



BASIS OF BEARING

The bearing between monuments at the intersection of -C- Street and 4th Street and -C- Street and 3rd Street being South 37°54'11" East, as per Survey Number 039-2006

SCALE: 1"=50'

LEGEND

- Found centerline monument as described. Set 5/8" iron pin with 1 1/2" aluminum cap, flush with street, unless otherwise noted
- Found 5/8" iron pin, with plastic cap (illegible) set by Survey Number 90-77
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- () Record measurement as per Plat of North Powder
- { } Record measurement as per Survey Number 90-77
- [] Record measurement as per Survey Number 039-2006
- / / Record measurement as per Survey Number 014-2005

REFERENCE MATERIAL

Survey Number 90-77
Survey Number 31-78
Survey Number 035-1997
Survey Number 014-2005
Survey Number 039-2006
Survey Number 014-2025
Plat of North Powder

DEED REFERENCES

Book 78, Page 53
Book 105, Page 547
Book 106, Page 457
Book 107, Page 178
Microfilm Document Number 984859
Microfilm Document Number 20231485

NARRATIVE

This survey was performed for Bonnie Finley, owner of the land within. Mrs. Finley wanted the exteriors of her property monumented. I recover centerline monuments as shown. Finding them harmonious with record surveys, I accept these in place. I establish lots by standard proportion, which in this block, leaves an excess of about 3 feet per lot. This was shown in Survey 90-77 as well.

To place the West line of the property, it is necessary to determine junior/senior rights within Lot 9. Lot 9 was owned in its entirety by Stellina White (Book 105, Page 547). In Deed Book 106, page 457, she conveys to Noah Bechtel the Northeasterly 13 feet of the lot by metes and bounds description. This deed was recorded January 11, 1944. In Book 107, Page 178, (recorded April 29, 1944) White conveys to Katie Pearson the Southwest 37 feet by metes and bounds description.

Though the descriptions were later shortened to use a short form description rather than a metes and bounds, the Bechtel deed has the senior right. I offset the West line of Lot 10 the record 13 feet to place the West line of this ownership.

Centerline monument fall well below grade. I reset these at ground level. Due to a datum issue, centerline monuments perpetuating the original monuments in Third Street were initially set 0.25 ft. South of true position. Due to the difficulty of removing these, the errant pins were driven down. This is noted in the event that future paving or snow plowing removes evidence of the aluminum caps.

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 1/16/26

Date Filed 1/16/26

By

File No. 002-2026

BAGETT, GRIFFITH & BLACKMAN

2006 Adams Avenue, LaGrande, Oregon
Map of Survey

Situated in Lots 9 and 10, Block 14,
Town of North Powder

UNION COUNTY, OREGON

SURVEYED FOR Bonnie Finley

SURVEYED BY J. S. H.

Scale: 1" = 50'

Drawn by: J. S. H.

Jan. 2026

SURVEY NUMBER 002-2026