

BASIS OF BEARING

Solar observation taken at the Northwest corner of Section 19, Township 4 South, Range 40 East of the Willamette Meridian.

SCALE: 1" = 50'

LEGEND

- Found monument as described, marked as per Union County Monumentation records
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 31-87
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 016-2002
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat Number 2002-013
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- () Record measurement as per Survey Number 31-87
- [] Record measurement as per Survey Number 016-2002
- { } Record deed call
- Edge of gravel road
- Fenceline
- Overhead Powerline
- ⊕ Power Pole

NARRATIVE

This survey was done at the request of Steve Johnston, owner of the land within. Mr. Johnston wanted the exteriors of the property monumented in preparation for a partition. The legal descriptions for this property, as well as the adjacent tracts are metes and bounds descriptions and commence at the Center quarter of Section 18. As noted in Survey 016-2002, a strict interpretation of the deed from the monumented Center 1/4 results in numerous discrepancies with the lines of occupation. In said survey, Mr. Blackman tried to resolve the legal descriptions and fencelines and determine a local point of control that might have been used as a point of reference for the center quarter corner at the time of the original conveyances, but found too many discrepancies to determine a conclusive point. The center quarter corner, as monumented today, was placed by Survey Number 007-2001 and utilized a mathematical methodology conforming to the BLM Manual of Instructions.

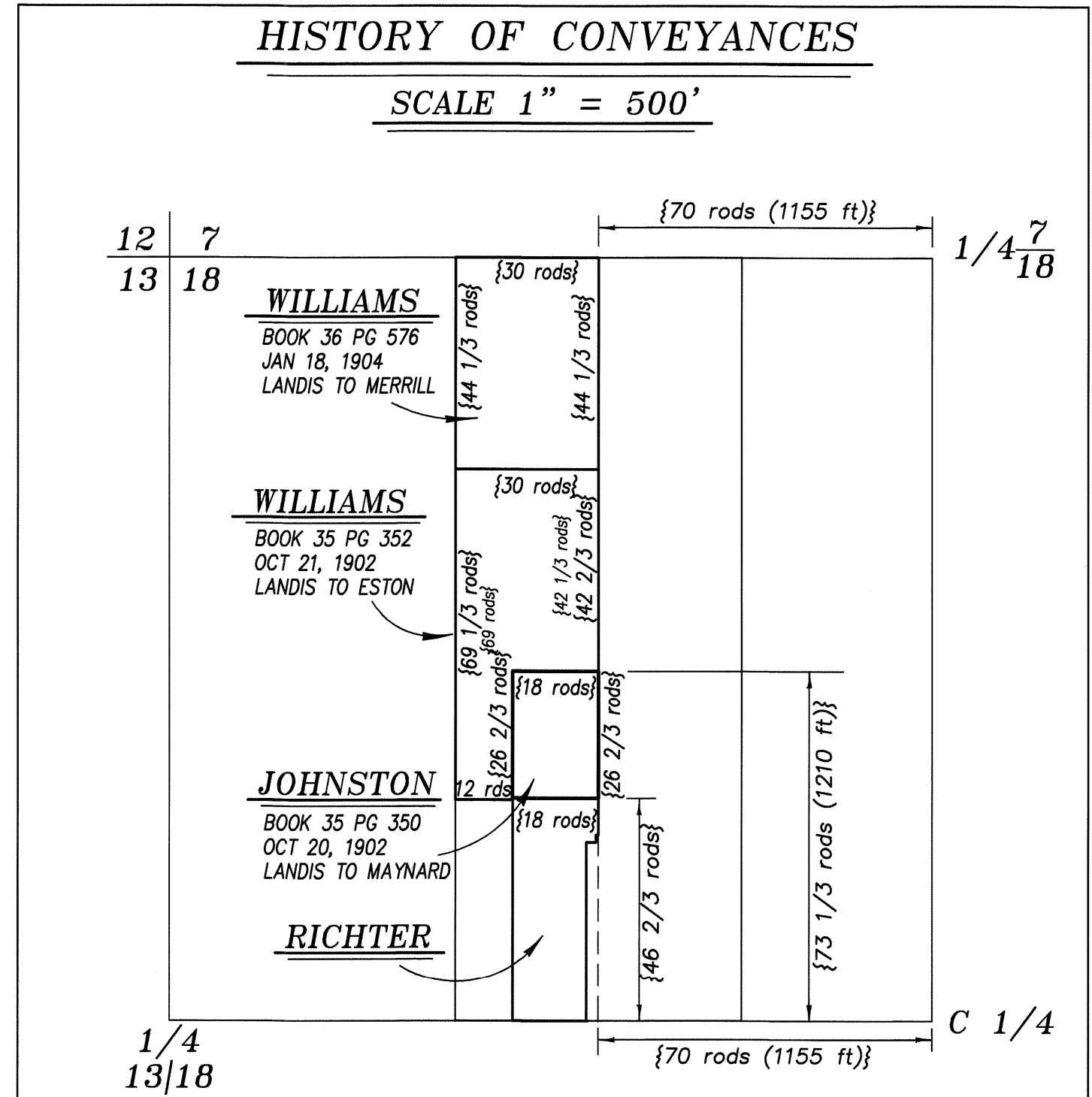
The history of deeds shows that the parent tract was owned by A.S. and Sabrina Landis (Book X, Page 502). The Johnston tract, the South portion of the Williams tract and Richter tracts, all commence at the Center quarter and have no gaps or overlaps that would necessitate a junior/senior determination. The North portion of the Williams tract, however, commences at the North quarter corner and thus any issues of seniority would exist between the two Williams tracts. There was also discrepancy between the nominal dimension (80 rods) and the sum of the deed distances. This was resolved in latter deeds, shortening the 69 1/3 rod call (of the South Williams tract) to 69 rods. During Survey 31-87, Mr. Blackman appears to monument both tracts with record dimensions from the North line of the Section. Though not a strict interpretation of the deed, it appears as though constructing the deeds in this manner, at the time of this survey and now, coincides well with lines of occupation. Further investigation shows the fenceline along the South line of the Johnston tract also is harmonious with the deed calls when the legal descriptions are constructed from the North line of the Section. I assert that due to the difficulties in locating a true and accurate center quarter corner position at the time that the original conveyances were made, the fences constitute the best available evidence of the intent of the parties at the time of conveyance. And that it holds as strong evidence of that the physical realization of the legal descriptions was most likely constructed from measurements from the North line of the Section, and not a center quarter corner position. I therefore hold the methodology as established by Survey 31-87 in the North/South direction. In the East/West direction, the pins set by Survey Number 016-2002, did in fact rely on a literal interpretation of the deed and found minimal discrepancies with existing lines of possession. I therefore use this method for placement in the East/West direction. The monuments that were set by Survey Number 31-87, along the North line of the Johnston tract, however, were lost. I place the North line by perpendicular offset of 88 2/3 rods from the North line of the Section. I then give full measure to the Johnston tract.

I find no formal dedication, petition or legalization of College Street. The only reference I can find is contained in the original deed from Sabrina Landis to Maynard (Book 35, Page 350) stating "roadway on the east side of said described tract to remain as now located". A prescriptive right almost certainly exists on this road, as it has a long history of public use, though any width to the road would be ambiguous without a formal dedication. As pointed out in Survey Number 31-87, there was a width specified to a portion of the College Street of 14 ft, as it crossed the Northern Williams tract (see book 36, Page 576). No other specified width of this roadway could be found. As a condition of approval of the partition that is being done concurrently, a portion of the property will formally dedicate College Street. Where it is not being dedicated, I show the edge of the traveled way and power lines hereon. Fenceline fall away from title lines as shown hereon.

I find no other unusual conditions with this survey.

REFERENCE MATERIAL

- Union County Monumentation Records
 - Survey Number 31-87
 - Survey Number 007-2001
 - Survey Number 016-2002
 - Survey Number 020-2002
- DEED REFERENCES
 - Misc Book 'B', Page 622
 - Book 'X', Page 502
 - Book 35, Page 350
 - Book 35, Page 352
 - Book 36, Page 576
 - Book 74, Page 233
 - Book 136, Page 372
- Microfilm Document Number 20092244
- Microfilm Document Number 20131510



REGISTERED PROFESSIONAL LAND SURVEYOR

JEFFREY S. HSU
June 2, 2010
83571

Renewal Date: June 30, 2015

UNION COUNTY SURVEYOR

Date Received 2/3/15

Date Filed 2/3/15

By: [Signature]
File No. 004-2015

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

Map of Survey
Situate in the Northwest quarter of Section 18, Township 4 South, Range 40 East of the Willamette Meridian
City of Union

UNION COUNTY, OREGON
SURVEYED FOR Steve Johnston
SURVEYED BY J. S. H.

Scale: 1" = 50' Drawn by: J. S. H. Jan. 2015