

LOT LINE ADJUSTMENT

BASIS OF BEARING

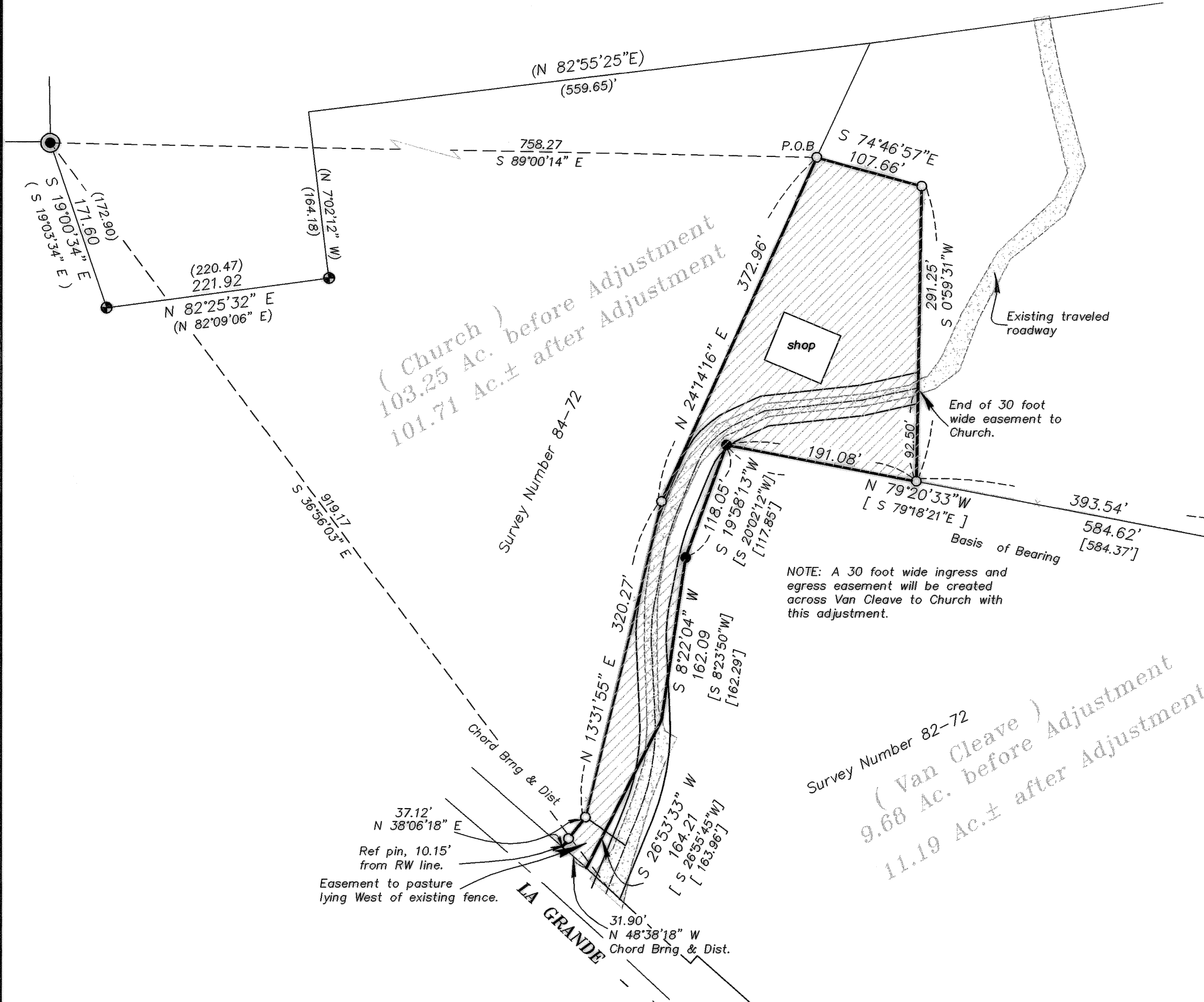
Geodetic bearing from the found northwest corner of Van Cleave to the found northeast corner of Van Cleave, and found to be S 79°20'33" E, as per GPS observation (WGS 84 Datum).



SCALE: 1" = 100'

LEGEND

- Found 5/8" iron pin with plastic cap marked "BGF SURVEY MARKER" set by survey number 082-1972
- ⊙ Found 5/8" iron pin with plastic cap marked "BGF SURVEY MARKER" set by survey number 084-1972
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- ⦿ Found 2 1/2" Aluminum pipe with cap as per Union County Monumentation Records
- Existing fence line
- - - Centerline of Street
- ▨ Land to accrue to Van Cleave from Church
- ▩ Existing access road
- ~ 30 ft. wide road easement to Church Property
- [] Record bearing or distance as per Survey Number 82-1972
- () Record bearing or distance as per Survey Number 84-1972



NARRATIVE

This survey was ordered by Dave Van Cleave and Tom Church for the purpose of adjusting the West and Northerly line of the Van Cleave tract. Mr. Church was to sell a portion of his land and an existing shop to Van Cleave and wished to adjust the properties in the manner as shown on the adjacent plat. Mr. Church wished to have the fences remain on his property so that they would be his responsibility, and pointed out on the ground the land he wished to transfer to Van Cleave. The existing road is to be entirely on the Van Cleave property after the adjustment and a 30 foot wide easement is to be created by document. The existing easement to Van Cleave is to be vacated, as it will no longer apply to the Van Cleave property. I find that the legal descriptions of the two properties closely follow Surveys 82-1972 and 84-1972 completed for Witzig. Many of the monuments were found and tied with GPS. I hold the found monuments along the North line of Van Cleave. I then drive a line parallel with the existing fence line intersecting said North line of Van Cleave as shown on Survey 82-1972. The new West and Northerly lines of Van Cleave were established as directed by both parties. The Highway was located by the aforementioned surveys. I find that the North 1/4 corner of Section 1 as originally found by Oregon State Highway crews was tied by Surveys 82-1972 and 84-1972, but no monument was set. A Union County Surveyor monument was set at the record position as tied by said Surveys 82-1972 and 84-1972. I find no unusual conditions on this survey.

REFERENCE MATERIAL

O.S.H.D. Map Number 5B-29-3
 Survey Number 82-1972
 Survey Number 84-1972
 Union County Monumentation Records

DEED REFERENCES

Microfilm Number 20042458
 Microfilm Number 970752
 Microfilm Number 20053260
 Microfilm Number 20054416

UNION COUNTY SURVEYOR	
Date Received	5/31/06
Date Filed	5/31/06
By	R. Robinson, Deputy
File No.	014-2006

REGISTERED PROFESSIONAL LAND SURVEYOR
<i>Gregory T. Blackman</i>
OREGON JULY 13, 1973
GREGORY T. BLACKMAN 991
Renewal Date: Dec. 31, 2007

BAGETT, GRIFFITH & BLACKMAN	
2006 Adams Avenue, LaGrande, Oregon	
Map of Survey	
Situate in the Northwest Quarter of the Northeast Quarter of Section 1, Township 1 North, Range 40 East of the Willamette Meridian	
Union County, Oregon	
SURVEYED FOR	Tom Church & Dave VanCleave
SURVEYED BY	GTB 3/14/06
Scale: 1" = 100 ft.	Drawn by: GTB 5/31/06

Survey Number 014-2006