

LOT LINE ADJUSTMENT

BASIS OF BEARING

Solar observation taken at the North quarter corner of Section 15, Township 1 North, Range 39 East of the Willamette Meridian.

SCALE: 1"=100'

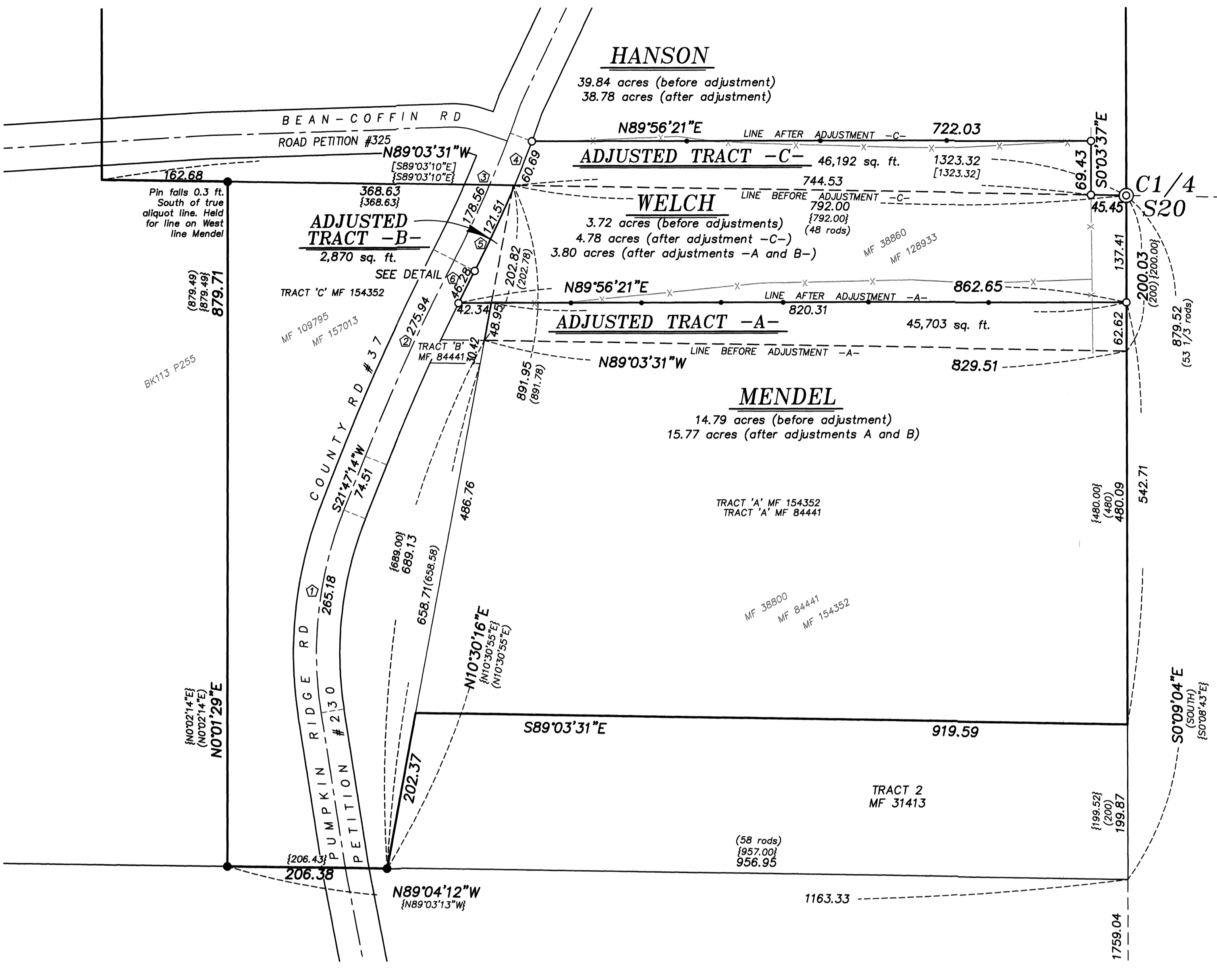
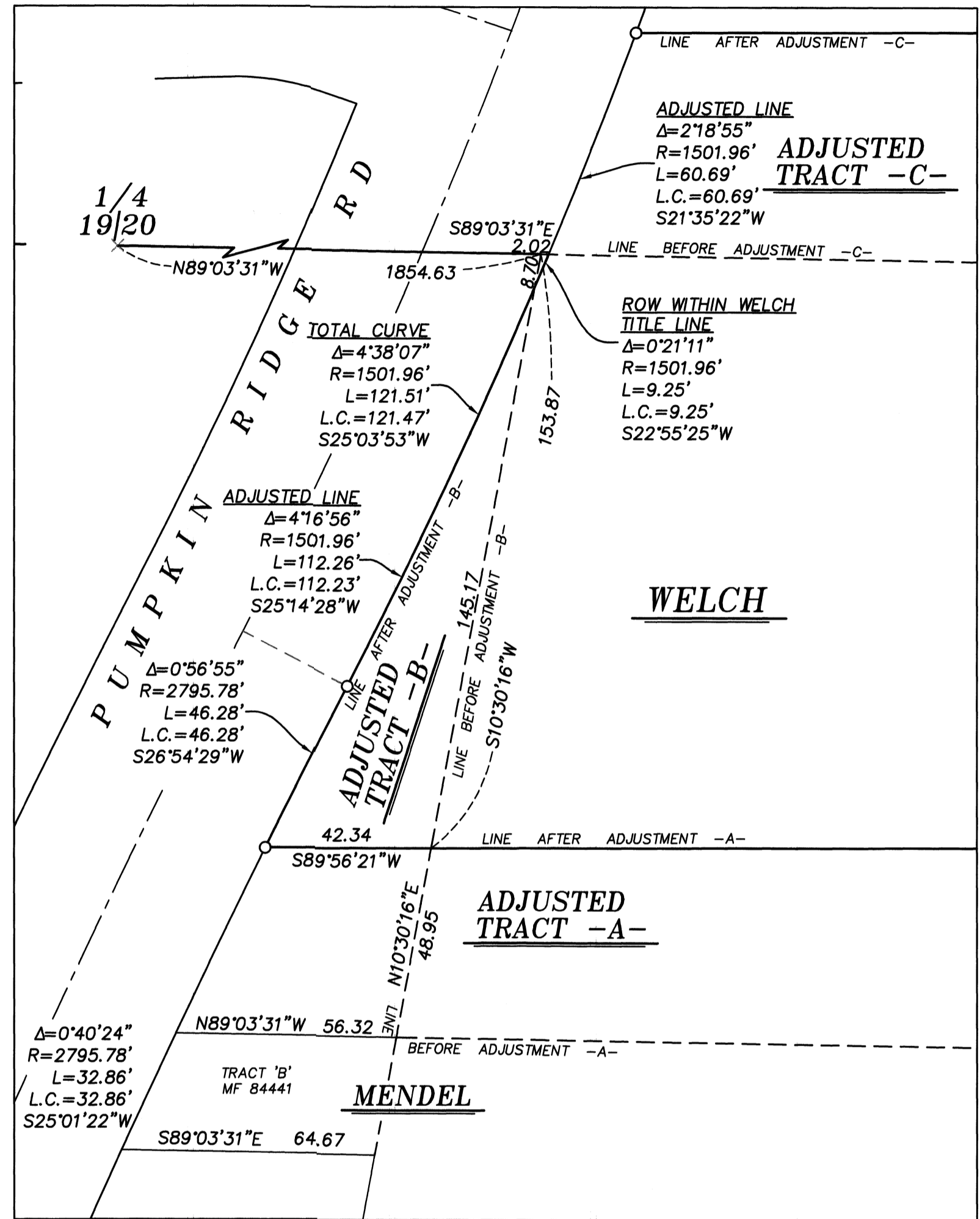
LEGEND

- Found monument as described, marked as per Union County Monumentation Records
- Found 5/8" iron pin, set by Survey Number 30-83
- ⊙ Set 2 1/2" x 30" aluminum pipe with 3" aluminum cap, marked as per Union County Monumentation Records, filed separately
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- [] Record measurement as per Survey Number 111-78
- { } Record measurement as per Survey Number 30-83
- () Record measurement as per deed
- - - Fenceline
- Steel fencepost set on line

REFERENCE MATERIAL

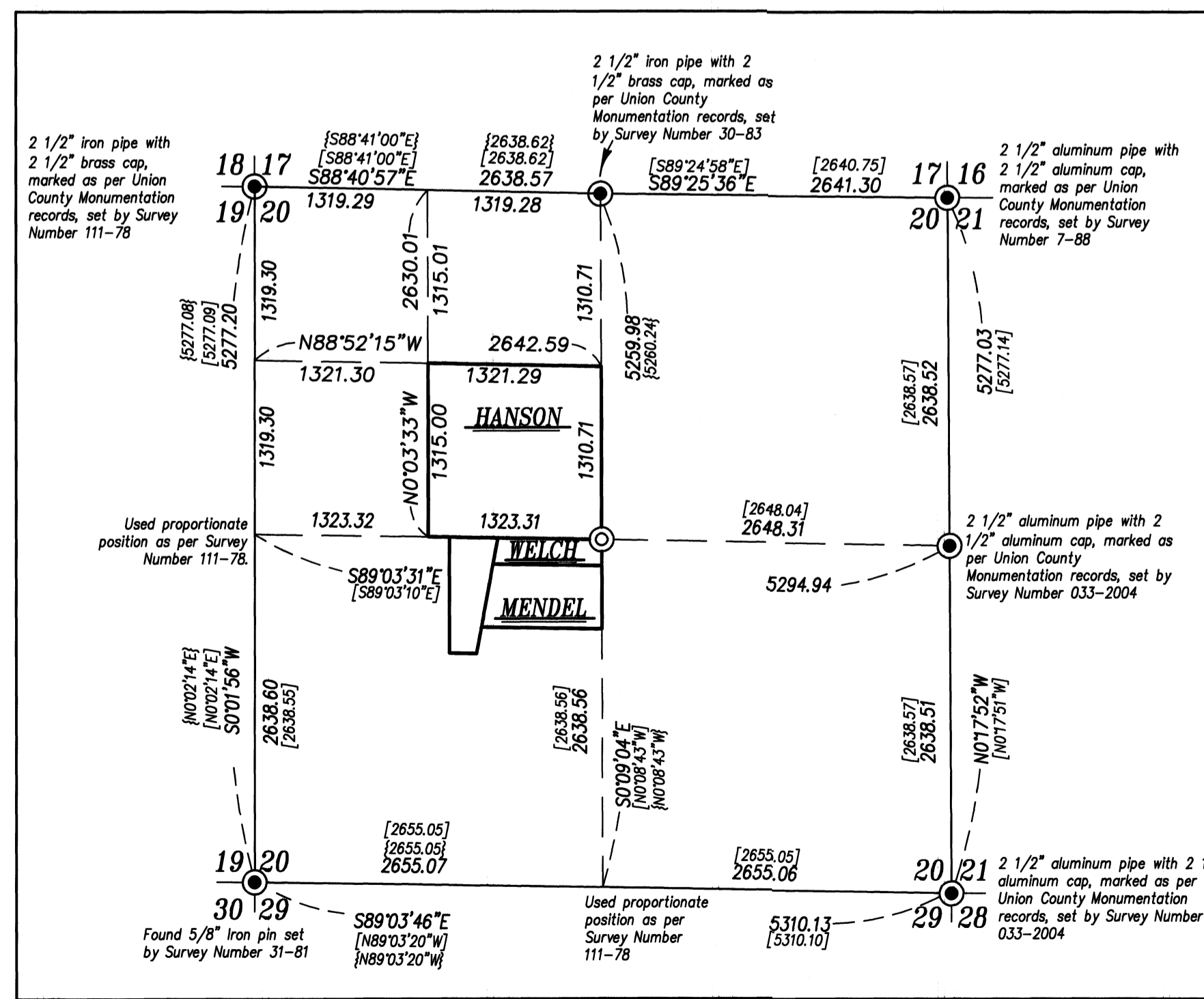
Union County Monumentation Records
 Survey Number 86-71
 Survey Number 111-78
 Survey Number 30-83
 Survey Number 060-2015
 Survey Number 033-2004

DEED REFERENCES
 Deed Book 117, Page 77
 Deed Book 113, Page 255
 Microfilm Document Number 109795
 Microfilm Document Number 31413
 Microfilm Document Number 38860
 Microfilm Document Number 128933
 Microfilm Document Number 157013
 Microfilm Document Number 34112
 Microfilm Document Number 38800
 Microfilm Document Number 84441



CURVE TABLE

① Δ=30°43'09" R=494.60' L=265.18' L.C.=262.02' S6°25'40"W	② Δ=5°35'42" R=2825.78' L=275.94' L.C.=275.83' S24°35'05"W	③ Δ=6°57'01" R=1471.96' L=178.56' L.C.=178.45' S23°54'26"W
④ Δ=2°18'55" R=1501.96' L=60.69' L.C.=60.69' N21°35'22"E	⑤ Δ=4°38'07" R=1501.96' L=121.51' L.C.=121.47' S25°03'53"W	⑥ Δ=0°56'55" R=2795.78' L=46.28' L.C.=46.28' S26°54'29"W



NARRATIVE

This survey was done at the request of Lyn Welch, owner of the land within. Mrs. Welch wanted to monument and post the exterior of her property prior to fencing. In the course of doing this survey, however, it was discovered numerous building encroachments that Ms. Welch and the adjoining property owners wished to remedy.

I recover the monuments that define the section as shown hereon. I find the Section monuments to be harmonious with Survey Number 111-78 and also find relative harmony with the monuments set by Survey 30-83. The legal description to the property and the adjainer to the South are all described by metes and bounds and confined to the Southwest quarter of the Section 20. I break the section as per BLM Manual of Instructions 2009. The subject property is defined as the North 200 feet of the parent parcel described in Deed Book 117, Page 78. I place the South line by offsetting the North line of the Northeast quarter of the Southwest quarter 200 feet. I place the Northwest corner of the Welch tract by holding record 48 rods from the Center quarter. To place the West line I hold the pin set by Survey 30-83 on the East side of Pumpkin Ridge Road.

I place Pumpkin Ridge Road by holding the centerline of the constructed location. This puts a small triangle of Welch ownership within the right of way, as shown.

I place the adjusted line at the location agreed upon by the neighbors. there is a significant fence encroachment along the East side of the Welch property. The adjainer to the North did not wish to grant this as East of the fence to the Welch property.

Adjusted Tract A remedies several building encroachments on the Welch property from the Mendel property. Adjusted Tract B remedies the lack of frontage along a county road by the Welch property. Adjusted Tract C remedies the encroachment of the building on the Welch property on the Hanson property.

I find no other unusual conditions with this survey.

UNION COUNTY SURVEYOR	REGISTERED PROFESSIONAL LAND SURVEYOR
Date Received 3/22/24	 JEFFREY S. HSU 83571 Renewal Date: June 30, 2025
Date Filed 3/22/24	
By [Signature]	
File No. 009-2024	

BAGETT, GRIFFITH & BLACKMAN 2006 Adams Avenue, LaGrande, Oregon Map of Survey	
Situate in the West half of Section 20, Township 1 North, Range 39 East of the Willamette Meridian	
UNION COUNTY, OREGON	
SURVEYED FOR	Lyn Welch
SURVEYED BY	J. S. H.
Scale: 1" = 100'	Drawn by: J. S. H. March 2024