

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"=40'

LEGEND

- Found 2 1/2" aluminum cap, marked as per Union County Monumentation records
- ◆ Found 5/8" iron pin, set by Survey Number 39-69
- Found 5/8" iron pin, set by Survey Number 58-76
- Found 5/8" iron pin with plastic cap marked CITY OF LA GRANDE, set by Survey Number 017-1996
- Found 5/8" iron pin, set by Survey Number 92-80
- ▲ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 043-1991
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by White Birch Subdivision
- Found brass screw and washer marked OPLS 2219, unless otherwise described, set by Survey Number 002-2014
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Fenceline
- () (#) Record measurement as per deed (for # see references)
-) (Record measurement as per Survey Number 39-69
- < > Record measurement as per Survey Number 58-76
- - - Record measurement as per Survey Number 92-80
- [] Record measurement as per Survey Number 40-84
- / / Record measurement as per Survey Number 043-1991
-] [Record measurement as per Survey Number 017-1996
- ~ ~ Record measurement as per Survey Number 002-2014
- { } Record measurement as per plat of White Birch Subdivision

REFERENCE MATERIAL

Union County Monumentation Records	DEED REFERENCES
Survey Number 21-67	Book 127, Page 632
Survey Number 39-69	Book 157, Page 151
Survey Number 58-76	Microfilm Document Number 25129
Survey Number 92-80	(A) Microfilm Document Number 42017
Survey Number 40-84	Microfilm Document Number 63637
Survey Number 043-1991	Microfilm Document Number 73971
Survey Number 017-1996	(B) Microfilm Document Number 73972
Survey Number 006-2003	Microfilm Document Number 74403
Survey Number 002-2014	(C) Microfilm Document Number 93949
Survey Number 039-2022	(D) Microfilm Document Number 109118
Plat of White Birch Subdivision	(E) Microfilm Document Number 109131
	Microfilm Document Number 113301
	Microfilm Document Number 113641
	Microfilm Document Number 136914
	Microfilm Document Number 137009
	Microfilm Document Number 137137
	Microfilm Document Number 137845
	Microfilm Document Number 20143482
	Microfilm Document Number 20190661
	Microfilm Document Number 20190662
	Microfilm Document Number 20221956

NARRATIVE

This survey was done at the request of Dwight Arnoldus, owner of the land within. Mr. Arnoldus wanted the exteriors of his lots monumented. The South line of the Arnoldus Tract as well as the Williams tract is the North line of Book 127, Page 632. I hold the placement as per Survey Number 039-2022. The Holloway and Williams tracts, prior to their current configuration, were surveyed by James Voelz in Survey 39-69 and 58-76. These surveys do not appear to have done an accurate retracement of the North line of Book 127, Page 632, as the recovered monumentation appears to have a clockwise rotation of 0°39'38". Survey 39-69 surveyed MF 25129, parent tract to MF 42017. To place these tracts, I therefore hold the record distances, rotated to Voelz's basis of bearing. To place the corner of Microfilm 42017, I hold the deed distance along the Voelz line. As the original conveyance was based on the Voelz survey, I measure from the position of the pin, as found. The West line of the Williams Tract was adjusted by Microfilm Number 73972, holding points cardinal dimensions from the SW corner of Microfilm Number 42017. I hold the Voelz bearings to place these points. Holding the North line of Book 127, Page 632 as the true line, this leaves a dimension excess of about 5.6 feet on the far West end of the Williams Tract. I hold record measurements of Survey 58-76 to place the boundary line along Holloway. It should be noted that the found pins set along McAlister Road right of way do not conform to the true right of way line, as depicted on this map. The West line is controlled by Book 157, Page 151, surveyed by Norm Paulus in Survey Number 017-1996. I hold this pin and those of White Birch Subdivision along the West line. White Birch Subdivision created a division line along Mulholland Slough. This has since been filled in. I find 15 foot reference pins to be relatively harmonious with the plat, and I extend the lines record 15 feet to place the true corner position of the ends of the ditch. I use a grant boundary adjustment method (rotation and scaling), based on the record measurement of White Birch Subdivision to place the angle points in this line. Along the Devore boundary, I hold pins set by Survey Number 043-1991. From the Southwest corner of Devore to the point on the West line of Arnoldus (called as being S15°34'26"W, 1576.59 feet from the North quarter corner of Section 3), I rotate the retracement of the line surveyed in Survey 92-80 that was done by Survey 043-1991, with the rotation origin at the SW corner of Devore. I extend the most Westerly course to the pin on the West line of Arnoldus. The fence along the South line of Arnoldus is off as shown. The fences in this area do not appear to conform to either the current or previous title lines. I find no other unusual conditions with this survey.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

JEFFREY S. HSU
83571

RENEWAL DATE: June 30, 2025

UNION COUNTY
SURVEYOR

Date Received 12/21/23

Date Filed 12/21/23

By [Signature]

File No. 034-2023

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey

Situated in the Southeast quarter of the Northwest quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, City of Island City

UNION COUNTY, OREGON

SURVEYED FOR Dwight Arnoldus

SURVEYED BY J. S. H.

Scale: 1" = 40' Drawn by J. S. H. Dec. 2023

SURVEY NUMBER 034-2023