

BASIS OF BEARING

Solar observation taken at the North quarter corner of Section 15, Township 1 North, Range 39 East of the Willamette Meridian.

SCALE: 1"=100'

LEGEND

- Found monument as noted, marked as per Union County Monumentation record
- Found unrecorded 5/8" iron rod with plastic cap marked OREGON PLS 1848
- Found unrecorded 1/2" iron rod
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Existing fenceline
- - - Centerline
- () Record measurement as per deed call
- [] Record measurement as per Survey Number 001-2001

REFERENCE MATERIAL

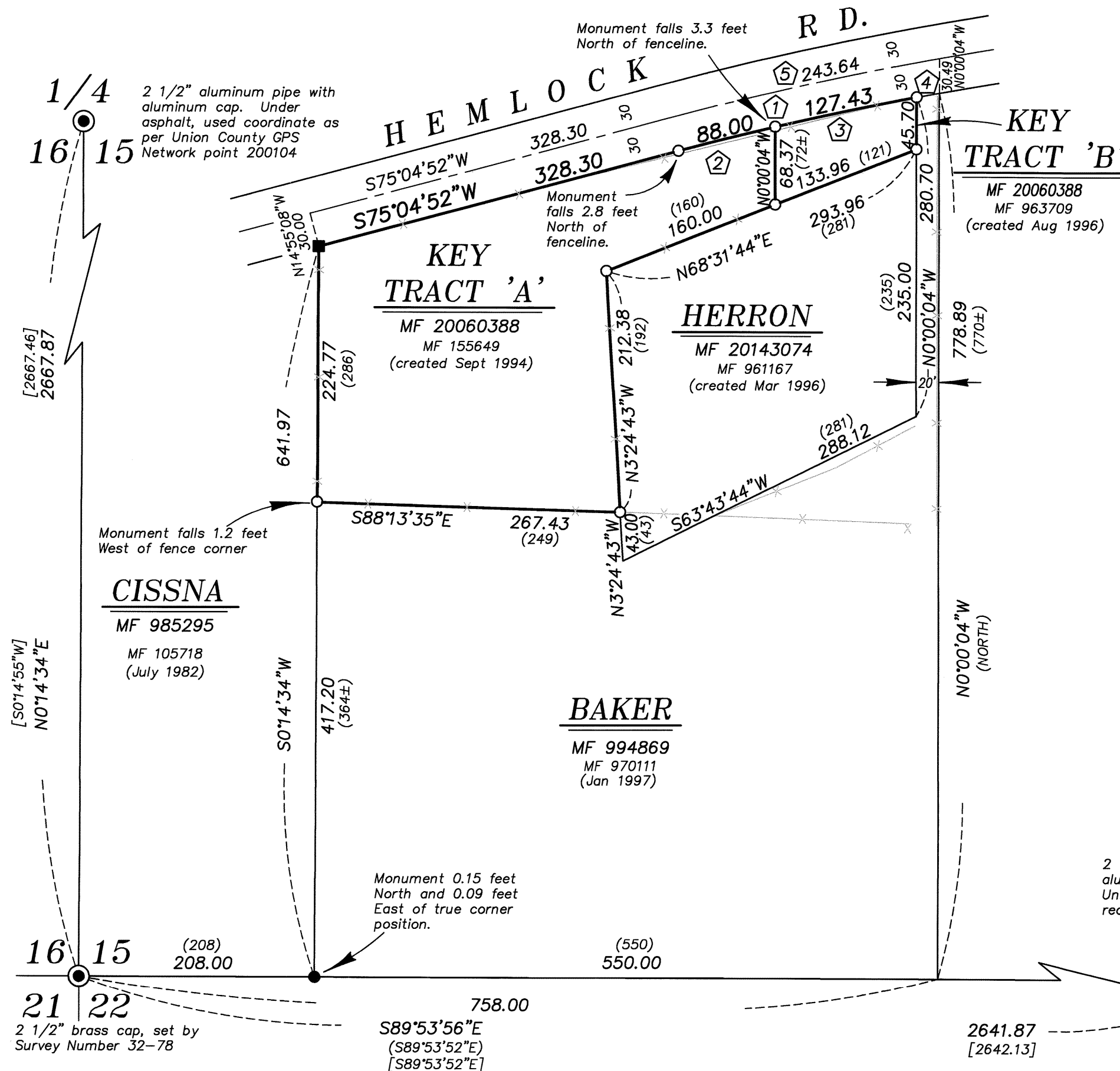
Union County Monumentation Records
 Survey Number 32-78
 Survey Number 18-79
 Survey Number 22-91
 Survey Number 001-2001
 Survey Number 040-2001

DEED REFERENCES

Microfilm Document Number 105342
 Microfilm Document Number 105718
 Microfilm Document Number 125929
 Microfilm Document Number 155649
 Microfilm Document Number 155651
 Microfilm Document Number 961167
 Microfilm Document Number 961169
 Microfilm Document Number 963709
 Microfilm Document Number 994869
 Microfilm Document Number 20060388
 Microfilm Document Number 20143074

CURVE TABLE

- ① SOUTH ROW TOTAL
 $\Delta=4'37'43''$
 $R=2918.59'$
 $L=235.77'$
 $L.C.=235.71'$
 $S77'23'43''W$
- ② KEY TRACT 'A'
 $\Delta=1'43'40''$
 $R=2918.59'$
 $L=88.00'$
 $L.C.=88.00'$
 $S75'56'41''W$
- ③ KEY TRACT 'B'
 $\Delta=2'30'06''$
 $R=2918.59'$
 $L=127.43'$
 $L.C.=127.42'$
 $S78'03'34''W$
- ④ BAKER TRACT
 $\Delta=0'23'57''$
 $R=2918.59'$
 $L=20.34'$
 $L.C.=20.34'$
 $S79'30'35''W$
- ⑤ CL HEMLOCK RD.
 $\Delta=4'44'04''$
 $R=2948.59'$
 $L=243.64'$
 $T=121.89'$
 $L.C.=243.57'$
 $S77'26'53''W$



NARRATIVE

This survey was done at the request of Mike Key, owner of the land within. Due to discrepancies between linework shown on digital maps and lines of possession, Mr. Key wanted to the exterior of his property surveyed and monumented. The parent tract to the Key, Herron and Baker tracts was a deed conveyed to Marlene Uhl by Microfilm Document Number 125929. The Key (Tract "A") parcel has the senior right as it was the first tract created, by deed conveyed to Harry Paul in Microfilm Document Number 155649 in September of 1994. The second parcel out was the Herron tract, created by deed to Walton, recorded as Microfilm Document Number 961167, recorded March of 1996. The piece, shown hereon as Key (Tract "B"), was the third tract out, created by deed recorded in Microfilm Document Number 963709, dated August 1996. The Baker tract is the remainder and is the most junior tract. Though the deeds call properly to adjoining tracts, there are a number of latent discrepancies in the legal descriptions arising from conflicts between deed calls and deed measurements.

The legal description for the creating deed of Key Tract "A" (MF 155649) commences at the Northeast corner of the Cissna tract and courses South, calling "to an existing fence; thence along said existing fence the following courses and distances..." All adjacent landowners involved have attested that the fencelines, to their knowledge, have not moved. An aerial photograph, dated 1994, appears to place this fenceline in the same position as it lies today. Interviews with the original landowner that created the tract have indicated that the intent of the conveyance was to follow the existing fenceline. In describing the fenceline, all directions are cardinal save the first course out which calls that it is perpendicular to the West line of Section 15. These courses appear to be approximate as the fenceline does not run in either cardinal directions or perpendicular to the aliquot lines. I find that the distances given in the legal description vary greatly as well from conditions on the ground as well. These inconsistencies are also seen in the courses in the adjoining tract, with the legal description from the creating deed of the Herron tract (MF 961167) containing additional conflicting calls. Due to the fenceline call on the most senior tract, I accept the fenceline as marking the true property boundary and place the monuments accordingly.

The monuments along the West line of the Key and Baker tracts are unrecorded, the pin at the Northwest corner of the Key tract bearing LS number 1848 (Bernie Sutton). No landowners I talked to had any information on the origins of these monuments. I find the position of these monuments acceptable.

The East line of the Key Tract "B", calls to a line 20 feet West of the parent tract. I find a 4 second rotation between the measured bearing along the South line of the Section and the deed call. Hence, I account for this angular difference in establishing the East line of the parent tract.

I could not find a specific dedication or petition on Hemlock Road (formerly a portion of Pumpkin Ridge Road), but find that legal description for road petitions 618 and 619 (portions of Pumpkin Ridge Rd. and Hallgarth Lane) call the terminus at an existing county road falling in the vicinity of this property. I place the right of way as constructed on the ground, giving it a sixty foot right of way width. This is the same methodology employed in Survey Numbers 18-79 and 040-2001.

I find no other unusual conditions with this survey.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2015

UNION COUNTY
SURVEYOR

Date Received 4/21/15

Date Filed 4/21/15

By Rich G. Mann

File No. 020-2015

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

Map of Survey
 Situate in the Southwest quarter of Section 15,
 Township 1 North, Range 39 East of the
 Willamette Meridian
 City of Elgin
 UNION COUNTY, OREGON

SURVEYED FOR	Mike Key
SURVEYED BY	J. S. H.
Scale: 1" = 100'	Drawn by: J. S. H. April 2015