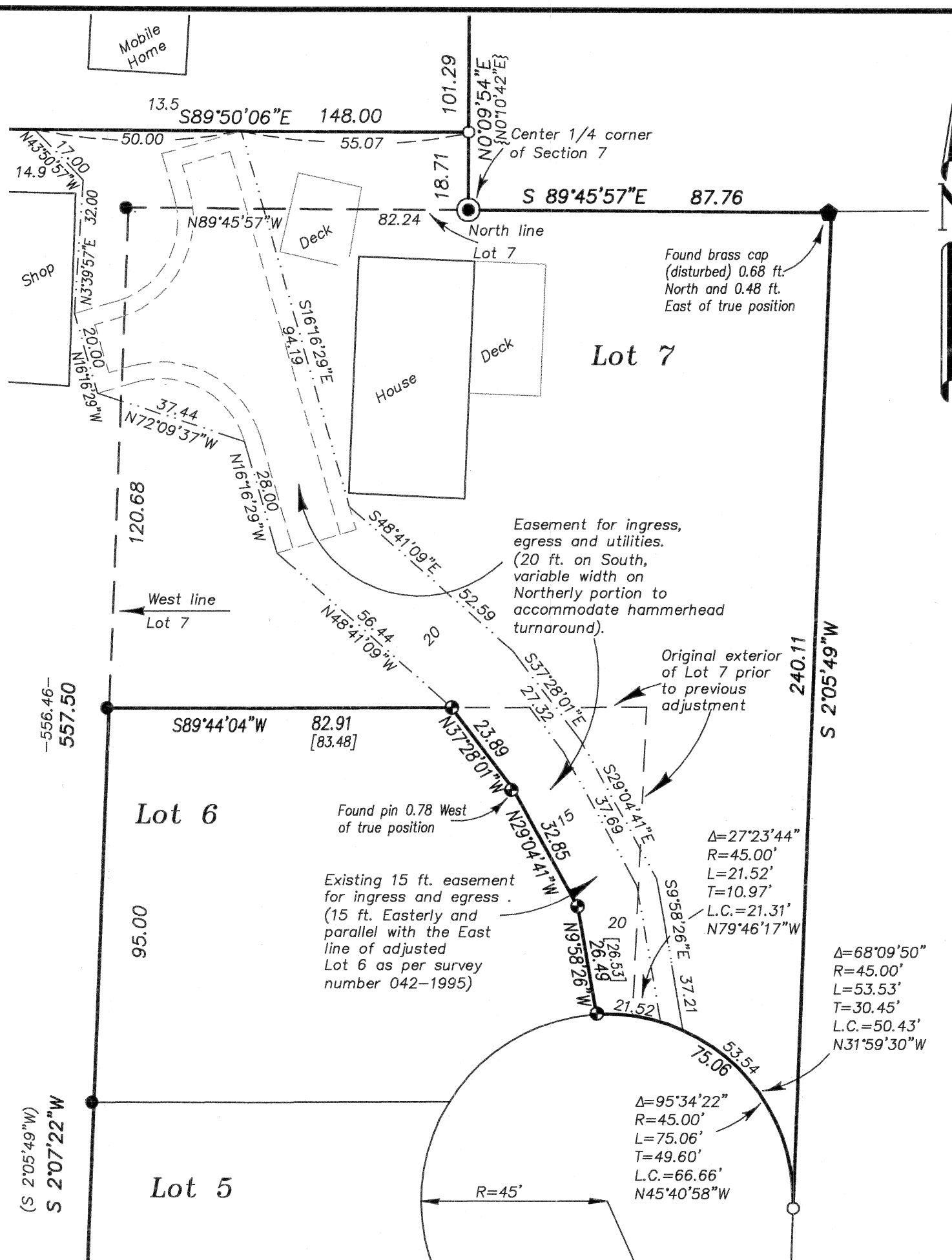


Overview SCALE: 1"=60'



Detail SCALE: 1"=30'

NARRATIVE

This survey was done at the request of Ted Miller. The original purpose of this survey was to adjust the exterior lines of two tracts owned by Ted and Connie Miller. The current configuration of ownership is Lot 7 and a portion of Lot 6 of Modelaire Heights II and the tract lying in the Northwest quarter of Section 7 are in one tract, with the ownership within the Southwest quarter of Section 7 being the other tract prior to this adjustment. This adjustment would have reconfigured the two tracts to provide a separate tract for the existing mobile home. Zoning requirements require a minimum lot size of 1 acre. The balance of land would have gone with the existing house and shop. I retrace and tie the monuments of the previous surveys. I place the portion in the Northwest quarter as per deed call, placing the East line on the East line of the Northwest quarter with the North line being at right angles to that line. I use partition plat 20060007T to place the West line. The portion within the Southwest quarter was also placed as per deed call, starting from the Southwest corner of the above described tract, as monumented by the 2006 partition and driving South, parallel with the West line of Modelaire Heights II, to the North line of Lot 1 of said Subdivision. I have prepared legal descriptions for the adjustment. In those descriptions, there is language for an easement for ingress, egress and utilities to serve the 1 acre tract, and to also accommodate a "hammerhead" turnaround for emergency vehicles. Mr. Miller however, has not met the requirements required for approval of this lot line adjustment. I am filing this map to document the monuments I set to comply with ORS 209.250. No adjustment has been approved as of the date of filing of this survey. I find a fence encroachment onto the tract lying West of Lot 2 of Modelaire heights II Subdivision, as shown. I find no other unusual conditions on this survey.

BASIS OF BEARING

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

REFERENCE MATERIAL

- | | |
|---|---|
| Union County Monumentation Records
Plat of Modelaire Heights II Subdivision
Plat of Grande Ronde Medical Center
Minor Partition Plat Number 20060007T
Minor Partition Plat Number 20070018T | DEED REFERENCES
Book 103 Page 558
Microfilm Number 27558
Microfilm Number 974542
Microfilm Number 983419
Microfilm Number 20034529
Microfilm Number 20037061
Microfilm Number 20043444
Microfilm Number 20071574 |
|---|---|

LEGEND

- Found 2 1/2" aluminum or brass cap monument as per Union County Monumentation Records
- ◆ Found 2 1/2" brass cap (disturbed) set as the initial point of Grande Ronde Medical Center
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by the plat of Modelaire Heights II Subdivision
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 109-78
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 58-79
- ◆ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 3-80
- ◆ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 004-1991
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 042-1995
- ▲ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by partition plat number 20060007T
- Set 5/8"x30" iron pin with plastic cap marked "BGA SURVEY MARKER"
- () Record information of the plat of Modelaire Heights II
- { } Record information of Survey number 3-80
- (()) Record information of Survey Number 004-1991
- [] Record information of Survey Number 042-1995
- - - Record information of Survey Number 047-1996
- Centerline
- Existing Fenceline
- Easement line

UNION COUNTY SURVEYOR

Date Received 6/5/12

Date Filed 6/7/12

By [Signature]

File No. 001-2012

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON JULY 17, 1988

RICK G. ROBINSON 2219

Renewal Date: Dec. 31, 2012

BAGETT, GRIFFITH & BLACKMAN

2006 Adams Avenue, LaGrande, Oregon

Map of Survey

Lot 7 and a portion of Lot 6, Modelaire Heights II Subdivision together with a tract in the West half of Section 7, Township 3 South, Range 38 East of the Willamette Meridian

UNION COUNTY, OREGON

SURVEYED FOR	Ted Miller
SURVEYED BY	R.G.R. 12/11
Scale: As shown	Drawn by: R.G.R. 12/11