

**EASEMENT NOTES**

- Ditch as per stated title report falls on far East end of property between the title line and the existing fence line. No width specified. Ditch was not conveying water at time of survey.
- Easement for slopes, water, gas, electric, and communication service lines, fixtures and facilities, as described in MF 20050056, relinquished to City of La Grande by MF 20092678 covers the West 2 feet of the property along the Riddle Road right of way. The sidewalk encroachment onto property falls within this easement.
- The legal description for the utility easement granted to California Pacific Utilities Co by MF 23855 coincides very well with power lines servicing the middle tier of homes. As hits the trailer park roadway, no further overhead lines appear to follow the legal description. At this point, the constructed position of overhead lines is shown hereon.
- There are encroachments from several trailers into the May Lane right of way. May Lane is currently a dirt road and does not appear to be necessary for access for any current parties. A vacation of May Lane would fix the building encroachments.

1/4 33/4

**BASIS OF BEARING**

Forward bearing as published by the U.S.C. and G.S. from COLLEGE to VALLEY Dated 1946.

**SCALE: 1"=60'**

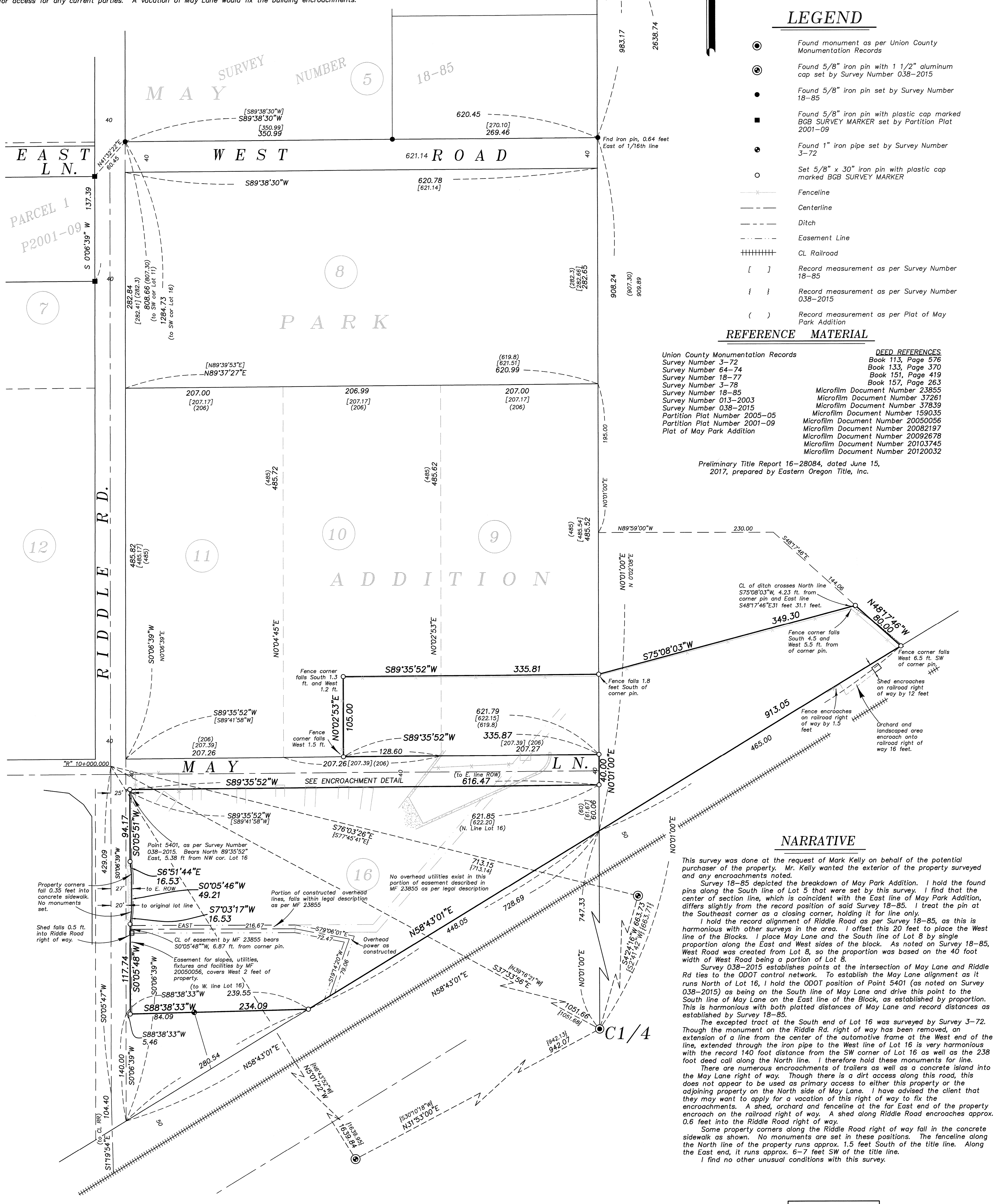
**LEGEND**

- Found monument as per Union County Monumentation Records
- Found 5/8" iron pin with 1 1/2" aluminum cap set by Survey Number 038-2015
- Found 5/8" iron pin set by Survey Number 18-85
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Partition Plat 2001-09
- Found 1" iron pipe set by Survey Number 3-72
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Fence line
- Centerline
- Ditch
- Easement Line
- CL Railroad
- Record measurement as per Survey Number 18-85
- Record measurement as per Survey Number 038-2015
- Record measurement as per Plat of May Park Addition

**REFERENCE MATERIAL**

- |  |   |
|--|---|
| Union County Monumentation Records<br>Survey Number 3-72<br>Survey Number 64-74<br>Survey Number 18-77<br>Survey Number 3-78<br>Survey Number 18-85<br>Survey Number 013-2003<br>Survey Number 038-2015<br>Partition Plat Number 2005-05<br>Partition Plat Number 2001-09<br>Plat of May Park Addition | <b>DEED REFERENCES</b><br>Book 113, Page 576<br>Book 133, Page 370<br>Book 151, Page 419<br>Book 157, Page 263<br>Microfilm Document Number 23855<br>Microfilm Document Number 37261<br>Microfilm Document Number 37839<br>Microfilm Document Number 20050056<br>Microfilm Document Number 20082197<br>Microfilm Document Number 20092678<br>Microfilm Document Number 20103745<br>Microfilm Document Number 20120032 |
|--|---|

Preliminary Title Report 16-28084, dated June 15, 2017, prepared by Eastern Oregon Title, Inc.



**NARRATIVE**

This survey was done at the request of Mark Kelly on behalf of the potential purchaser of the property. Mr. Kelly wanted the exterior of the property surveyed and any encroachments noted.

Survey 18-85 depicted the breakdown of May Park Addition. I hold the found pins along the South line of Lot 5 that were set by this survey. I find that the center of section line, which is coincident with the East line of May Park Addition, differs slightly from the record position of said Survey 18-85. I treat the pin at the Southeast corner as a closing corner, holding it for line only.

I hold the record alignment of Riddle Road as per Survey 18-85, as this is harmonious with other surveys in the area. I offset this 20 feet to place the West line of the Blocks. I place May Lane and the South line of Lot 8 by single proportion along the East and West sides of the block. As noted on Survey 18-85, West Road was created from Lot 8, so the proportion was based on the 40 foot width of West Road being a portion of Lot 8.

Survey 038-2015 establishes points at the intersection of May Lane and Riddle Rd ties to the ODOT control network. To establish the May Lane alignment as it runs North of Lot 16, I hold the ODOT position of Point 5401 (as noted on Survey 038-2015) as being on the South line of May Lane and drive this point to the South line of May Lane on the East line of the Block, as established by proportion. This is harmonious with both platted distances of May Lane and record distances as established by Survey 18-85.

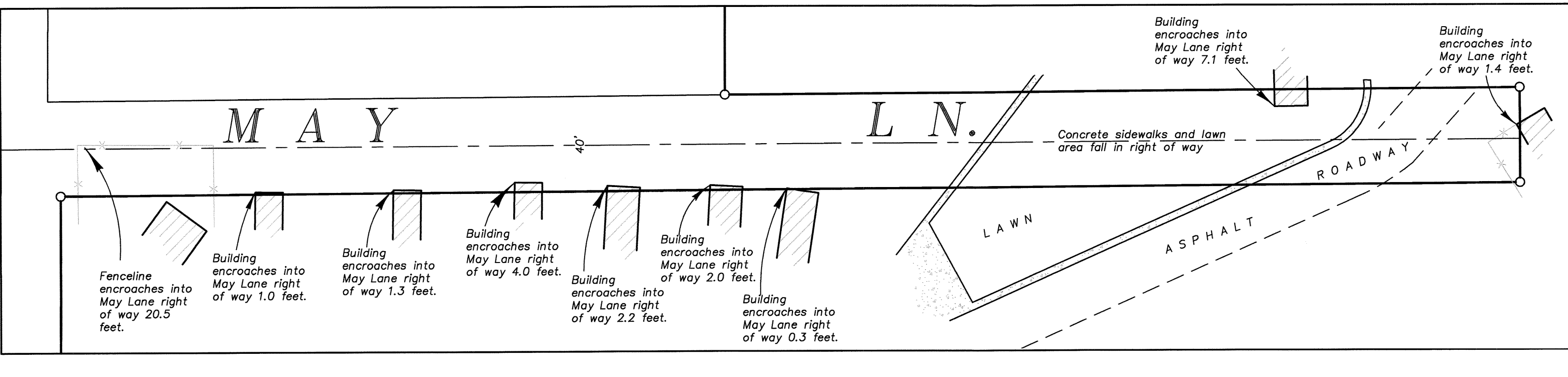
The excepted tract at the South end of Lot 16 was surveyed by Survey 3-72. Though the monument on the Riddle Rd. right of way has been removed, an extension of a line from the center of the automotive frame at the West end of the line, extended through the iron pipe to the West line of Lot 16 is very harmonious with the record 140 foot distance from the SW corner of Lot 16 as well as the 238 foot deed call along the North line. I therefore hold these monuments for line.

There are numerous encroachments of trailers as well as a concrete island into the May Lane right of way. Though there is a dirt access along this road, this does not appear to be used as primary access to either this property or the adjoining property on the North side of May Lane. I have advised the client that they may want to apply for a vacation of this right of way to fix the encroachments. A shed, orchard and fence line at the far East end of the property encroach on the railroad right of way. A shed along Riddle Road encroaches approx. 0.6 feet into the Riddle Road right of way.

Some property corners along the Riddle Road right of way fall in the concrete sidewalk as shown. No monuments are set in these positions. The fence line along the North line of the property runs approx. 1.5 feet South of the title line. Along the East end, it runs approx. 6-7 feet SW of the title line.

I find no other unusual conditions with this survey.

**ENCROACHMENT DETAIL SCALE 1"=40'**



<b>UNION COUNTY SURVEYOR</b> Date Received: 9/20/17 Date Filed: 9/20/17 By: [Signature] File No.: 037-2017		REGISTERED PROFESSIONAL LAND SURVEYOR [Signature] JEFFREY S. HSU 83571 Renewal Date: June 30, 2019
<b>BAGETT, GRIFFITH &amp; BLACKMAN</b> 2006 Adams Avenue, LaGrande, Oregon Map of Survey Situate in Lots 9, 10 and 16 and a portion of the West half of the Northeast quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian UNION COUNTY, OREGON		
SURVEYED FOR: Mark Kelly SURVEYED BY: J. S. H.		Scale: 1" = 60' Drawn by: J. S. H. Sept. 2017