

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" = 300'

REFERENCE MATERIAL

Plat of Vista Acres Subdivision
 Survey Number 89-73
 Survey Number 8-79
 Survey Number 15-84
 Survey Number 031-1995
 Survey Number 002-1997
 Minor Partition Plat Number 1996-15

DEED REFERENCES

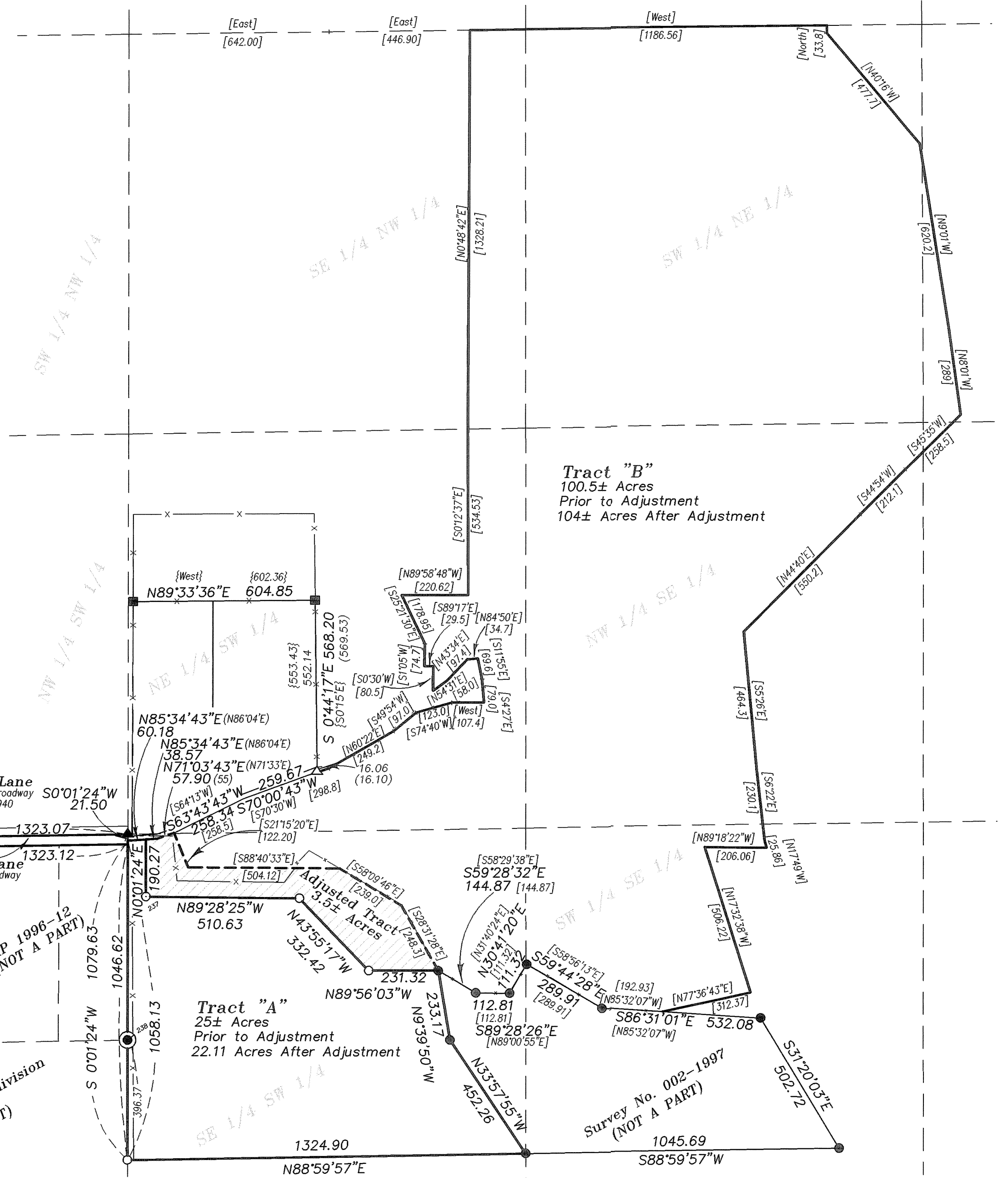
Microfilm Number 48224
 Microfilm Number 121256
 Microfilm Number 135553
 Microfilm Number 135596
 Microfilm Number 140156
 Microfilm Number 147958
 Microfilm Number 149235
 Microfilm Number 964895
 Microfilm Number 971779
 Microfilm Number 976134
 Microfilm Number 976135
 Microfilm Number 20002639
 Microfilm Number 20003489
 Microfilm Number 20004849
 Microfilm Number 20015475
 Microfilm Number 20025094
 Microfilm Number 20050564
 Microfilm Number 20050547
 Microfilm Number 20050787
 Microfilm Number 20054842
 Microfilm Number 20070561
 Microfilm Number 20070564

LEGEND

- △ Found unrecorded 5/8" iron pin
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by the plat of Vista Acres Subdivision
- Found 5/8" iron pin set by Survey Number 89-73
- ▲ Found 1/2" iron pin set by Survey Number 15-84
- ⊙ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 031-1995
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 002-1997
- ◆ Found 5/8" iron pin with plastic cap marked APA set by Minor Partition Plat Number 1996-15
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- [] Record Information of Survey Number 8-79
- { } Record Information of Survey Number 89-73
- () Record Information of deed Microfilm Number 48224
- Easement line
- x - x - Existing fence line

NARRATIVE

This survey was done at the request of John Miller, representing Hidden Valley Holding Company, L.L.C., owner of both tracts of land within this adjustment. I have labeled the tracts as "A" and "B" solely for the purpose of identification and correlation with the legal descriptions I have prepared for this adjustment. Tract "B" is an unsurveyed tract. It was surveyed in 1979 and I show the record dimensions of that survey for the boundary of the tract. No effort was made to recover the monuments of the 1979 survey (8-79), other than those monuments located by survey number 002-1997. The South and East lines of Tract "A" were determined and some corners monumented by survey number 002-1997. The West line of Tract "A" was monumented by the plat of Vista Acres Subdivision and survey number 15-84. The newly adjusted line between the two parcels was placed at the direction of Mr. Miller, allowing a 60 ft. strip along the West side near the Northwest portion of Tract "A", for a roadway proposed for a future division of Tract "A". The North end of the 60 ft. flag was placed by retracing the deeds and surveys listed in the reference material. I located the line by retracing survey number 89-73, and establishing a true bearing from the most Easterly found monument set by that survey, South to the found unrecorded pin, which is the most harmonious with the survey and deed calls. I then apply the same angular rotation as this course to the deed courses running West from the unrecorded pin. This line is along a 15 ft. easement called for in the deeds, which became an independent ownership falling 15 feet South and parallel with the South line of the tracts located by survey number 89-73. The 33 ft. easement for Hidden Valley Lane to the West of the 60 ft. strip was monumented by the previous surveys shown. I find no other unusual conditions on this survey.



REGISTERED PROFESSIONAL LAND SURVEYOR
 RICK G. ROBINSON
 JULY 17, 1988
 2219
 Renewal Date: Dec. 31, 2008

UNION COUNTY PLANNING COMMISSION
 Approved as a Lot Line Adjustment this 22nd day of August, 2007.

Hanley Jenkins II

UNION COUNTY SURVEYOR
 Date Received 8/22/07
 Date Filed 8/22/07
 By [Signature]
 File No. 011-2007

BAGETT, GRIFFITH & BLACKMAN
 2006 Adams Avenue, LaGrande, Oregon
 Map of Survey
 Lot Line Adjustment
 Tracts situated in Section 23, and the Southeast quarter of Section 22, Township 3 South, Range 40 East of the Willamette Meridian
 UNION COUNTY, OREGON

SURVEYED FOR	Hidden Valley Holding Company, LLC
SURVEYED BY	R.G.R. 7/07
Scale: 1" = 300'	Drawn by: R.G.R. 7/07