

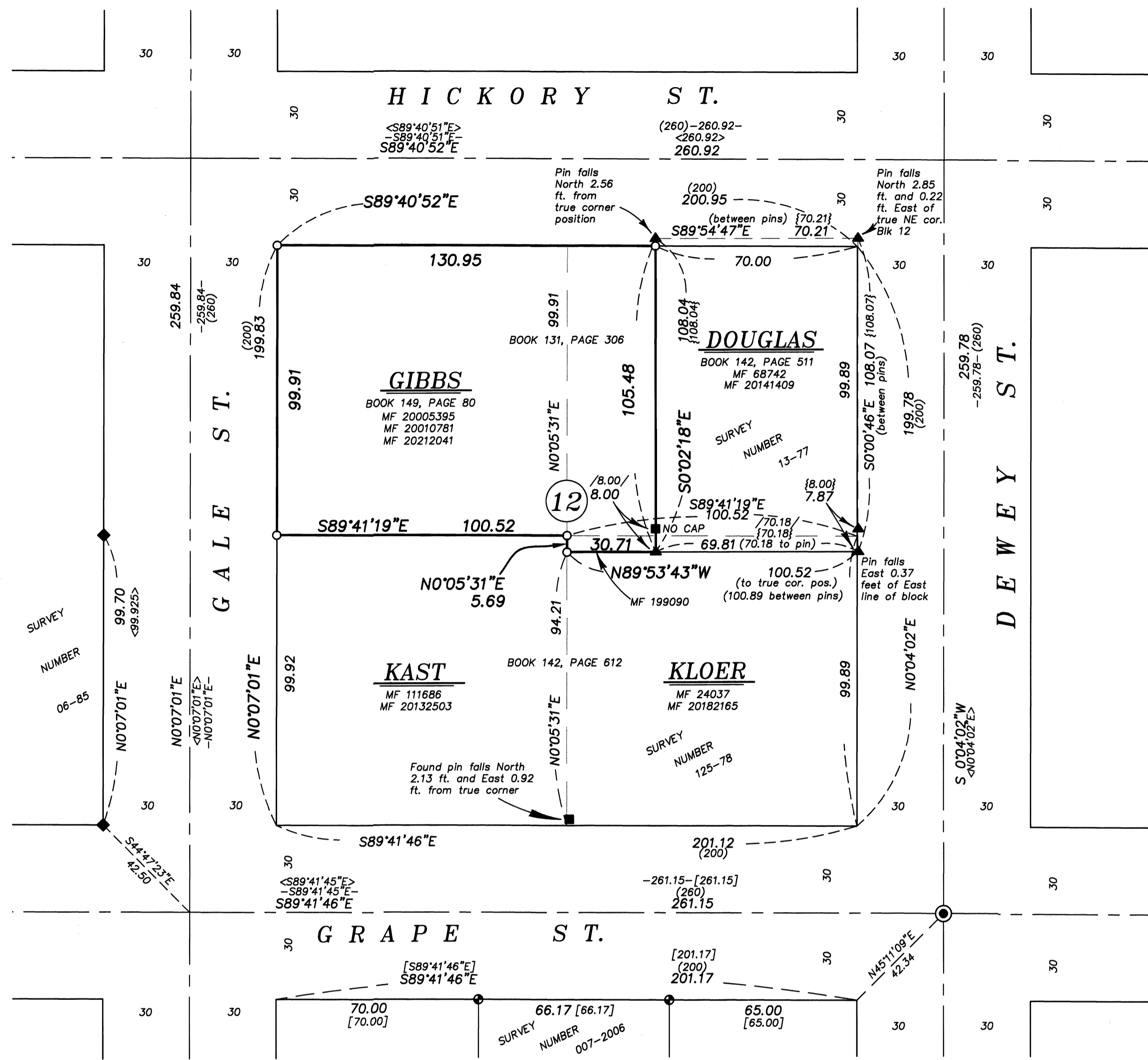
# BASIS OF BEARING

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

SCALE: 1"=30'

## LEGEND

- ▲ Found 5/8" iron pin with yellow plastic cap marked "BGA SURVEY MARKER" set by Survey Number 13-77
  - Found 5/8" iron pin with yellow plastic cap marked "BGA SURVEY MARKER" set by Survey Number 125-78
  - Found 5/8" iron pin with yellow plastic cap marked "BGA SURVEY MARKER" set by Survey Number 22-83
  - ◆ Found 5/8" iron pin with yellow plastic cap marked "HANLEY ENGR PLS 1206" set by Survey Number 6-85
  - Found 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER" set by Survey Number 007-2006
  - Set 5/8"x30" iron pin with yellow plastic cap marked "BGB SURVEY MARKER"
  - ( ) Record measurement as per plat of Swackhamer's Addition of Union
  - { } Record measurement as per Survey Number 13-77
  - / / Record measurement as per Survey Number 125-78
  - - Record measurement as per Survey Number 22-83
  - < > Record measurement as per Survey Number 6-85
  - [ ] Record measurement as per Survey Number 007-2006
- Centerline



### NARRATIVE

This survey was done at the request of Judy Gibbs, owner of the land within. Ms. Gibbs wanted to monument the exterior of her property prior to fencing. I recover monuments as shown hereon. The first surveys in the area were Surveys 13-77 and 125-78 which monumented the tracts of land to the East and Southeast of this property. Survey Number 22-83 did a full study of the blocks within Swackhamer's Addition and set centerline monuments which have formed the basis of the block break within this subdivision. The 1977 and 1978 survey was performed without benefit of a study of the entire subdivision, and as noted on Survey 22-83 these pins fall approximately 3 feet North of the block as placed. I find the pins at the centerlines, set by Survey 22-83 to be harmonious with record and hold these monuments for the exterior of the block. However, as many of the conveyances of the properties to the East were conveyed by reference to the 1977 and 1978 surveys, I hold the location of these pins.

The property was originally divided along the North and South halves of the Block (Book 142, Page 612 and Book 131, Page 306). The East half of the South half was created in 1969 by deed recorded in Microfilm Number 24037. The West half of the South half first conveyed as such in 1984 by deed recorded in Microfilm Number 111686.

The first departure from aliquot legal descriptions within this block comes in 1959 in a deed recorded in Book 142, Page 511 conveying a 50'x100' tract in the Northeast corner of the block. This was later adjusted by deed recorded in Microfilm 68738-68741 in 1977. The descriptions for these deeds configure the parcel in the Northeast tract to the legal description in Microfilm 68742 being a 70.2'x108' tract. This description is made with reference to survey, and conforms with the bearings and distances of said survey. As such, despite the survey using an erroneous point for the Northeast corner of the block, I hold the monuments as representing the intent of the deeds.

At the Southeast corner of the Gibbs property, there is a strip of land 30 feet long, acquired to this property by Microfilm Number 119090. The metes and bounds description appears to be based on the 1978 survey. It is clear that the intent of this conveyance was to describe the strip of land bounded on the South by the extension of the South line of Microfilm Number 68742 and on the East by the North/South centerline of the block. So despite the metes of the legal description describing a parcel 30 feet by 8 feet, due to the erroneous placement of the block in 1978, it is in fact only about 5.7 feet wide.

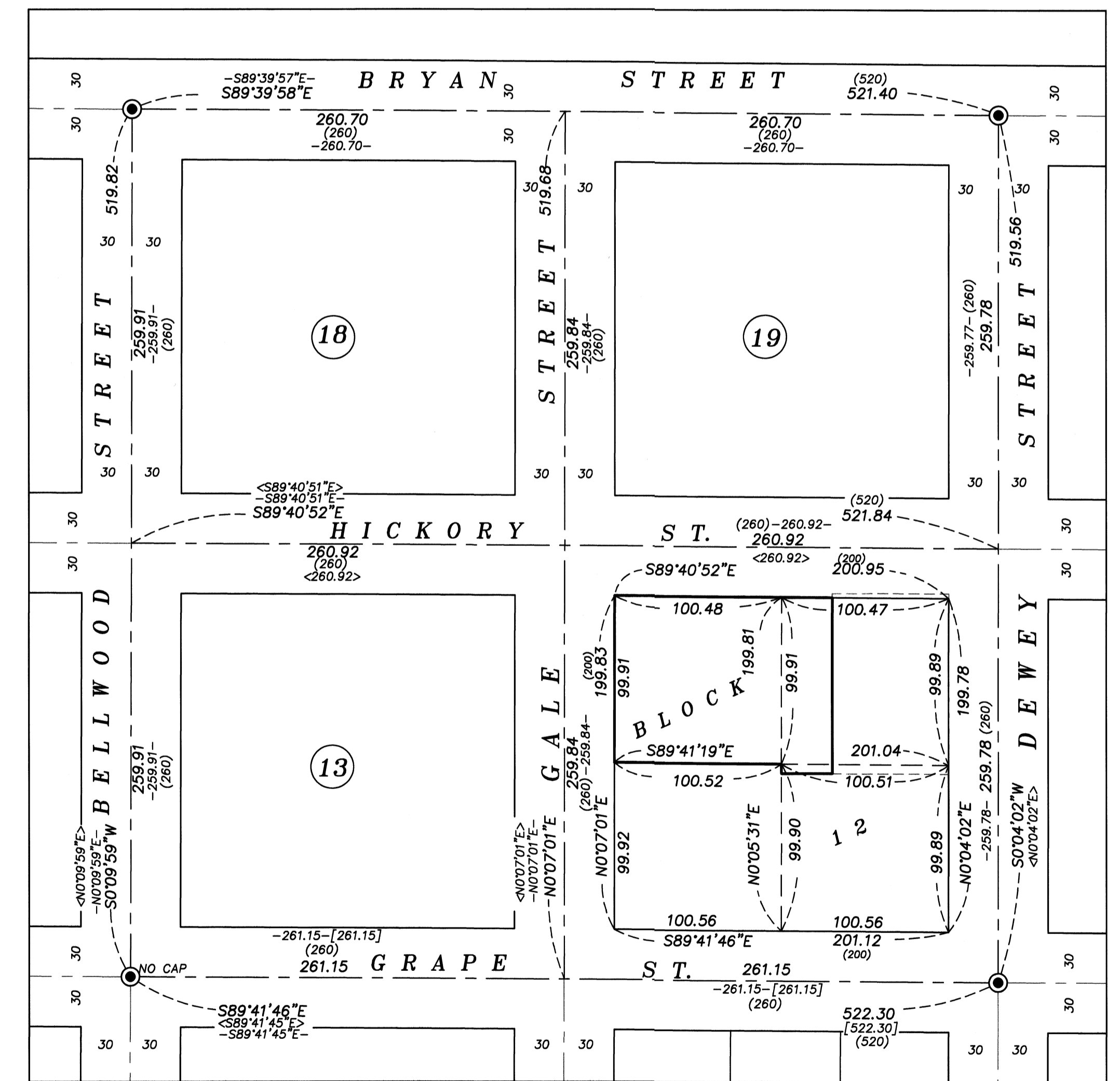
After acquisition of this parcel, the legal description is amended to a metes and bounds description where the intent appears to describe the North half, excepting the parcel to the East described in MF 68742 and including the 30 foot strip described in 119090. However, there are discrepancies in the description, stemming from the above described situation, and calls to the strip 8.04 feet wide. The discrepancy between the metes and bounds calls and the aliquot lines is rectified in a quitclaim deed recorded in MF 20005395 where the Northwest quarter of the Block is quitclaimed to Larry and Geneva Burford. As the description for the parcel to the South is and always has been described as the West half of the South half, I place the dividing line along the aliquot division of the block.

I find no other unusual conditions with this survey.

### REFERENCE MATERIAL

Plat of Swackhamer's Addition to Union  
 Survey Number 13-77  
 Survey Number 125-78  
 Survey Number 22-83  
 Survey Number 6-85  
 Survey Number 007-2006

DEED REFERENCES  
 Book 131, Page 306  
 Book 142, Page 511  
 Book 142, Page 612  
 Book 149, Page 80  
 Book 159, Page 11  
 Microfilm Number 24037  
 Microfilm Number 68738  
 Microfilm Number 68739  
 Microfilm Number 68740  
 Microfilm Number 68741  
 Microfilm Number 68742  
 Microfilm Number 69006  
 Microfilm Number 73607  
 Microfilm Number 80162  
 Microfilm Number 86888  
 Microfilm Number 111686  
 Microfilm Number 119090  
 Microfilm Number 131635  
 Microfilm Number 20005395  
 Microfilm Number 20010781  
 Microfilm Number 20132503  
 Microfilm Number 20141409  
 Microfilm Number 20182165  
 Microfilm Number 20212041



BLOCK BREAK SCALE: 1"=60'



UNION COUNTY SURVEYOR  
 Date Received 5/6/22  
 Date Filed 5/6/22  
 By [Signature]  
 File No. 014-2022

BAGETT, GRIFFITH & BLACKMAN  
 2006 Adams Avenue, LaGrande, Oregon  
 Map of Survey  
 Situated in Block 12, Swackhamer's Addition to Union  
 UNION COUNTY, OREGON  
 SURVEYED FOR Judy Gibbs  
 SURVEYED BY J. S. H.  
 Scale: 1" = 30' Drawn by: J. S. H. Apr-May 2022