

# LOT LINE ADJUSTMENT

## 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" = 50'

## REFERENCE MATERIAL

Union County Monumentation Records  
 ODOT Drawing Number 48-26-11  
 Survey Number 17-80  
 Survey Number 7-88  
 Survey Number 30-89  
 Survey Number 025-1998  
 Survey Number 011-2003  
 Minor Partition Plat Number 1994-01

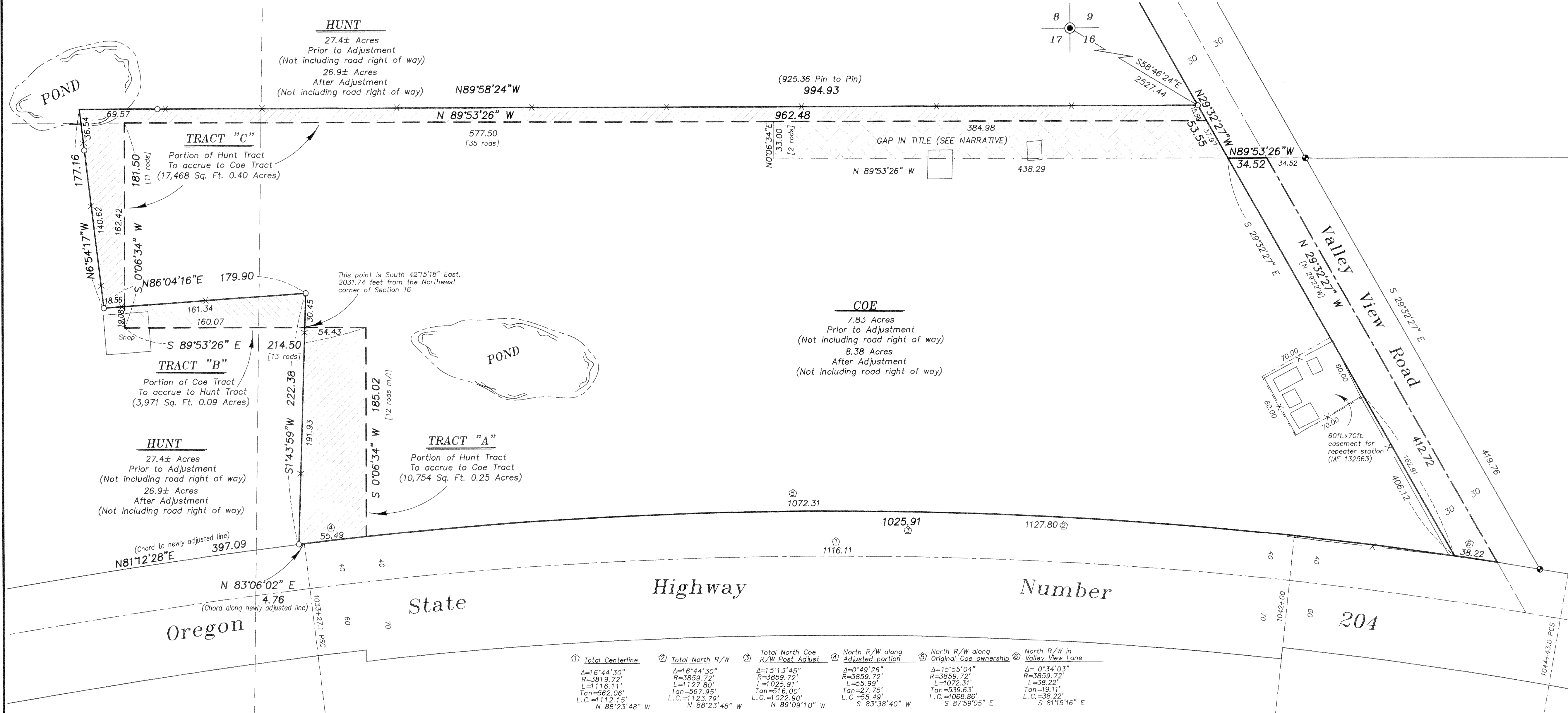
## DEED REFERENCES

Volume 76 Page 240  
 Volume 98 Page 55  
 Volume 102 Page 453  
 Volume 122 Page 158  
 Volume 108 Page 355  
 Microfilm Number 101330  
 Microfilm Number 131737  
 Microfilm Number 132099  
 Microfilm Number 132100  
 Microfilm Number 992241  
 Microfilm Number 20012058  
 Microfilm Number 20113377  
 Partition Plat Report No. 40648  
 Prepared by Abstract and Title Company

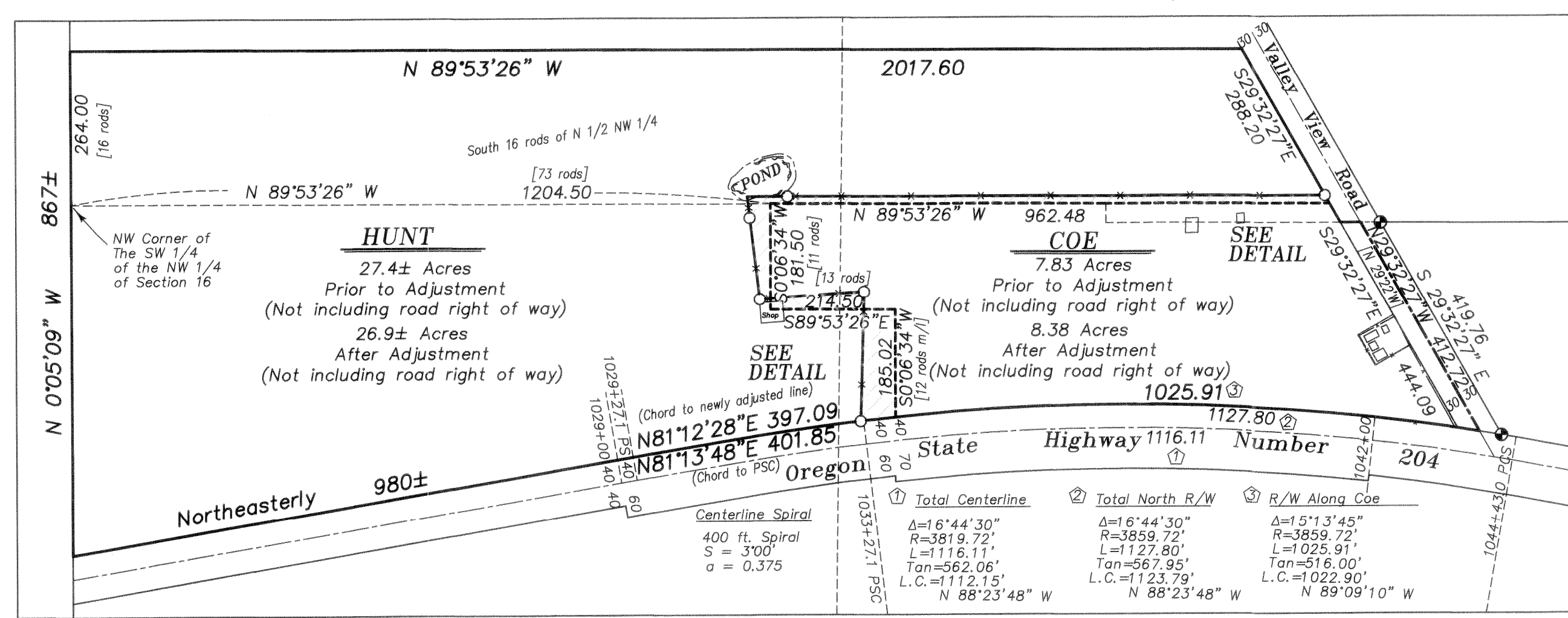
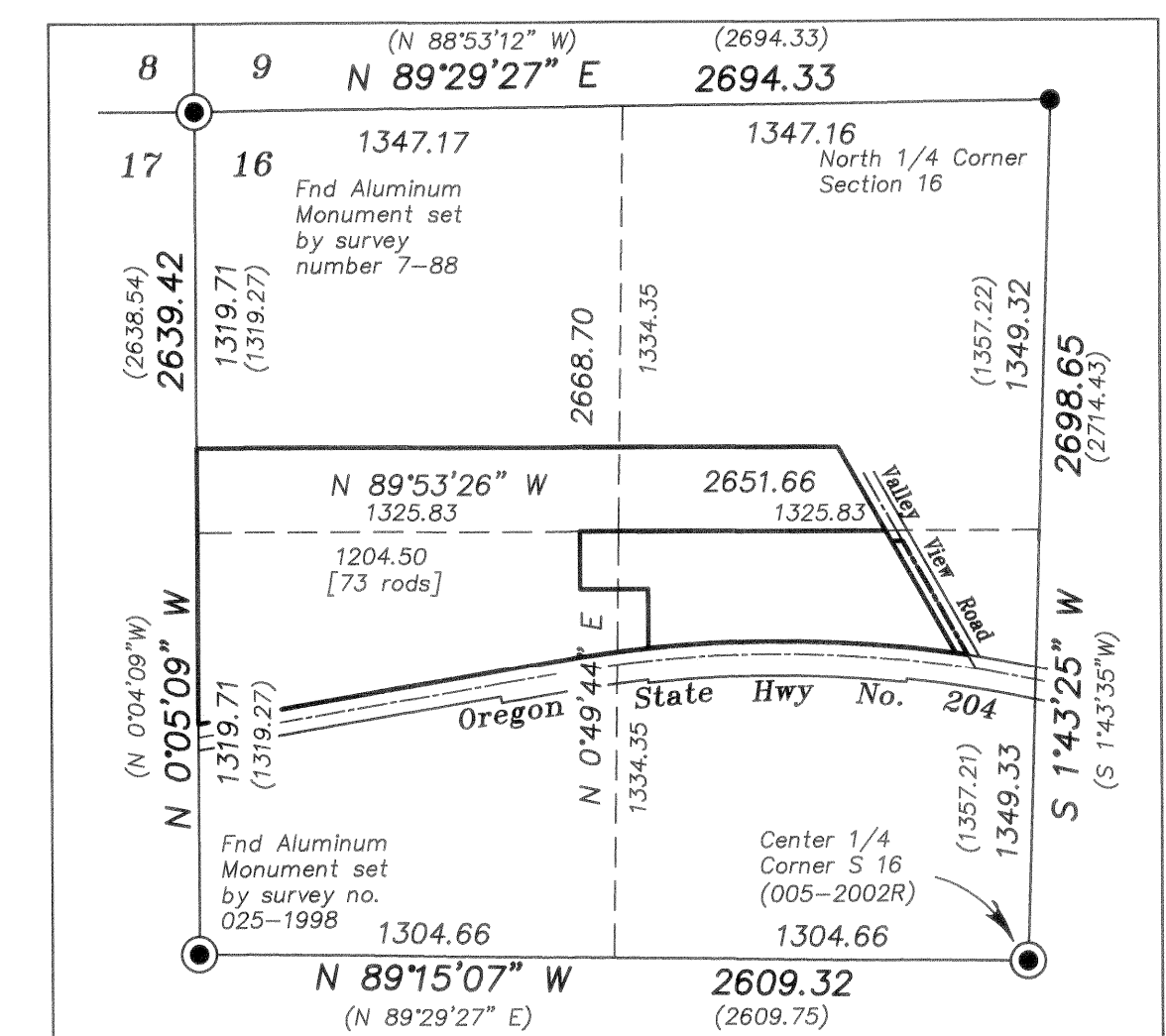
## LEGEND

- Found 2 1/2" aluminum monument set by survey or monumentation record as shown.
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 7-88
- Found 5/8" iron pin with plastic cap marked "APA" set by survey number 30-89
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- ( ) Record information of survey number 7-88
- [ ] Record information of stated title report
- X — Existing fence line
- Centerline
- - - Easement line
- ▨ Portion of Hunt Ownership to accrue to Coe ownership
- ▩ Portion of Coe Ownership to accrue to Hunt ownership
- ▧ Apparent gap in title (See Narrative)

REGISTERED  
**PROFESSIONAL  
 LAND SURVEYOR**  
 RICK G. ROBINSON  
 2219  
 Renewal Date: Dec. 31, 2016



Total Centerline	Total North R/W	Total North Coe R/W Post Adjust	North R/W along Adjusted portion	North R/W along Original Coe ownership	North R/W in Valley View Lane
Δ=16°44'30" R=3819.72' L=1116.11' Tan=562.06' L.C.=112.15' N 88°23'48" W	Δ=16°44'30" R=3859.72' L=127.80' Tan=567.95' L.C.=123.79' N 88°23'48" W	Δ=15°13'45" R=3859.72' L=1025.91' Tan=516.00' L.C.=1022.90' N 89°09'10" W	Δ=0°49'26" R=3859.72' L=55.99' Tan=27.75' L.C.=55.49' S 83°38'40" W	Δ=15°55'04" R=3859.72' L=1072.31' Tan=539.63' L.C.=1068.86' S 87°59'05" E	Δ=0°34'03" R=3859.72' L=38.22' Tan=19.11' L.C.=38.22' S 81°15'16" E



## NARRATIVE

This partition was done at the request of E. Cheryl Coe. The purpose of this survey is to monument a lot line adjustment between the Coe and Hunt ownerships. I place the exterior of the Coe deed at the record calls of the stated title report. I use the existing monumentation to establish the Northwest quarter of Section 16. I place the State Highway right of way at the record position used by survey number 30-89 and the 1994 partition, using the data from ODOT strip map 48-26-11. I place the right of way of Valley View Road 60 feet West and parallel with the found monuments of survey number 30-89. The adjusted areas were placed so as to utilize the existing fence lines as the new lines of the adjustment. There is an apparent gap in title near the Northeast portion of the Coe tract. I made a retracement of the deeds in this area and could find no trace of any deed transferring this 2 rod area. I contacted Dennis Watterson at Eastern Oregon Title, who could not find any record of transfers of this property in their indices. He indicated that the title company would insure title to the Coe ownership for this area. The Assessment maps also indicate that this area is being taxed as part of the Coe ownership. I therefore include this area in the legal descriptions I prepared for the adjustment of these tracts. I find no other unusual conditions on this partition.

UNION COUNTY  
 SURVEYOR  
 Date Received 6/3/15  
 Date Filed 6/3/15  
 File No. 035-2015

**BAGETT, GRIFFITH & BLACKMAN**  
 2006 Adams Avenue, LaGrande, Oregon  
 Map of Survey  
**LOT LINE ADJUSTMENT**  
 Between tracts situated in the Northwest quarter of Section 16, Township 1 North, Range 39 East of the Willamette Meridian  
 UNION COUNTY, OREGON  
 SURVEYED FOR E. Cheryl Coe  
 SURVEYED BY R.G.R. 5/15  
 Scale: 1" = 50' Drawn by R.G.R. 6/15

SURVEY NUMBER 035-2015