

# BASIS OF BEARING

Oregon Coordinate Reference System – La Grande Zone

SCALE: 1" = 200'

## LEGEND

- Found 1" iron pipe with 2 1/2" brass cap, set by Survey Number 01-78
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by plat of Morgan Lake Estates
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- x Fenceline
- o Remnants of old fenceline
- Edge of Gravel Road
- - - Easement Line
- ( ) Record measurement as per plat of Morgan Lake Estates
- [ ] Record measurement as per Survey Number 019-1993
- { } Record measurement as per Survey Number 01-78

## REFERENCE MATERIAL

Union County Monumentation Records  
Survey 01-78  
Survey 019-1993  
Plat of Morgan Lake Estates  
Road Petition No. 300

DEED REFERENCES  
Microfilm Document No. 36962  
Microfilm Document No. 137235  
Microfilm Document No. 137236  
Microfilm Document No. 137237  
Microfilm Document No. 20251080

Commissioner's Journal Book 'U', Page 324A  
County Court Order 1974-068  
County Court Order 1976-114A

Centerline Line/Curve Table					
Curve #	Chord Bearing	Chord Dist	Length	Radius	Delta
CL1	S55°06'54"W	311.63			
CL2	S86°09'56"W	154.74	162.58	150.00	62°06'03"
CL3	N62°47'03"W	301.31			
CL4	N74°35'43"W	81.87	82.46	200.00	23°37'20"
CL5	S80°18'48"W	648.57	654.41	1411.68	26°33'38"
CL6	S67°01'59"W	581.76			
CL7	S78°47'24"W	407.52	410.39	1000.00	23°30'50"
CL8	N89°27'11"W	712.12			
CL9	N69°45'W±	97±	(to fence)		

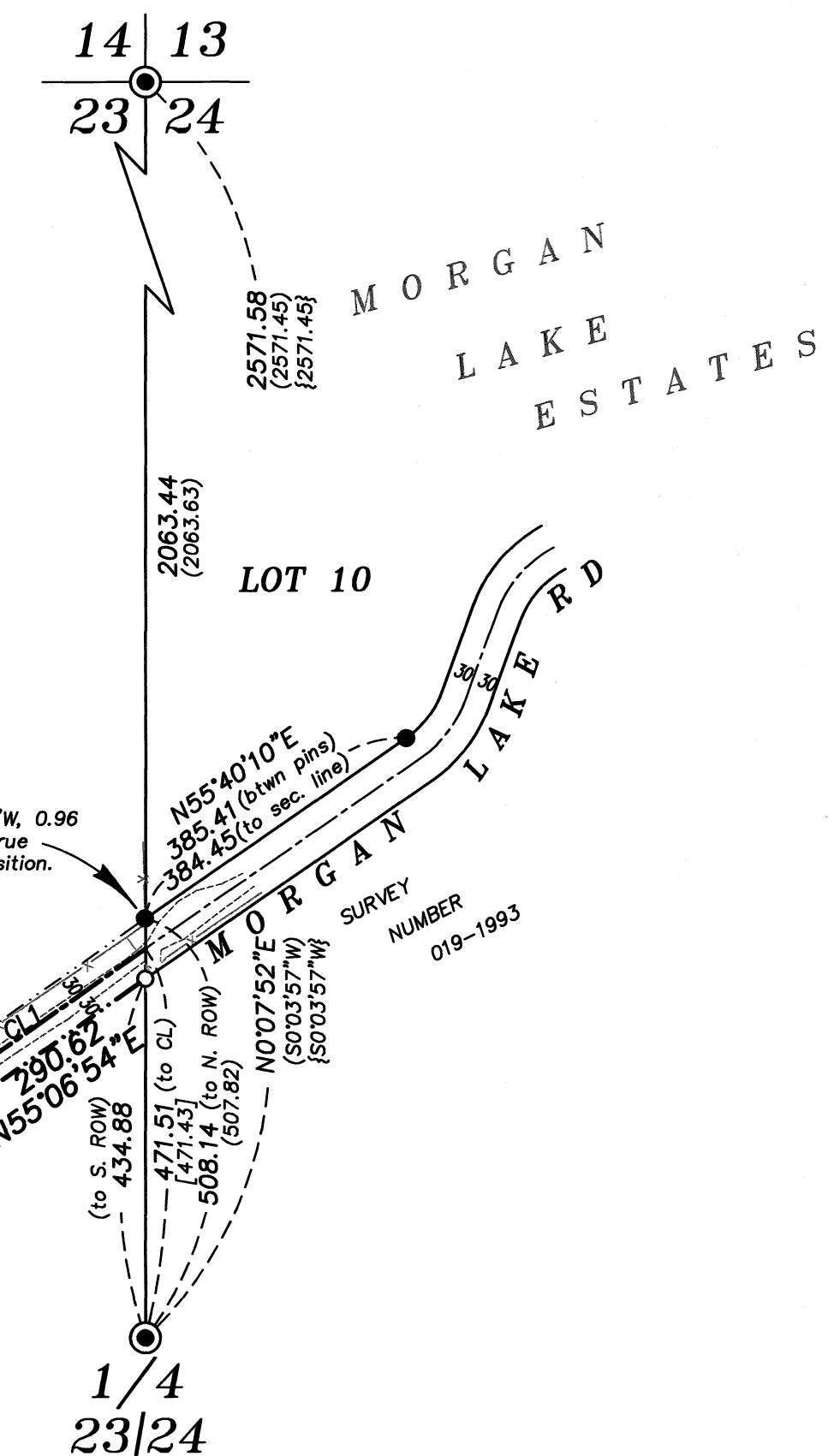
## WILLIAMS

MF137237

## 310 PROSPER

MF20251030

MF137236



## NARRATIVE

This survey was done at the request of Brent Smith, legal counsel for 310 Prosper. Mr. Smith wanted the North line of the 310 Prosper tract in this vicinity marked. The boundary between the 310 Prosper tract and the Williams tract is defined as the vacated county road, originally petitioned in Petition 300, and opened September of 1888. The portion of the road (at the time called Whiskey Creek Road) lying West of the East line of Section 23 was vacated by Court Order 1974-068 and 1976-114A. The partition dividing the Williams and the 310 Prosper tracts was by Major Partition filed in 1991, with deeds recorded as Microfilm Document Nos. 137236 and 137237. These deeds make a call to the centerline of the vacated county road as being the common line.

The location of the current road and fences does not appear to have appreciably moved since the 1940's based on historic aerial photos. The 1974 vacation order, map recorded in Commissioner's Journal Book "U", Page 531, was derived from aerial photos, and appears to show the road in a similar area as it sits today.

The survey for the original petition, nearly follows the road, the main exceptions being between Angle Points 42 and Mile Post 3, which falls in the vicinity of the East end of this survey. It should be noted that there are some discrepancies between the location as per the field notes of the petition survey and the included map.

Regardless of the location of the road as placed by the original petition, I believe the location of the road, as it existed in 1974 should represent the location of the vacated right-of-way. In order to place this alignment, I utilize the location of existing fences, fenceline remnants and the location of the constructed road as it exists.

### METHODOLOGY

Morgan Lake Road was surveyed and monumented by the Plat of Morgan Lake Estates. This road was legalized in 1993 and documented in Survey 019-1993, which held pins set by Morgan Lake Estates. I therefore, hold the true corner position at the SW corner of Lot 10 (the position being moved to the true section line) as being on the North right-of-way line. From this point, I hold the constructed centerline of the road from Course 'CL1' to Course 'CL4'. In the vicinity of Course 'CL4' to 'CL5', there does appear to be some work done on the road intersection. I develop a best fit alignment utilizing the constructed road as well as the right-of-way fence on the North side. Along Courses 'CL6' and 'CL7', I run a line along a best fit midline between the existing fence on the North, and remnants of an old fence on the South side of the road. Along Course 'CL8' I hold the right of way fence on the North side of the road as being on the right of way line. The fence on the South side appears to be of newer construction. The bearing for Course 'CL9' was developed splitting the right of way fences.

In the 1991 partition, a mutual easement was granted to each landowner of the vacated portion of road for benefit of the landowner on the other side. For purposes of fencing, I monument the South line of this easement. As the road was originally petitioned in 1888, the statutory road width for a county road was 60 feet. 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, 2027

UNION COUNTY  
SURVEYOR

Date Received 1/1/26

Date Filed 1/1/26

By 

File No. 001-2026

 BAGGETT, GRIFFITH & BLACKMAN  
2006 Adams Avenue, LaGrande, Oregon

Map of Survey

Situated in the Section 23, Township 3 South,  
Range 37 East of the Willamette Meridian

UNION COUNTY, OREGON

SURVEYED FOR Brent Smith

SURVEYED BY J. S. H.

Scale: 1" = 200' Drawn by: J. S. H. Jan. 2026

SURVEY NUMBER 001-2026