

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"=100'

REFERENCE MATERIAL

Union County Monumentation Records
 Survey Number 31-87
 Survey Number 012-1992
 Survey Number 054-1998
 Survey Number 007-2001
 Survey Number 016-2002
 Survey Number 020-2002
 Survey Number 004-2015
 Survey Number 042-2020
 Survey Number 030-2022
 Survey Number 024-2025
 Old Book Survey 310

DEED REFERENCES
 Book W, Page 292
 Book X, Page 424
 Book X, Page 502
 Book 27, Page 61
 Book 27, Page 92
 Book 27, Page 432
 Book 27, Page 164
 Book 30, Page 464
 Book 30, Page 465
 Book 30, Page 396
 Book 33, Page 139
 Book 33, Page 517
 Book 35, Page 350
 Book 35, Page 352
 Book 35, Page 590
 Book 36, Page 576
 Book 78, Page 280
 Book 111, Page 579
 Book 134, Page 504
 Book 143, Page 76
 Book 143, Page 713
 Microfilm Document Number 40907
 Microfilm Document Number 44626
 Microfilm Document Number 98287
 Microfilm Document Number 98288
 Microfilm Document Number 117280
 Microfilm Document Number 2023383
 Microfilm Document Number 20223896
 Microfilm Document Number 20241042

LEGEND

- Found 2 1/2" brass cap, marked as per Union County Monumentation Records, set by Survey Number 007-2001
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 016-2002
- Found 2" aluminum cap in curb, set by Survey Number 054-1998
- △ Found 5/8" iron pin with plastic cap marked ODOT CONTROL, set by Survey Number 024-2025
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Fenceline
- { } Record measurement as per Old Book Survey Pg 310
- / / Record measurement as per Survey Number 016-2002
- - Record measurement as per Survey Number 004-2015
- () Record measurement as per Survey Number 042-2020
- [] Record measurement as per Survey Number 030-2022
- ~ ~ Record measurement as per Survey Number 024-2025

NARRATIVE

This survey was done at the request of Willard Bertrand, owner of the land within. The property lines within this area of Union all commence at the center of section, running prescribed distances West and North. All surveys in this area have typically laid out deed lines holding record distances (31-87, 020-2002, 016-2002, 004-2015, 030-2022, and 024-2025), though said surveys have employed differing methods concerning the bearing of the East/West running lines. Survey 31-87, utilized a method which ran distances from the North line of the Section and held lines parallel with the North line of Section 18. Though noted as being a departure from the way the deeds were described, this methodology was also employed in Survey 004-2015 on the property just to the West of this property. Survey 020-2002 placed the deed lines by holding the East/West running lines perpendicular to the North/South center of section line, which was also employed in Survey 024-2025. Survey 030-2022 ran lines parallel with the East/West Center section line. Using whichever method, in the area immediately South of the Bertrand property and lying East of College Street, I find that this would not conform with lines of possession by approximately 8-14 feet. Within this area, Old Book Survey 182 (Page 310) was executed by William Blakeslee in 1894 for A.S. Landis, who owned all the lands within this area. In this survey, he sets a center quarter, but notes finding a Center corner 20 links to the South. He also notes the Center-West 1/16th (called a 1/8th corner in his survey) to be 20 links to the South. This is likely the same stone called for in the plat of Swackhammer's Addition (1892) and the one likely set by Road Petition 99 (1877), the position which has been perpetuated and accepted by modern surveys. The method by which Blakeslee establishes the center quarter is vague, and does not appear to conform to the Manual of Instructions. But despite the debatable method by which he may have established the subdivisional lines of Section 18, I believe that reliance of property lines at the time of this survey would have been based on this survey, Book X, Page 424 and Book 27, Page 61, filed March 1895 and June 1896 respectively, conveyed the properties encompassed by this survey. Deed book 27, Page 432, filed December 1897, conveyed the property between this survey and College Street. In said survey, the only permanent monument he appears to have set was the Southeast corner, which was a stone (also noted in Deed Book W, Page 292 which calls it a 4x10x9 inch stone). Due to the timing of the conveyances in relationship to the survey, I believe that these conveyances were based on the survey. Though I can find no remaining evidence of monumentation from said survey, I place heavy reliance on lines of possession in order to retrace it.

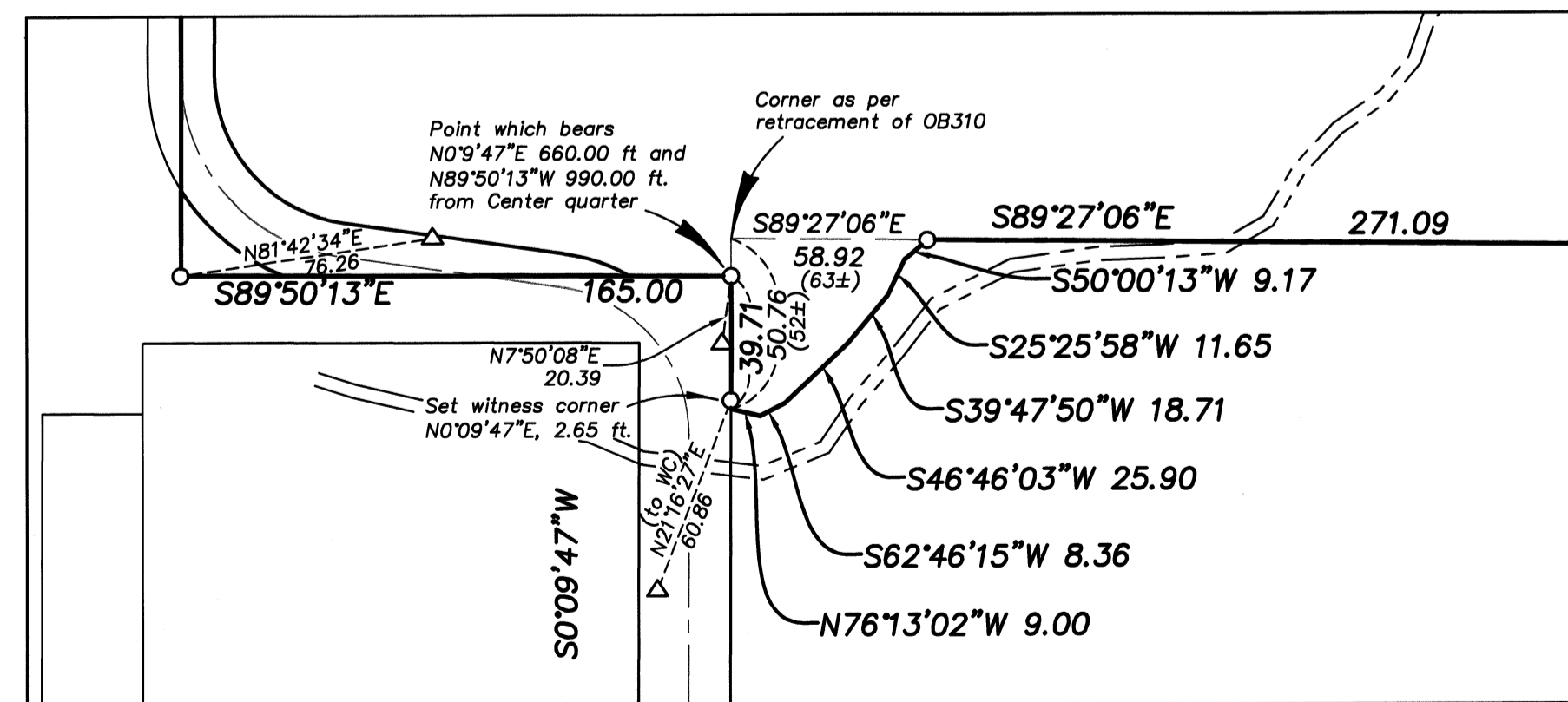
The extant fence corners that mark the lines of possession in this area fall very harmoniously with the record distances as per the Blakeslee survey, and I do a best fit analysis to place the lines, as per the Blakeslee survey. This moves the lines in this area North, approximately 11.5-14.5 feet, which would be close to the 20 link discrepancy pointed out in the Blakeslee survey.

The portion of the property that abuts Little Creek calls to the top of the bank, and makes distance calls from a point nominally 54 rods West and 40 rods North of the center quarter. These distance calls fit relatively well to the called top bank of the creek when the South line of the property is placed as described above. That being said, though I believe this Blakeslee survey to represent local points of control for the properties in this area, I do not believe that acceptance of these fences should extend beyond the immediate area of this survey, though it may explain many of the fencelines being off in the area to the North and West. Though other conveyances in the area may have relied upon this initial survey, I believe that this would be improper to extend this much further than the area in which the survey was conducted.

In order to maintain harmony with Survey 016-2002 and 024-2025, I opt to place the South line of the property, West of the area of Old Book Survey 310, perpendicular to the North/South running center of section line, running a line North the called for 660 feet from the center of section line, and then perpendicular to the center of section line 990 Westward.

The North line of the property was established by boundary line agreement, monumented in Survey Number 016-2002. As pointed out in other surveys, there is no formal dedication of property along the West line of this property for College Street. Portions of this are currently being resolved by negotiations with the Department of transportation, in process at the time of this survey.

I find no other unusual conditions with this survey.



DETAIL SCALE: 1"=100'

REGISTERED PROFESSIONAL LAND SURVEYOR
 J. S. H.
 OREGON
 JUNE 2, 2010
 JEFFREY S. HSU
 83571
 Renewal Date: June 30, 2027

UNION COUNTY SURVEYOR
 Date Received 3/24/26
 Date Filed 3/24/26
 By J. S. H.
 File No. 009-2026

BAGETT, GRIFFITH & BLACKMAN
 2006 Adams Avenue, LaGrande, Oregon
 Map of Survey
 Situate in the Northwest quarter of Section 18, Township 4 South, Range 40 East of the Willamette Meridian, City of Union
 UNION COUNTY, OREGON
 SURVEYED FOR Willard Bertrand
 SURVEYED BY J. S. H.
 Scale: 1" = 100' Drawn by: J. S. H. Mar. 2026