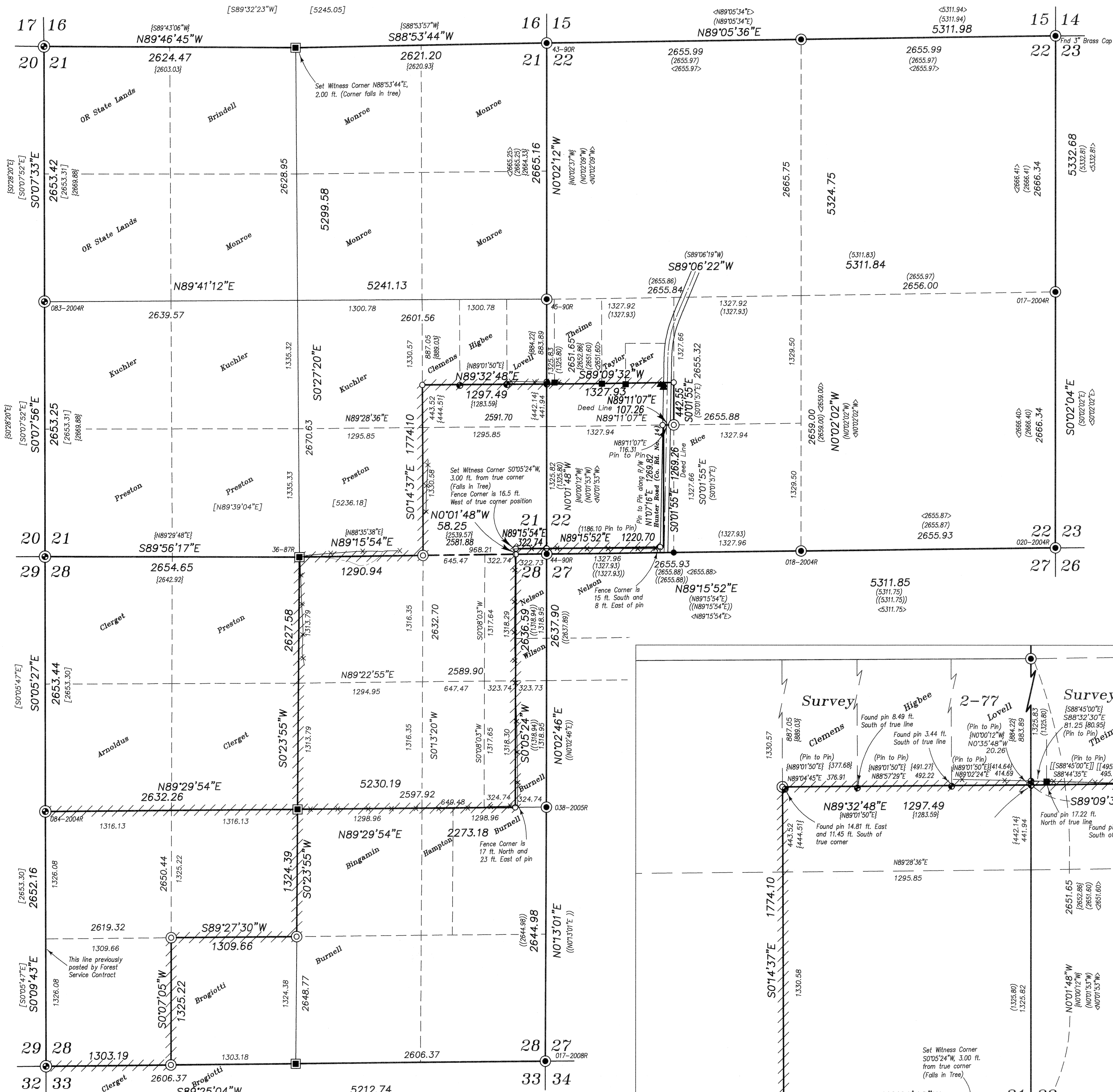
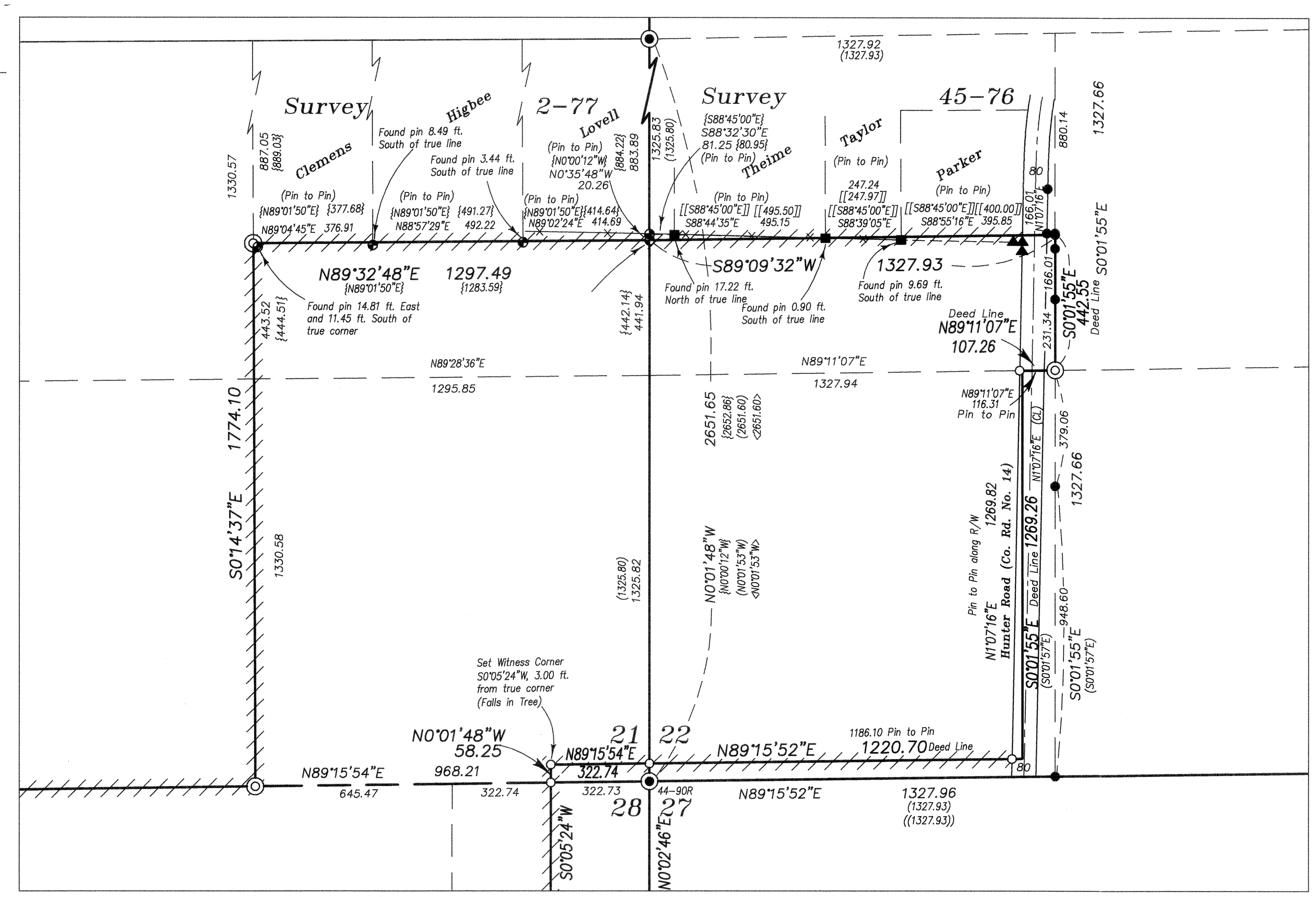




Section 21–22 DETAIL SCALE: 1" = 300'

LEGEND

- Found monument as per Union County Monumentation Records (2 1/2" aluminum cap monument unless otherwise noted)
- Found 3" brass cap on 2 1/2" iron pipe set by Survey Number 018–2011 (BLM)
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 45–76
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 2–77
- Found 5/8" iron pin with plastic cap marked "APA" set by survey number 8–88
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 003–2004
- Set 1"x30" iron pipe with 2 1/2" brass cap
- Set 5/8"x30" iron pin with 2 1/2" aluminum cap
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- [[ ]] Record data of survey number 45–76
- { } Record data of survey number 2–77
- – – Record data of survey number 8–88
- ( ) Record data of survey number 003–2004
- (( )) Record data of survey number 018–2005
- < > Record data of survey number 023–2005
- [ ] Record data of survey number 018–2011
- Set nails on boundary line for future fencing
- Existing Fence line
- Centerline

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 17, 1986
RICK G. ROBINSON 2219
Renewal Date: Dec. 31, 2012

BASIS OF BEARING

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

SCALE: 1"=600'

REFERENCE MATERIAL

Union County GPS Records
Monumentation record 36–87R
Monumentation record 43–90R
Monumentation record 44–90R
Monumentation record 45–90R
Monumentation record 016–2004R
Monumentation record 017–2004R
Monumentation record 018–2004R
Monumentation record 020–2004R
Monumentation record 083–2004R
Monumentation record 084–2004R
Monumentation record 038–2005R
Monumentation record 017–2008R
ODOT Strip Map 6B–26–22 (Hunter Lane)

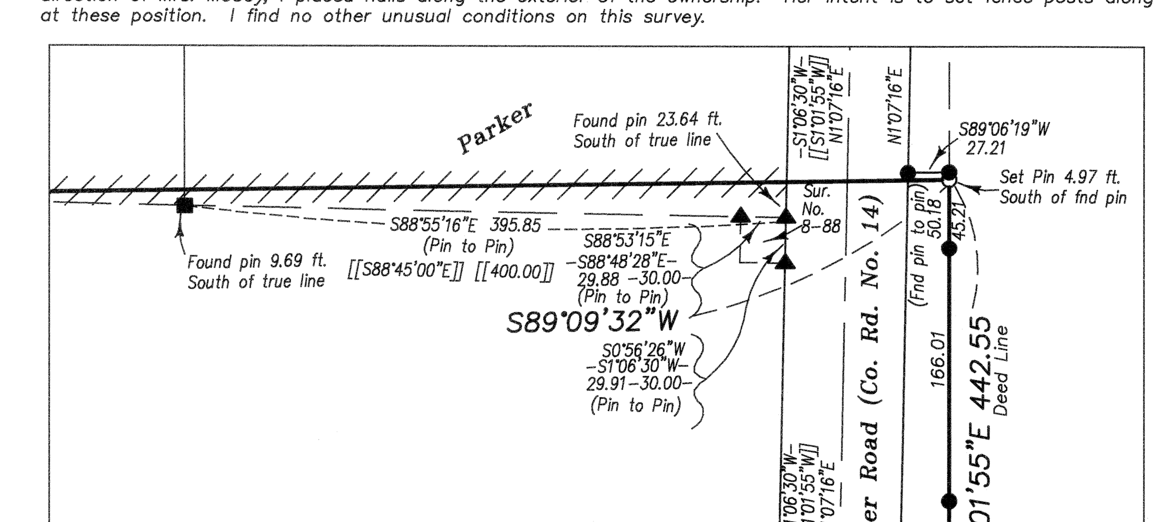
Survey Number 8
Survey Number 36–72
Survey Number 45–76
Survey Number 2–77
Survey Number 141–78
Survey Number 8–88
Survey Number 006–2002
Survey Number 003–2004
Survey Number 018–2005
Survey Number 023–2005
Survey Number 033–2008
Survey Number 018–2011

DEED REFERENCES

Volume E Page 85	Volume E Page 334
Volume E Page 335	Volume G Page 59
Volume G Page 230	Volume G Page 573
Volume S Page 306	Volume U Page 595
Volume Y Page 42	Volume 28 Page 631
Volume 31 Page 241	Volume 52 Page 180
Volume 68 Page 483	Volume 113 Page 312
Volume 137 Page 55	Volume 144 Page 444
Volume 155 Page 303	Volume 156 Page 689
Volume 158 Page 407	Volume 158 Page 408
Volume 160 Page 425	Microfilm Number 58688
Microfilm Number 65711	Microfilm Number 76185
Microfilm Number 79280	Microfilm Number 79957
Microfilm Number 80229	Microfilm Number 101494
Microfilm Number 112905	Microfilm Number 116440
Microfilm Number 145336	Microfilm Number 151534
Microfilm Number 990496	Microfilm Number 20005457
Microfilm Number 20010024	Microfilm Number 20012330
Microfilm Number 20013381	Microfilm Number 20013735
Microfilm Number 20013803	Microfilm Number 20070659
Microfilm Number 20101195	Microfilm Number 20111100

NARRATIVE

This survey was done at the request of Sandra McCoy. The purpose of this survey is to locate and mark the exterior boundary of the McCoy ownership. The portion of the McCoy ownership in Section 28 is by aliquot portions of the section. I found and accept the BLM monuments along the West line of Sections 21 and 28. The map was available on line, but not in the public record. That survey has now been indexed into the record as County Survey Number 018–2011. The monumentation records for these corners were also downloaded and indexed into the county records. The survey was performed in 2004, but the filing date for the maps and monumentation records is 2011. The East line of Sections 21 and 28 were also previously monumented as shown. The South 1/4 corner of Section 28 is lost and was placed at proportionate position. The North and South quarter corners of Section 21 were monumented at the recovered positions of survey number 2–77. The South 1/4 corner was set in the rock mound at an old fence corner. A bridge spike was also found at this position. The tie to this corner shown on the 1977 survey does not fall in the fence corner mound. I show the correct bearing and distance to the adjacent corners. Section 22 was located by survey number 023–2005. I use the static observations for the controlling corners of the section, which creates minor differences from the record bearings and distances of that survey as shown. I place the Southerly line of the McCoy ownership in Sections 21 and 22 at record dimension (58.25 feet) North of the Section line as monumented. This area is described by metes and bounds. The Easterly portion of this tract falls within the right of way of Hunter Road. I place reference monuments along the Westerly right of way line as shown. The McCoy ownership extends East across the right of way in the Northwest quarter of the Southwest quarter of Section 22 as shown. This is also documented on survey number 023–1005. The North line of the McCoy tract within Section 21 was monumented by survey number 2–77. Because of the monumentation by the BLM, the configuration of the section has changed. This causes the North line to skew more Northwesterly than the 1977 survey. This is the reason for the difference in placement from the 1977 survey. The land within the Northeast quarter of the Southeast quarter of Section 21 was sold to Thomas Wade in August 11, 1883 (Volume G Page 573). Mr. Wade then sold the South 1/3 of this subdivision to John McDonald in March 26, 1894 (Volume Y Page 42, and the North 2/3 to George Wade in September of 1910 (Volume 68 Page 483). This fixes the North line of the McCoy tract at the North line of the South 1/3 of the Northeast quarter of the Southeast quarter of Section 21. Subsequent deeds have used a metes and bounds description using 1/3 and 2/3 of a "neat" 1320 ft quarter section. The same situation occurred in the Northwest quarter of the Southwest quarter of Section 22. The first deed out of the original ownership was to Thomas Wade and described as the North 2/3 of the quarter section. Therefore the North line of the McCoy ownership is placed at the 2/3 mark of the quarter section. Again, subsequent deeds on the McCoy tract have been by metes and bounds using 1/3 and 2/3 of a "neat" 1320 ft quarter section. This differs from the line shown on survey number 45–76, which cited a lack of section and quarter section corners and used the existing fence for the line. The true line falls South of the fence along the West line of the quarter section, and North of the fenceline at Hunter Road. I have discussed this situation with the adjoining owners to the North. I find the existing fences to fall away from the true surveyed lines as shown. At the direction of Mrs. McCoy, I placed nails along the exterior of the ownership. Her intent is to set fence posts along the lines at these position. I find no other unusual conditions on this survey.



DETAIL SCALE: 1" = 100'

UNION COUNTY SURVEYOR
Date Received 7/19/11
Date Filed 7/19/11
By [signature]
File No. 017–2011

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

Map of Survey
Tract situated in the Southeast 1/4 of Section 21, the Southwest 1/4 of Section 22 and in the Northeast and Southwest 1/4 of Section 28, Township 1 South, Range 38 East of the Willamette Meridian
UNION COUNTY, OREGON

SURVEYED FOR	Terrance and Sandra McCoy	
SURVEYED BY	R.G.R.	6–7/2011
Scale: 1" = 600'	Drawn by: R.G.R.	7/2011

SURVEY NUMBER 017–2010