

Property Survey Documentation

Located in the Southeast 1/4 of
the Southwest 1/4 of Section 33.
Township 2 South, Range 38 East,
in the Willamette Meridian and
in Union County, Oregon

Basis of Bearing

The south line of Section 33 being S 89°32'58" W
as established by Minor Land Partition #1996-11

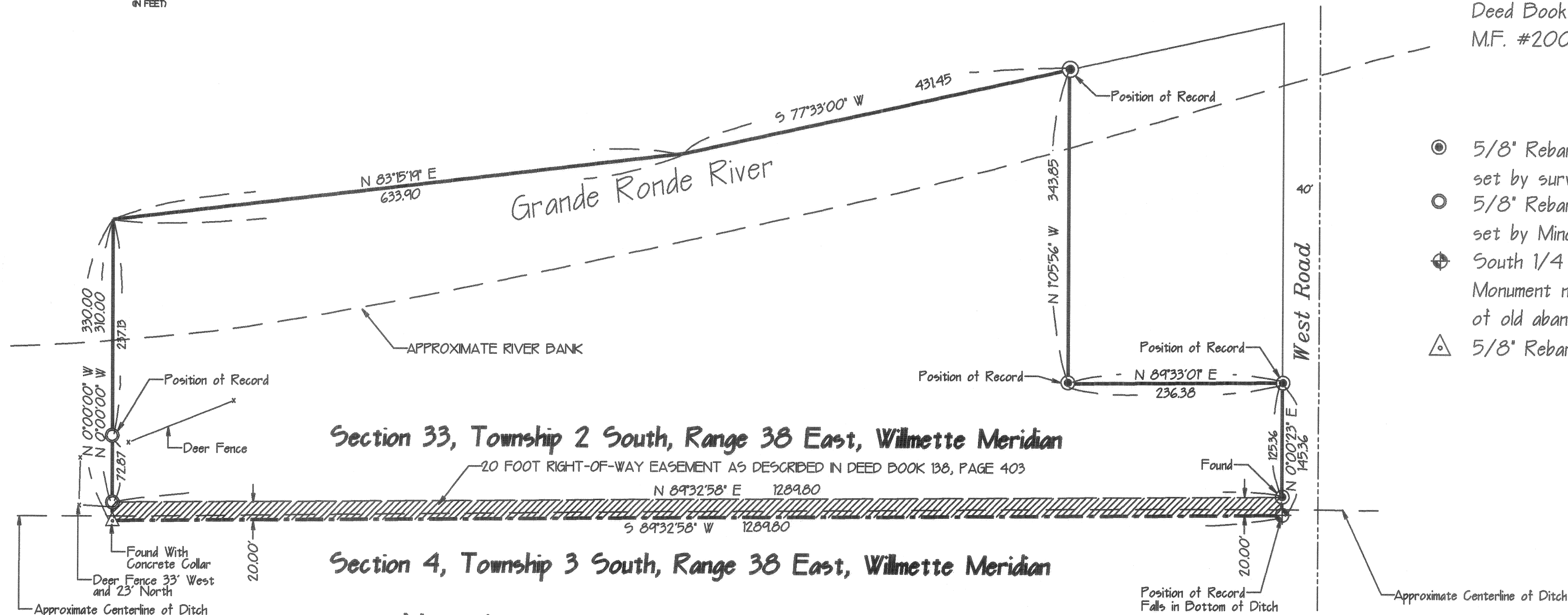
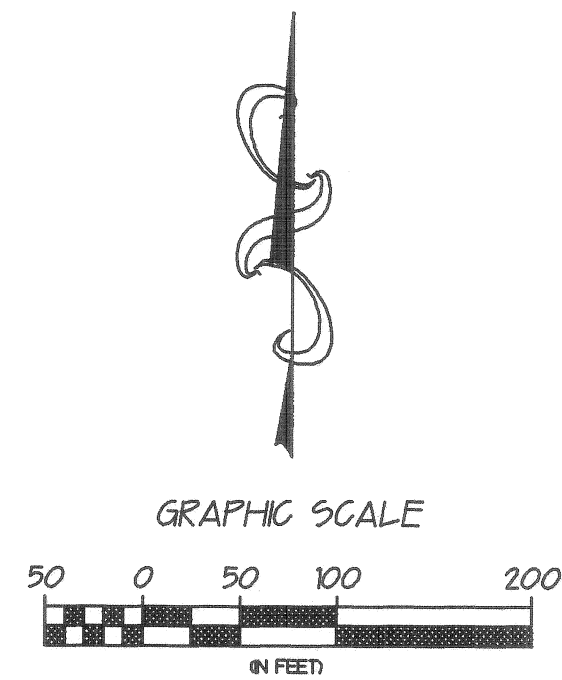
References

MLP # 1996-11
County Survey #045-2001
Abstract and Title Survey Report #55776
Abstract and Title Survey Report # 47090
Deed Book Number 138, Page 403
M.F. #20055938

Legend

- ⊙ 5/8" Rebar with Plastic Cap marked 'LS 1952' set by survey # 045-2001
- 5/8" Rebar with Plastic Cap marked 'LS 1952' set by Minor Land Partition 1996-11
- ⊕ South 1/4 Corner position of Section 33 Monument not found and located in the of old abandoned irrigation ditch
- △ 5/8" Rebar set by County Survey #56-73

UNION COUNTY SURVEYOR	
Date Received	4/11/11
Date Filed	4/14/11
By	J. Robinson, Deputy
File No.	008-2011

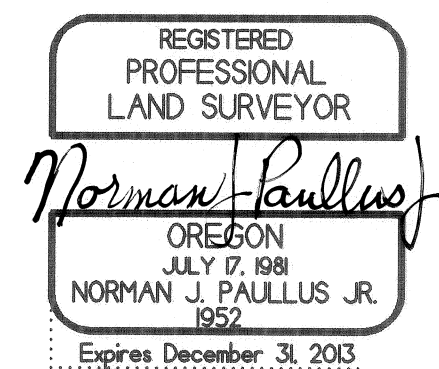


Section 33, Township 2 South, Range 38 East, Willamette Meridian

Section 4, Township 3 South, Range 38 East, Willamette Meridian

Narrative

THIS BOUNDARY SURVEY IS BEING DONE TO CORRECT AN ERROR THAT OCCURED ON MINOR LAND PARTITION #1996-11 THAT SURVEY WAS DONE USING SURVEY REPORT #35776 WHICH INDICATED THAT THE 20 FOOT STRIP OF LAND LOCATED ALONG THE NORTH SIDE OF AND ADJUTTING THE SOUTH LINE OF SECTION 33 WAS NOT IN THE OWNERSHIP OF THE FITZGERALDS AT THE TIME OF PARTITIONING. IN 2001 BY STATUTORY BARGAIN AND SALE DEED M.F. #20055938 THE FITZGERALDS DEEDED TO JOHN AND JULIE BODFISH THE TITLE TO THE 20 FOOT STRIP OF LAND. IN 2009 I WAS CONTACTED BY WES WILLIAMS ABOUT AN ERROR ON MY ORIGINAL MINOR LAND PARTITION PLAT AND THE LOT LINE ADJUSTMENT THAT I HAD DONE IN 2001 (C.S. #045-2001) ADJUSTING THE LOT LINES. AFTER REVIEWING THE INFORMATION USED FOR THOSE SURVEYS AND COMPARING THE SURVEYORS REPORT #47090 SUPPLIED BY WES WILLIAMS I FOUND THAT THE REPORTS WERE DONE BY THE SAME COMPANY BUT ONE HAD PLACED THE OWNERSHIP OF THE 20 FOOT PIECE OF GROUND IN LA GRANDE CONCRETE PIPE COMPANIES NAME (THE ONE I HAD DONE) AND THE REPORT DONE BY WES WILLIAMS HAD THE TITLE IN THE FITZGERALDS OWNERSHIP - THE ORIGINAL PARTITIONERS OF THE PROPERTY. I CONTACTED THE TITLE COMPANY AND UPON FURTHER REVIEW THEY INDICATED THAT THEY HAD MADE A MISTAKE ON THE ORIGINAL REPORT. THIS SURVEY IS BEING DONE TO CORRECT THAT ERROR AND PLACE THAT PROPERTY INTO THE JOHN AND JULIE BODFISH OWNERSHIP AS ONE PARCEL. THE 20 FOOT STRIP OF PROPERTY REMAINS A RIGHT-OF-WAY EASEMENT WITH ALL THE RIGHTS AS ADDRESSED IN DEED BOOK 138, PAGE 403. JOHN BODFISH HAD INDICATED TO ME THAT HE HAD THE FENCE BUILT AND AT THE TIME THEY DID NOT KNOW WHERE THE PROPERTY PINS WERE.



Note:

This survey is being done to document the evidence and show the property being in one ownership per the reference material. I original submitted to the County Planner this as a lot line adjustment as suggested by the County Surveyor. The County Planner after seeing the evidence indicated that there were not two separate property owners involved that it could be done through the Assessor office by combining the two tax lots and did not fall in the Lot Line adjustment criteria. After visiting with the Deputy County Surveyor we decided that the best thing that could be done was to file this as a survey to document the chain of events and the total property owned by the Bodfish's that should have been reflected on the original Minor Partition and transferred from the Fitzgeralds to the Bodfish's by M.F. #20055938 on November 2, 2005.