

BASIS OF BEARING

Solar observation taken at the Northwest corner of Section 19, Township 4 South, Range 40 East of the Willamette Meridian.

SCALE: 1"=50'

LEGEND

- 1" brass cap set by Survey Number 042-2020
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 008-2001
- Found 5/8" iron pin (unless otherwise specified) with plastic cap marked BGB SURVEY MARKER, set by Survey Number 017-1999
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 023-1996
- ▲ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 015-2000
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 023-2003
- Found 5/8" iron pin set by Survey Number 42-77
- ◆ Found 5/8" iron pin set by Survey Number 22-70
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat 20190004T
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 006-1995
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 007-1995
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- - - Recrd measurement as per Survey Number 023-2003
- () Record measurement as per Survey Number 015-2000
- [] Record measurement as per Survey Number 017-1999
- { } Record measurement as per Survey Number 023-1996
- / / Record measurement as per Survey Number 007-1995
- < > Record measurement as per Partition Plat 20190004T
- OP Overhead Power
- Fenceline
- ▨ Building
- ⊙ Power Pole

REFERENCE MATERIAL

Survey Number 22-70
 Survey Number 42-77
 Survey Number 006-1995
 Survey Number 007-1995
 Survey Number 023-1996
 Survey Number 017-1999
 Survey Number 015-2000
 Survey Number 023-2003
 Survey Number 042-2020
 Partition Plat 20190004T

Lot Book Report 21-34550, dated June 9, 2021 prepared by Eastern Oregon Title

DEED REFERENCES
 Book 51, Page 635
 Book 87, Page 245
 Book 89, Page 604
 Book 95, Page 372
 Book 96, Page 149
 Book 108, Page 496
 Book 111, Page 214
 Book 141, Page 631
 Book 145, Page 631
 Book 147, Page 572
 Book 147, Page 573
 Book 149, Page 327

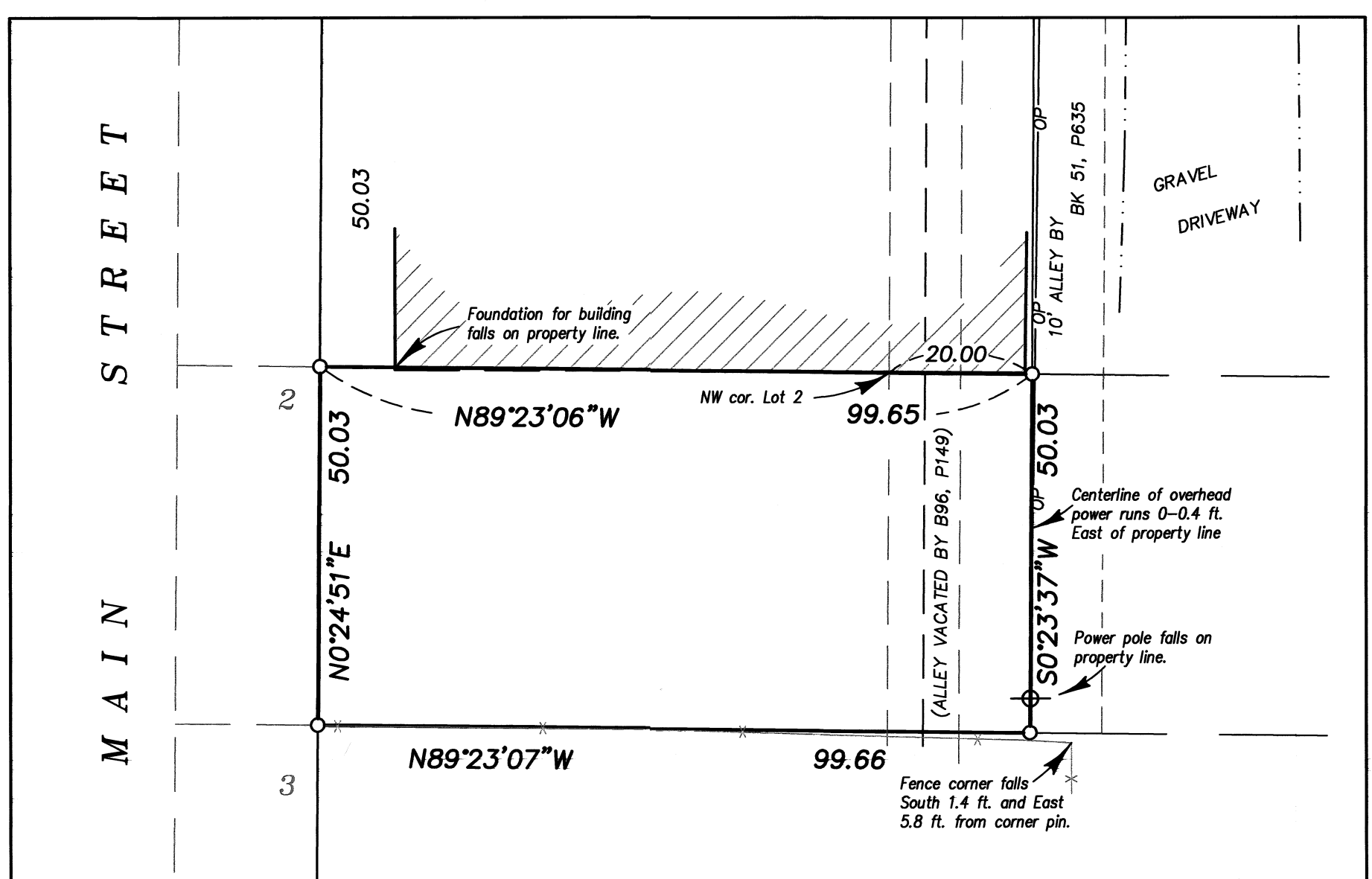
Microfilm Document Number 159951
 Microfilm Document Number 20012213
 Microfilm Document Number 20173948

NARRATIVE

This survey was done at the request of Samantha Thornton on behalf of CIDA Inc. The purpose of this survey is to resolve exterior boundaries in preparation for site work. I recover monuments as shown hereon. I establish College Street from the monuments recovered, set by Surveys 023-1996, 017-1999, 015-2000, and 023-2003, which I extend Northerly to Arch Street, Beakman Avenue, I establish from monuments set by Survey 023-2003, 42-77 and 22-70, which I extend Westerly to Main Street. Along Main Street, I hold the pin set at the Northwest corner of Block 21 and the building corner at the Northwest corner of Block 1, as per 042-2020. Recovered monuments along Main Street I call off as shown. To place Arch Street, I hold the pins set by Surveys 007-1995, 006-1995 and Partition Plat 20190004T and extend this centerline Westerly to intersection Main Street. I place interior lots by proportionate measure. The deeds within this block are a combination of metes and bound and lot and block descriptions. The descriptions within Lots 5-8 are all lot and block, excepting the West 20 feet. There does appear to be the intent to create a 10 foot alley along the East 10 feet of the West 20 feet of Lots 5-8, through the only explicit deed I can find for this is along the West line of Lot 8 (Book 51, page 635). The metes and bounds description for the property to the South is accessory to the calls to the portions of the lots, however, the property to the North does not make specific calls to lot lines. These descriptions use nominal dimensions of the lots within Union, and I believe the metes and bounds description may have predated the clarification of the widths of the lots, as the original plat of the Town of Union is sparse with respect to dimensions. The metes and bounds description for the deed to this tract reads similarly, however, it does make explicit calls to lot lines. I believe that the intent of the deeds to follow platted lot lines and I set pins accordingly.

Legal access to the East side of the property from Arch Street is via the 10 foot alley granted by Book 51, page 635. The access road that actually accesses this area does not fall within this alley area and sits on the adjoining property to the East. There are no visible utilities that do not directly pertain to improvements on this property that fall within the alley vacated by Book 96, Page 149.

I find no other unusual conditions with this survey.



DETAIL SCALE: 1"=20'

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JUNE 2, 2010

JEFFREY S. HSU 83571

Renewal Date: June 30, 2021

UNION COUNTY SURVEYOR

Date Received 6/9/21

Date Filed 6/9/21

By [Signature]

File No. 023-2021

BAGETT, GRIFFITH & BLACKMAN
 2006 Adams Avenue, LaGrande, Oregon
 Map of Survey

Situated in Block 1, Town of Union

UNION COUNTY, OREGON

SURVEYED FOR Samantha Thornton

SURVEYED BY J. S. H.

Scale: 1" = 50' Drawn by: J. S. H. May-June 2021