

DETAIL A
SCALE: 1" = 50'

DETAIL B
SCALE: 1" = 50'

REFERENCE MATERIAL

- UNION COUNTY DOCUMENTS:**
 50' SEWER EASEMENT - MF #97596
 EASEMENT - MF #982687
 40' ACCESS EASEMENT - MF #20002745
 DEED OF DEDICATION- DOC NO.20171687
 STATUTORY WARRANTY DEED, DOC. NO.20124246
 LOT BOOK REPORT, ORDER NO. 16-27376, APRIL 20, 2016, PREPARED BY EASTERN OREGON TITLE, INC., LA GRANDE, OREGON (541) 963-8561
- UNION COUNTY SURVEY RECORDS:**
 R1. SURVEY NO. 010-2000
 R2. MINOR PARTITION NO. 1997-24
 R3. SURVEY NO. 010-1998
 R4. SURVEY NO. 002-2001
 R5. MINOR PARTITION NO. 2002-006
 R6. MINOR PARTITION NO. 2000-16
 R7. SURVEY NO. 0132-2002
 R8. PARTITION PLAT NO. 20150016T
 R9. MINOR PARTITION NO. 20090014T

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF PARCEL 1 OF MINOR PARTITION 2002-006, ROTATED TO GRID BEARINGS AS SHOWN.

LEGEND

- ▲ FOUND 5/8" IRON ROD WITH PLASTIC CAP MARKED "BGB SURVEY MARKER" SET BY SURVEY NO. 010-2000
- ◇ FOUND 5/8" IRON ROD, NO PLASTIC CAP, SET BY MINOR PARTITION NO. 1997-24
- FOUND 5/8" IRON ROD WITH NO CAP MARKED SET BY SURVEY NO. 010-1998
- FOUND 5/8" IRON ROD WITH PLASTIC CAP MARKED "BGB SURVEY MARKER" SET BY SURVEY NO. 002-2001
- FOUND 5/8" IRON ROD WITH PLASTIC CAP MARKED "BGB SURVEY MARKER" SET BY MINOR PARTITION NO. 2002-006
- FOUND 5/8" IRON ROD WITH PLASTIC CAP MARKED "BGB SURVEY MARKER" SET BY MINOR PARTITION NO. 2000-16
- FOUND 5/8" IRON ROD WITH NO CAP SET BY SURVEY NO. 013-2002
- SET 5/8" X 30" IRON ROD WITH 1 1/2" ALUMINUM CAP MARKED "APA 60000 L5", EXCEPT AS NOTED

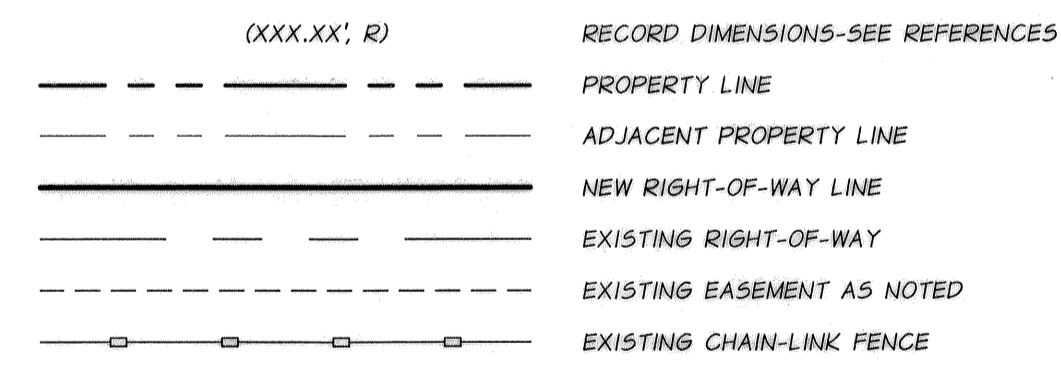
SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT ADDITIONAL RIGHT-OF-WAY FOR INDUSTRIAL AND LANDMARK LANES AND NEW RIGHT-OF-WAY FOR ANDERSON ROAD AS DEDICATED BY THAT DEED OF DEDICATION, RECORDED MAY, 30 2017, AS UNION COUNTY DOCUMENT NO. #20171687. THE NEW RIGHT OF WAY AS SHOWN HEREON, WAS DEDICATED FOR THE BAUM INDUSTRIAL PARK. ALL OF THE EXTERIOR MONUMENTS WITH THE EXCEPTION OF THREE (3) WERE RECOVERED (AS NOTED) AND FIT REASONABLY WELL WITH RECORD CALLS. THE RECORD BOUNDARY WAS COMPUTED AND HELD AT SOUTHWEST CORNER OF PARCEL 1 OF MP 2002-006. IT WAS THEN ROTATED ONTO THE FOUND MONUMENT FOR THE NORTHWEST CORNER. RECORD DISTANCES ARE SHOWN PER SAID MINOR PARTITION (MP) 2002-006. BEARINGS SHOWN ARE GRID BEARINGS BASED ON THE OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD83(2011). DISTANCES SHOWN ARE GROUND DISTANCES.

NOTABLE VARIANCES FROM RECORD TO THE FOUND MONUMENTS ARE SHOWN AS WELL AS THE CONDITION OF THE MONUMENTS.

REGISTERED PROFESSIONAL LAND SURVEYOR
 JEFFREY A. MADSEN
 OREGON
 JUNE 13, 2008
 JEFFREY A. MADSEN
 60000LS
 EXPIRES: 12/31/18
 SIGNED: 12/8/17

UNION COUNTY SURVEYOR



UNION COUNTY SURVEYOR
 Date Received 12/8/17
 Date Filed 12/8/17
 By [Signature]
 File No. 048-2017

MAP OF SURVEY
BAUM INDUSTRIAL PARK - RIGHT OF WAY SURVEY
IN THE NORTH ONE-HALF OF SECTION 35 TOWNSHIP
2 SOUTH, RANGE 38 EAST, WILLAMETTE MERIDIAN,
UNION COUNTY, OREGON

FOR: UNION COUNTY ECONOMIC DEVELOPMENT CORP. P.O. BOX 1208 LA GRANDE, OR 97850

SCALE: 1" = 200'
 DATE: DEC. 7, 2017
 JOB NO. 694-83

anderson perry
 associates, inc.
 ENGINEERING SURVEYING NATURAL RESOURCES
 LA GRANDE, OR. - WALLA WALLA, WA. - PRINEVILLE, OR.

1/1

1901 N. FIR ST. LA GRANDE, OR 97850 (541) 963-8309

SURVEY NUMBER 048-2017