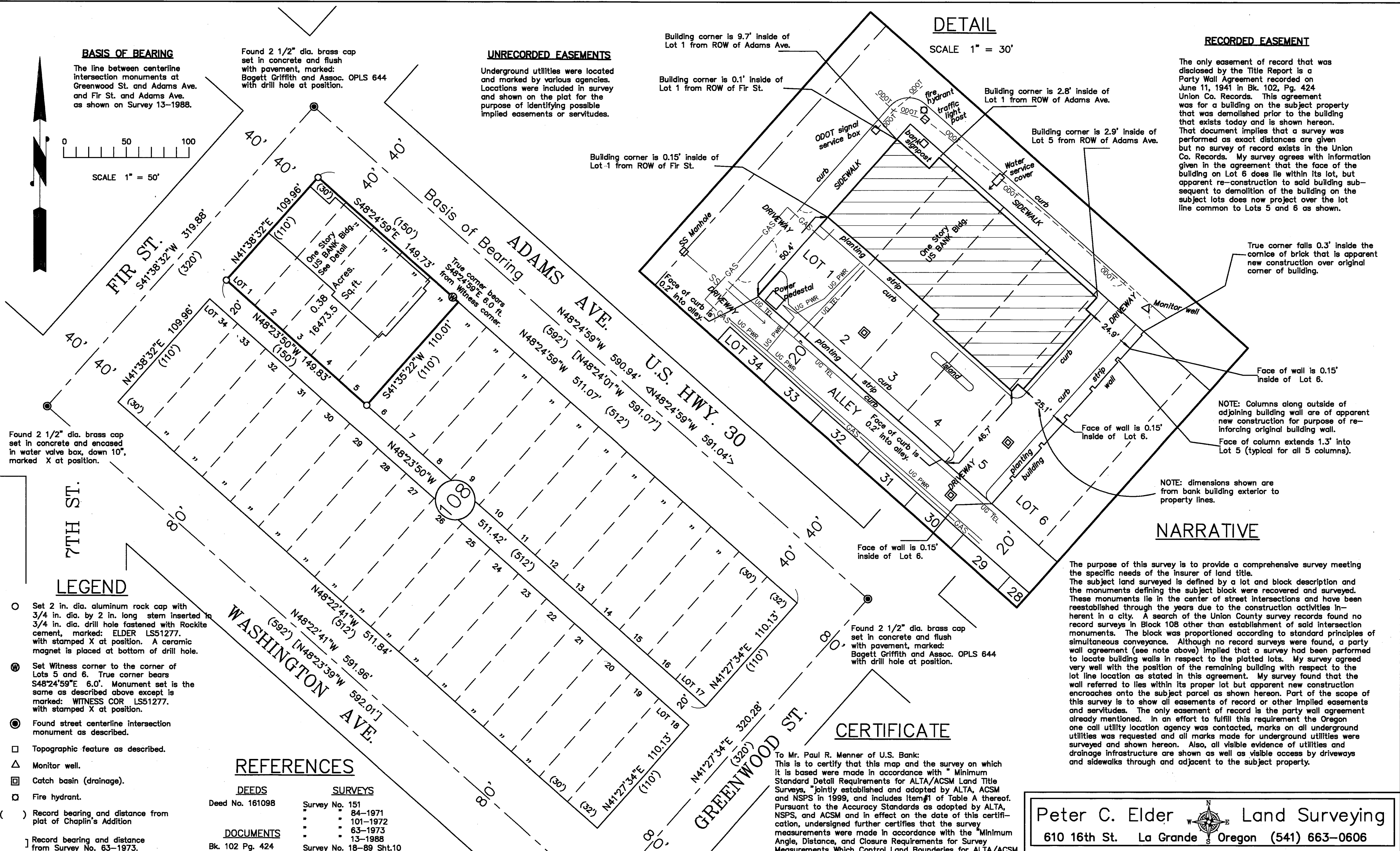
Underground utilities were located and marked by various agencies. Locations were included in survey and shown on the plat for the purpose of identifying possible implied easements or servitudes.

**DETAIL**

SCALE 1" = 30'

**RECORDED EASEMENT**

The only easement of record that was disclosed by the Title Report is a Party Wall Agreement recorded on June 11, 1941 in Bk. 102, Pg. 424 Union Co. Records. This agreement was for a building on the subject property that was demolished prior to the building that exists today and is shown hereon. That document implies that a survey was performed as exact distances are given but no survey of record exists in the Union Co. Records. My survey agrees with information given in the agreement that the face of the building on Lot 6 does lie within its lot, but apparent re-construction to said building subsequent to demolition of the building on the subject lots does now project over the lot line common to Lots 5 and 6 as shown.



Found 2 1/2" dia. brass cap set in concrete and encased in water valve box, down 10", marked X at position.

**LEGEND**

- Set 2 in. dia. aluminum rock cap with 3/4 in. dia. by 2 in. long stem inserted in 3/4 in. dia. drill hole fastened with Rockite cement, marked: ELDER LS51277, with stamped X at position. A ceramic magnet is placed at bottom of drill hole.
- ⊙ Set Witness corner to the corner of Lots 5 and 6. True corner bears S48°24'59"E 6.0'. Monument set is the same as described above except is marked: WITNESS COR LS51277, with stamped X at position.
- ⊙ Found street centerline intersection monument as described.
- Topographic feature as described.
- △ Monitor well.
- ▣ Catch basin (drainage).
- ⊠ Fire hydrant.
- ( ) Record bearing and distance from plat of Chaplin's Addition
- [ ] Record bearing and distance from Survey No. 63-1973.
- < > Record bearing and distance from Survey No. 13-1988.
- UG PWR Underground electrical power.
- UG TEL Underground telephone.
- ODOT — ODOT (Oregon Dept. of Transportation) underground signal lines.
- SS — Sanitary sewer.
- GAS — Underground natural gas line.

**REFERENCES**

DEEDS	SURVEYS
Deed No. 161098	Survey No. 151
	84-1971
	101-1972
	63-1973
	13-1988
DOCUMENTS	Survey No. 18-89 Sht.10
Bk. 102 Pg. 424	(also known as 1922
MF 27629	Survey of La Grande)
OTHER SOURCES	
Plat of Chaplin's Addition	
Title Report from Eastern Oregon Title Inc.	

**UNION COUNTY SURVEYOR**  
11/6/04  
11/10/04  
R. Robinson, Deputy  
035-2004

REGISTERED PROFESSIONAL LAND SURVEYOR  
Peter C. Elder  
OREGON JULY 13, 1999  
PETER C. ELDER 51277  
Renewal Date: December 31, 2005

**CERTIFICATE**

To Mr. Paul R. Menger of U.S. Bank:  
This is to certify that this map and the survey on which it is based were made in accordance with Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Item #1 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys.

DATE: Nov. 1, 2004

**NARRATIVE**

The purpose of this survey is to provide a comprehensive survey meeting the specific needs of the insurer of land title. The subject land surveyed is defined by a lot and block description and the monuments defining the subject block were recovered and surveyed. These monuments lie in the center of street intersections and have been reestablished through the years due to the construction activities inherent in a city. A search of the Union County survey records found no record surveys in Block 108 other than establishment of said intersection monuments. The block was proportioned according to standard principles of simultaneous conveyance. Although no record surveys were found, a party wall agreement (see note above) implied that a survey had been performed to locate building walls in respect to the platted lots. My survey agreed very well with the position of the remaining building with respect to the lot line location as stated in this agreement. My survey found that the wall referred to lies within its proper lot but apparent new construction encroaches onto the subject parcel as shown hereon. Part of the scope of this survey is to show all easements of record or other implied easements and servitudes. The only easement of record is the party wall agreement already mentioned. In an effort to fulfill this requirement the Oregon one call utility location agency was contacted, marks on all underground utilities were requested and all marks made for underground utilities were surveyed and shown hereon. Also, all visible evidence of utilities and drainage infrastructure are shown as well as visible access by driveways and sidewalks through and adjacent to the subject property.

Peter C. Elder Land Surveying  
610 16th St. La Grande Oregon (541) 663-0606

<b>ALTA/ACSM LAND TITLE SURVEY</b> Lots 1,2,3,4 and 5, Block 108 of Chaplin's Addition to the City of La Grande, Union County, Oregon. Street address: 1402 Adams Ave. Located in: SW 1/4 of Section 5, T.3 S., R.38 E., W.M.	
DRAWN BY: PCE	SCALE: 1" = 50'
SURVEYED FOR: Paul R. Menger of U.S. Bank	DATE: November 1, 2004
SURVEY COMPLETED: October 27, 2004	SHEET: 1 OF: 1