

LOT LINE ADJUSTMENT BETWEEN OMANN AND READ PROPERTIES

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

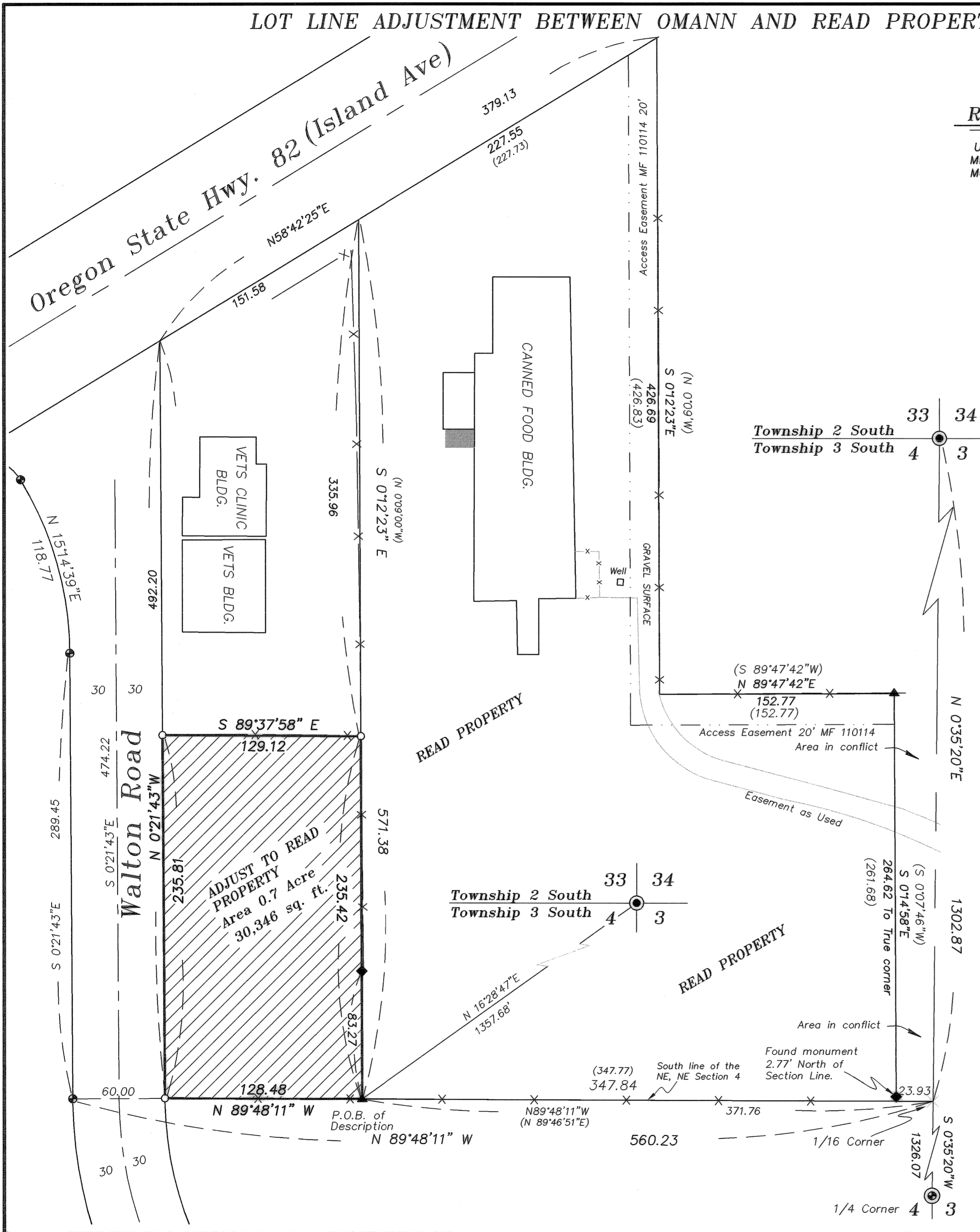
- Found brass cylinder in concrete as per Union County Monumentation records
- ⊙ Found monument as per Union County Monumentation records
- ⊕ Found 5/8" iron pin with yellow plastic cap marked "BGA SURVEY MARKER", set by survey number 005-1993.
- ▲ Found 5/8" iron pin with yellow plastic cap marked HANLEY ENGINEERING, set by Survey 037-1992
- ◆ 3/8" Brass rod in concrete set by Survey No. 6-67.
- Set 5/8"x 30" iron rebar with yellow plastic cap marked "BGB SURVEY MARKER".
- () Record information from Survey Number 037-1992.
- Easement Line
- - - Centerline of road
- X-X- Existing Fenceline

REFERENCE MATERIAL

Union County Monumentation records
 Minor Partition Plat Number 1992-008
 Major Partition Plat Number 1992-014
 Survey Number 009-1992
 Survey Number 005-1993
 Survey Number 037-1992
 Survey Number 6-67
 Partition Plat Report from Eastern Oregon Title Co. # 06-17123
 SECTION BREAK BASED ON SURVEY NO. 025-1984

NARRATIVE

This survey was ordered by Mark Omann for the purpose of adjusting the Southerly 0.7 acre of his property to Read Properties, (Canned Food Outlet). Mr. Omann wished to adjust the land from a point 0.5 feet South of an existing fence to his South line, conveying it to the adjacent owner to the East. Originally the property was surveyed by Mr. James Voelz, in May of 1967 for Burr Courtwright, (Survey Number 6-67, and was surveyed again in 1992 by Hanley Engineering, for Canned Foods Incorporated (Survey Number 037-1992). Mr. Voelz laid out the various parcels for Carey (Inland Tractor) Ferdinanson, (the current Vet Clinic now owned by Omann) and kept the middle portion, a portion of which was purchased by Read Properties. The first deed out was to Inland Tractor, the second was the Ferdinanson tract, and the remainder was kept by Courtwright. It is evident that Mr. Voelz found the Northeast corner of Section 4, but states that he started surveying from a point 30 feet West of the corner, which threw the West line of Omann into conflict with his former neighbor to the West. Omann granted a quitclaim to his neighbor, allowing Walton Road to become his West line. Later in the deed to Read Properties, Courtwright sold the current Canned Food property, all the way to the East Line of Section 4, however the original deed call to Read Properties reads "East along the South line of said Subdivision a distance of 347.77 feet to the southeast corner of said Northeast Quarter of Northeast Quarter, MF #26651. The distance is the exact surveyed distance on the Voelz plat, however there is a cloud over the exact location of the Read East line. I recovered three monuments originally set by Survey 6-67, and two monuments set by Hanley Engineering. I accept the positions of these monuments, which are all interior monuments, as being the intent of the original deeds between Omann and Read Properties. I find three monuments (set by Survey Number 005-1993) along the West line of Walton Road, and place said road by these monuments. I place Omann's West line 60 feet East of and Parallel with the monuments along the tangent of said West line of Walton Road. I find no conflict with the Read West line and the Omann East line. I find no other unusual conditions with this survey.



UNION COUNTY SURVEYOR
 Date Received 4/5/06
 Date Filed 4/6/06
 By R. Robinson, Deputy
 File No. 003-2006

REGISTERED PROFESSIONAL LAND SURVEYOR
 GREGORY T. BLACKMAN
 JULY 13, 1973
 991
 Renewal Date: Dec. 31, 2007

BAGETT, GRIFFITH & BLACKMAN
 2006 Adams Avenue, LaGrande, Oregon
 Map of Survey
 Lot Line Adjustment between the Canned Food Outlet and Veterinary Clinic properties, located in Section 4, Township 3 South, Range 38 East of the Willamette Meridian.
 UNION COUNTY, OREGON
 SURVEYED FOR Mark Omann
 SURVEYED BY G.T.B. 4/04/06
 Scale: 1" = 50' Drawn by: G.T.B. 4/04/06

SURVEY NUMBER 003-2006