

BASIS OF BEARING

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

SCALE: 1" = 60'



LEGEND

- ◆ Found 5/8" iron pin (unless otherwise noted) set by plat of Union County Co-op Subdivision
- ◆ Found 5/8" iron pin with plastic cap marked APA, set by Survey Number 09-91
- Found 5/8" iron pin set by Survey Number 25-80
- Found 5/8" iron pin, set by ODOT strip map 9B-34-15
- ◆ Found 5/8" iron pin with 1 1/2" aluminum cap marked ODOT set by Survey Number 059-1994
- ▲ Found 2" cross chiseled in concrete set by Survey Number 046-2002
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 036-2019
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Easement for ingress and egress
- () Record measurement as per Plat of Union County Co-op Subdivision
- [] Record measurement as per MF 20203613
- { } Record measurement as per Survey 09-91
- - - Record measurement as per Survey 036-2019
- × SFNF Searched for, not found
- +++++ Centerline of railroad

REFERENCE MATERIAL

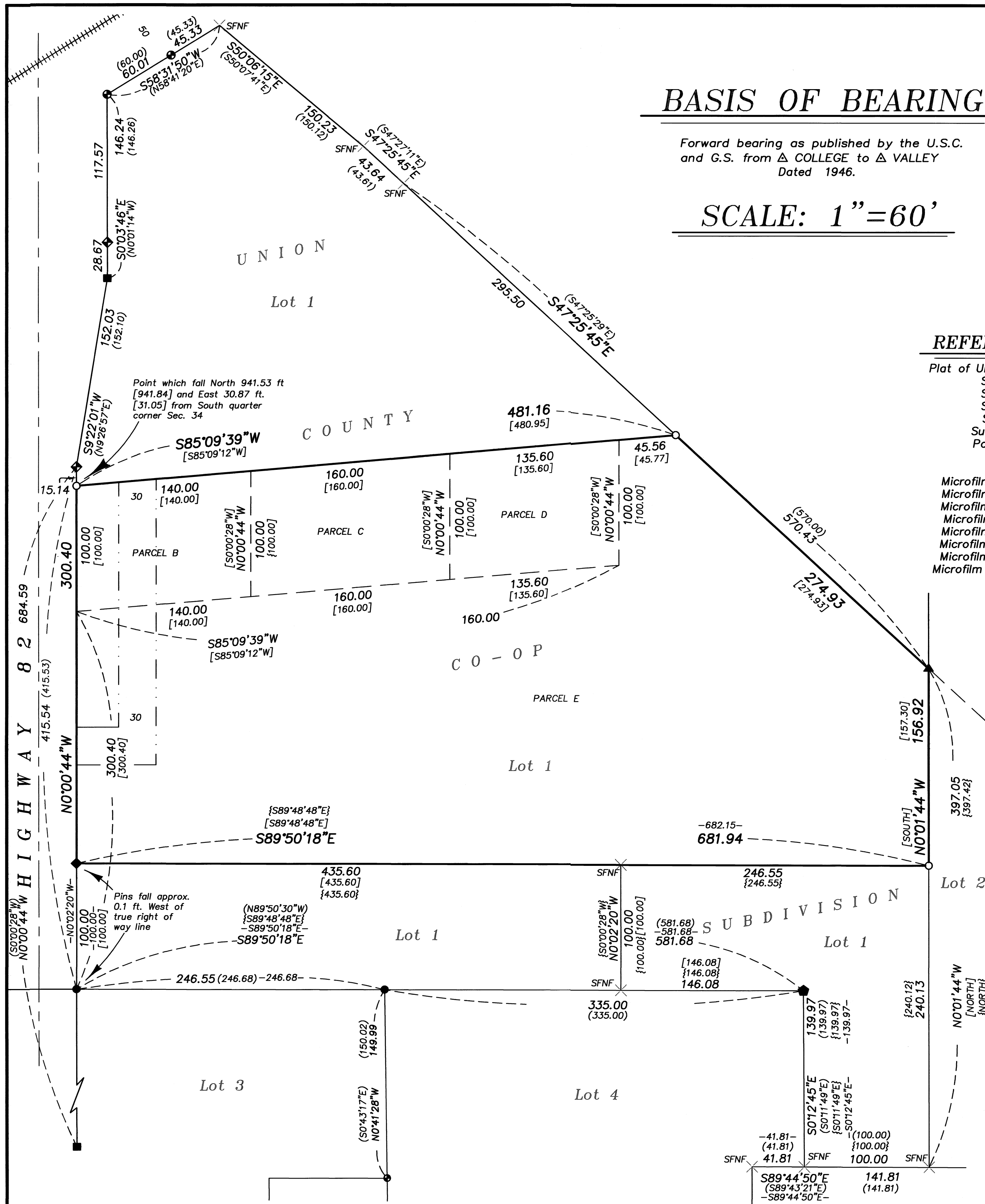
Plat of Union County Co-op Subdivision
 Survey Number 20-78
 Survey Number 25-80
 Survey Number 95-80
 Survey Number 09-91
 Survey Number 036-2019
 Partition Plat 19920007T

DEED REFERENCES

Microfilm Document Number 118022
 Microfilm Document Number 113846
 Microfilm Document Number 154579
 Microfilm Document Number 89629
 Microfilm Document Number 118608
 Microfilm Document Number 973967
 Microfilm Document Number 974630
 Microfilm Document Number 20203077

NARRATIVE

This survey was done at the request of Derek Howard, owner of CD Development Group LLC. Mr. Howard wanted to monument the exteriors of the property in preparation for fence construction. I find remaining monumentation of Union County Co-op Subdivision to be sparse and most likely removed by construction and/or fencing. The monumentation which remains is very harmonious with the platted distances. For the most Northerly line of Lot 1 I find the two found pins to be in good condition and therefore drive a line at record distance along the same bearing to establish the most Northerly point of Lot 1. I then run the line at record angles between said point and the Northeast corner of said Lot 1, as reestablished by Survey Number 046-2002. I establish the East line of Lot 1 by holding the position of the corner at the West portion of the most Southerly line of Lot 1 (point being at the South of the most East line of Lot 4), as established by Survey 036-2019 and run record 100 feet to the East. I drive a line to the Northeast corner of Lot 1. To establish the South line of this ownership, I offset the South line of Lot 1 North 100 ft. as per Survey 009-1991. I then extend the line to the East line of Lot 1 to establish the Southeast corner of Deed MF 20203613. For the North line of this tract I hold a point 400.40 feet North of the SW corner of Lot 1. The original deed for Parcels B and C uses a ray tie from the quarter corner for the Point of Beginning, however there appears to be a 0.2 ft difference between my measured position and the record position as per Union County Coop Subdivision. Holding the record deed distance from the SW corner of Lot 1 is a more harmonious fit with other record deed distances. To establish the East end of the North line of this tract, I hold the distance call from the NE corner of Lot 1. The Parcels listed as B, C, and D are dimensioned as per deed. I find no other unusual conditions with this survey.



UNION COUNTY SURVEYOR

Date Received 2/26/21

Date Filed 2/26/21

By [Signature]

File No. 009-2021

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON JUNE 2, 2010

JEFFREY S. HSU 83571

Renewal Date: June 30, 2021

BAGETT, GRIFFITH & BLACKMAN

2006 Adams Avenue, LaGrande, Oregon

Map of Survey

A portion of Lot 1, Union County Co-op Subdivision Situated in the Southwest quarter of the Southeast quarter of Section 34, Township 2 South, Range 38 East of the Willamette Meridian, Island City

UNION COUNTY, OREGON

SURVEYED FOR Derek Howard

SURVEYED BY J. S. H.

Scale: 1" = 60' Drawn by: J. S. H. Feb. 2021