

REFERENCE MATERIAL

Survey Number 7-67
 Survey Number 21-76
 Survey Number 54-76
 Survey Number 36-71
 Survey Number 45-96
 Survey Number 059-1994
 Partition Plat Number 1996-02
 Partition Plat Number 1996-14

DEED REFERENCES
 Book 104, Page 268
 Book 104, Page 534
 Book 116, Page 179
 Microfilm Document Number 64803
 Microfilm Document Number 64804
 Microfilm Document Number 64805
 Microfilm Document Number 64806
 Microfilm Document Number 64807
 Microfilm Document Number 64808
 Microfilm Document Number 138417
 Microfilm Document Number 160923

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" = 60'

LEGEND

- Found brass cylinder in concrete as per Union County Monumentation records
- ⊙ Found 5/8" iron pin with aluminum cap, set by Survey Number 059-1994
- Found 5/8" iron pin set by Survey Number 36-71
- ◆ Found 5/8" iron pin set by Survey Number 21-76
- Found 1/2" iron pin set by Survey Number 7-67
- Set 5/8"x30" (unless otherwise specified) iron pin with plastic cap marked BGB SURVEY MARKER
- () Record measurement as per Survey Number 36-71
- [] Record measurement as per Survey Number 21-76
- { } Record measurement as per Survey Number 54-76
- / / Record measurement as per Microfilm Document Number 64803

LEASE SITE LEGAL DESCRIPTION

Situate in the Northwest quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, City of Island City, Oregon, more particularly described as follows with reference to Survey Number 022-2016, as filed in the office of the Union County Surveyor,

Beginning at a point which bears South 30°54'22" East, a distance of 619.81 feet from the Northwest corner of said Section 3, said point being on the West line of that tract conveyed to Miles-Hiatt Investments, Inc. by deed recorded in Microfilm Document Number 64803, deed records of Union County,

Thence: South 0°17'08" East, along said West line, a distance of 424.63 feet, to the Southwest corner thereof,

Thence: North 58°32'56" East, along the South line of said Miles-Hiatt Investments, Inc. tract, a distance of 436.42 feet to the Southeast corner thereof,

Thence: North 31°27'04" West, along the East line of said Miles-Hiatt Investments, Inc. tract, a distance of 363.35 feet, to the Southwest corner of that tract conveyed to Sylvan and Martha Joy Rasmussen by deed recorded in Book 116, Page 179, deed records of Union County,

Thence: South 58°32'56" West, along the Westerly prolongation of the South line of said Rasmussen tract, a distance of 216.67 feet, to the Point of Beginning.

Containing 118,649 sq. ft.

UNION COUNTY SURVEYOR
 Date Received 7/25/16
 Date Filed 7/25/16
 By M. G. Hillman
 File No. 022-2016

NARRATIVE

This survey was done at the request of Bob Ullan, on behalf of the landowner. Mr. Ullan wanted to monument the line demarcating a future lease site. The exterior of the property was established by Survey Number 54-76, however there has since been property granted to the State Highway department, thereby eliminating the monuments on the North side of the property. I find the pins set by 21-76 very harmonious with the record measurements. Pins set along the South side of the property I find to be buried and possibly disturbed. I set them at record position as per deed document MF 64803. I place the North line of the lease site at the direction of Mr. Ullan at the extension of the South line of that tract described in Book 116, Page 179. I find no unusual conditions with this survey.

REGISTERED PROFESSIONAL LAND SURVEYOR
 JEFFREY S. HSU
 JUNE 2, 2010
 83571
 Renewal Date: June 30, 2017

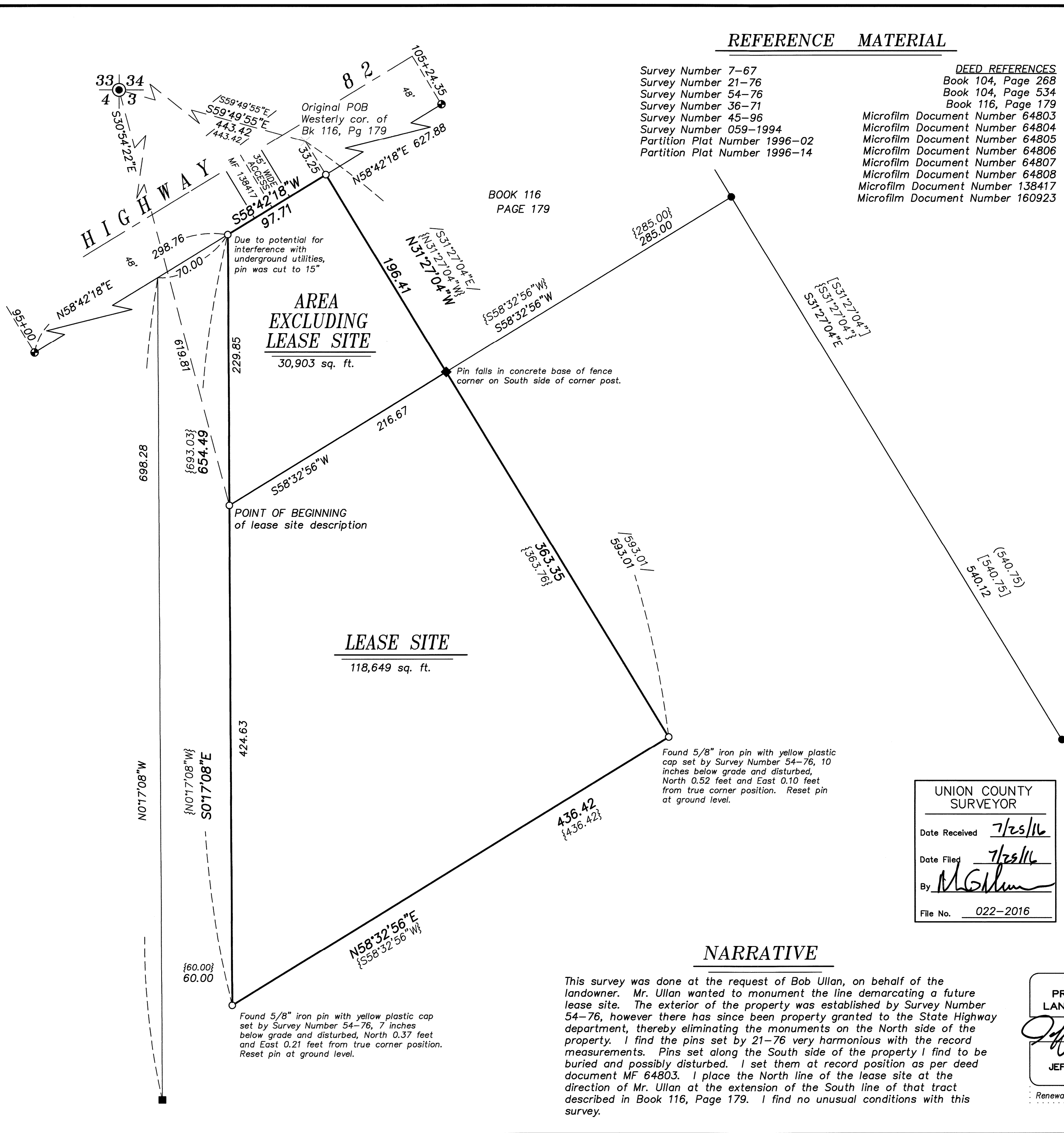
BAGETT, GRIFFITH & BLACKMAN
 2006 Adams Avenue, LaGrande, Oregon
 Map of Survey

Situate in the Northwest quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, City of Island City

UNION COUNTY, OREGON

SURVEYED FOR	Bob Ullan
SURVEYED BY	J. S. H.
Scale: 1" = 60'	Drawn by: J. S. H. July 2016

SURVEY NUMBER 022-2016



AREA EXCLUDING LEASE SITE
 30,903 sq. ft.

LEASE SITE
 118,649 sq. ft.

Found 5/8" iron pin with yellow plastic cap set by Survey Number 54-76, 7 inches below grade and disturbed, North 0.37 feet and East 0.21 feet from true corner position. Reset pin at ground level.

Found 5/8" iron pin with yellow plastic cap set by Survey Number 54-76, 10 inches below grade and disturbed, North 0.52 feet and East 0.10 feet from true corner position. Reset pin at ground level.

Pin falls in concrete base of fence corner on South side of corner post.

Due to potential for interference with underground utilities, pin was cut to 15"

BOOK 116
 PAGE 179

Original POB
 Westerly cor. of
 Bk 116, Pg 179

HIGHWAY