

# BASIS OF BEARING

Forward bearing as published by the U.S.C. and G.S. from  $\Delta$  COLLEGE to  $\Delta$  VALLEY Dated 1946.

SCALE: 1" = 60'



## REFERENCE MATERIAL

Union County Monumentation Records  
 Survey Number 7-67  
 Survey Number 21-76  
 Survey Number 037-1992  
 Survey Number 059-1994  
 Survey Number 001-2009  
 Survey Number 022-2016  
 Survey Number 020-2020  
 Survey Number 053-2021A  
 Survey Number 025-2022  
 Partition Plat 20160019T  
 Plat of RI-LaGrande Subdivision

### DEED REFERENCES

Book 81, Page 303  
 Book 81, Page 310  
 Book 85, Page 232  
 Book 91, Page 457  
 Book 92, Page 172  
 Book 100, Page 522  
 Book 104, Page 268  
 Book 136, Page 698  
 Microfilm Document No. 20213394  
 Microfilm Document No. 20221230

## LEGEND

- Found monument as noted, marked as per Union County Monumentation records
- ◆ Found brass rod in concrete, set by Survey Number 7-67
- Found 5/8" iron pin, set by Survey Number 21-76
- ▲ Found 5/8" iron pin, set by survey Number 037-1992
- ⊙ Found iron pin, set by Survey Number 059-1994
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 001-2009
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 022-2016
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Plat of RI-LaGrande Subdivision
- Set 5/8"x30" iron pin with yellow plastic cap marked BGB SURVEY MARKER
- Centerline
- ( ) Record measurement as per Survey Number 7-67
- [ ] Record measurement as per Survey Number 21-76
- { } Record measurement as per Survey Number 001-2009
- ~ ~ Record measurement as per Survey Number 022-2016
- - Record measurement as per Survey Number 053-2021A
- / / Record measurement as per Survey Number Plat of RI - La Grande Subdivision

## NARRATIVE

This survey was done at the request of Dwayne Kraft, on behalf of the contractor placing improvements on the property. Mr. Kraft wanted corners set prior to construction. The parent tract for this tier of lots is deed recorded in Book 81, Page 303 which describes a tract beginning at the intersection of the Section line between Sections 3 and 4 and the South right of way line of the highway. It describes a tract that runs for a width of 349.3 feet, measured along the highway right of way. From this, the three tracts described in Book 81, Page 310, Book 85, Page 232 and Book 92, Page 172, were broke out, each having a width along the highway right of way of 100 feet, with the Northwest corner of Book 85, Page 232 being 49.35 feet from the intersection of the right of way line and section line.

Survey 7-67 monumented the tract to the South and West of this tier of properties (Other Guys tract), noting that the Northwest corner of Section 3 was noted in deeds as being on the West side of a North/South running road running North of the railroad tracks. This road is no longer in existence, but is evident that there was a local point of control utilized for the point noted in the aforementioned deeds as being the "intersection of the highway right of way line and the section line", that fell well West of the actual section line. The difference between the line that was held as the section line in deeds and the true section line is evident in Survey 001-209 by Greg Blackman, which remedied this discrepancy along the line running North from the N1/16th corner, from the one established by James Hanley in Survey 037-1992.

Survey 21-76 monuments the Poole tract (Book 104, Page 268), and does note the existence of an monument at the Northwest corner of the client tract, as well as a bolt at the Northwest corner of Book 85, Page 232. Though these corners have been removed with the widening of the highway, I would hold these monuments position as being the original intent of the conveyances. The distance of 100.00 feet from the NW corner of Poole is also consistent with a position that would be established by junior/senior rights.

I recover monuments as shown. To establish the West line of the Poole tract, I hold a line 60 feet West of monuments set by Survey Number 022-2016. I hold the brass rods in concrete, set by Survey 7-67 along the South line of the "Other Guys" tract. I hold the record distance of 200 feet (record from Survey 7-67) to place the Southeast corner of the client's tract. I did not use the record as per Survey 21-76 as it notes that this monument may have been disturbed at the time. I run the South line of this tract parallel with the South line of the Other Guys tract.

To establish the Northeast corner, as per the original deed, I use the position of the West corner of Book 116, Page 179, established in Survey Number 053-2021A and run a line parallel with the current right of way to place the original location of the highway right of way, and intersect it with the West line of the Poole tract. To place the West line of the client tract, I run the record 100 feet, along the old highway right of way line, running the West line parallel with the West line of the Poole tract. I hold a line through the recovered monuments on South right-of-way line of the current highway to place the North line of this tract.

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

UNION COUNTY  
 SURVEYOR

Date Received 11/5/24

Date Filed 11/5/24

By [Signature]

File No. 042-2024

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

Situated in the Northwest 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 Dwayne Kraft

SURVEYED BY J. S. H.

Scale: 1" = 60' Drawn by: J. S. H. Oct. 2024

SURVEY NUMBER 042-2024

