

LOT LINE ADJUSTMENT

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" = 50'

REFERENCE MATERIAL

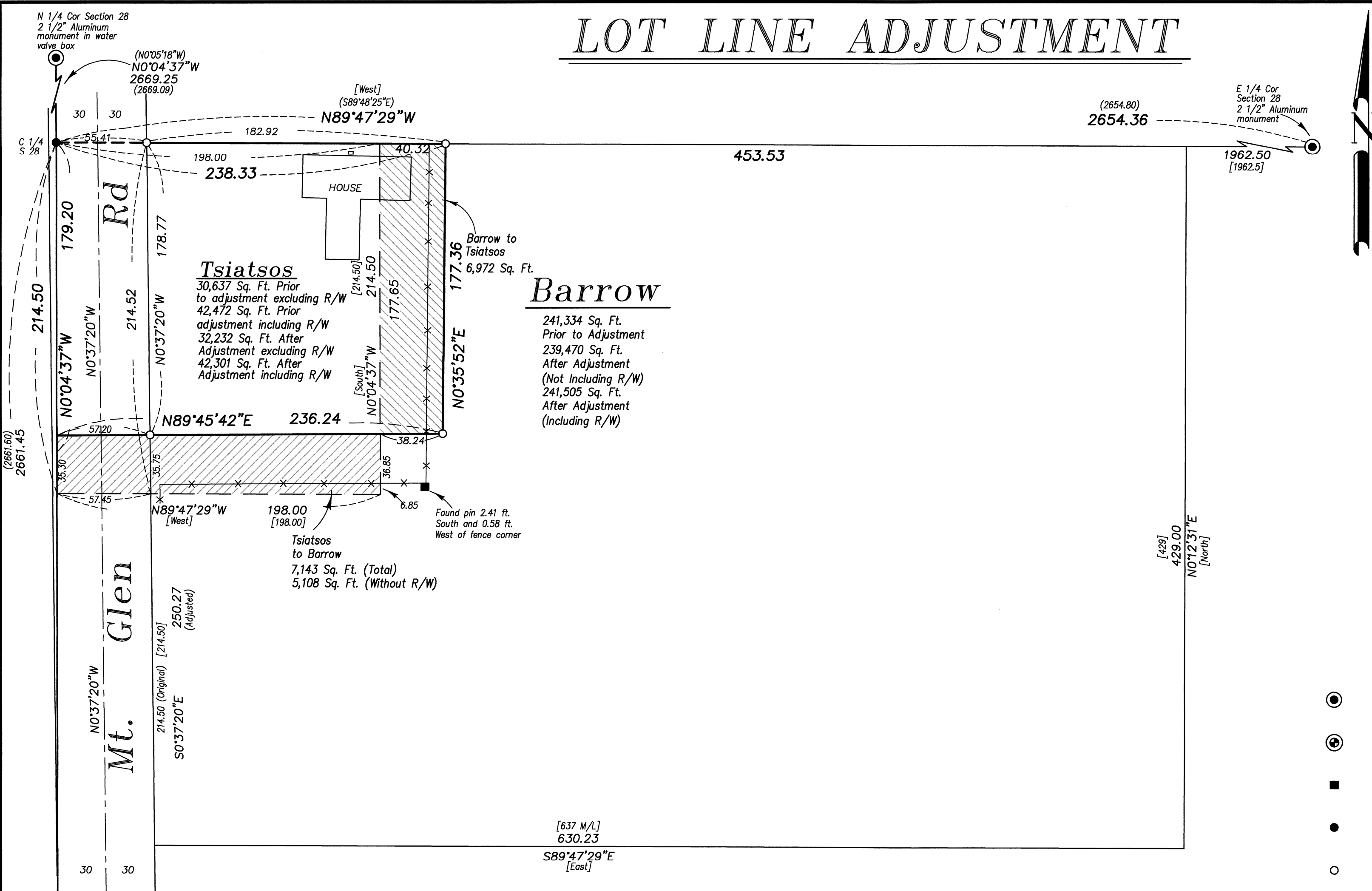
Union County Monumentation Records
 Survey Number 48-73
 Survey Number 36-78
 Survey Number 62-78
 Survey Number 34-81
 Survey Number 32-84

DEED REFERENCES

Volume 109 Page 625
 Volume 139 Page 652
 Volume 144 Page 387
 Volume 144 Page 406
 Microfilm Number 23888
 Microfilm Number 25638
 Microfilm Number 25792
 Microfilm Number 26310
 Microfilm Number 27665
 Microfilm Number 37064
 Microfilm Number 142730
 Microfilm Number 149835
 Microfilm Number 20031820
 Microfilm Number 20092805
 Microfilm Number 20111420
 Microfilm Number 20131663

LEGEND

- Found 2 1/2" aluminum monument as per Union County Monumentation records
- Found 2" iron pipe with brass cap set by Survey Number 32-84
- Found 5/8" iron pin set by Survey Number 48-73
- Found 5/8" iron pin set by Survey Number 62-78
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Record information of Survey Number 62-78
- Record information of Deed Microfilm Number 20111420
- Centerline
- Existing Fence line
- Portion of Tsiatsos tract to accrue to Barrow tract
- Portion of Barrow tract to accrue to Tsiatsos tract



Barrow

241,334 Sq. Ft.
 Prior to Adjustment
 239,470 Sq. Ft.
 After Adjustment
 (Not Including R/W)
 241,505 Sq. Ft.
 After Adjustment
 (Including R/W)

Tsiatsos
 30,637 Sq. Ft. Prior to adjustment excluding R/W
 42,472 Sq. Ft. Prior adjustment including R/W
 32,232 Sq. Ft. After Adjustment excluding R/W
 42,301 Sq. Ft. After Adjustment including R/W

Tsiatsos to Barrow
 7,143 Sq. Ft. (Total)
 5,108 Sq. Ft. (Without R/W)

NARRATIVE

This survey was done at the request of Gust Tsiatsos. The purpose of this survey is to monument a lot line adjustment with the adjoining ownership (Barrow). A retracement of the deeds in this area reveal that the Tsiatsos tract was the first parcel sold out of the original ownership and is described by metes and bounds beginning at the center of section 28. The subsequent deeds are also metes and bounds descriptions beginning at the Northeast corner of the Southeast quarter of Section 28 and call "more or less" to the Tsiatsos tract. The placement of the Tsiatsos tract by deed causes the existing house to encroach as shown. Survey Number 48-73 was done on the Barrow tract and used the record deed distance, not considering the more or less call to the Tsiatsos tract. Another complication is that the 1973 survey and the deeds in this area apparently assumed the center of Mt. Glen Road was the center of section line. It is not. I have placed my pins on the adjusted South and East lines of the Tsiatsos tract along an existing fence. I place the right of way line of the county road at a 30 ft. offset from the constructed centerline. The remainder of the Barrow Tract was not retraced by this survey and I show record dimension along the East, South and West lines of the Barrow Tract. I have prepared legal descriptions for the completion of this lot line adjustment. I find no other unusual conditions with this survey.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JULY 17, 1988
 RICK G. ROBINSON
 2219
 Renewal Date: Dec. 31, 2014

UNION COUNTY
 SURVEYOR
 Date Received 8/27/14
 Date Filed 8/27/14
 By DEPUTY
 File No. 022-2014

BAGETT, GRIFFITH & BLACKMAN
 2006 Adams Avenue, LaGrande, Oregon
 Map of Survey
LOT LINE ADJUSTMENT
 Tracts situated in the Northwest quarter of the Southeast quarter of Section 28, Township 2 South, Range 38 East of the Willamette Meridian
 UNION COUNTY, OREGON

SURVEYED FOR	Gust Tsiatsos	
SURVEYED BY	R.G.R.	8/2014
Scale: 1" = 50'	Drawn by: R.G.R.	8/2014