

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" = 40'

REFERENCE MATERIAL

SURVEYS
 Plat of Arnold and Dray's Addition
 1922 Remonumentation of La Grande
 Survey Number 38
 Survey Number 51-73
 Survey Number 24-85
 Survey Number 11-87
 Survey Number 18-89
 Survey Number 028-2005
 Survey Number 002-2007
 Survey Number 013-2007
 Survey Number 032-2008
 Survey Number 007-2009
 Survey Number 005-2011

DEED RECORDS
 Volume 76 Page 197
 Volume 81 Page 409
 Volume 90 Page 330
 Volume 143 Page 210
 Volume 151 Page 192
 Volume 151 Page 210

MICROFILM NUMBERS
 20012067
 20063312
 20071035

TITLE REPORT
 Report Order No. 14-24986, prepared by Eastern Oregon Title, Inc., dated May 15, 2014.

LEGEND

- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 24-85
- Found Lead plug with Brass Screw for intersection reference as per by Survey Number 028-2005
- ⦿ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 032-2008
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- x-x- Existing fence line
- [] Record information of Arnold and Dray's Addition
- { } Record information from Survey Number 002-2007

NARRATIVE

This survey was done at the request of David Cross, representing Grand Ronde Hospital. The purpose of this survey is to locate the exterior boundary of this property prior to an ALTA/ACSM Land Title Survey. I establish the East line of Block 10 40 feet West and parallel with the monumentation of the centerline of 4th Street by survey number 028-2005. The South line of Block 10 was monumented by surveys 25-85 and 032-2008. The North and West lines of Block 10 were placed at the record position shown by survey 007-2009, which monumented a tract in the adjacent block to the West. The previous surveys give Block 10 full measure North and South, and by this placement is excessive of the record East and West dimension. There are two tracts of land in the South half of Block 10. The most recent deeds for both tracts call the common line 8 feet East of the West line of Lot 5 and 52 feet West of the East line of Lot 4. Since there is an excess in the East-West dimension of the block, one deed call must yield. In retracing the deeds, I find the entire South half of Block 10 was in the ownership of Jennie Moon. She first sold the tract to the West in 1922 by a metes and bounds description calling the ownership the West 128 feet of the block (Deed Volume 76 Page 197). She then sold the tract to the East in 1930 by a description calling for Lots 9, 10 and the East 54 feet of Lot 4 (Deed Volume 90 Page 330). I therefore place the West line of this property at 128 feet East and parallel with the West line of Block 10, giving the surveyed tract the excess within these lots. This method was also used in the placement of Survey Number 51-73, although no monumentation is left from that survey. I find the fence along the South and West to be very harmonious with the true property lines. The fence along the North line is substantially North of the deed lines. This area is an undeveloped alleyway, never vacated, but not being used as an alley. I set a reference pin at the Northwest corner of this tract. The true position falls on the edge of a concrete pad West of the fence line. I find no other unusual conditions on this survey.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 17, 1986
 RICK G. ROBINSON
 2219

Renewal Date: Dec. 31, 2014

UNION COUNTY
 SURVEYOR

Date Received 9/2/14

Date Filed 9/2/14

By R.G.R. DEPT

File No. 023-2014

BAGETT, GRIFFITH & BLACKMAN
 2006 Adams Avenue, LaGrande, Oregon
 Map of Survey

Lots 9 and 10 and a portion of Lot 4,
 Block 10 of Arnold and Dray's Addition
 to the City of La Grande

UNION COUNTY, OREGON
 SURVEYED FOR Grande Ronde Hospital, Inc.
 SURVEYED BY R.G.R. 8/28/14-8/30/14
 Scale: 1" = 40' Drawn by: R.G.R. 8/30/14

SURVEY NUMBER 023-2014