

# BASIS OF BEARING

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

SCALE: 1"=50'

## REFERENCE MATERIAL

Union County Monumentation Records Survey Number 51-70  
 Survey Number 42-71  
 Survey Number 87-72  
 Survey Number 23-86  
 Survey Number 024-1991  
 Survey Number 014-1992  
 Survey Number 007-1997  
 Survey Number 031-2005  
 Survey Number 006-2006  
 Survey Number 007-2008  
 Survey Number 038-2015  
 Survey Number 002-2016  
 ODOT Strip Map 10B-18-32

## NARRATIVE

This survey was done at the request of Kirby Cook on behalf of Civil Dynamics. Mr. Cook wanted the boundary monuments set in conjunction with a topographic survey done concurrently. The boundary as it adjoins Highway 82 and Mulholland Drive are established by deeds granted to the Department of Transportation recorded in MF 20054832 and 20060555. I place the centerline of Island Ave and stationing as per Survey Number 002-2016. I find control points 15 and 16 to be removed by recent ADA ramp reconstruction and use Control Point 14 and the aluminum cap at Station 64+46.79 to establish the centerline. The stationing of ODOT deeds are metric, but I place station 1+460 (by deed) at station 47+86.83 (as per strip map). Mulholland right of way is established by rotating the record bearings as per deed record to my basis of bearing. Offsets to property line are as per deed record.

The West, East and South lines was established by retracement of Survey Numbers 87-72, 014-1992 and 007-2008. I find them recovered monumentation to be relatively harmonious with record measurements. Monuments along the highway have been removed. For alignment, I use record bearings from found pins.

I find no other unusual conditions with this survey.

# LEGEND

- $\Delta$  Found 5/8" iron pin with red plastic cap marked ODOT SURVEY MARKER set by survey number 002-2016
- $\square$  Found 5/8" iron pin set by Survey Number 87-72
- $\bullet$  Found 5/8" iron pin with plastic cap set by Survey Number 014-1992
- $\blacklozenge$  Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 007-1997
- $\blacksquare$  Found 5/8" iron pin set by Survey Number 23-86
- $\blacktriangle$  Found 5/8" with plastic cap marked BGB SURVEY MARKER set by Survey Number 007-2008
- $\odot$  Found 1 1/2" aluminum cap set by Survey Number 038-2015
- $\bullet$  Found 2 1/2" brass cap as per Union County Monumentation records
- $\circ$  Set 5/8" iron pin with plastic cap marked BGB SURVEY MARKER
- [ ] Record bearing and distance of Survey Number 002-2016
- / / Record bearing and distance of Survey Number 014-1992
- { } Record bearing and distance of Survey Number 007-1997
- - Record bearing and distance of Survey Number 87-72
- < > Record bearing and distance of Survey Number 024-1991
- ( ) Record bearing and distance or station as per deed
- Centerline
- - - Easement line

## REFERENCE MATERIAL

### DEED REFERENCES

- Book 130, Page 226
- Book 143, Page 359
- Book 155, Page 51
- Book 156, Page 629
- Book 160, Page 207
- Book 160, Page 208
- Book 159, page 625
- Book 133, Page 44
- Book 129, Page 121
- Book 121, Page 407
- Book 47, Page 85
- Book 93, Page 114
- Book 95, Page 398
- Book 110, Page 328
- Book 114, page 230

Microfilm Document Number 20054832  
 Microfilm Document Number 20060555

## NOTES AND EASEMENTS

Right of way easement to California-Pacific Utilities Company, 10 ft. in width, granted by Book 139, Page 438. No evidence of power transmission lines fall on the property.

Right of way easement to California-Pacific Utilities Company, 5 ft. in width, granted by Book 139, Page 438. No evidence of power transmission lines fall on the property.

Pole Line easement, no width specified, granted to the Eastern Oregon Light and Power Company by Book 91, Page 15. No evidence of power transmission lines fall on the property.

Pole Line easement, no width specified, granted to the Eastern Oregon Light and Power Company by Book 91, Page 16. No evidence of power transmission lines fall on the property.

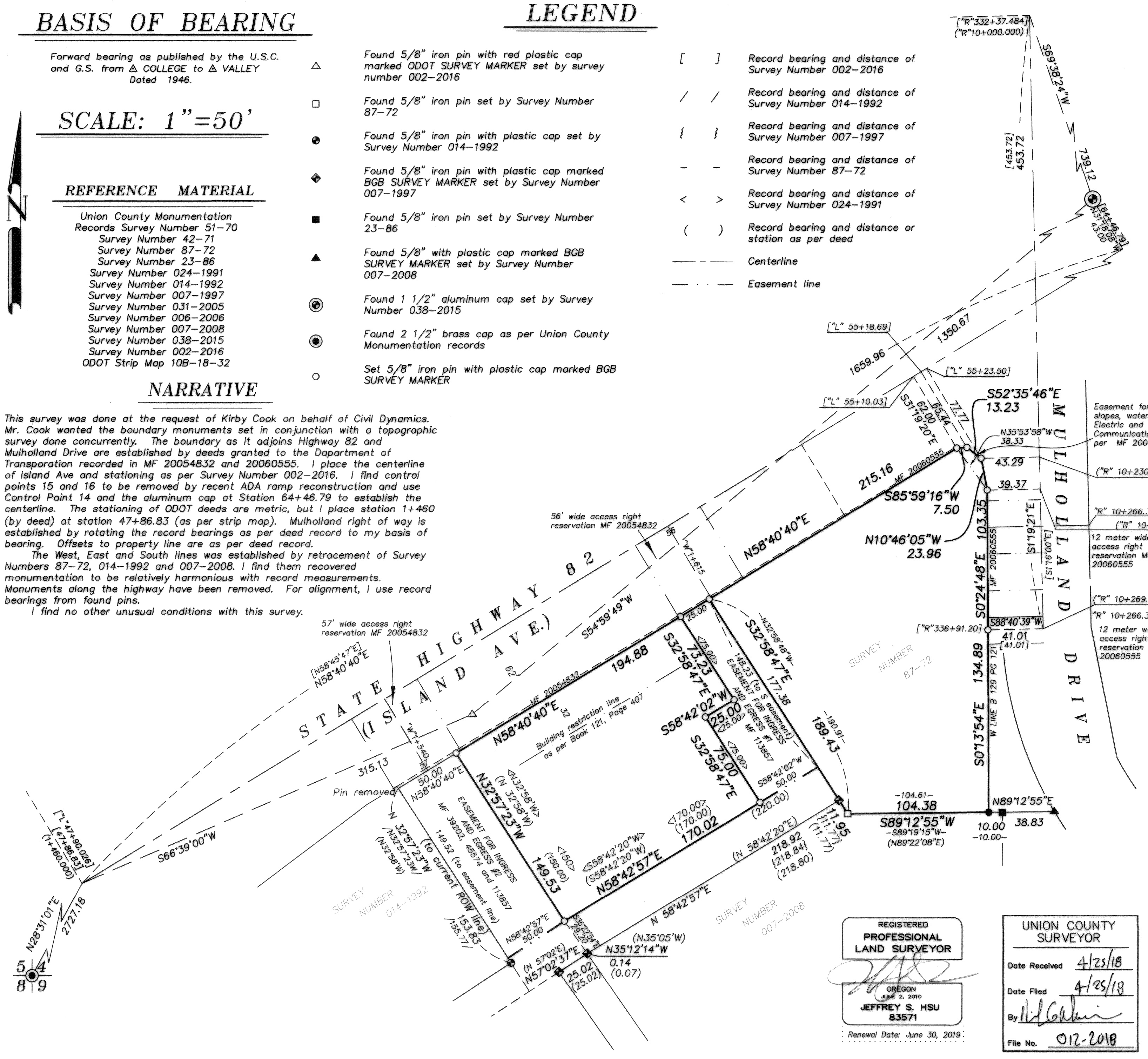
Temporary Easement for work area, as per MF 20054832 have expired.

Access Right reservation as per MF 20054832 at Stations "W"1+615 and "W"1+540, as shown hereon

Access provisions, by the State of Oregon Highway Division, as per Book 156, Page 629-630. Location falls within access right reservation at Station "W"1+615.

Restriction, as per Book 121, page 407, that no building will be placed within 32 feet of the SE line of Wallowa Lake Hwy. And that it shall not be used or occupied as a restaurant, tavern or night club of any kind.

Easement Agreement and Equitable Servitude, as per MF 20110191 and 20110192, granted to Oregon Department of Environmental Quality. Allows reasonable access and places restrictions on groundwater use.



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

UNION COUNTY SURVEYOR  
 Date Received 4/25/18  
 Date Filed 4/25/18  
 By [Signature]  
 File No. 012-2018

BAGETT, GRIFFITH & BLACKMAN  
 2006 Adams Avenue, LaGrande, Oregon  
 Map of Survey  
 A tract of land situated in the West half of Section 4, Township 3 South, Range 38 East of the Willamette Meridian  
 UNION COUNTY, OREGON  
 SURVEYED FOR Civil Dynamics  
 SURVEYED BY J. S. H. April 2018  
 Scale: 1" = 50' Drawn by: J. S. H. April 2018