

# 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" = 100'

## LEGEND

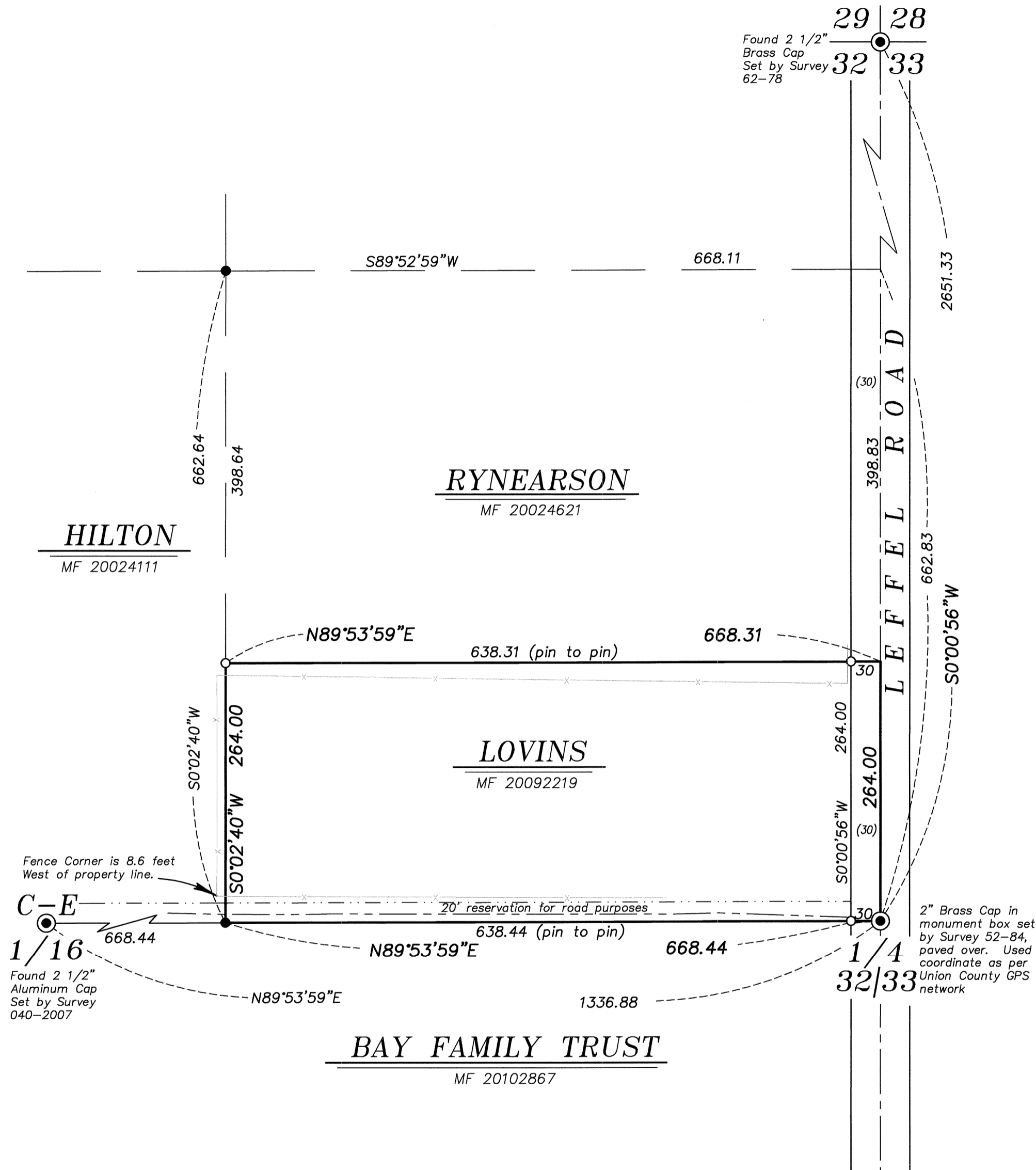
- Found monument as described, marked as per Union County Monumentation Records
- Found 5/8" iron pin with plastic cap marked "BGB Survey Marker" set by survey 040-2007
- Set 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER"
- ( ) Record measurement as per Survey Number 040-2007
- Centerline
- x-x- Existing Fence line
- - - Centerline of ditch
- · - · - Easement

## REFERENCE MATERIAL

Union County Monumentation Records  
 Survey Number 61-73  
 Survey Number 15-69  
 Survey Number 006-2001  
 Survey Number 040-2007  
 Road Petition Number 460

### DEED REFERENCES

Book V, Page 322  
 Book 50, Page 444  
 Book 60, Page 73  
 Book 70, Page 529  
 Book 73, Page 349  
 Book 73, Page 598  
 Book 92, Page 370  
 Book 101, Page 79  
 Microfilm Document Number 38037  
 Microfilm Document Number 980738  
 Microfilm Document Number 20024111  
 Microfilm Document Number 20024621  
 Microfilm Document Number 20043560  
 Microfilm Document Number 20053456  
 Microfilm Document Number 20092219



## NARRATIVE

This survey was done at the request of Trudy Lovins, owner of the land within. The purpose of this survey was to monument the exteriors of the tract. The parent tract of land was described using metes and bounds using cardinal directions and even 40 rod distances (Book 50, Page 444). Adjoining tracts were also described in this manner when created by a single grantor, Mary Nessley, in the early 1900's. I believe the intent was to divide along aliquot lines, as opposed to holding the 40 rod distance call. This would put title lines more in line with lines of possession. This was the conclusion by Robinson in Survey 040-2007 when surveying the property to the West. I accept the found pins from said Survey along the West line. Both the Lovins tract and the Rynearson tract have a common call of 264 feet from the South line of the Northeast quarter, and I place the North line of the Lovins tract as such. The original deed that created the tracts in this area ambiguously mention reservations of 'a 30 ft. strip on the East side and a 20 ft. strip on the South for road purposes.' The East 30 feet has been dedicated as Leffel Road (also petitioned in Road Petition No. 460) but the South 20 feet has not been developed as a road. As it specifies that the area is to be used for road purposes, I believe this to be an easement and not an exception to title. The practicality of developing the strip on the South is hindered due to the presence of the Nessley ditch. No easements for the irrigation ditch were discovered in the course of this survey. The fenceline on the North runs between 14 and 22 feet South of the title line and the fenceline on the West runs approx. 8-9 feet West of the property line. The South line runs along the South berm of the Nessley ditch. I find no other unusual conditions with this survey.



UNION COUNTY SURVEYOR	
Date Received	3/10/2020
Date Filed	3/10/2020
By	<i>Neil G. Blinn</i>
File No.	006-2020

<b>BAGETT, GRIFFITH &amp; BLACKMAN</b> 2006 Adams Avenue, LaGrande, Oregon Map of Survey		
A tract of land situated in the Southeast quarter of the Southeast quarter of the Northeast quarter of Section 32, Township 2 South, Range 38 East of the Willamette Meridian UNION COUNTY, OREGON		
SURVEYED FOR	Trudy Lovins	
SURVEYED BY	J. S. H.	3/2020
Scale: 1" = 100'	Drawn by: K. A. T.	3/2020

SURVEY NUMBER 006-2020