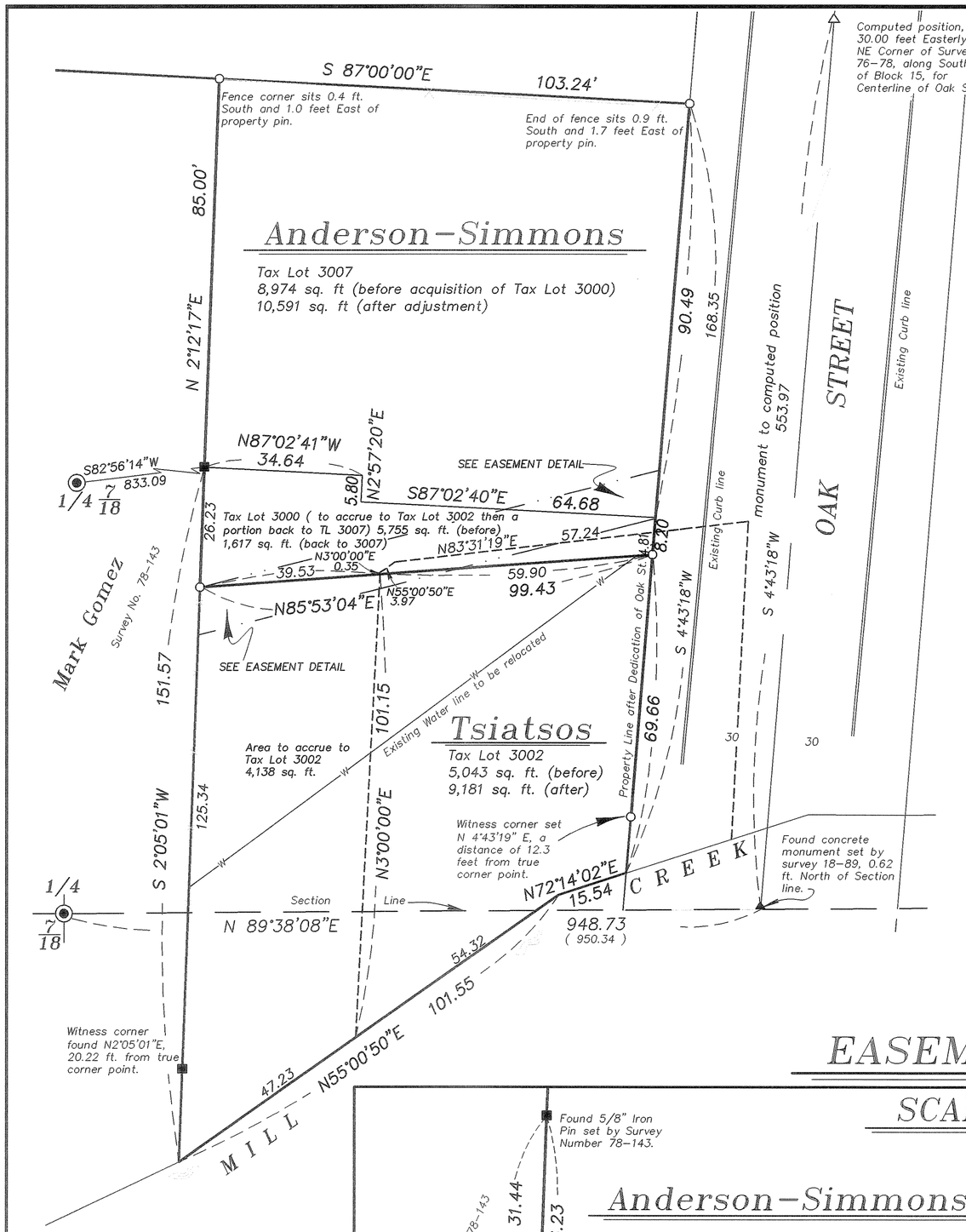


REFERENCE MATERIAL

Commissioners Journal "G" Pg 271 & 275 Road Petition 438
Deed Book 120 Pg. 44 Deed Book 143 Pg 206 Deed Book 131 Pg. 181
Deed Book 146 Pg 227 Deed Book 150 Pg 691 Deed Book 149 Pg 630
Deed Book 158 Pg 396
MF No. 29186 MF No. 20036776 MF No. 131253 MF No. 73842
MF No. 20054934 MF No. 20082710 MF No. 20080839

SURVEYS
Plat of Arnold's Addition
Survey Number 10-61 Survey Number 19-64 Survey No. 47-65
Survey No. 76-78 Survey No. 143-78 Survey No. 18-89
MP 1994-17

NARRATIVE

This survey was ordered by Stephen Anderson on behalf of Sharen Anderson and Kamie Simmons for the purpose of adjusting the South line of their property with Gust Tsiatsos to the South. Anderson and Simmons purchased the land remaining in the Estate of Verna D. Elder. I find that the Anderson deed has two descriptions and two separate parcels. The first and largest parcel is a remainder that excepts the West 120 feet. Survey Number 143-78 establishes the West 120 feet of the tract laying between Oak Street and Walnut Street. I accept this line and drive it North to the intersection of the North line of the "BANNER MILL PROPERTY". The Elder property was originally deeded in Book 131 Page 181 and was sometimes referred to as Block 3 of GREEN ARNOLDS ADDITION and sometimes referred to as the OLD BANNER MILLS PROPERTY. There are actually two points of beginning for the Northwest corner. The original call is stated as "Commencing 29.61 chains West and 160 feet North of the Southeast Corner of Section 7. This point falls approximately 25 feet West of the East line of Walnut street. The second call to this described point is called in the Edgar and Ellen Barton deed (MF No. 73842), which calls the position "Beginning at a point which is South 3° West, a distance of 180 feet from the Southwest corner of Lot 4 of Block 15 of Arnold's Addition to La Grande, Union County, Oregon according to the recorded plat thereof; said point being on the East side of Walnut street extended; thence running S 3° W on the East side of Walnut Street extended, a distance of 79.41 feet, M/L, to the Northwest corner of the V.M. Elder and wife, (Deed book 131 Page 181 Union County deeds). This position falls about 18 feet North of the first description. I use the latter point of beginning, as it fits the lines of occupancy. I then drive a line S 87° E 240 feet as per deed call, (which falls in Oak Street). Survey Number 18-89 (City of La Grande 1922 survey) shows a centerline, but no side lines for Oak Street, which indicates that the surveyor was not sure of the existence of Oak Street. I find the concrete monument set by Survey 18-89 and drive a line to a point 30.00 East of the Northeast corner of Survey 76-78 which is the Southeast corner of Block 15 of ARNOLD'S ADDITION, which is the basis of my position of Oak Street. I should note that this centerline is different from the S 3° W called in the deeds. The centerline bearing is S 4°43'18"W, which is why there is so much shortage in the block between Oak and Walnut streets. I find that there is no dedication for Oak Street on record. The La Grande City Surveyor Norm Paullus and Greg Blackman conducted a thorough search for some indication of where Oak Street was created. Old fire maps at the City Public Works indicate that Oak Street was originally the road to Morgan Lake, (back as far as 1904) and they deduced that it was originally a county road. Research showed that County road 438 was opened in 1894, however the legal description is so vague that it is impossible to determine where the road commenced. The description states "Commencing at the old steam planing mill in the southwestern part of LeGrand, Union County". Mr. Blackman discovered a picture of what we believe to be the Old Banner Mill in a historical book called "CHARGE IT PLEASE" which is a history of mom and pop grocery stores that were in La Grande. The picture in our opinion shows no road at the location of Walnut Street, which confirms Mr. Paullus and our position. Mr. Paullus has begun a hearing for legalizing Oak Street at a 60 foot width at the location shown on this survey. I therefore establish the East line of Anderson and Tsiatsos at the proposed legalization line and monument the property corners on this line. The South line of the Tsiatsos tract is the centerline of Mill Creek ditch. I locate the centerline and set references. The line between Tsiatsos and Anderson is by lot line adjustment. I find that this survey is the most harmonious fit of the Anderson and Tsiatsos property.

LOT LINE ADJUSTMENT

BASIS OF BEARING

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

SCALE: 1"=20'

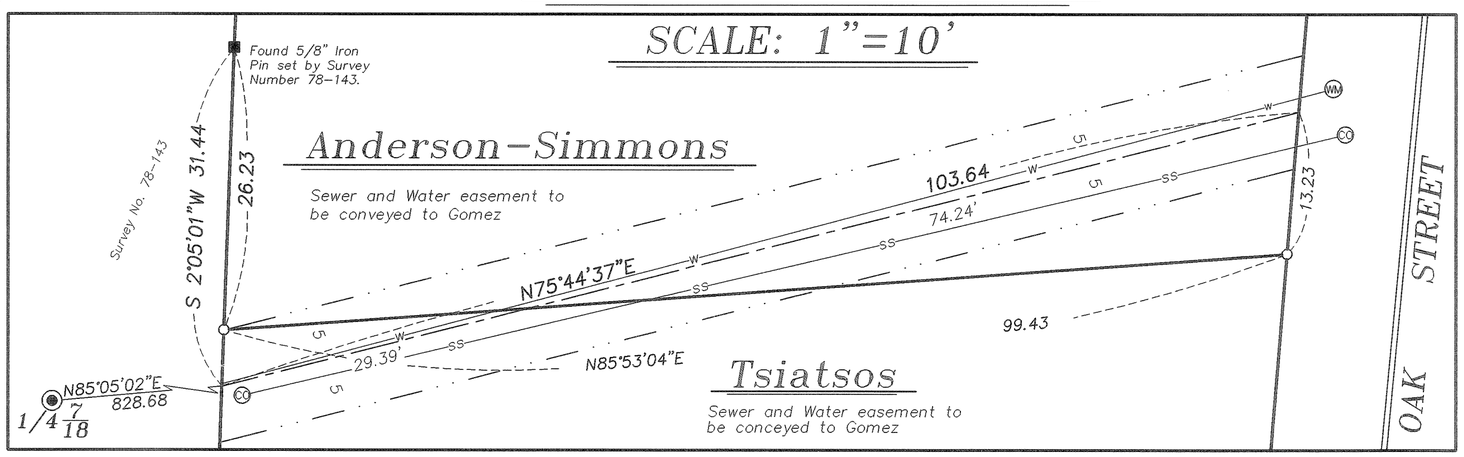
LEGEND

- ○ Set 5/8" x 30" iron pin with yellow plastic cap marked "BGA SURVEY MARKER."
- ◉ Found 2 1/2" aluminum pipe monument as per Union County Monumentation Records
- ■ Found 5/8" iron pin set by survey number 78-143
- ▲ Found concrete monument as per survey 18-89. Unless noted otherwise.
- △ Computed position as per Survey Number 76-78
- —x—x— Existing fenceline
- —— —— Section line
- —W— Existing waterline
- —S— Existing sewer line
- —— · · —— Easement Line
- —— - - —— Centerline
- (CO) Existing cleanout
- (WM) Existing water meter
- - - - - - - Original deed line between Bechtel and Elder by Book 158 Page 396, Union County Deeds

NOTE: It is the intent of this adjustment to convey Tract "B" of deed No. MF 20082710 to Tsiatsos. Then Tsiatsos will adjust back to Anderson and Simmons the 1617 sq. ft. to the agreed upon line. This will save confusion and cost to clients.

EASEMENT DETAIL

SCALE: 1"=10'



REGISTERED
PROFESSIONAL LAND SURVEYOR
OREGON
JULY 17, 1986
RICK G. ROBINSON
2219
Renewal Date: Dec. 31, 2010

UNION COUNTY SURVEYOR
Date Received 3/20/09
Date Filed 3/27/09
By
File No. 044-2008

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey
Situate in the Southwest Quarter of the Southeast Quarter of Section 7
Lot Line Adjustment of Tax Lots 3000 3002 and 3007, Twp 3 S R 38 E 7DC
La Grande, Oregon
La Grande, Union County, Oregon

SURVEYED FOR	Anderson-Simmons-Tsiatsos	
SURVEYED BY	G. T. B. and R. G. R.	11/08-1/09
Scale: 1" = 20'	Drawn by: J. S. H.	2/09

SURVEY NUMBER 044-2008