



BASIS OF BEARING

Solar observation taken at the Southwest corner of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

SCALE: 1" = 40'

REFERENCE MATERIAL

- Plat of the Town of the Cove
- Survey Number 11-84
- Survey Number 34-86
- Survey Number 028-1994
- Survey Number 057-1994
- Survey Number 060-1994
- Survey Number 018-1995
- Survey Number 034-1999
- Survey Number 042-2002
- Minor Partition Plat Number 1997-21
- Minor Partition Plat Number 1999-11
- Minor Partition Plat Number 2000-19
- Minor Partition Plat Number 20040014T

DEED REFERENCES

- Microfilm Number 49655
- Microfilm Number 65361
- Microfilm Number 79000
- Microfilm Number 104277
- Microfilm Number 104278
- Microfilm Number 104279
- Microfilm Number 123090
- Microfilm Number 123616
- Microfilm Number 147384
- Microfilm Number 20042118
- Microfilm Number 20054503

NARRATIVE

This survey was done at the request of Ron Matthews, owner of the tract surveyed. The purpose of this survey was to monument the corners of the Matthews tract. There was a question as to the placement of the West line of the tract, and an existing driveway encroaching across the Southwest corner of the tract. I place the lots and blocks of "The Town of the Cove" by the position established by survey number 11-84. All of the surveys and partitions listed in the reference material also used the 1984 survey as the basis for placement. As discussed on those surveys, there is a shift from the lines of occupation, which is at its maximum in this area. The owners to the North, West and South of this tract are aware of this shift. Because of this, the Matthews house actually encroaches into the street right of way as shown. The gravel driveway into the tract of land to the West also encroaches across the Southwest corner of the Matthews tract. I have also prepared a separate map of just the two tracts showing the existing improvements and locations, at the direction of Mr. Matthews. I also show the 2 ft. gap in title on the tract South of the Matthews tract, as discovered by survey number 042-2002. As discussed on previous surveys, the 15 ft. utility easements across this tract are written with specific courses which do not match the physical location of the utilities. The descriptions end with the statement "or as constructed on the ground". I place the utility easements of deed microfilm numbers 104277 and 104279 along the physical centerline of the overhead utility lines. The existing fence line along the North line of the Matthews tract is on at the Northeast corner, and tapers Northwest as the fence runs West. I find no other unusual conditions on this survey.

LEGEND

- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 034-1999
- ⊕ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 1999-11
- ▲ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 042-2002
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 20040014T
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- ⊙ Existing Utility Pole
- Centerline of Street
- - - Easement Line
- x Existing Fence Line
- P Overhead Utility Line
- Gravel Surface

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson
OREGON
JULY 17, 1988
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2008

UNION COUNTY
SURVEYOR
Date Received 2/12/07
Date Filed 2/12/07
By Ryan T. Black
File No. 003-2007

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey
A portion of Lot 10
Block G
Town of the Cove
UNION COUNTY, OREGON
SURVEYED FOR Ron Matthews
SURVEYED BY R.G.R. 2/07
Scale: 1" = 40' Drawn by: R.G.R. 2/07

SURVEY NUMBER 003-2007