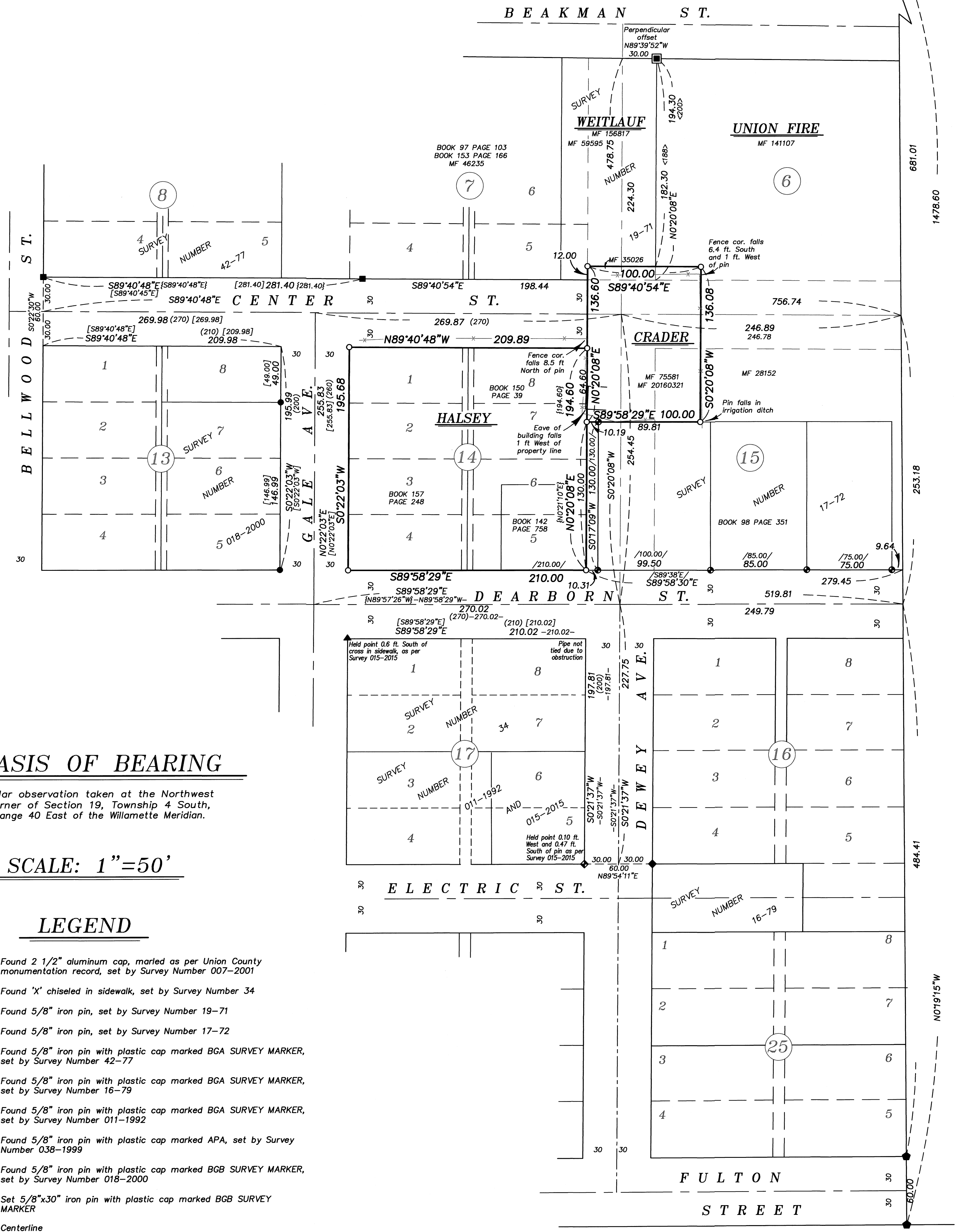


1/4 18/19



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

- Found 2 1/2" aluminum cap, marled as per Union County monumentation record, set by Survey Number 007-2001
- ▲ Found 'X' chiseled in sidewalk, set by Survey Number 34
- Found 5/8" iron pin, set by Survey Number 19-71
- Found 5/8" iron pin, set by Survey Number 17-72
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 42-77
- ◆ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 16-79
- ◆ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 011-1992
- ◆ Found 5/8" iron pin with plastic cap marked APA, set by Survey Number 038-1999
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 018-2000
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- < > Record measurement as per Survey Number 19-71
- / / Record measurement as per Survey Number 17-72
- { } Record measurement as per Survey Number 42-77
- [] Record measurement as per Survey Number 018-2000
- - Record measurement as per Survey Number 015-2015
- () Accepted nominal distance of Original Town of Union

REFERENCE MATERIAL

- Survey Number 34
 Survey Number 19-71
 Survey Number 17-72
 Survey Number 42-77
 Survey Number 04-78
 Survey Number 16-79
 Survey Number 52-80
 Survey Number 011-1992
 Survey Number 038-1999
 Survey Number 018-2000
 Survey Number 015-2015
- DEED REFERENCES**
 Book 98, page 351
 Book 97, Page 103
 Book 142 Page 758
 Book 150 Page 39
 Book 153 Page 166
 Book 157 Page 248
 Microfilm Document Number 28152
 Microfilm Document Number 35026
 Microfilm Document Number 40235
 Microfilm Document Number 59595
 Microfilm Document Number 75581
 Microfilm Document Number 141107
 Microfilm Document Number 154570
 Microfilm Document Number 156817
 Microfilm Document Number 20103207
 Microfilm Document Number 20120906
 Microfilm Document Number 20160321

NARRATIVE

This survey was done at the request of Connie Halsey and Vernon Crader, owners of the lands within. They wanted to monument the exteriors of their respective properties. I recover monuments as shown hereon. For the East line of the Town of Union, I hold the monuments on the North and South side of Fulton Street set by Survey Number 038-1999 and drive a line to the quarter corner between Section 18 and 19. For the centerline of Dearborn St, I find the monumentation from Survey 17-72 and find they fit harmoniously with the centerline as established by Surveys 011-1992, 018-2000 and 015-2015. I hold pins set by Survey 018-2000 to establish the Gale Street right of way, and I hold pins set along the North right of way line of Center Street by Survey Number 42-77 to establish the Center Street right of way. I hold the pin along the East line of Dewey Ave, set by Survey Number 16-79 and the offset from the monument at the Southeast corner of Block 17, as per Survey 015-2015 and run a line at record bearing to Dearborn Street, to establish Dewey Ave. From this intersection of Dearborn St. and Dewey Ave. I hold a point 30 feet off of the pin at the Northwest corner of Block 6, set by Survey Number 19-71, to establish the alignment of Dewey Ave as it runs between Dearborn and Beakman Streets.

The parent tract to the lots that comprise the South 130 feet of Block 15, surveyed by Survey Number 17-72, was conveyed to Elizabeth Phillips by deed recorded in Book 98, page 351. The parent tract to the Crader tract was a deed conveyed to Ralph and Roberto Titus in Microfilm Document Number 28152. There is no conflict between these deeds as they both call to a line 130 feet North of the South line of Block 15. The parent tract to the Weitlauf property as well as the Blocks to the West (Block 7 and 8) are a deed to Russell and Nadene Schultz recorded in Book 153, Page 166. Schultz conveyed, from this tract, the 12 ft x 60 foot tract in the Southeast corner (within vacated Dewey Ave) to Ralph Titus in deed recorded in MF 35026 in 1971. He then conveys the tract, shown hereon as the Weitlauf tract, to Ruth Collier with the 12'x60' area omitted from the Southeast corner (MF 59595). There is no conflict in deed until the first deed that conveys the tract shown hereon as the Crader tract. This was a deed from Titus to Droke, recorded in Microfilm 75581, which assumes a nominal 260 feet from the North line of Dearborn Street to the North line of Center Street, and thus a 130 foot distance between the North line of Book 98, page 351 and the North line of Center Street. This can be seen in the 142 foot dimension that falls along the East and West lines. This legal description is the one that persists to the present day.

There is a fairly gross shortage in distance between those two right of ways, and the tracts that fall in the South 130 feet of Block 15 are senior to this tract, so I give them full measure. The 12 foot wide strip at the North end of the Crader tract is however, senior to the Weitlauf tract, and I give this full measure. For the East line of the Crader tract, I hold a line 100 foot East of the East line of Block 14. The North line I hold a point 12 feet North of the Southeast corner of Block 7 and run a line parallel with the North right of way of Center Street. I hold this line over the 142 foot call because it appears the intent of the deed is to create a rectangular tract, and the discrepancy in distance along the East and West lines is due to the assumption of a nominal 130 foot width for the portion along the North side of Lot 15. The South line I hold the 130 foot offset line from the North line of Dearborn.

Fencelines are off as shown. The building on Crader's tract falls on the property, but the eave overhangs the property line by approximately 1 foot. On the East side of Block 14, between the lots that were surveyed in Survey Number 17-72, there does appear to be an approx. 10 foot gap in title. I find no other unusual conditions with this survey.



UNION COUNTY SURVEYOR

Date Received 11/5/21
 Date Filed 11/5/21
 By [Signature]
 File No. 051-2021

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

Situated in Blocks 6, 7, 14 and 15,
 Town of Union

UNION COUNTY, OREGON

SURVEYED FOR Connie Halsey and Vernon Crader
 SURVEYED BY J. S. H.
 Scale: 1" = 50' Drawn by: J. S. H. Oct-Nov 2021