

BASIS OF BEARING

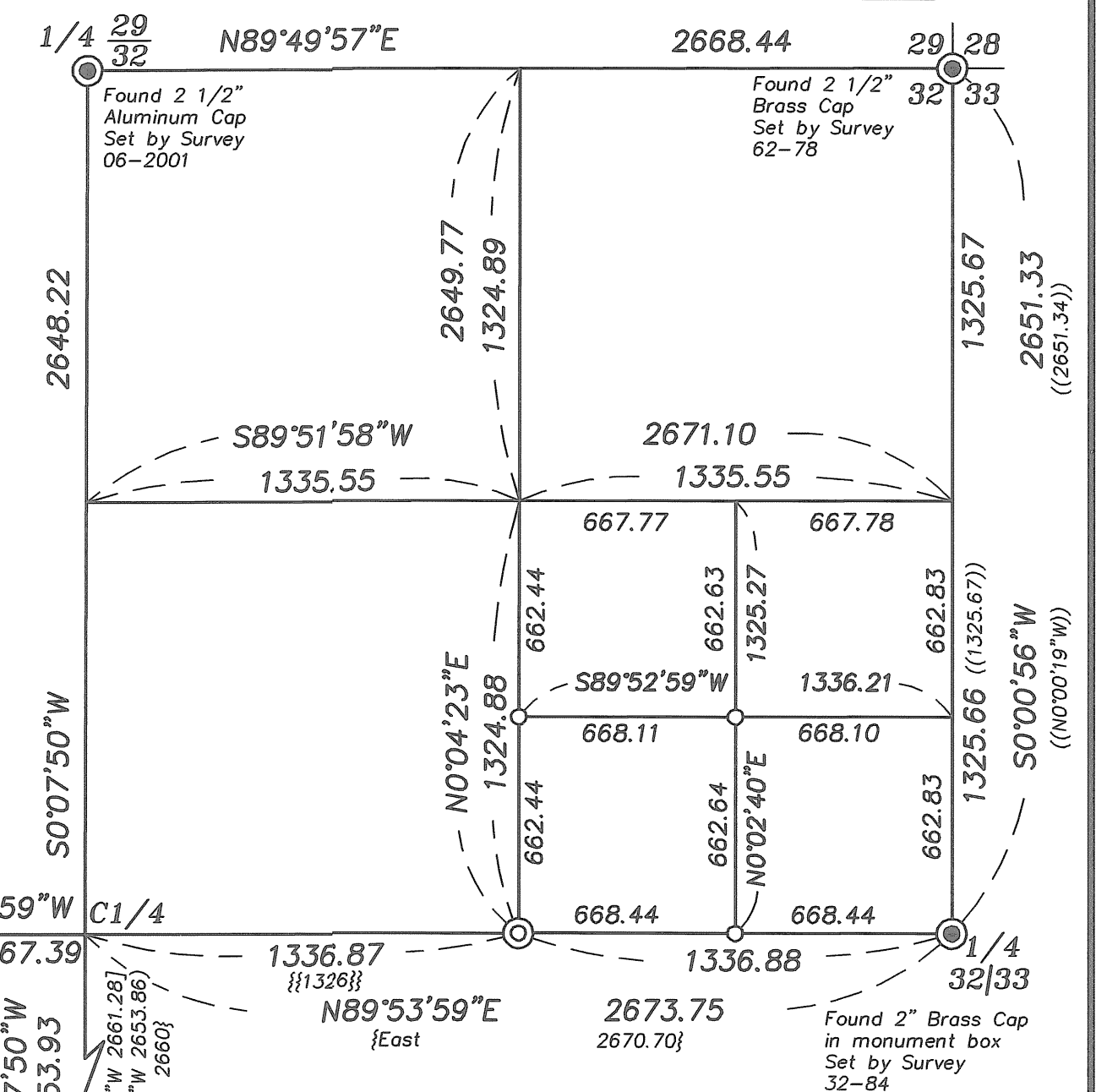
Forward bearing as published by the U.S.C. and G.S. from Δ COLLEGE to Δ VALLEY Dated 1946.

SCALE: 1" = 100'

LEGEND

- ⊙ Found monument as per Union County Monumentation Records as described
- ⊕ Found 5/8" Iron Pin set by Survey Number 15-69
- Set 5/8" X 30" Iron Pin with yellow plastic cap marked BGB SURVEY MARKER except as noted
- ⊙ Set 5/8" X 30" Iron Pin with 2 1/2" Aluminum cap (See monumentation record filed separately)
- () Record measurements by Survey 17-84
- [] Record measurements by Survey 24-77
- { } Record measurements by Survey 61-73
- {{ }} Record measurements by Survey 15-69
- (()) Record measurements by Survey 32-84
- x- Existing Fenceline
- - - Centerline
- · - Easement Line
- - - Edge of Gravel
- - - Irrigation Ditch

Northeast 1/4 Section 32



Scale 1" = 500'

NARRATIVE

This survey was done at the request of Kim Hilton. The purpose of this survey was to monument the exteriors of the tract. The land was described by metes and bounds, using cardinal directions and even 40 rod distances. Descriptions of adjoining parcels to the north and east were also given in this manner, both of which have senior rights to the Hilton tract (Book U, Page 488 and Book X, Page 543). The tract to the west was created as a aliquot piece (Book 30, Page 557), and was junior to the Hilton tract (created by Book 30, Page 415). Because these were all created by a single grantor, it is my belief that the intent was to divide along aliquot lines. This puts the pins approximately 6-7 feet East of the existing fenceline, which is consistent with calls made in Survey Number 17-84. This also puts it 6-7 feet East of the pin set by Survey Number 15-69, monumenting the Westerly adjoining tract and subsequently, the West boundary of the Hilton tract. Mr. Voelz makes no mention of how he divided the section or established his pins, nor could the monument he set as the center of section be found, so the found pin at the Northwest corner of the Hilton tract was called out of position, as shown on Survey 17-84. At the time the tracts were created, the original grantor, Mary Nessley, excepted a twenty foot strip along the South side and a thirty foot strip along the West side, and reserved these for road purposes. There was no specified recipient of the reservation, but being that these were created by a single owner, who owned of entire East half of the section, it can be ascertained that the intention was to ensure access to all tracts. Later deeds refer to the recipient of the reservation to be Mary Nessley. Although the wording is ambiguous, the title companies have been treating these as easements and not exceptions to title. The current deed to Anthony and Kimberly Hilton specifies a 20-foot strip along the West side and does not mention anything along the South side, but it is referred to in the stated title report as a 30 ft. easement along the West line and a 20 ft. easement along the South line of the Hilton tract. With the exception of a piece of Gaertner Lane, these are not developed, and the practicality of development is hindered by the existence of irrigation ditches. I find no other unusual conditions with this survey.

REFERENCE MATERIAL

Union County Monumentation Records
 Survey Number 15-69
 Survey Number 63-73
 Survey Number 24-77
 Survey Number 17-84
 Survey Number 32-84
 Survey Number 52-84
 Survey Number 06-2001

DEED REFERENCES

Book J, Page 286
 Book U, Page 315
 Book U, Page 488
 Book V, Page 322
 Book X, Page 543
 Book Y, Page 81
 Book 30, Page 415
 Book 30, Page 557
 Book 34, Page 580
 Book 104, Page 296
 Book 114, Page 364

Microfilm Document Number 20024111
 Microfilm Document Number 20043560
 Microfilm Document Number 20024621
 Microfilm Document Number 20044826

Title Report No. 01-12378, prepared by Eastern Oregon Title

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 17, 1986
 RICK G. ROBINSON
 2219

Renewal Date: Dec. 31, 2008

UNION COUNTY SURVEYOR

Date Received 1/18/08

Date Filed 1/18/08

By J. S. H.

File No. 040-2007

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

Map of Survey
 A tract of land situated in the Southwest quarter of the Southeast quarter of the Northeast quarter of Section 32, Township 2 South, Range 38 East of the Willamette Meridian

UNION COUNTY, OREGON		
SURVEYED FOR	Kim Hilton	
SURVEYED BY	R. G. R.	12/07-1/08
Scale: 1" = 100'	Drawn by: J. S. H.	1/08

Survey Number 040-2007