

# BASIS OF BEARING

Forward bearing as published by the U.S.C. and G.S. from  $\Delta$  COLLEGE to  $\Delta$  VALLEY Dated 1946.

SCALE: 1" = 60'

## LEGEND

- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 018-1987
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 007-1997
- ⬠ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 031-2005
- ⊙ Found Monument as noted, and as per Union County Remonumentation Record
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- x— Existing fence line
- - - Centerline of Street
- - - Existing Permanent easement for Slopes, water, gas, Electric and Communication service lines, fixtures and facilities. Width varies.
- [ ] Record grid bearing or distance as per O.S.H.D. drawing 10B-18-32

## NARRATIVE

This survey was ordered by Eastern Oregon Land Development, LLC, for the purpose of defining the remainder of the Eagle Trucking property as purchased by Eastern Oregon Development. Survey Number 031-2005 defined a portion of the Eagle Trucking property adjacent to Mulholland Drive. Survey Number 031-2005 also defined the centerline of Mulholland Drive, as well as the centerline of 26th Street. The property lines were further defined by meters and bearings along the centerline and then at right angles to the centerline, which created the property corners. I find that the West line of 26th street falls 0.32 West of the Center Quarter of Section 4. I also find that the permanent easements vary in width as shown. I find that Oregon Department of Transportation owns the area that the Bio-Swales are located, as well as the Property to the former ownership of Twidwell to the West. The area labeled Owned by others is actually still in the ownership of Frudakis, and there is also an existing sewer main that is immediately South of the Eastern Oregon Land Development property, (formerly Eagle Trucking). I find no other unusual conditions with this survey.

## REFERENCE MATERIAL

UNION COUNTY SURVEYOR	
Date Received	04/10/06
Date Filed	4/10/06
By	R. Roman, Dorsey
File No.	006-2006

Survey Number 031-2005  
O.H.S.D. drawing 10B-18-32  
Survey Number 018-1987  
Survey Number 007-1997  
Union County Monumentation Records  
MF 20045754 MF 20046898  
MF 984443 MF 20023574  
MF 20050691  
Preliminary Title Report 43775 Abstract & Title

REGISTERED PROFESSIONAL LAND SURVEYOR

GREGORY T. BLACKMAN  
OREGON JULY 13, 1973  
981

Renewal Date: Dec. 31, 2007

BAGETT, GRIFFITH & BLACKMAN  
2006 Adams Avenue, LaGrande, Oregon

Map of Survey Situate in the Southeast Quarter of the Northwest Quarter, and in the Northeast Quarter of the Southwest Quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian  
Union County, Oregon

SURVEYED FOR	Eastern Oregon Land Development LLC	
SURVEYED BY	GTB	3/15/06
Scale: 1" = 60 ft.	Drawn by: GTB	3/21/06

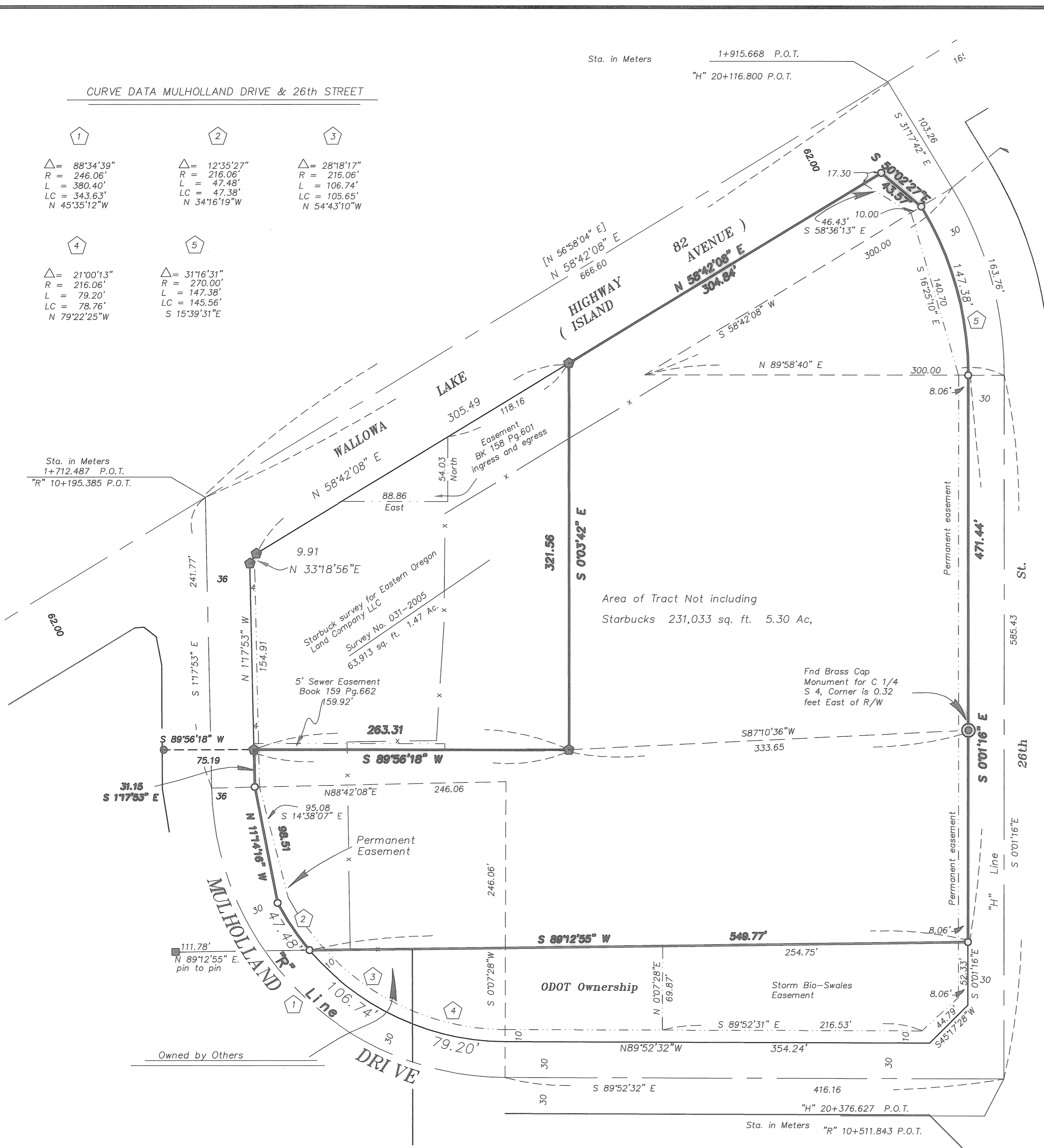
Survey Number 006-2006

Sta. in Meters 1+915.668 P.O.T.  
"H" 20+116.800 P.O.T.

### CURVE DATA MULHOLLAND DRIVE & 26th STREET

1 $\Delta = 88^{\circ}34'39''$ $R = 246.06'$ $L = 380.40'$ $LC = 343.63'$ $N 45^{\circ}35'12''W$	2 $\Delta = 12^{\circ}35'27''$ $R = 216.06'$ $L = 47.48'$ $LC = 47.38'$ $N 34^{\circ}16'19''W$	3 $\Delta = 28^{\circ}18'17''$ $R = 216.06'$ $L = 106.74'$ $LC = 105.65'$ $N 54^{\circ}43'10''W$
4 $\Delta = 21^{\circ}00'13''$ $R = 216.06'$ $L = 79.20'$ $LC = 78.76'$ $N 79^{\circ}22'25''W$	5 $\Delta = 31^{\circ}16'31''$ $R = 270.00'$ $L = 147.38'$ $LC = 145.56'$ $S 15^{\circ}39'31''E$	

Sta. in Meters 1+712.487 P.O.T.  
"R" 10+195.385 P.O.T.



Area of Tract Not including Starbucks 231,033 sq. ft. 5.30 Ac,

Find Brass Cap Monument for C 1/4 S 4, Corner is 0.32 feet East of R/W

Owned by Others

Sta. in Meters "H" 20+376.627 P.O.T.  
"R" 10+511.843 P.O.T.