

Center-North 1/16th Section 3
SCALE: 1"=100'

BASIS OF BEARING

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

SCALE: 1"=100'

LEGEND

- Found monument as described as per Union County Monumentation Records
- Found 5/8" iron pin set by Survey Number 93-79
- Found 5/8" iron pin set by the plat of Ronde Valley Addition to Island City
- ◆ Found nail set by Survey Number 25-66
- ◆ Found 5/8" iron pin set by Survey Number 30-69
- ◆ Found 5/8" iron pin set by Survey Number 94-77
- ▲ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 010-1999
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 017-2009
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 009-2010
- ⊙ Set 5/8" x 30" iron pin with 2 1/2" aluminum cap (See monumentation record filed separately)
- Set 5/8" x 30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- ⊖ Irrigation Riser
- Centerline
- - - Right of way line of abandoned highway
- x - Existing Fenceline
- - - Existing Driveway
- [] Record measurement as per GLO Contract No. 103, dated September 3, 1863
- () Record measurement as per Minor Partition 1992-25
- [[] Record measurement as per Plat of Ronde Valley Addition
- [[[] Record measurement as per Survey Number 37-84

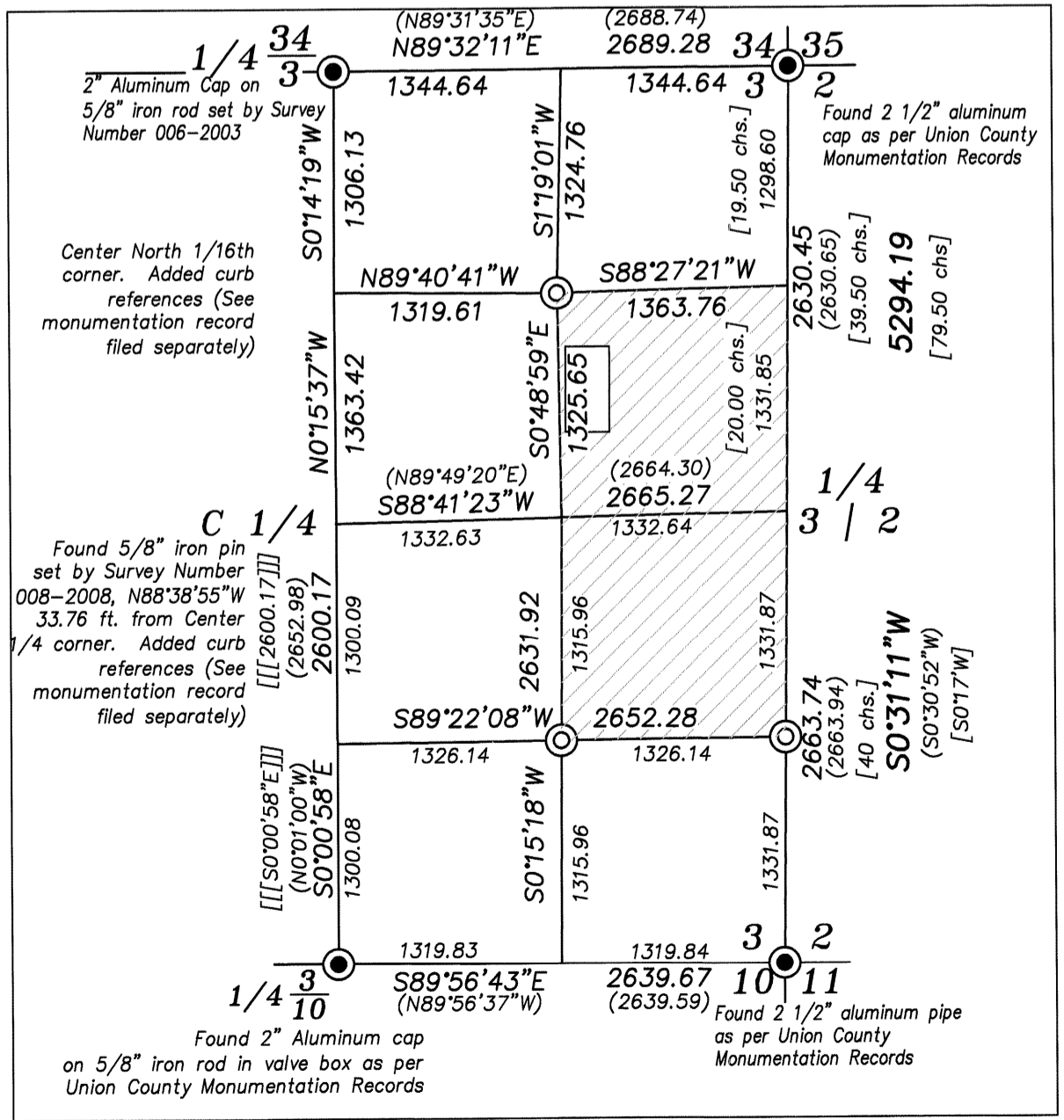
REFERENCE MATERIAL

- GLO Contract Number 103, dated 9/3/1863
 Union County Monumentation Records
 Plat of the Town of Island City
 Plat of Sterling's Addition to Island City
 Plat of Ronde Valley Addition to Island City
 ODOT Drawing 5B-2-7
 ODOT Drawing 6B-13-20
 ODOT Drawing 1R-03-1471
 Survey Number 11-65
 Survey Number 12-65
 Survey Number 25-66
 Survey Number 27-69
 Survey Number 30-69
 Survey Number 17-70
 Survey Number 93-79
 Survey Number 25-80
 Survey Number 37-84
 Survey Number 39-88
 Survey Number 029-1992
 Survey Number 010-1999
 Survey Number 006-2003
 Survey Number 017-2009
 Survey Number 009-2010
 Minor Partition 1992-25

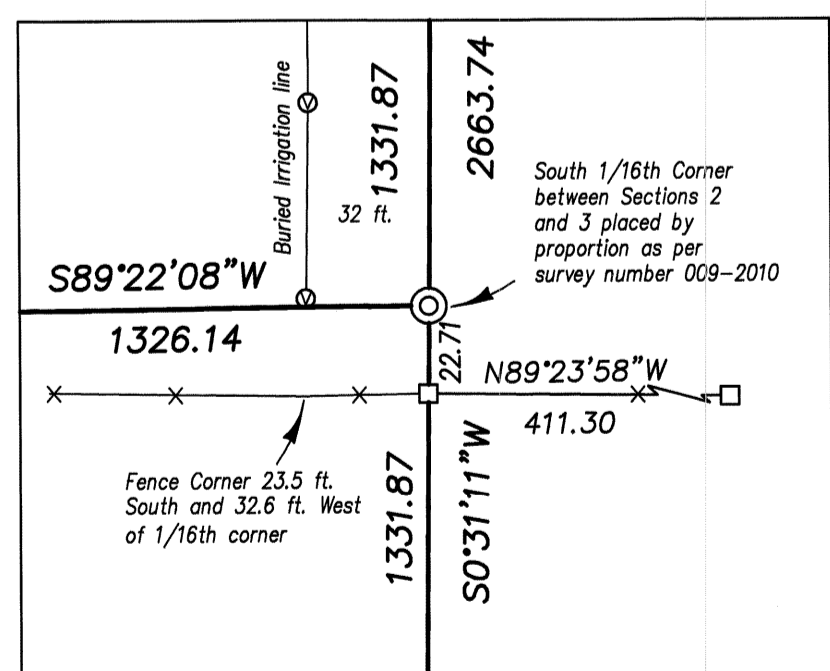
- DEED REFERENCES**
- Book 40, Page 181
 - Book 48, Page 79
 - Book 60, Page 549
 - Book 64, Page 323
 - Book 75, Page 324
 - Book 75, Page 325
 - Book 75, Page 326
 - Book 80, Page 370
 - Book 80, Page 372
 - Book 81, Page 237
 - Book 87, Page 421
 - Book 93, Page 137
 - Book 96, Page 274
 - Book 96, Page 376
 - Book 101, Page 259
 - Book 101, Page 260
 - Book 114, Page 633
 - Book 115, Page 234
 - Book 121, Page 59
 - Book 123, Page 167
 - Book 123, Page 171
 - Book 128, Page 201
 - Book 142, Page 676
 - Book 151, Page 82
- Microfilm Document Number 48608
 Microfilm Document Number 125402
 Microfilm Document Number 139383
 Microfilm Document Number 151014
 Microfilm Document Number 157221
 Microfilm Document Number 185782
 Microfilm Document Number 976029
 Microfilm Document Number 20033194
 Microfilm Document Number 20042149
 Microfilm Document Number 20094035
 Microfilm Document Number 20101837
 Microfilm Document Number 20110961
 Microfilm Document Number 20122910

NARRATIVE

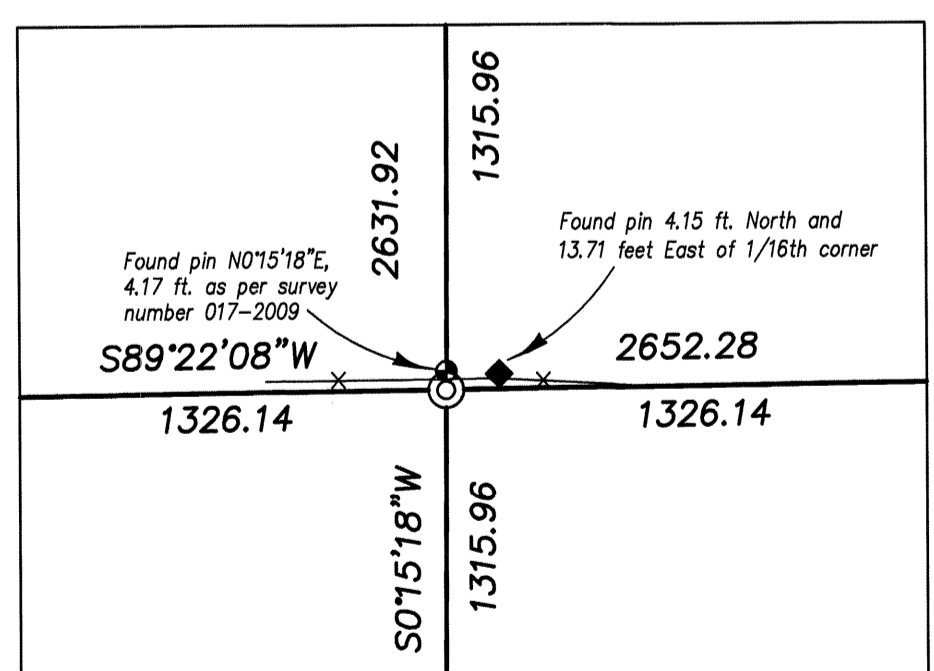
This survey was done at the request of Dwayne Craft, representing the La Grande Country Club. The Country Club owns the Northeast quarter of the Southeast quarter and the Southeast quarter of the Northeast quarter of Section 3. This ownership was in two separate deeds and the two have been adjusted to be a 3 acre tract in the Southeast quarter of the Northeast quarter, and the remainder of the property. This survey also monuments another lot line adjustment with the Mulenburg ownership to the North. The Mulenburg ownership will adjust a 60 ft. strip along the Westerly line of their ownership from the North line of 5th Street South to the Country Club ownership. In exchange, the Country Club will adjust the Northerly 10 feet of their ownership East of the 60 ft. strip to the Mulenburg tract. I locate the East line of Section 3 by driving a line between the two section corner monuments and establishing the 1/4 and 1/16th corners proportionately. This is the method used on survey 017-2009. This is a lotted section and the Northerly tier of the section is not a standard proportion. I establish the South line of the Country Club ownership along the South line of the Northeast quarter of the section. The ownership to the South was originally transferred to Frank Moore by deed volume 75, pages 325 and 326 as the West half of the Southeast quarter of the Southeast quarter of Section 3, and the Southwest quarter of the Southeast quarter of Section 3. Additional ownership in the East half of the Southeast quarter of the Southeast quarter was also originally transferred as an aliquot portion of Section 3 (See Minor Partition Plat Number 1992-25). The placement of the Center-North and Northeast 1/16th corners of this section relies on the reconstruction of many older surveys which control the properties in this area. I locate the Center North 1/16th corner by coming record distance (1306.13) of survey numbers 11-65, 12-65 and 27-69 South along a line 30 feet West of the Westerly block lines of the Town of Island City. For the Northeast 1/16th corner, I project the line between the found nails I assume to be set by survey number 25-66 South record distance (66.50 ft.). This will provide harmony to the approximately 20 tracts located South of the plat of the Town of Island City and Sterling's Addition to Island City, as this is the method originally used to lay out the tracts. I place the East 1/16th corner between Sections 3 and 34 proportionately, as did survey numbers 25-80 and 39-88. This method of location creates a skew along the South and West lines of the Northeast quarter of the Northeast quarter of Section 3. The area East of the plat of Ronde Valley Addition was originally a county road created in 1879. The road became a State Secondary Highway as a result of Legislative action in November 1931. In 1936, the highway was realigned eliminating several 90 degree curves. Portions of the old road were abandoned. Deed Microfilm 20110961 abandons the realigned portion of the original right of way lying East of the Easterly right of way line (extended) to the adjacent owners. The remaining portion was to be administered by Union County. Island City is currently in the process of expanding the Urban Growth Boundary to include the right of way area, upon the completion of which, the County will transfer the administrative rights of the right of way to the City of Island City. The right of way is not owned in fee, but is a right of way only. I locate the right of way by the existing monumentation and the information on Survey Number 93-79 and ODOT Drawing number 1R-03-1471. I place the 60 ft. portion to be acquired by the Country Club 60 feet East and parallel with the West line of the Northeast quarter of the Northeast quarter as previously determined, and the 10 ft. strip to be accord to the Mulenburg ownership South and parallel with the South line of the Northeast quarter of the Northeast quarter of Section 3 as previously determined. This area includes a portion of State Highway 237. I place the right of way of the highway by locating the physical centerline and offsetting that line 40 feet to establish the right of way line as per ODOT drawing numbers 5B-2-7 and 6B-13-20. I find the buried irrigation line near the South 1/16th corner between Sections 2 and 3 to be away from the true corner as shown. I also find an existing driveway taking off from Highway 237 heading South to encroach onto the Country Club ownership as shown. I find no other unusual conditions with this survey.



E 1/2 SECTION 3 BREAK
SCALE: 1"=1000'



South 1/16 Sections 2 and 3
SCALE: 1"=50'



Southeast 1/16 Section 3
SCALE: 1"=50'

REGISTERED PROFESSIONAL LAND SURVEYOR
 Rick G. Robinson
 OREGON JULY 17, 1988
 RICK G. ROBINSON 2219
 Renewal Date: Dec. 31, 2014

UNION COUNTY SURVEYOR
 Date Received 3/24/14
 Date Filed 3/24/14
 By [Signature]
 File No. 002-2014

BAGETT, GRIFFITH & BLACKMAN
 2006 Adams Avenue, LaGrande, Oregon
 Map of Surveyor
 A tract of land situated in the East half of the East half of Section 3, Township 3 South, Range 38 East of the Willamette Meridian.
 UNION COUNTY, OREGON
 SURVEYED FOR La Grande Country Club
 SURVEYED BY R.G.R. 3/14
 Scale: 1" = 100' Drawn by: R.G.R. 3/14