

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"=40'

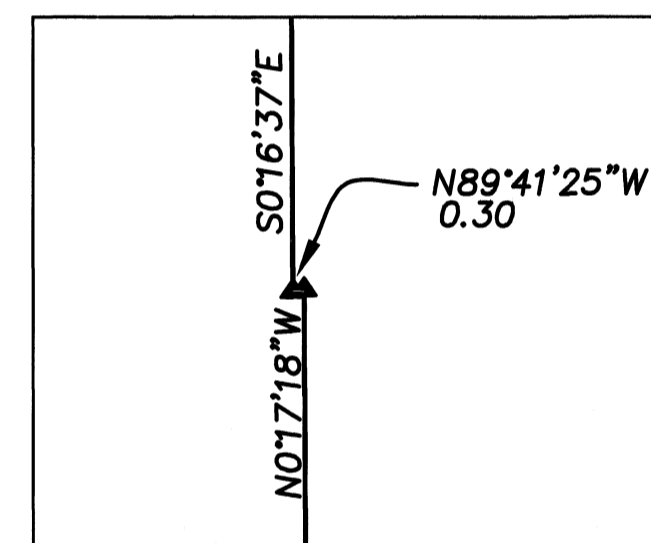
LEGEND

- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 046-1991
- Found 5/8" iron pin (unless otherwise noted) with plastic cap marked BGA SURVEY MARKER, set by Survey Number 85-80
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 21-81
- ▲ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 94-78
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 94-78
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Fenceline
- () Record measurement as per plat of McDaniels 2nd Addition
- [] Record measurement as per plat of Wilbur's Addition
- { } Record measurement as per Survey 85-80
- / / Record measurement as per Survey 046-1991
- < > Record measurement as per Minor Partition 1998-22

REFERENCE MATERIAL

Union County Monumentation Records
 Plat of Wilbur's Addition
 Plat of McDaniels 2nd Addition
 Survey Number 94-78
 Survey Number 85-80
 Survey Number 14-81
 Survey Number 21-81
 Survey Number 046-1991
 Partition Plat 19980022T
 Partition Plat 20010003T

DEED REFERENCES
 Microfilm Document Number 20113756
 Microfilm Document Number 20122706
 Microfilm Document Number 20151019
 Book 94, Page 586
 Book 158, Page 280



DETAIL -B-
SCALE: 1"=5'

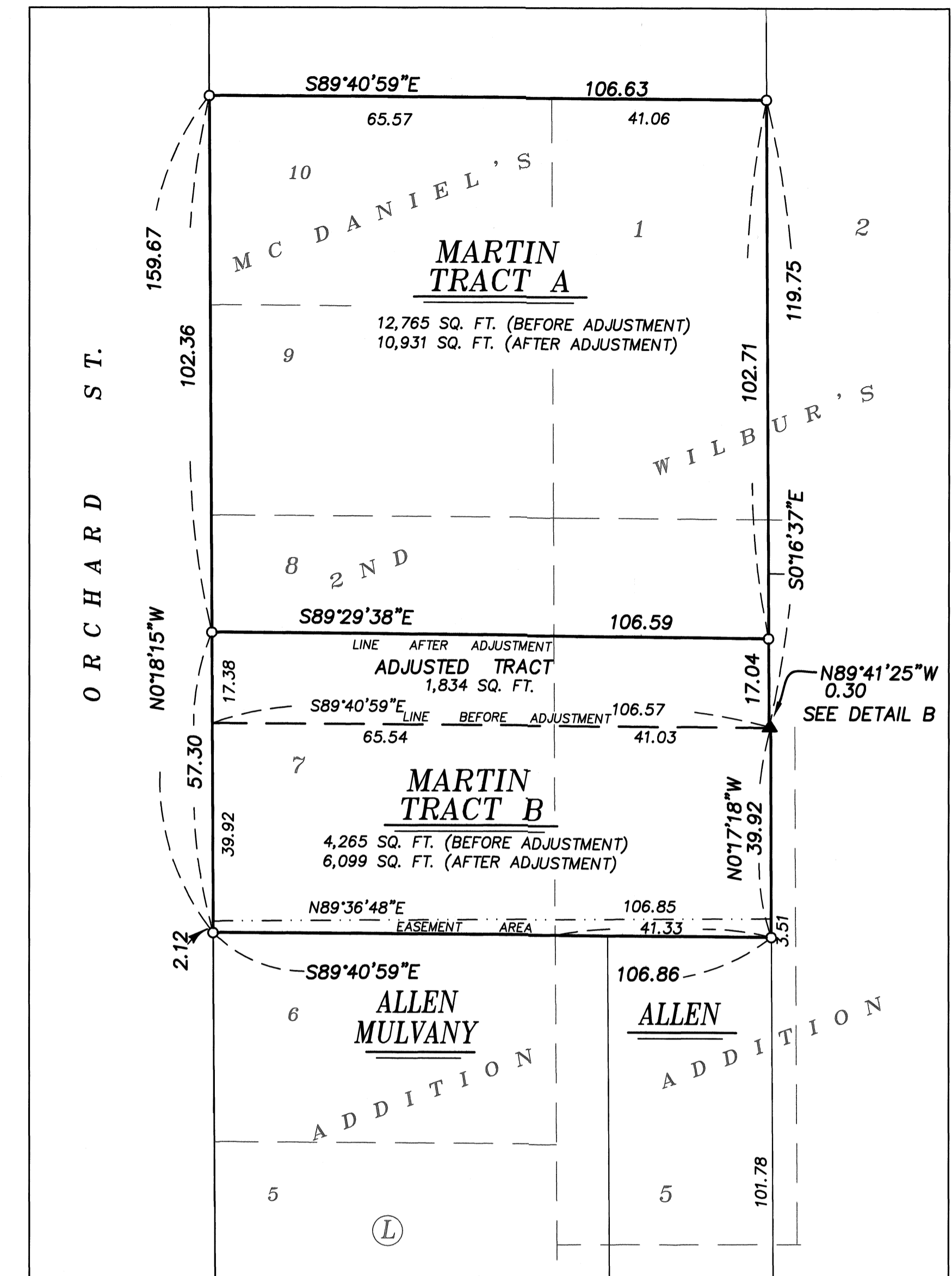
LEGAL DESCRIPTION

Adjusted Tract (to accrue to Tract B)
 A portion of Lot 8 of McDaniel's 2nd Addition to the Town of Cove, Union County, Oregon and a portion of vacated Roosevelt Street, more particularly described as follows, with reference to Survey Number 005-2022, as filed in the Office of the Union County Surveyor,
 Beginning at the Southwest corner of said Lot 8, said point being on the East right-of-way line of Orchard Street,
 Thence: South 89°40'59" East, along the South line of said Lot 8 and extension thereof, a distance of 106.57 feet, to the Southerly extension of the East line of Lot 1, Block 5 of Wilbur's Addition to the Town of Cove,
 Thence: North 0°16'37" West, along said Southerly extension of the East line of Lot 1, a distance of 17.04 feet,
 Thence: North 89°29'38" West, a distance of 106.59 feet, to the East right-of-way line of Orchard Street,
 Thence: South 0°18'15" East, a distance of 17.38 feet, to the Point of Beginning.
 Containing 1,834 sq. ft.

APPROVALS

I hereby approve this lot line adjustment this 22 day of February, 2022.

Sherry Riley
 Sherry Riley
 City Recorder, City of Cove



DETAIL -A- SCALE: 1"=20'

NARRATIVE

This survey was done at the request of Tom Martin, owner of the land within. Mr. Martin wanted to survey the exteriors of his property. Upon discovering an encroachment between his two properties, Mr. Martin wished to adjust the lines as shown hereon. I recover monuments as shown. Surveys 85-80, 046-1991 and Partition plats 19980022T and 20010003T monument many of the ownerships within this part of Wilbur's Addition and McDaniels 2nd Addition. I hold the centerline monuments at the intersection of Foster Street and Orchard Street and Bryan Street and offset this line to establish the North line of the Block. From the centerline monument at the center of Foster and Orchard Street, I drive a line to a point 20 feet from the pin that falls 10 feet South of the Southwest corner of Lot 2, Block L of McDaniels Second Addition, set by Survey Number 046-1991 to establish the Orchard Street centerline. I hold pins that marked the ownerships to the East of Mr. Martin, set by Partition Plats 1998-22 and 2001-003 for the East line of Mr. Martin's property. I find some of these pins minimally disturbed, but opt to hold the record measurements over the location of some of these pins. These are noted out of position hereon.
 I hold the South line of Lot 2, Block L of McDaniels Second Addition at a 10 foot offset from the pins set by Survey Number 045-1991. The East/West running lines of McDaniels Second Addition were established by proportion and held parallel with the North line of the Block, as was done by Survey 045-1991.
 The deeds describe portions of the property that falls within Wilbur's Addition that accrue to these lots within McDaniels Second Addition. As the metes and bounds descriptions use nominal distances in the North/South dimensions, it appears as though the intent is to extend North and South lines of these lots Easterly. I use this method rather than doing an independent Junior/Senior rights analysis, as doing so would create small jogs that I don't believe were the intent of the deeds.
 Lot 8 of Block L, McDaniels Second Addition, was not originally platted as a right of way. This was a later extension of Roosevelt Street, however, subsequently vacated. As a proportionate distance would cause the right of way to jog 0.4 along the East side of Lot 8, I find that monumentation set by Partition 1998-22, along an extended line of the South line of Lot 8 falls harmoniously and therefore hold this as being the South line of both Lot 8 and the South right of way line of Roosevelt Street. The North line of Lot 8 is encompassed by the Martin ownership and is therefore unnecessary to resolve.
 Fences are off as shown. I adjust the line at the direction of Mr. Martin. I find no other unusual conditions with this survey.

UNION COUNTY
 SURVEYOR
 Date Received 2/25/22
 Date Filed 2/25/22
 By JRS
 File No. 005-2022

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 JEFFREY S. HSU
 83571
 Renewal Date: June 30, 2023

BAGETT, GRIFFITH & BLACKMAN
 2006 Adams Avenue, LaGrande, Oregon
 Map of Survey
 Situated in Block L of McDaniels 2nd Addition and Block 6 of Wilbur's Addition to the City of Cove, Section 16, Township 3 South, Range 40 East of the Willamette Meridian
 UNION COUNTY, OREGON
 SURVEYED FOR Tom Martin
 SURVEYED BY J. S. H.
 Scale: 1" = 50' Drawn by: J. S. H. 9/21-2/22