

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	160.67	630.00	14°36'45"	N23°12'36"E	160.24
C2	36.95	120.00	17°38'25"	N24°43'26"E	36.80
C3	109.21	430.00	14°33'08"	N26°16'05"E	108.92
C4	152.32	330.00	26°26'48"	N05°46'07"E	150.97
C5	193.77	340.00	32°39'13"	N08°52'20"E	191.16
C6	43.26	170.00	14°34'42"	N29°08'06"E	43.14
C7	444.94	593.70	42°56'23"	N75°21'40"W	434.60



BASIS OF BEARING

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

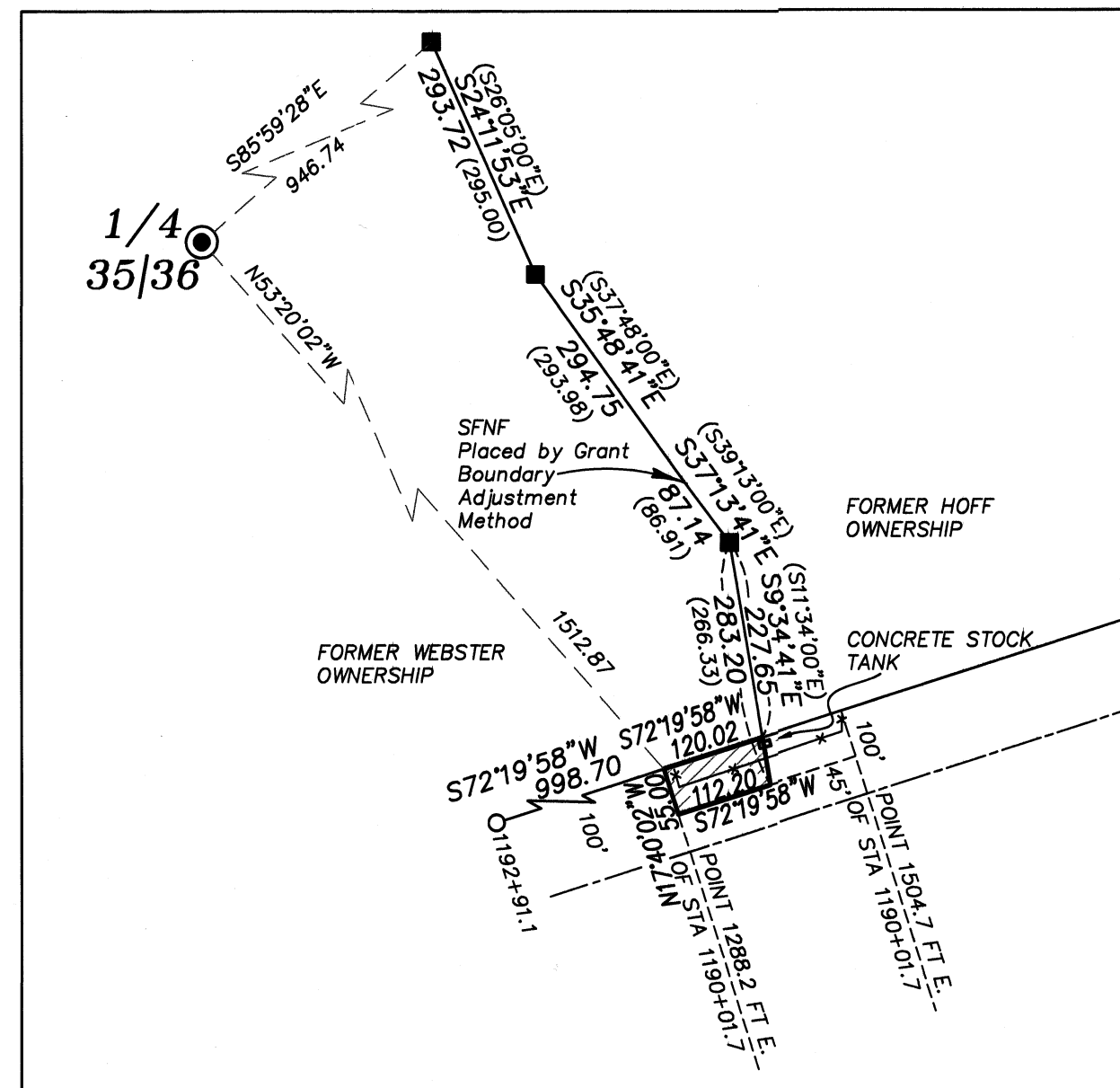
SCALE: 1"=500'

LEGEND

- ⊙ Found 2 1/2" aluminum pipe with 2 1/2" aluminum cap, marked as per Union County Monumentation Records, set by Survey Number 027-1993
- ⊙ Found 2 1/2" aluminum pipe with 2 1/2" aluminum cap, marked as per Union County Monumentation records, set by Survey Number 003-2013
- Found 5/8" iron pin, set by Survey Number 65-72
- Found 5/8" iron pin with yellow plastic cap marked BGB SURVEY MARKER, set by Survey Number 022-2019
- Set 5/8" iron pin with plastic cap marked BGB SURVEY MARKER
- () Record measurement as per Survey Number 65-72
- { } Record measurement as per Survey Number 022-2019
- [] Record measurement as per Survey Number 003-2013
- Centerline
- ▨ Area of questionable title

REFERENCE MATERIAL

- Union County Monumentation Records
 - Old Book Survey Pg. 366
 - Survey Number 65-72
 - Survey Number 33-89
 - Survey Number 027-1993
 - Survey Number 003-2013
 - Survey Number 022-2019
 - Road Petition #701
- Right of way and Track Map Oregon-Washington Railroad and Navigation Co. Dated June 30, 1916
- DEED REFERENCES
 - Book G, Page 149
 - Book G, Page 151
 - Book 138, Page 165
 - Microfilm Document Number 47240
 - Microfilm Document Number 56828
 - Microfilm Document Number 88170
 - Microfilm Document Number 99547
 - Microfilm Document Number 993984
 - Microfilm Document Number 20142829
 - Microfilm Document Number 20172065
 - Microfilm Document Number 20192429



DETAIL SCALE: 1"=200'

NARRATIVE

This survey was done at the request of Bernard Smith of Westlake Consultants, on behalf of the owner of the land within. Mr. Smith wanted the exterior of the property surveyed and monumented prior to development. The North line was placed by Survey Number 022-2019 and I hold monuments as shown. I base the railroad right of way by splitting the tracks of the railroad. I construct the alignment as per OWRR&N right of way map dated 1916. Deeds indicate that the curves (shown as compound on the strip map) are spiral curves. The alignment is very harmonious with the constructed position of the railroad tracks. The intersection of the East line of Section 35 and tracks is shown on the strip map as Station 1190+01.7. I place the jog between the 100 foot and 150 foot offset at Station 1180+00.00 over the 1001.7 foot call from the Section line, as this is the distance from point of intersection of the Section line and the railroad tracks as per the original railroad strip map. The Southeast corner of Section 35 was set by proportion in Survey 003-2013, and may not have been the monument extant at the time of the railroad deed. I hold the alignment of Robbs Hill Road as constructed on the ground and shown on Survey 022-2019, and give it 60 foot width.

The portion where it jogs from 100 feet to 45 feet is not reflected in the deed to the current landowner, though I can find no instance between the previous landowner and the current landowner where this land was conveyed to the railroad. This exception is shown in paragraph 3 of Page 5 of the deed to Bernice Webster (MF 20142829) and in the third paragraph of Page 2 in the deed to Jim Smejkal (MF20172065). This exception described a portion from the West line of Section 36 to the West line of Tract 13 in Document No. 56828 100 feet from the centerline of the railroad. This point is described as being 1,504.7 feet Easterly of the West line of Section 36, said point also being described as "the east line of property owned by Goldie B. Webster and Gary L. and Bernice M. Webster" in MF 88170. I inquired at the title company and they show the origins of this in an unrecorded "Option to Purchase" dated August 1978 from the Webster's to the railroad. The deed that was effectuated was recorded in MF 88170 did not include the strip 100 feet all the way, but rather, necked down to 45 feet at a point 1288.2 feet east of the West line of Section 36. This deed was recorded in 1981. This leaves a 55' wide strip of questionable title.

Within this area of questionable title, a fence with stock panels as well as a concrete stock tank extends closer than 100 feet to the railroad centerline. Though the railroad had an option to purchase this in 1979, the 1981 deed reflects that they jogged South to within 45 feet of centerline in this area, likely to avoid these improvements. The exception of a 100 foot strip all the way through ONLY appears in the option and does not appear in any deed until the deed where the Webster's convey property solely to Bernice Webster, where it is, likely inadvertently, included. This exception is also reflected in the deed to Smejkal and the subsequent lot line adjustment.

I show the improvements in this area of questionable title in the detail. To place this portion, I hold centerline station 1190+01.7 as the intersection point of the section line, and run the called 1288.2 ft. distance East. The West line I truncate at the former Hoff ownership, based on monuments of Survey Number 65-72, which monumented the dividing line between the Webster and Hoff tracts. Technically, title is still vested in the Webster's and a quitclaim deed or suit to quiet title, either from Smejkal or the railroad should be pursued to clean up title in this area.

I find no other unusual conditions with this survey.

REGISTERED PROFESSIONAL LAND SURVEYOR
 JEFFREY S. HSU
 83571
 Renewal Date: June 30, 2023

UNION COUNTY SURVEYOR
 Date Received 10/6/22
 Date Filed 10/6/22
 By [Signature]
 File No. 031-2022

BAGETT, GRIFFITH & BLACKMAN
 2006 Adams Avenue, LaGrande, Oregon
 Map of Survey
 Situated in Section 35 and 36, Township 2 South, Range 37 East of the Willamette Meridian
 UNION COUNTY, OREGON
 SURVEYED FOR Bernard Smith
 SURVEYED BY J. S. H.
 Scale: 1" = 500' Drawn by J. S. H. Sept-Oct 2022