

## 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"=100'

## LEGEND

- Found 1 1/4" iron pipe with 2" brass cap set by survey number 46-79
- Found 2 1/2" aluminum pipe with 2 1/2" aluminum cap, marked as per Union County Monumentation Record 014-2000R
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" (unless otherwise noted) set by the plat of Vista Acres
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" (unless otherwise noted) set by Survey Number 29-80
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" (unless otherwise noted) set by Survey Number 5-83
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" (unless otherwise noted) set by Partition Plat 20110018T
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- Fence line
- ( ) Record distance as per plat of Vista Acres
- [ ] Record distance as per Survey Number 29-80
- { } Record distance as per Survey Number 5-83
- - Record distance as per Partition Plat 20110018T
- / / Record distance as per Survey Number 022-2018

## REFERENCE MATERIAL

Union County Monumentation Records  
Union County Road Records  
Plat of Vista Acres  
Survey Number 46-79  
Survey Number 29-80  
Survey Number 5-83  
Partition Plat Number 20110018T  
Survey Number 022-2018

DEED REFERENCES  
Microfilm Number 87048  
Microfilm Number 85813  
Microfilm Number 118084  
Microfilm Number 150948  
Microfilm Number 20037848  
Microfilm Number 20113762  
Microfilm Number 20113763  
Microfilm Number 20113764  
Microfilm Number 20113765

## NARRATIVE

This Survey was done at the request of Tyler Pryor, realtor for the owner of the tracts within. The lots were originally monumented by the plat of Vista Acres, with interior tract lines being monumented by Survey 29-80 and Survey 5-83. There was a discovery of an erroneous placement of the South quarter corner of Section 26, and this was monumented in 2000, documented in Union County Monumentation Record 014-2000R, though even this position was found by Partition Plat 20110018T to be in slight error. I use the true proportionate position, as per Partition Plat 20110018T.

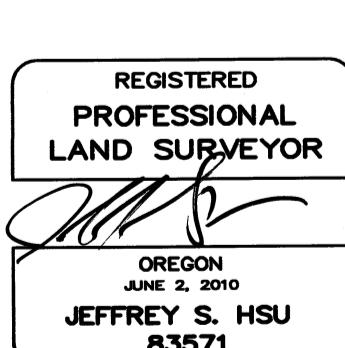
The importance of the placement of the subdivisional lines of the Section falls in the location of the West right of way of Comstock Road, and the East line of the original Lots of Vista Acres, both which are defined by the East line of the West half of the Northwest quarter of the Section. In order to place the true corners, I hold lines of the Lots of Vista Acres, as well as the interior Tract lines and extend them to the true aliquot line.

Partition Plat 20110018T did not find monuments set by Vista Acres along the North line of Tract 'B' and the East line of Tract 'C', and reset them. Finding these harmonious with the plat, I hold the location of the found monuments. I extend a line through the pins along the North line of Tract 'B' Westerly to intersect the line defined by Survey 29-80 to place the Northwest corner of Tract 'B'.

The pin at the Northeast corner of Tract 'C' was found grossly disturbed. To replace this pin, I hold a line 420 feet West of the East line of the NW1/4 NW1/4. From an intersection of this offset line and the South right-of-way line of Mill Creek Lane, (also being the NW corner of Parcel 1 of Partition Plat 20110018T) I run the record 230.10 ft. distance South, per Survey 05-83.

To place the exteriors of the tract lying West of Vista Acres, Blackman utilized the deed offset of 18 rods, 14 ft. and 4 inches. However, it was less clear how he determined the Southeast corner of that tract (MF150948), as it does not appear to conform to the record deed distance from the Section line. That being said, there appears to be acceptance of this monument by both landowners and other surveyors and I accept the location of this monument in place.

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



Renewal Date: June 30, 2027

UNION COUNTY SURVEYOR
Date Received 12/25/25
Date Filed 12/25/25
By
File No. 046-2025

BAGGETT, GRIFFITH & BLACKMAN	
2006 Adams Avenue, LaGrande, Oregon	
Map of Survey	
Situated in the Northwest quarter of Section 26, Township 3 South, Range 40 East of the Willamette Meridian	
UNION COUNTY SURVEYOR	
SURVEYED FOR Tyler Pryor	
SURVEYED BY J. S. H.	
Scale: 1" = 100' Drawn by: K. A. T. October 2025	

## SECTION BREAK

SCALE: 1"=1000'

SURVEY NUMBER 046-2025