

NARRATIVE

This survey was done at the request of Kathy Mudd, purchaser of the land within. Ms. Mudd wanted to have the exteriors of the property surveyed for fencing. The block breakdown of Swackhamer's Addition was done by a study recorded as Survey Number 22-83 by Duane Griffith. In this survey, he set monuments at select intersections along Bellwood Avenue and Main Street. Monuments in Bellwood were recovered, however, monuments along Main Street have since been removed. Partition Plats 1992-09 and 2002-0019 utilized the break as per Survey 22-83.

In Survey Number 042-2020, Ellithorp established the intersection positions along Main Street by holding monuments found along Bellwood Street and holding record distances as per Survey 22-83. I have retraced this work in Survey 010-2023 and have utilized the same method to place these intersection positions on Main Street. I hold these intersection positions on this survey. I recover monuments in Bellwood Ave at the intersections of Bryan Street and Grape Street and hold a proportionate position at the College Street/Hickory Street intersection. From these positions on Bellwood, I drive a line to the intersection positions on Main Street.

To maintain harmony with monuments set by Partitions 1992-09 and 2002-0019, I hold the monuments recovered from these partitions as being on the West right of way of College Street and offset 30 feet to place the centerline of College Street between Blocks 14 and 15, extending this line to the Hickory Street and Grape Street intersections. I hold a proportionate position along Bryan Street between Bellwood and Main Streets to place the College Street intersection. This puts a small angle point in College St at the Hickory Street intersection, but maintains harmony with survey monumentation.

Block 17 was originally owned by W.D. Hanks (Book 55, Page 427). The first deed out of this parent tract was the parcel to the North in Book 55, Page 583 (April 1912). This tract was the second parcel created, by Book 59, Page 362 (Dec. 1912). The West half of Swackhamer's Addition was created last by deed recorded in Book 71, Page 233 (September 1919). The relevance of this is that this tract and the one to the North indicate a nominal width of 100 feet, which according to the plat of Swackhamer's Addition, would be the midpoint of the block. There does appear to be a slight excess from the nominal 200 foot dimension of the block in the East/West direction. As the nominal dimension of blocks within Swackhamer's was 200 feet, I believe the intent was for the West line to fall along the midline of the block and use it to place the West line of this property. I give full measure to the parcel to the North to place the North line.

Fencelines are off as shown. I find no other unusual conditions with this survey.



Renewal Date: June 30, 2027

REFERENCE MATERIAL

Plat of Swackhamer's Addition to Union
Survey Number 72-77
Survey Number 22-83
Survey Number 012-1992
Survey Number 054-1998
Survey Number 042-2020
Partition Plat 1992-09
Partition Plat 2002-0019

DEED REFERENCES

Book 55, Page 427
Book 55, Page 583
Book 59, Page 362
Book 71, Page 233
Book 106, Page 10
Book 114, Page 40
Book 139, Page 416
Book 141, Page 18
Book 143, Page 292
Microfilm Number 20035592
Microfilm Number 20132064
Microfilm Number 20172288
Microfilm Number 20221636

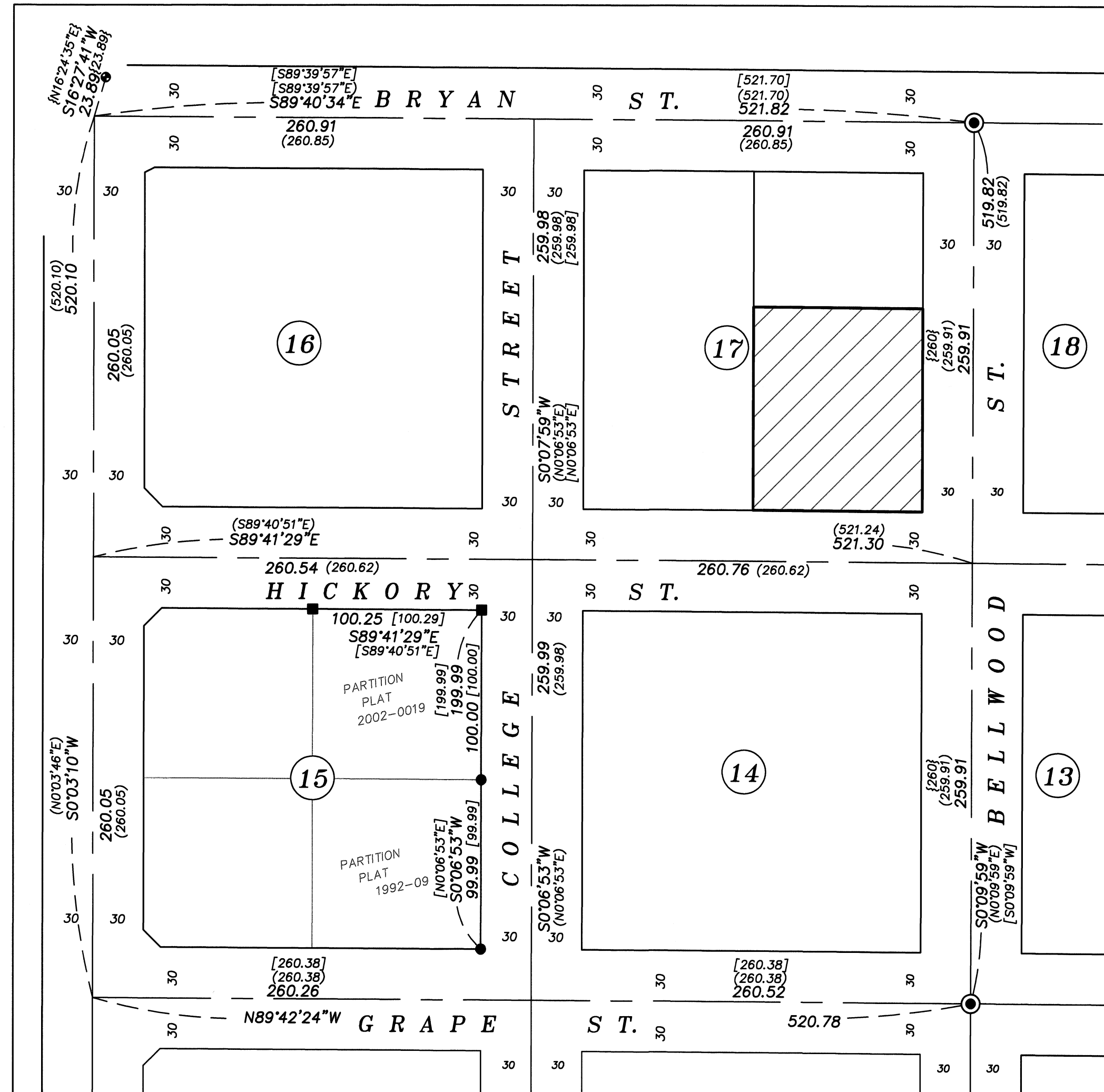
BASIS OF BEARING

Solar observation taken at the Northwest corner of Section 19, Township 4 South, Range 40 East of the Willamette Meridian.

SCALE: 1"=30'

LEGEND

- Found 5/8" iron pin with yellow plastic cap marked "BGA SURVEY MARKER" set by Survey Number 22-83
- Found 5/8" iron pin with yellow plastic cap marked BGA SURVEY MARKER, set by Partition Plat 1992-09
- Found 5/8" iron pin with yellow plastic cap marked BGB SURVEY MARKER set by Partition Plat 2002-0019
- Found 2" aluminum cap marked ODOT-UNION SECTION PROJ NO R6173 OTAK, INC. set by Survey Number 054-1998
- Set 5/8"x30" iron pin with yellow plastic cap marked "BGB SURVEY MARKER"
- Centerline
- Fenceline
- { } Record measurement as per plat of Swackhamer's Addition of Union
- () Record measurement as per Survey Number 22-83
- [] Record measurement as per Partition Plat 2002-0019



BLOCK BREAK SCALE: 1"=60'

UNION COUNTY SURVEYOR	
Date Received	7/31/25
Date Filed	7/31/25
By	[Signature]
File No.	026-2025

BAGETT, GRIFFITH & BLACKMAN	
2006 Adams Avenue, LaGrande, Oregon	
Map of Survey	
Situated in Block 17, Swackhamer's Addition to Union	
Situated in the NE1/4SW1/4 Section 18, Township 4	
South, Range 40 East, Willamette Meridian	
UNION COUNTY, OREGON	
SURVEYED FOR	Kathy Mudd
SURVEYED BY	J. S. H.
Scale: 1" = 30'	Drawn by: J. S. H. July 2025

SURVEY NUMBER 026-2025