

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"=100'

LEGEND

- Found 2 1/2" aluminum pipe with 2 1/2" aluminum cap (unless otherwise noted), marked as per Union County Monumentation Records, set by Survey Number 032-1999
- ⊙ Found 2 1/2" brass cap in water valve box, marked as per Union County Monumentation record 016-2001R
- Found 2 1/2" aluminum pipe with 2 1/2" aluminum cap, marked as per Union County Monumentation Record, set by Survey Number 23-89
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 042-1992
- Found 5/8" iron pin set by Survey Number 20-81
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- () Record measurement as per Plat of McComas Addition
- [] Record measurement as per Survey Number 20-81
- { } Record measurement as per Survey Number 042-1992
- - Record measurement as per Survey Number 23-89
- / / Record measurement as per Survey Number 016-2001

REFERENCE MATERIAL

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|------------------------------------|------------------------------------|
| Union County Monumentation Records | DEED REFERENCES |
| Survey Number 016-2001 | Book Q, page 608 |
| Survey Number 032-1999 | Book X, page 361 |
| Survey Number 003-1993 | Book 36, page 535 |
| Survey Number 042-1992 | Book 39, page 69 |
| Survey Number 23-89 | Book 39, page 223 |
| Survey Number 20-81 | Book 48, page 388 |
| Plat of Hannah's Addition | Book 49, page 473 |
| Plat of Union Railway Addition | Book 55, page 122 |
| Plat of McComas Addition | Book 55, page 247 |
| | Book 61, page 402 |
| | Book 81, page 270 |
| | Book 83, page 569 |
| | Book 142, page 379 |
| DEED REFERENCES | Microfilm Document Number 20036342 |
| Book F, page 129 | Microfilm Document Number 20094514 |
| Book G, page 531 | Microfilm Document Number 20171108 |
| Book O, page 456 | Microfilm Document Number 20171715 |
| Book O, page 516 | |
| Book O, page 543 | |
| Book P, page 9 | |

NARRATIVE

This survey was done at the request of Shari Blackburn, owner of the land within. Ms. Blackburn wanted to monument her ownership within McComas Addition. Most of the ownerships to the East of McComas Addition commence at the Southwest corner of Block 5 of Hannah's Addition. Survey Number 23-89 was an extensive study of Hannah's Addition and placed Block 5. I recover the Northeast corner and the East quarter corner of Section 24 and find them harmonious with said Survey 23-89. I place the blocks of Hannah's Addition by the record measurement of this survey, rotated to my measurement of the Section line.

The land encompassing McComas Addition, the land to the East, as well as Grande Ave. was at one time in the sole ownership of A.E. Eaton. Grande Ave. was created by A.E. Eaton in deed recorded in Book 39, Page 69, which calls to this Southwest corner of Block 5. Survey Number 20-81 places the South alignment of Grande Ave. To place the North right of way line (and South line of McComas Addition), I drive a line from the SW corner of Block 5, record bearing and distance as per Survey 20-81. I find the pins set by Survey 20-81 to be harmonious with this placement of Grande Ave.

McComas Addition was created by in 1890 and subsequently deeded to E.S. McComas in deed recorded in Book 'O', page 456. The lot and block description continues until 1903, when the land was deeded to quitclaimed from A.E. Eaton to S.E. McComas by metes and bounds description. This appears to cover the same area that was platted with the exception that it appears to be 8 feet longer in the North/South dimension. Subsequent deeds appear to use the description by lot and block and the metes and bounds interchangeably (Book 49, Page 473, Book 55, page 247, Book 61, page 402).

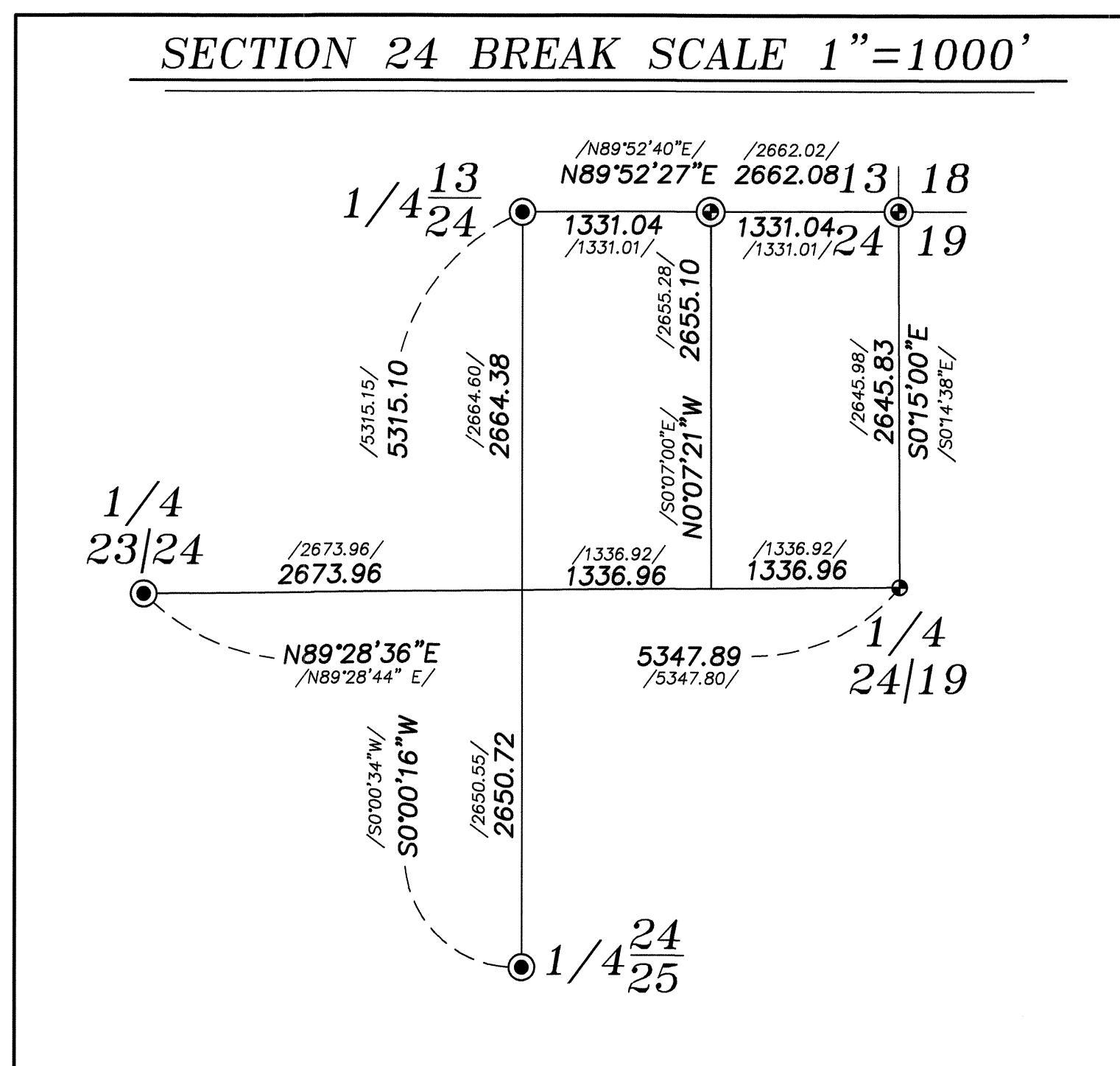
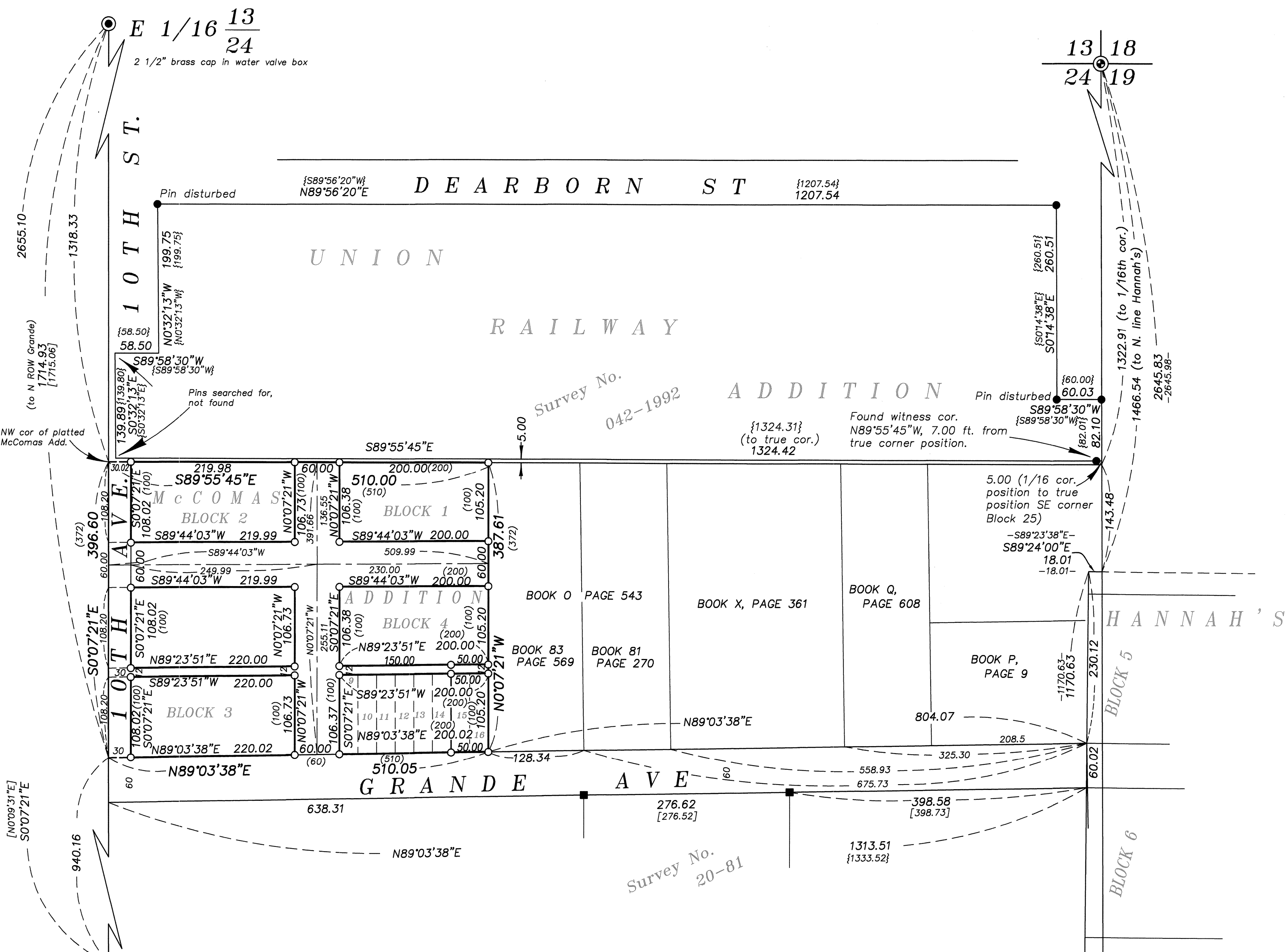
The origins of 10th Street, as it runs through McComas Addition, came in the deed to Mina Wasson, recorded as Book 55, page 247. This reserves a 30 foot strip off the West side for Street purposes. Though subsequent deeds seem to imply the road comes in the Western tier of lots of McComas addition (implying a 25 foot width), I conclude this reservation does not pass the West 5 feet of Lot 9, Block 2 and Lots 9 and 12 of Block 3 and I give full 30 foot measure to 10th Street right of way.

The tracts that fall on the North side of Grande Ave., East of McComas Addition are described by metes and bounds calling from the SW corner of Block 5 of Hannah's Addition. There is no discrepancy until it hits the line common with McComas Addition, where there is an excess of approx. 12 ft. As the tract to the East has the junior right (Book O, Page 543), I grant this excess to this parcel and give McComas Addition full measure along the North line (as it is described in the metes and bounds description), running the East line parallel with the West line of the Southeast quarter of the Northeast quarter of Section 24.

Though many of the subdivisions in this area were created along aliquot lines, the discrepancy between the aliquot lines and the exteriors of these subdivision have been discussed in previous survey narratives (see Survey 23-89 for Hannah's Addition, Survey 042-1992 for Union Railway Addition). The South line of Union Railway Addition was placed in Survey Number 042-1992 by Rick Robinson. I place this line by retracement of the monuments set by this survey, holding the North 1/16th corner on the East side. I hold this line as being the North line of McComas Addition.

Having established the exterior of McComas, I then determine the block lengths by proportionate measurement. At the request of the landowner, I set additional pins at the Northwest and Southwest corners of Lot 15, Block 4, as well as the Southwest corner of Lot 2, Block 4, as much of the lands that fall in Lots 1, 2, 15 and 18 are in occupation of the parcel to the East.

I find no other unusual conditions with this survey.



REGISTERED PROFESSIONAL LAND SURVEYOR
 JEFFREY S. HSU
 83571
 Renewal Date: June 30, 2019

UNION COUNTY SURVEYOR
 Date Received 6/21/17
 Date Filed 6/21/17
 By: [Signature]
 File No. 027-2017

BAGETT, GRIFFITH & BLACKMAN
 2006 Adams Avenue, LaGrande, Oregon
 Map of Survey
 McComas Addition to the City of Union
 UNION COUNTY, OREGON
 SURVEYED FOR Shari Blackburn
 SURVEYED BY J. S. H.
 Scale: 1" = 100' Drawn by: J. S. H. June 2017