

BASIS OF BEARING

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

LEGEND

- Found 5/8" iron pin set by Plat of Hillside Terrace Addition
- ⊙ Found 1" iron pipe set by Survey Number 19-75
- ⊙ Found 5/8" iron pipe set by Survey Number 6-66
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 002-2002
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 004-2010
- ◆ Found brass tack in lead plug called as unrecorded monument in Survey Number 22-72 and 50-80
- ⊙ 2" galvanized iron post fence corner, occupies true corner position
- Set 5/8" iron pin with yellow plastic cap marked BGB SURVEY MARKER
- Set lead plug with brass screw and washer marked OPLS 83571
- { } Record measurement as per plat of Hillside Terrace Addition
- [] Record measurement as per Survey Number 6-66
- () Record measurement as per Survey Number 19-75
- x— Existing fenceline
- - - Easement Line
- - - Centerline
- ▨ Concrete surface

NARRATIVE

This survey was done at the request of Tim Wilcox, on behalf of Grande Ronde Hospital, potential buyer of the land within. This map of survey is done in preparation for an ALTA survey on the property. I recover the monuments as shown. The placement of the East right of way line of Sunset Drive was done as per Survey Number 002-2002 (harmonious with Survey Number 043-1996), by driving a line between the found pipe at the Northwest corner of the block to the pin set by said Survey 002-2002. I treat all other monuments found along the East line of Sunset Drive as closing corners. I first establish the North line of the Addition by driving a line between the Initial Point of Hillside Terrace to the Northwest corner of Lot 1. The distance matches platted distances very well. I place the Northeast corner of Lot 1 at proportionate distance and drive a line to the pin at the Southeast corner of Lot 4. I give full 80 foot measure to the "G" Street right of way, and use proportionate measurement along said line to place lot corners. Along Sunset Drive, I use proportionate measurement between the true corner point at the Northwest corner of Lot 1 and the Southeast corner of platted Lot 5. These distances are harmonious with platted distances.

The Johnson-Sutton tract (MF 20082956), was originally held in the ownership of Ross E. Curry, who also held the Bell tract to the North, acquired in entirety by deed recorded in Book 152, Page 583. These were both surveyed by James Voelz in Survey 6-66, dated April 4, 1966. The South tract was subsequently conveyed to Loran and Lorena Casebier by deed recorded in Book 153, Page 571, dated September 1966. I could not find the monuments along the North line of the Johnson-Sutton tract. Since it has the senior right I give it full measure.

There is some discrepancy with the width of the Sunset Drive right of way. This was originally a county road, as called in Survey Number 23, 18-89 and 19-74. Researching the road records, I could find no dedication and therefore do not know the date that this road was created. Survey #23, by McLain, calls the road 60 feet wide at the South end. The plat of Modelaire Heights, done by James Voelz calls the West right of way 30 feet from the centerline, and the plat of Grande Ronde Medical Center, done by Greg Blackman, calls for a 60 foot right of way. The East side of the right of way was originally established in Survey Number 19-75 done by H.L. Melton in 1949. The plat of Hillside Terrace Addition, Hillside Plaza Addition and Surveys 6-66, 37-67, 043-1996 and 002-2002, all rely on the original Melton monumentation for the East right of way. Because of the long standing acceptance of survey monumentation along the East side of Sunset, I accept the East right of way line as established by Survey Number 043-1996. The West side of Sunset Drive is based on the monumentation set by Modelaire Heights Subdivision and Survey 97-71. So much land has been conveyed based on the survey monumentation, it would be difficult to justify allocating 60 feet of right of way within Sunset Drive.

Fencelines are harmonious with title lines. A concrete driveway along the South line of the Gerlach tract encroaches 1.1 feet to the South. The driveway encroachment from the Geist tract onto the Gerlach tract falls within the easement. I find no other unusual conditions with this survey.

UNION COUNTY SURVEYOR

Date Received 1/4/11

Date Filed 1/4/11

By R. Robinson, Deputy

File No. 001-2011

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JUNE 2, 2010

JEFFREY S. HSU 83571

Renewal Date: June 30, 2011

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey

A tract of land in the Northwest of the Southeast quarter of Section 7, Township 3 South, Range 38 East of the Willamette Meridian, and Lots 1 and 2 of Hillside Terrace Addition to La Grande UNION COUNTY, OREGON

SURVEYED FOR	Grande Ronde Hospital
SURVEYED BY	J. S. H.
Scale: 1" = 50'	Drawn by: J. S. H. Dec 2010

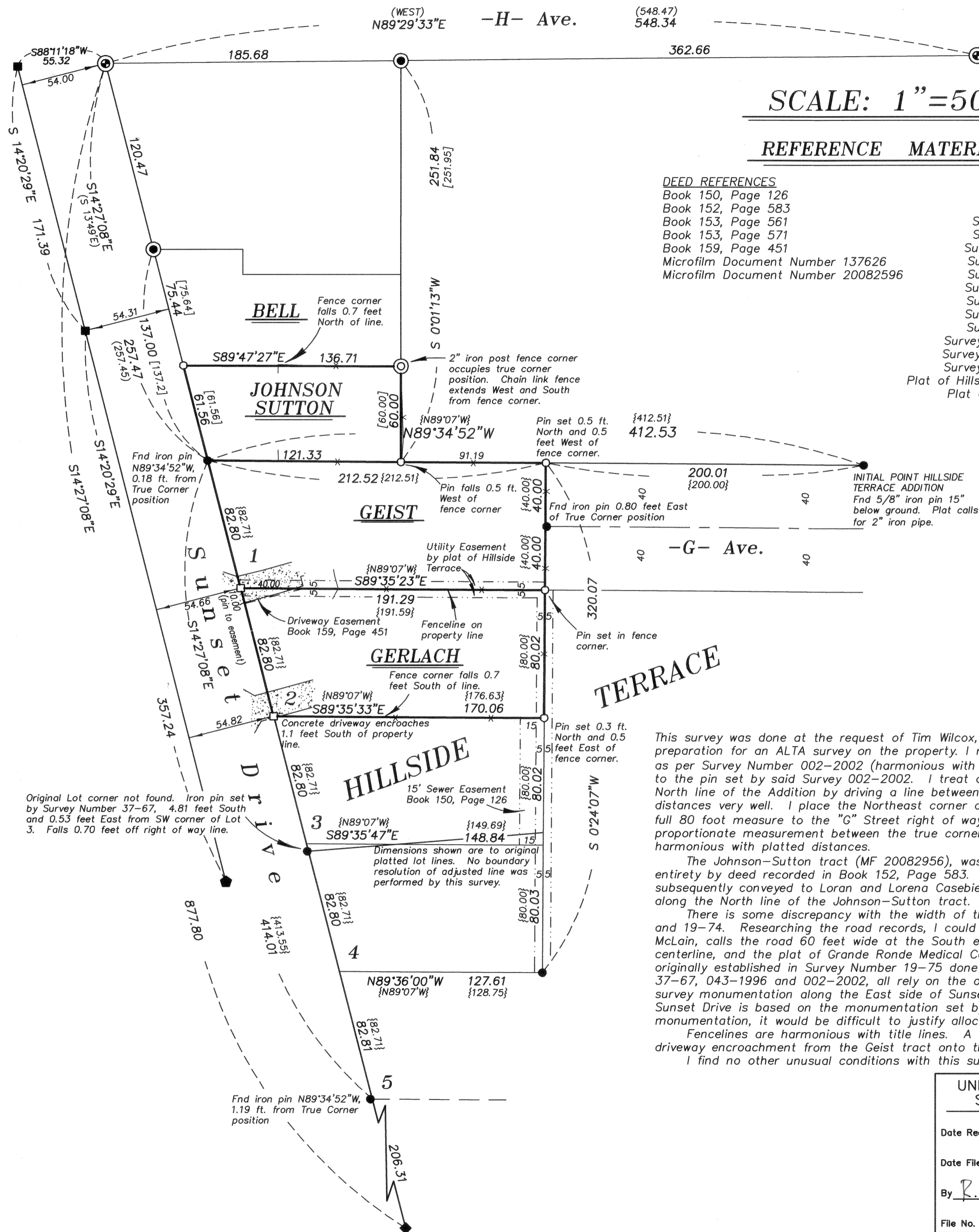
SURVEY NUMBER 001-2011

SCALE: 1"=50'

REFERENCE MATERIAL

DEED REFERENCES
Book 150, Page 126
Book 152, Page 583
Book 153, Page 561
Book 153, Page 571
Book 159, Page 451
Microfilm Document Number 137626
Microfilm Document Number 20082596

Survey Number 23
Survey Number 81
Survey Number 121
Survey Number 8-64
Survey Number 6-66
Survey Number 37-67
Survey Number 32-71
Survey Number 97-71
Survey Number 22-72
Survey Number 19-75
Survey Number 50-80
Survey Number 18-89
Survey Number 043-1996
Survey Number 002-2002
Survey Number 004-2010
Plat of Hillside Terrace Addition
Plat of Modelaire Heights



Original Lot corner not found. Iron pin set by Survey Number 37-67, 4.81 feet South and 0.53 feet East from SW corner of Lot 3. Falls 0.70 feet off right of way line.

Dimensions shown are to original platted lot lines. No boundary resolution of adjusted line was performed by this survey.

Found iron pin N89°34'52"W, 1.19 ft. from True Corner position