

BASIS OF BEARING

Solar observation taken at the Southwest corner of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

SCALE: 1" = 40'

LEGEND

- Found 5/8" iron pin with plastic cap, unless otherwise noted, marked BGA SURVEY MARKER, set by Survey Number 14-81.
- ▲ Found 5/8" iron pin, set by Survey Number 21-81
- ◆ Found 5/8" iron pin with 2 1/2" aluminum cap, marked BGB SURVEY MARKER, set by Survey Number 040-2022
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Ditch
- - - Centerline
- * - Fence line
- () Record measurement as per plat of McDaniels Addition
- [] Record measurement as per Survey 14-81
- - - Record measurement as per Survey 21-81
- / / Record measurement as per Survey 040-2022

REFERENCE MATERIAL


Plat of McDaniels Addition
 Survey Number 018-1991 (UR-40)
 Survey Number 14-81
 Survey Number 21-81
 Survey Number 26-83
 Survey Number 035-2003
 Survey Number 010-2006
 Survey Number 024-2020
 Survey Number 040-2022

DEED REFERENCES

Microfilm Document Number 20164306
 Microfilm Document Number 20240990
 Microfilm Document Number 20173040
 Microfilm Document Number 20241657

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**

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

UNION COUNTY
 SURVEYOR
 Date Received 10/23/24
 Date Filed 10/23/24
 By 
 File No. 039-2024

NARRATIVE

This Survey was done at the request of Maxine Parker, owner of the lands within. Mrs. Parker wanted to have the properties surveyed to monument the exteriors and identify encroachments. McDaniel's Addition was surveyed in Surveys 21-81, 14-81, 035-2003, 010-2006, and 024-2020. I recover monuments as shown and find them harmonious with record measurements from said surveys. The exception is at the Southwest corner of Block A, where I find this monument disturbed and out of position, as is also shown in Survey 040-2022. I hold the record bearing and distance from the Southeast corner of said Block A. Having established the centerlines, I subdivide the block as per standard proportion method. I hold a line 75 foot offset from the West line of Lot 3, as per deed descriptions 20240990 and 20173040, to establish the West line of Parker's ownership within Lot 3.

A power pole that services the tract on the West portion of Lot 3 falls on the Parker ownership as shown. A shed on the South end of the Parker ownership falls West of the line, and fencelines are off, all as shown hereon. I find no other unusual conditions with this survey.

BAGETT, GRIFFITH & BLACKMAN 2006 Adams Avenue, LaGrande, Oregon Map of Survey	
Sited in Block B McDaniel's Addition to the City of Cove	
UNION COUNTY, OREGON	
SURVEYED FOR	Maxine Parker
SURVEYED BY	J. S. H.
Scale: 1" = 40'	Drawn by: K. A. T. Oct. 2024

SURVEY NUMBER 039-2024