LOT LINE ADJUSTMENT

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'

NARRATIVE

This survey was done at the request of Gary Haefer, representative of Jodi Falk, owner of the Easterly tract and Riclin Global Holdings, LLC, owner of the Westerly tract. The parties wanted to adjust the lot line to an Easterly extension of the South line of Parcel 2 of Partition Plat 20100004T..

The exteriors of the Riclin tract were surveyed in Survey 009–1997. I find pins set by Survey 012–1982 and Partition 20040005T to fall in line, and hold these monuments for the North line. The East line of the Riclin tract is nominally held as a line due South from the SE corner of Block 23, Town of Union. Survey 009–1997 uses a bearing of S0°22'52"W, as this was the same bearing used in the block falling immediately North of the Riclin tract (the established bearing of Main Street, by said survey). However, the line running South from Block 23, was established at a bearing of S0°17'08"W, in Survey 79–81, also noted on Survey 07–82. This bearing was used in Surveys 007–2010 and Partition Plat 20100004T. Though the pin along this line, established by Partition Plat 20100004T appears to be disturbed, I hold this record position as representing the East line of the Riclin tract prior to adjustment. From the SW corner of said Parcel 2, I drive a line to the pin on the South line set by Survey 009–1997.

I hold the nominal dimensions of the Falk Tract, the East line being 100 feet offset from the center of section line, and the West line being 271 feet West of said line. Doing so is harmonious with undisturbed pins.

I place the highway right of way as per ODOT survey, filed as Survey Number 042–2020, which differs slightly from the alignment used by other surveys in the area. This places monuments along Highway 237 off as shown. It appears as though fence construction has disturbed several pins around Parcels of Partition 2010004T. I use record position where these pins have shown disturbance.

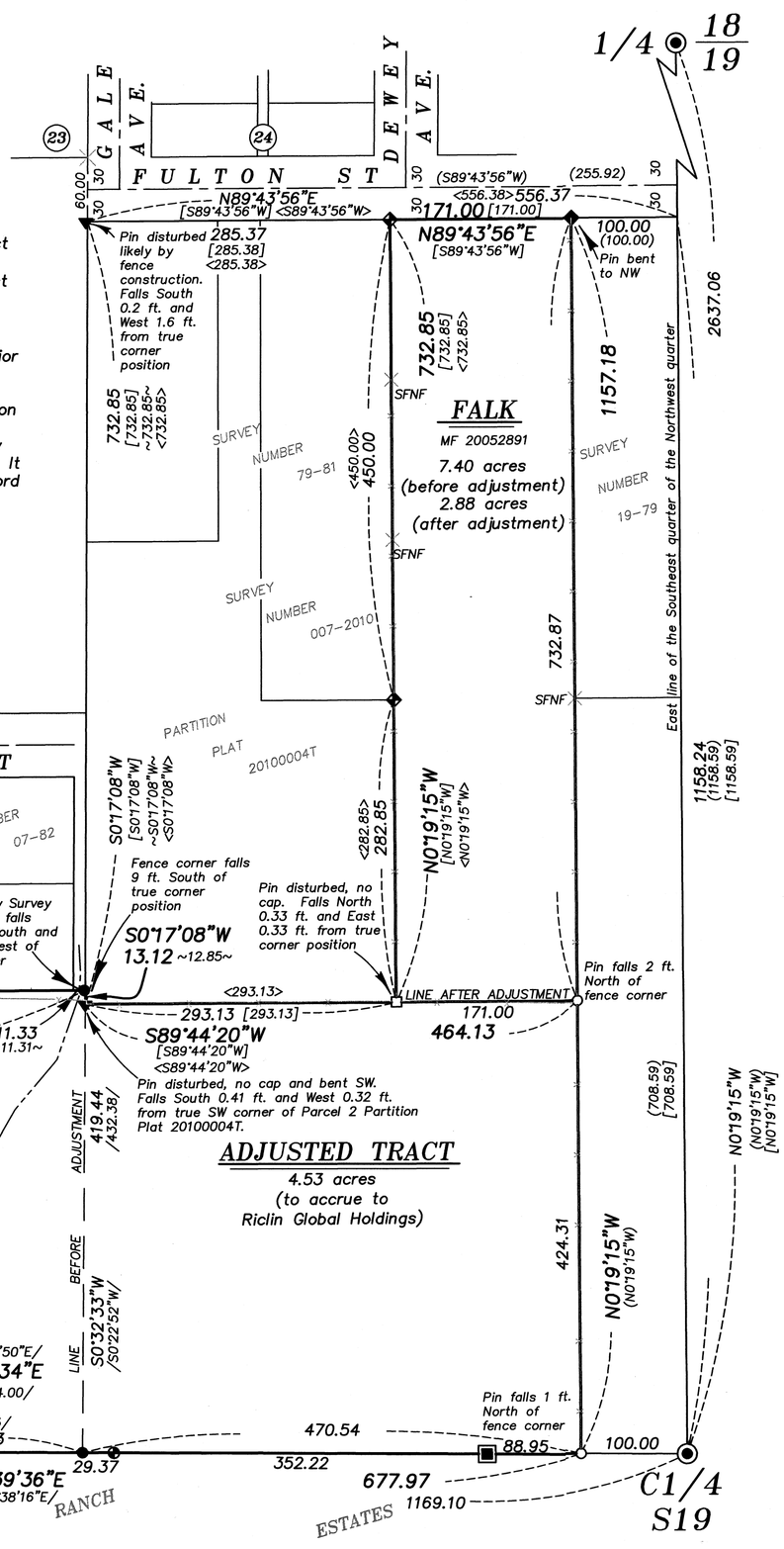
I place the adjusted line at the direction of Mr. Haefer. I find no other unusual conditions with this survey.

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JUNE 2, 2010
JEFFREY S. HSU
83571
Renewal Date: June 30, 2025

APPROVAL

Approved as a lot line adjustment this 12 day of December, 2023.

Susan Hawkins
Mayor, City of Union



LEGEND

- Found 2 1/2" aluminum pipe w/ 2 1/2" aluminum cap marked as per Union County Monumentation Records
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey 19–79
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey 79–81
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey 7–82
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey 12–82
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey 009–1997
- Found 5/8" iron pin with 2 1/2" aluminum cap marked GOLF COURSE BOUNDARY LS 2537, set by Survey Number 042–1998
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Partition Plat Number 20040005t
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Partition Plat Number 20100004T
- Found monument as described, used as Network Point on Survey Number 042–2020
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Plat of Century Ranch Estates
- Set 5/8" x 30" iron Pin with plastic cap marked "BGB SURVEY MARKER"
- ( ) Record dimension as per Survey 19–79
- [ ] Record dimension as per Survey 79–81
- ~ ~ Record dimension as per Survey 7–82
- { } Record dimension as per Survey 12–82
- / / Record dimension as per Survey 009–1997
- – – Record dimension as per Partition Plat 20040005T
- < > Record dimension as per Partition Plat 20100004T
- Existing Fenceline
- SFNF Searched for monument of record, not found

REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 009–1997
Survey Number 23–89
Survey Number 7–82
Survey Number 19–79
Survey Number 007–2010
Survey Number 038–1999
Survey Number 042–2020
Partition Plat 20040005T
Partition Plat 20100004T
Plat of Century Ranch Estates
Survey Number 79–81
Survey Number 12–82
Survey Number 042–1998
Survey Number 054–1998

DEED REFERENCES
Microfilm Number 91847
Microfilm Number 20101196
Microfilm Number 20052891
Microfilm Number 20171490

UNION COUNTY SURVEYOR
Date Received 12/12/23
Date Filed 12/12/23
By
File No. 032-2023

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey
LOT LINE ADJUSTMENT
Situated in the Southeast quarter of the Northwest quarter of Section 19, Township 4 South, Range 40 East of the Willamette Meridian
UNION COUNTY, OREGON

SURVEYED FOR	Gary Haefer	
SURVEYED BY	J. S. H. .	
Scale: 1" = 60'	Drawn by: J. S. H.	Dec. 2023

SURVEY NUMBER 032–2023