

BASIS OF BEARING

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

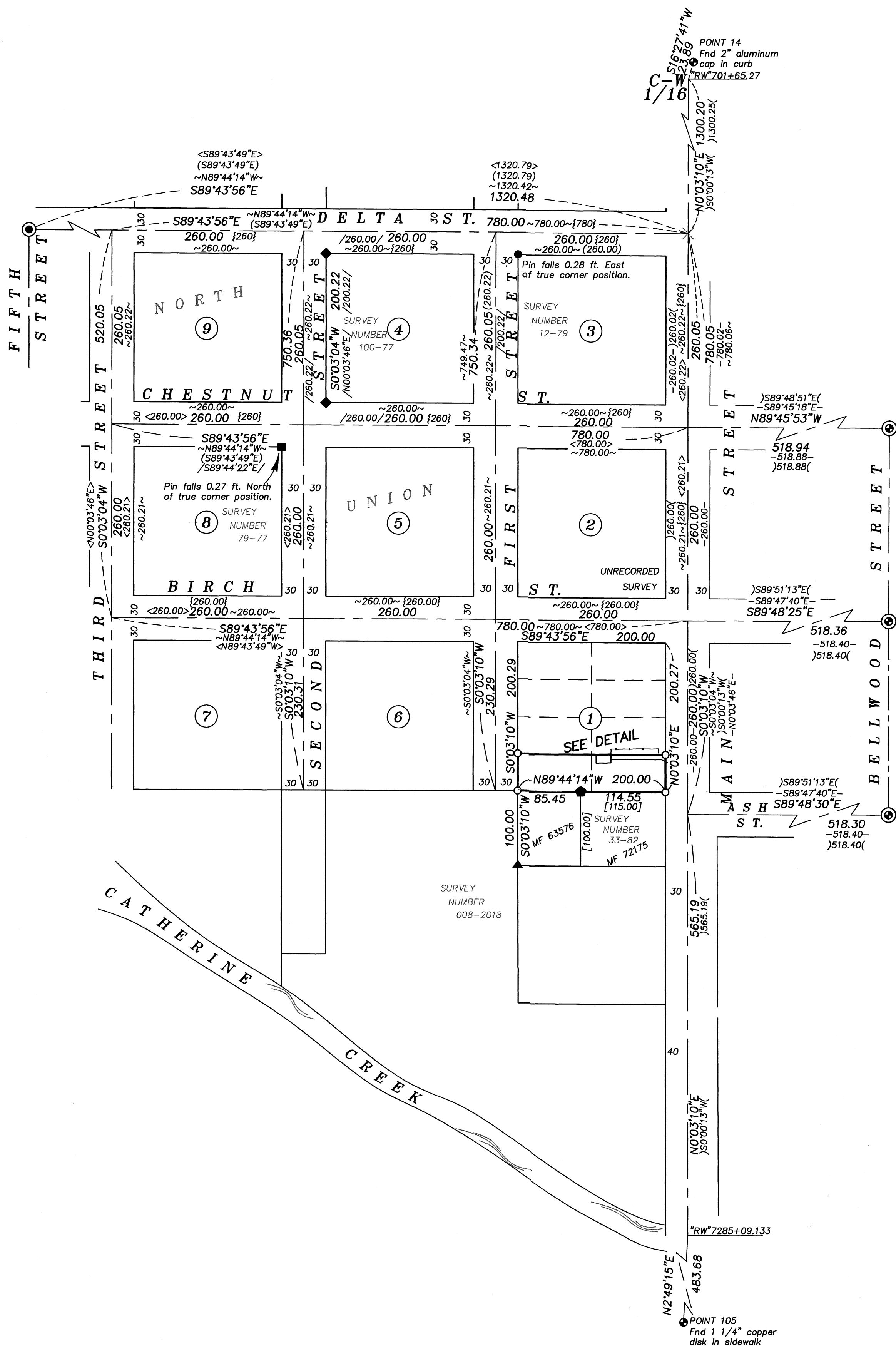
SCALE: 1"=100'

LEGEND

- Found 2 1/2" brass cap in water valve box, marked as per Union County monumentation records
- ◆ Found 5/8" iron pin with plastic cap marked CKA 01119LS set by Survey No. 33-82
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Survey Number 12-79
- ◆ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Survey Number 100-77
- ◆ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Survey Number 79-77
- Found 2" Aluminum Cap in concrete set by Survey Number 054-1998
- ▲ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 008-2018
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER" unless otherwise specified
- Centerline
- * Fenceline
- { } Record measurement as per Plat of North Union
- < > Record measurement as per Survey Number 79-77
- () Record measurement as per Survey Number 12-79
- / / Record measurement as per Survey Number 100-77
- [] Record measurement as per Survey Number 33-82
- - Record measurement as per Survey Number 22-83
- ~ ~ Record measurement as per Survey Number 008-2018
-) (Record measurement as per Survey Number 042-2020

REFERENCE MATERIAL

- Union County Monumentation Records
 Plat of North Union
 Survey Number 72-77
 Survey Number 79-77
 Survey Number 100-77
 Survey Number 12-79
 Survey Number 33-82
 Survey Number 22-83
 Survey Number 054-1998
 Survey Number 008-2018
 Survey Number 042-2020
 ODOT strip map 10B-03-25
- DEED REFERENCES
 Microfilm Document Number 134211
 Microfilm Document Number 20223839
 Microfilm Document Number 20223840



NARRATIVE

This survey was done at the request of Tom Baskin, owner of the land within. Mr. Baskin wanted to monument the exteriors of his property.

The first survey of North Union was done in Survey 72-77, which utilized monuments at the intersection of Fifth and Delta Streets, Delta and Main Streets and Birch and Main Streets. The origins of the monuments along Main Street appear to be from Survey 83-71, the original which does not appear to be locatable in the Union County Survey records. The dimensions and methods of Survey 72-77 were utilized again in other surveys within North Union, Surveys 100-77 and 12-79. Survey 33-82 placed the South line of North Union to place ownerships South of the subdivision. And I also retraced this survey to place ownerships South of North Union in Survey 008-2018.

In Survey 22-83, Duane Griffith does a study of Swackhammer's and McCully's Addition. At Delta and Main Street, he indicates references to the Northeast and Southeast. At Chestnut and Main Street, he indicates placement by references to the Northeast and Northwest. He shows a distance of 260.02 feet between the two positions. No monument is shown at Birch and Main Street and he sets one at Ash and Main Street. It appears as though he uses a nominal 260.00 feet South from Chestnut to place Birch and does the same to place the intersection of Ash Street and Main.

Survey 012-1992, does a recovery survey and indicates a monument at the centerline of Delta/Main, Chestnut/Main and Ash/Main. It shows brass screw references to the Northeast and Southeast at Birch Street. It also shows a reference screw to the Northwest and Southeast of the Delta/Main centerline and a reference to the Northwest of the Chestnut/Main centerline.

Though there exists no remaining original map of Survey 83-71, there is a map within the survey records that is titled "Data from 83-71" which does show distances to references along Main Street. The distances shown on this map fit harmoniously with the ties of Survey 012-1992, varying in the distance from the Delta/Main centerline to the Southeast reference by 0.02 ft. and in the distance from the Chestnut/Main centerline to the Northwest by 0.02 feet. Though all these monuments have been removed, I find these retracing surveys to be the best available evidence of the original position of these monuments.

If the centerline of Birch Street is established from the reference ties shown on the "Data from 83-71" map (also shown on Survey 33-82) as per the coordinate positions of Survey 012-1992, it does indicate that the original inverse distance from the Birch Street center line to Delta Street centerline, along Main Street, was 520.12, which matches harmoniously with the Survey 22-83 and less so with the 520.43 feet of the surveys done within North Union Addition.

The relevance of the prior discussion has to do with whether there is a hiatus at the seam between North Union Addition and McCully's Addition, due to the differences in record distances along Main Street. It is my opinion that there are no double corner positions here, and that the position placed by Survey 23-83, and the corroborative evidence of subsequent retracement survey indicate that these position are likely the original corner monument positions. Survey 042-2020 did a thorough study of Main Street through Union and established coordinate positions along Main Street for Delta, Birch, Chestnut and Ash by retracement of Survey 22-83. Though an alignment was developed in control survey 054-1998, the placement of the centerline, as mentioned by Elithorp in Survey 042-2020, was based on located line 10B-3-25 and did not represent a thorough retracement to place these lines. Though I later followed survey 054-1998 in performing Survey 008-2018, I would concur with Elithorp's assessment.

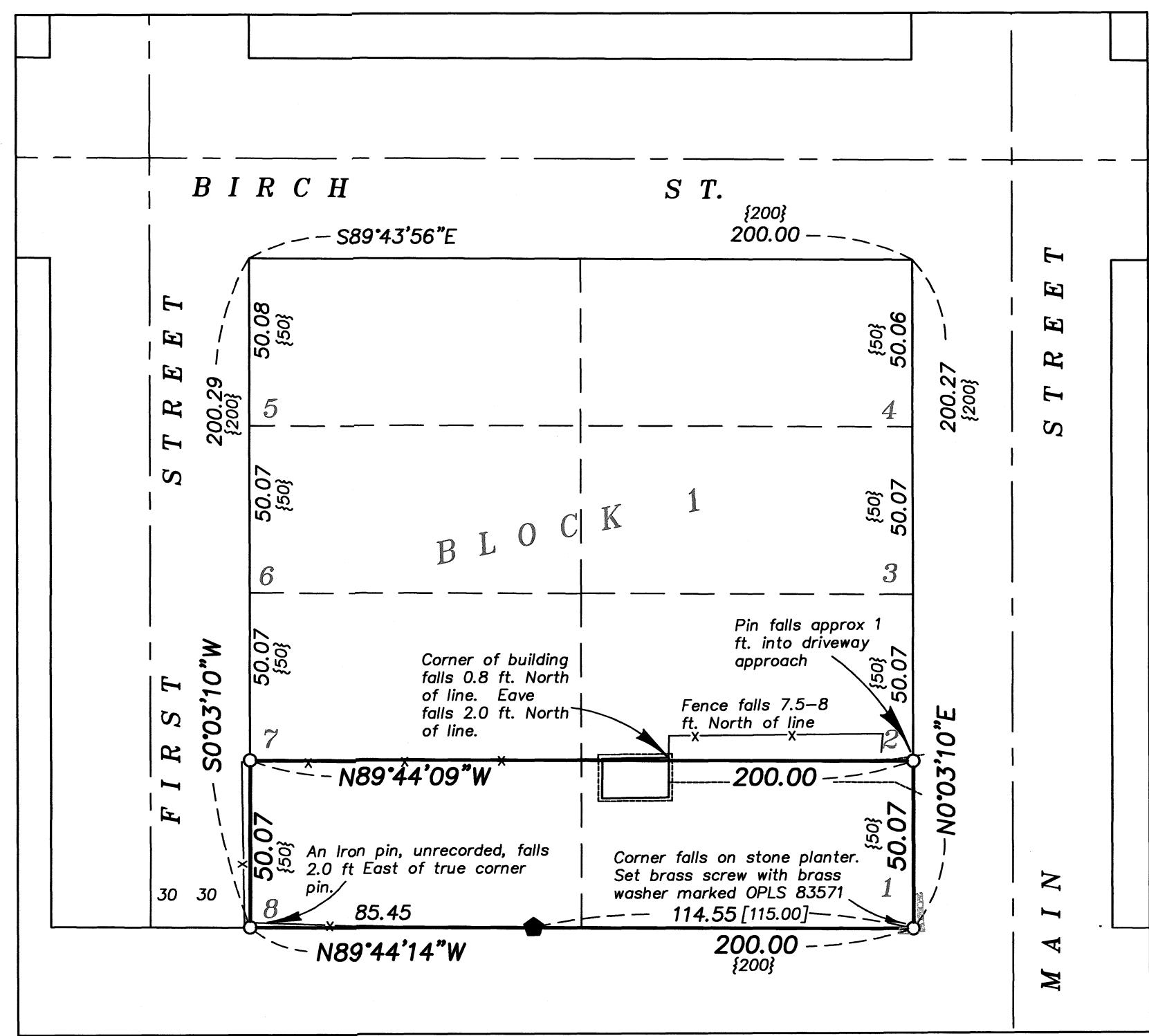
Unfortunately, roadwork along Main Street has not been kind to survey monumentation, and the only remaining monuments of Surveys 042-2020 and 054-1998 are at the far North end of town (Point 14) and the monument in front of the hardware store (Point 105). I reestablish the 'RW' line from these two monuments, and hold the coordinate positions of Delta, Birch and Chestnut along the Main Street centerline as per Survey 042-2020.

I drive a point from the brass cap at Delta and Fifth Street to the position of Delta and Main Street. I then utilize the same methodology employed in most of the surveys in North Union, holding East/West lines parallel with the Delta Street centerline, and North/South lines parallel with the Main Street centerline, giving all blocks nominal dimensions. This will differ slightly from the subdivision break shown on Survey 008-2018, done by myself, which utilized many of the record measurements of the surveys within North Union. However, I find that most remaining monumentation are harmonious with this method.

In order to protect the bona fide rights of property owners South of North Union which relied on surveys using measurements of 72-77, I hold the South line of North Union, as established by 008-2008.

There is a survey, bearing Hanley Engineering caps, within the Southeast corner of Block 2 of North Union, that is as of this date not recorded. I do not consider these monuments for my placement of the block.

A shed and fence from this property encroach onto the property to the North. A stone planter encroaches at the Southeast corner onto the property to the South. I find no other unusual conditions with this survey.



DETAIL SCALE: 1"=40'

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JEFFREY S. HSU
 83571
 Renewal Date: June 30, 2025

UNION COUNTY SURVEYOR
 Date Received 5/9/23
 Date Filed 5/31/23
 By [Signature]
 File No. 010-2025

BAGETT, GRIFFITH & BLACKMAN
 2006 Adams Avenue, LaGrande, Oregon
 Map of Survey
 Situated in Block 1, North Union Addition
 City of Union, Oregon
 UNION COUNTY, OREGON
 SURVEYED FOR Tom Baskin
 SURVEYED BY J. S. H.
 Scale: 1" = 100' Drawn by: J. S. H. Apr. 2023

SURVEY NUMBER 010-2023