

LOT LINE ADJUSTMENT BASIS OF BEARING

Solar observation taken at the Southwest corner of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

SCALE: 1"=100'

LEGEND

- Found 2 1/2" Aluminum Monument in water valve box as per Union County Monumentation records
- ▲ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 22-88
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 047-1993
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Minor Partition Number 1994-13
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Minor Partition Number 1996-25
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 007-2000
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 020-2004
- ◆ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by the plat of Heritage Subdivision
- ◆ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Partition Plat Number 20100013T
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 028-2006
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 037-2016
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 045-2017
- Set 5/8"x30" iron pin with plastic cap marked "BGA SURVEY MARKER"
- Centerline
- - - Easement line
- - - Ditch

NARRATIVE

This lot line adjustment was done at the request of Forest Metsker, owner of the land within. Mr. Metsker wanted to adjust the line between his ownerships as shown. I recover monuments as shown. Finding them harmonious with record measurements, I accept these in place. I place the adjusted line at the direction of the landowner. I find no unusual conditions with this survey.

REFERENCE MATERIAL

Union County Monumentation records
Plat of Heritage Subdivision
Survey Number 22-88
Survey Number 047-1993
Survey Number 026-1995
Survey Number 007-2000
Survey Number 020-2004
Survey Number 037-2016
Survey Number 045-2017
Partition Plat Number 1994-13
Partition Plat Number 1996-25
Partition Plat Number 2000-10
Partition Plat Number 20100013T

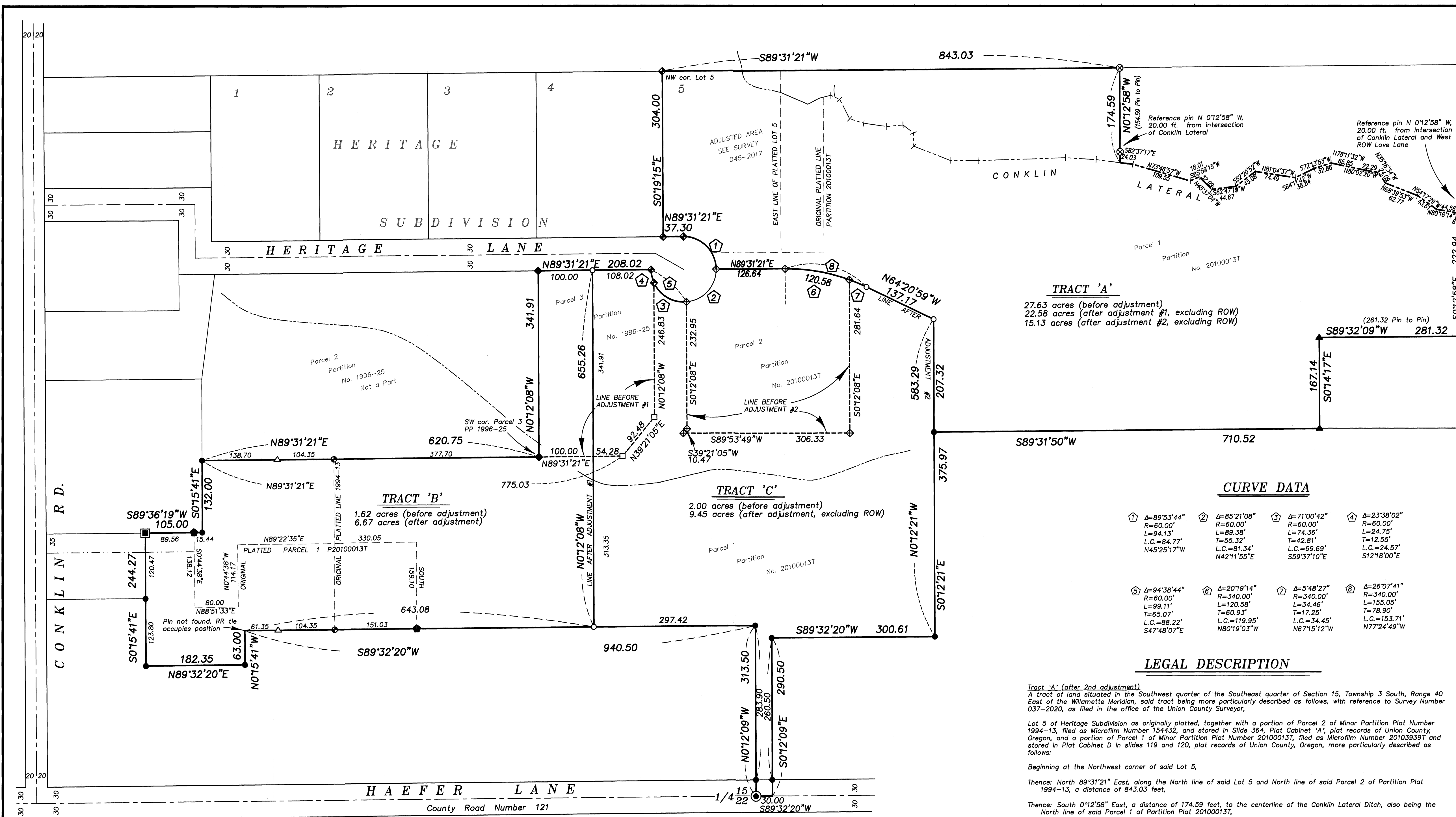
DEED REFERENCES

Microfilm Number 121662
Microfilm Number 147849
Microfilm Number 160914
Microfilm Number 20044838
Microfilm Number 20044839
Microfilm Number 20171557



UNION COUNTY SURVEYOR
Date Received 11/30/20
Date Filed 11/30/20
By J.S.H.
File No. 037-2020

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey
Situated in the Southeast quarter of the Southwest quarter and the Southwest quarter of the Southeast quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian
UNION COUNTY, OREGON
SURVEYED FOR Forest Metsker
SURVEYED BY J. S. H.
Scale: 1" = 100' Drawn by: J. S. H. Oct.-Nov. 2020



TRACT 'A'
27.63 acres (before adjustment)
22.58 acres (after adjustment #1, excluding ROW)
15.13 acres (after adjustment #2, excluding ROW)

TRACT 'B'
1.62 acres (before adjustment)
6.67 acres (after adjustment)

TRACT 'C'
2.00 acres (before adjustment)
9.45 acres (after adjustment, excluding ROW)

CURVE DATA

① Δ=89°53'44" R=60.00' L=94.13' L.C.=84.77' N45°25'17"W	② Δ=85°21'08" R=60.00' L=89.38' L.C.=81.34' N42°11'55"E	③ Δ=71°00'42" R=60.00' L=74.36' L.C.=69.69' N59°37'10"E	④ Δ=23°38'02" R=60.00' L=24.75' L.C.=24.57' S12°18'00"E
⑤ Δ=94°38'44" R=60.00' L=120.58' L.C.=88.22' S47°48'07"E	⑥ Δ=20°19'14" R=340.00' L=120.58' L.C.=119.95' N80°19'03"W	⑦ Δ=5°48'27" R=340.00' L=34.46' L.C.=34.45' N67°15'12"W	⑧ Δ=26°07'41" R=340.00' L=155.05' L.C.=153.71' N77°24'49"W

LEGAL DESCRIPTION

Tract 'B' (after adjustment)
A portion of Parcel 1 of Partition Plat No. 20100013T, filed as Microfilm Number 20103939T and stored in Slides 119 and 120, Plat Cabinet 'D'; plat records of Union County, Oregon, a portion of Parcels 1 and 2 of Partition Plat 1994-13, filed as Microfilm Number 154432, and stored in Slide 364, Plat Cabinet 'A'; plat records of Union County, Oregon, and a portion of Parcel 3 of Partition Plat 1996-25, filed as Microfilm Number 365580, and stored in Slide 448, Plat Cabinet 'B'; plat records of Union County, Oregon, situated in the Southwest quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian, more particularly described as follows, with reference to Survey Number 037-2020, as filed in the office of the Union County Surveyor.

Beginning at the Southwest corner of said Parcel 3 of Partition Plat 1996-25,

Thence: North 0°12'08" West, along the West line of said Parcel 3, a distance of 341.91 feet, to the South right of way line of Heritage Lane,

Thence: North 89°31'21" East, along said South right of way line, a distance of 100.00 feet,

Thence: South 0°12'08" East, a distance of 655.26 feet, to the South line of said Parcel 1 of Partition Plat 20100013T,

Thence: South 89°32'20" West, along said South line and also along the South line of said Parcels 1 and 2 of Partition Plat 1994-13, a distance of 643.08 feet, to and angle point in the exterior of said Parcel 1 of Partition Plat 1994-13,

Thence: South 0°15'41" East, along the exterior of said Parcel 1 of Partition Plat 1994-13, a distance of 63.00 feet, to an angle point in said exterior,

Thence: South 89°32'20" West, along said exterior, a distance of 182.35 feet, to an angle point in said exterior,

Thence: North 0°15'41" West, along said exterior and extension thereof, a distance of 244.27 feet, to the North line of said Parcel 1 of said Partition Plat 1994-13,

Thence: North 89°36'19" East, along said North line of said Parcel 1 of Partition Plat 1994-13 a portion of said line also being along the exterior of said Parcel 1 of Partition Plat 20100013T, a distance of 105.00 feet,

Thence: North 0°15'41" West, along the exterior of said Parcel 1 of Partition Plat 20100013T, a distance of 132.00 feet,

Thence: North 89°31'21" East, along the North line of said Parcel 1 of Partition Plat 20100013T, a distance of 620.76 feet, to the Point of Beginning.

Containing 6.67 acres.

Tract 'C' (after adjustment)
Parcel 2 of Partition Plat 20100013T, filed as Microfilm Number 20103939T and stored in Plat Cabinet D in slides 119 and 120, plat records of Union County, Oregon.

ALSO INCLUDING, a portion of Parcel 1 Minor Partition Plat Number 20100013T, filed as Microfilm Number 20103939T and stored in Plat Cabinet D in slides 119 and 120, plat records of Union County, Oregon, and a portion of Parcel 3 of Partition Plat 1996-25, filed as Microfilm Number 365580, and stored in Slide 448, Plat Cabinet 'B'; plat records of Union County, Oregon, situated in the Southeast quarter of the Southwest quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northeast corner of Parcel 2 of said Partition Plat 20100013T,

Thence: South 0°12'08" East, along the East line of said Parcel 2, a distance of 281.64 feet, to the Southeast corner of said Parcel 2,

Thence: South 89°53'49" West, along the South line of said Parcel 2, a distance of 306.33 feet, to the Southwest corner of said Parcel 2,

Thence: North 39°21'05" East, a distance of 10.47 feet,

Thence: North 0°12'08" West, along the West line of said Parcel 2, a distance of 232.95 feet, to a point of a 60.00-foot radius curve to the right, said point being on the exterior of a 60-foot radius curve at the East end of the Heritage road right of way,

Thence: Northwesterly, along said curve, a distance of 99.11 feet, through a central angle of 94°38'44" (the long chord which bears North 47°48'07" West, a distance of 88.22 feet) to the South right of way line of Heritage Lane,

Thence: South 89°31'21" West, along said South right of way line, a distance of 108.02 feet,

Thence: South 0°12'08" East, a distance of 655.26 feet, to the South line of said Parcel 1 of Partition Plat 20100013T,

Thence: North 89°32'20" East, along said South line, a distance of 297.42 feet, to an angle point in the exterior of said Parcel 1,

Thence: South 0°12'09" East, along the exterior of said Parcel 1, a distance of 313.50 feet, to the South quarter corner of said Section 15, said point being an angle point in the exterior of said Parcel 1,

Thence: North 89°32'20" East, along the South line of said Parcel 1, a distance of 30.00 feet, to an angle point in the exterior of said Parcel 1,

Thence: North 0°12'09" West, along the exterior of said Parcel 1, a distance of 290.50 feet, to an angle point in the exterior of said Parcel 1,

Thence: North 89°32'20" East, along the exterior of said Parcel 1, a distance of 300.61 feet, to an angle point in the exterior of said Parcel 1,

Thence: North 0°12'21" West, along the exterior of said Parcel 1 and extension thereof, a distance of 583.29 feet,

Thence: South 0°12'21" West, along the exterior of said Parcel 1 and extension thereof, a distance of 583.29 feet,

Thence: South 0°12'09" East, along the exterior of said Parcel 1, a distance of 313.50 feet, to the South quarter corner of said Section 15, said point being an angle point in the exterior of said Parcel 1,

Thence: Along said curve, a distance of 34.46 feet, through a central angle of 5°48'27" (the long chord which bears North 67°15'12" West, a distance of 34.45 feet) to the Point of Beginning.

Containing 9.45 acres.

Tract 'A' (after 2nd adjustment)
A tract of land situated in the Southwest quarter of the Southeast quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian, said tract being more particularly described as follows, with reference to Survey Number 037-2020, as filed in the office of the Union County Surveyor.

Beginning at the Northwest corner of said Lot 5,

Thence: North 89°31'21" East, along the North line of said Lot 5 and North line of said Parcel 2 of Partition Plat 1994-13, a distance of 843.03 feet,

Thence: South 0°12'58" East, a distance of 174.59 feet, to the centerline of the Conklin Lateral Ditch, also being the North line of said Parcel 1 of Partition Plat 20100013T,

Thence: Along the centerline of said Conklin Lateral Ditch the following courses:

South 82°37'17" East, a distance of 24.03 feet,
South 73°46'57" East, a distance of 109.55 feet,
North 65°59'15" East, a distance of 18.01 feet,
South 45°37'04" East, a distance of 32.99 feet,
North 82°47'19" East, a distance of 44.87 feet,
North 52°20'52" East, a distance of 45.08 feet,
South 81°04'37" East, a distance of 74.49 feet,
North 64°11'42" East, a distance of 38.84 feet,
North 72°13'53" East, a distance of 32.88 feet,
South 78°11'32" East, a distance of 65.85 feet,
South 80°02'20" East, a distance of 22.29 feet,
South 35°16'34" East, a distance of 24.09 feet,
South 68°39'53" East, a distance of 62.77 feet,
South 54°17'29" East, a distance of 43.61 feet,
South 80°16'14" East, a distance of 64.97 feet, to the centerline of Love Road, said point being an angle point in the exterior of said Parcel 1 of Partition Plat 20100013T.

Thence: South 0°12'58" East, along said centerline, a distance of 222.36 feet, to an angle point in the exterior of said Parcel 1,

Thence: South 89°32'09" West, along the exterior of said Parcel 1, a distance of 281.32 feet,

Thence: South 0°14'17" East, along the exterior of said Parcel 1, a distance of 167.14 feet,

Thence: South 89°31'50" West, along the exterior of said Parcel 1, a distance of 710.52 feet,

Thence: North 0°12'21" West, a distance of 207.32 feet,

Thence: North 64°20'59" West, a distance of 137.17 feet, to the PC of a 340.00-foot radius curve to the left,

Thence: Along said curve, a distance of 155.05 feet, through a central angle of 26°07'41" (the long chord which bears North 77°24'49" West, a distance of 153.71 feet),

Thence: South 89°31'21" West, a distance of 126.64 feet, to a point on a 60.00-foot radius curve to the left, said curve being the exterior of the cul-de-sac at the East end of Heritage Lane,

Thence: Along said curve, a distance of 94.13 feet, through a central angle of 89°53'44" (the long chord which bears North 45°25'17" West, a distance of 84.77 feet),

Thence: South 89°31'21" West, a distance of 37.30 feet, to the Southwest corner of said Lot 5,

Thence: North 0°19'15" West, along the West line of said Lot 5, a distance of 304.00 feet to the Point of Beginning.

Containing 15.13 acres, excluding right of way.