

SHEET 1 OF 2

Fence corner located 16.5 ft. North and 7.0 ft. East of Property Pin.

S89°14'14"W

1295.26

Center-North 1/16 to Pin S89°14'14"W 27.30

SEE EASEMENT DETAIL

Existing terminus of fenceline located 2.0 ft. South and 5.0 ft. West of Northeast Property Pin

1/4 10/15

C-N 1/16

500.66

500.98 [514]

40

40

HUNTER ROAD

Centerline Station 619+36.46

Centerline Station 619+36.46

Pin to Section Line N89°52'46"E 30.94 [East] [35.7]

Centerline Station to Pin S89°52'46"W 40.00

Centerline Station 619+36.46

Pin located 1831.0 ft. South (1833.8' ODOT record) and 13.8 ft. West (35.7' ODOT record) of North 1/4 Corner of Section 15. From Point of Intersection pin is located 1833.8 ft. South and 36.1 ft. East.

N0°07'14"W

N0°32'09"W [North]

40

40

Centerline Station 619+36.46

Centerline Station 619+36.46

Pin to Section Line N89°52'46"E 30.94 [East] [35.7]

Centerline Station to Pin S89°52'46"W 40.00

Centerline Station 619+36.46

Pin located 15.7 ft. South and 1.3 ft. East of Property Pin.

N75°06'47"E

[N75°06'E]

618.64

[618.73]

Fence corner located 8.3 ft. South and 8.3 ft. East of Property Pin.

N0°07'12"W

[N0°08'E] [184.72]

189.40

1/4 15/22

Centerline Station 619+36.46

Centerline Station 619+36.46

Pin to Section Line N89°52'46"E 30.94 [East] [35.7]

Centerline Station to Pin S89°52'46"W 40.00

Centerline Station 619+36.46

Pin located 1.4 ft. South and 14.1 ft. East of Property Pin.

N89°09'00"E [East]

692.07 [697]

Centerline Station 619+36.46

Centerline Station 619+36.46

Pin to Section Line N89°52'46"E 30.94 [East] [35.7]

Centerline Station to Pin S89°52'46"W 40.00

Centerline Station 619+36.46

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
- Set 5/8" X 30" Iron Pin with yellow plastic cap marked BGB SURVEY MARKER
- ⊙ Set 5/8" X 30" Iron Pin with 2" Aluminum cap marked as per Union County Monumentation Records
- × Computed position only, no monument set
- Easement line
- - - Centerline
- - - Existing Fenceline
- () Record Measurements as per ODOT Strip Map 6B-26-22
- [] Record Measurements by Microfilm Document Number 20054039

REFERENCE MATERIAL

Union County Monumentation Records
 ODOT Strip Map 6B-26-22
 Survey Number 36-72
 Survey Number 03-2004
 Survey Number 38-2007

DEED REFERENCES
 Book 116, Page 391
 Book 160, Page 480
 Book 160, Page 481
 Book 160, Page 482

Microfilm Document Number 28497
 Microfilm document number 94078
 Microfilm Document Number 20046732
 Microfilm Document Number 20052583
 Microfilm Document Number 20052584
 Microfilm Document Number 20053885
 Microfilm Document Number 20054039
 Unrecorded Contract Number 171, Records of the Union County Tax Assessor

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 Section Subdivision
 Hunter Road Centerline
 Stationing

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**
Gregory T. Blackman
 GREGORY T. BLACKMAN
 991
 Renewal Date: Dec. 31, 2009

McMullen

MF 20054039
 MF 20023113
 MF 71851
 MF 28497

929,108 sq. ft.
 21.33 acres
 (Excluding Hunter Road Right of Way)

Lease

MF 20053885
 Book 116, Page 391

Bushman

MF 20046732
 MF 94078

Unrecorded Contract dated January 9, 1970

NARRATIVE

This survey was done at the request of Goldie McMullen, owner of the land shown. Ms. McMullen wanted to monument the exteriors of her tract. This survey was posed as a resolution to Union County Circuit Court Case No. 07-05-44293. The North and West lines of her land ran along aliquot lines and required a break of the section. A diligent search revealed no sign of the West 1/4 corner of Section 15. A prominent East/West running fenceline fell within 3 feet of a proportioned position. I accepted the fence corner as the best evidence of the original corner position and drove a line perpendicular to the line connecting the Northwest and Southwest section corners. The section break and placement of the sixteenth corners were done as per the BLM Manual of Instructions 1973. Centerline stationing along Hunter Road was determined as per survey 003-2004, and retraced in Survey Number 038-2007. The tract owned by Lease and described in Book 116, Page 391 has senior rights over the McMullen tract. It is described by metes and bounds beginning at engineer's station 619+36.46. The centerline stationing as shown in said surveys was used to determine the point of beginning. Courses were run and rotated to my basis of bearings based on the bearing of centerline. The point of beginning does not match the tie to the North quarter corner. The tie to that corner was based on survey shown in ODOT map IR-2-1803, done in 1944. The current North 1/4 corner was set by James Voelz, where he shows it as a found monument in Survey Number 102-72. I am unsure when he set the current monument or the methodology which he used. The current South 1/4 corner was set by proportionate measurement and is not shown as found on ODOT strip map 6B-26-22. The strip map shows the intent for Hunter Road to follow the center section line, it is highly likely that the current center section line does not represent conditions found at the time of the ODOT surveys. I then use the centerline monumentation found by Survey Number 003-2004 to place the Hunter Road centerline and stationing. Done as such, the tie matches the position of the point of intersection of the tangent lines (at the ninety degree turn in Hunter Road) within 0.30 feet. The description of this tract, as it is written in Book 116, Page 391, describes the West line as having a course of South 0°08' East. However, in the deed given to McMullen, it calls that line North 0°08' East. McMullen's description makes a call to that deed, and I believe this to be a scrivener error in the McMullen deed. I therefore honor the course given in the description in Book 116, Page 391. Research into the chain of title shows that the parent parcel of the McMullen tract was originally the SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4, excepting the above mentioned Lease tract (Book 160, Page 480). Two tracts at the South end of the NE 1/4 of the SW 1/4 were conveyed in 1969 by deeds recorded in Book 160, Pages 481 and 482. They are both metes and bounds descriptions beginning at the SW 1/16th corner of Section 15. The tract immediately South of McMullen (owned now by Bushman) is a metes and bounds description, based on same SW 1/16th corner, and described in unrecorded contract dated January 9, 1970. A call to this tract is explicitly called for in the legal description for McMullen. McMullen's tract begins at the NW 1/16 corner and follows the West line of the SE 1/4 of the NW 1/4 to the North boundary of that tract described in said contract. I thus hold deed distances of the tract to the South, giving it full measure, along aliquot lines, and place the excess in the McMullen tract. The Access Easement described in MF 20052583 and 20052584 was determined by a 20 ft. offset from the North line, running described 520 feet along said line beginning at the Center-North 1/16 corner. I find no other unusual conditions with this survey.

UNION COUNTY
 SURVEYOR
 Date Received 3-4-08
 Date Filed 3-4-08
 By R. ROBINSON, DEPUTY
 File No. 004-2008

BAGETT, GRIFFITH & BLACKMAN
 2006 Adams Avenue, LaGrande, Oregon
 Map of Survey
 Situate in the Southeast quarter of the Northwest quarter of Section 15, Township 1 South, Range 38 East of the Willamette Meridian
 UNION COUNTY, OREGON
 SURVEYED FOR Goldie McMullen
 SURVEYED BY Gregory T. Blackman 6/2007-2/2008
 Scale: 1" = 100' Drawn by: J. S. H. 02/2008

SURVEY NUMBER 004-2008

