

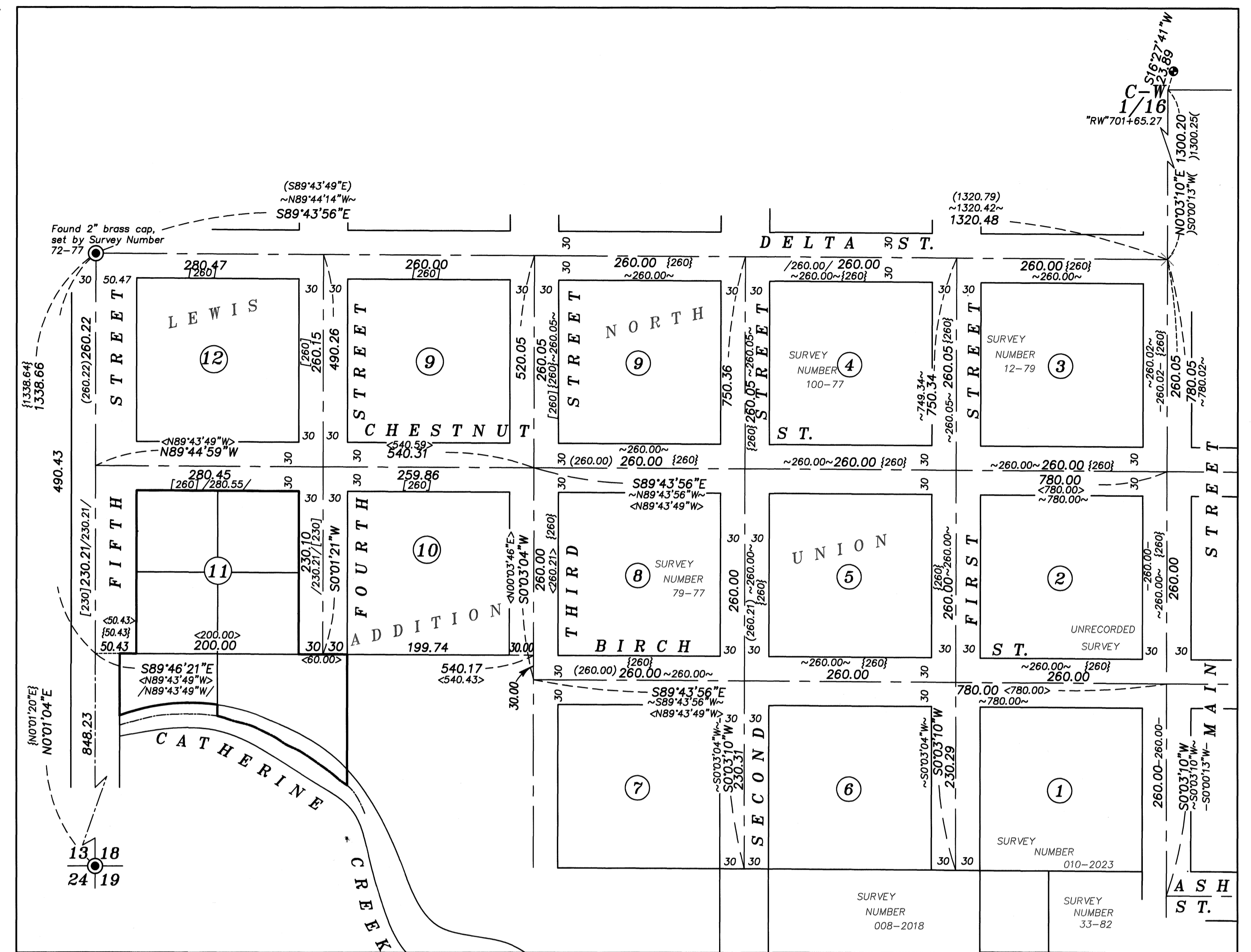
BASIS OF BEARING

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 2 1/2" brass cap in water valve box, marked as per Union County monumentation records, unless otherwise specified
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Survey Number 17-90
- Found 2" Aluminum Cap in concrete set by Survey Number 054-1998 unless otherwise noted
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- - - Existing fence line
- [] Record measurement as per Plat of North Union
- [] Record measurement as per Plat of Lewis Addition
- () Record measurement as per Survey Number 72-77
- < > Record measurement as per Survey Number 79-77
- ~ ~ ~ Record measurement as per Survey Number 17-90
- - - Record measurement as per Survey Number 042-2020
- ~ ~ ~ Record measurement as per Survey Number 010-2023
- ▨ Lands to be transferred from Mcrae to Palmer 1,620± sq. ft. (Adjustment -A-)
- ▨ Lands to be transferred from Mcrae to Holmes 380 sq. ft. (Adjustment -B-)
- ▨ Lands to be transferred from Holmes to Murrill 898 sq. ft. (Adjustment -C-)



BLOCK BREAKDOWN SCALE 1"=100'

NARRATIVE

This survey was done at the request of Norman Palmer, one of the landowners involved in this multi-part lot line adjustment. Mr. Palmer and neighbors wanted to adjust the lines to the long standing fence lines on the property. The first survey in this portion of Lewis Addition was Survey 68-76, by James Voelz, where he holds a 60 foot distance off of the section line for the West side of the block and holds a line between monuments at Fifth St./Chestnut St. and Main St./Chestnut St. to establish the North end of the block. He indicated a nominal distance along this line. In Survey 72-77, Duane Griffith places the range line in an accurate manner and develops the blocks within Lewis Addition lying South of Delta Street and North Union using a nominal distances from the monuments on Main Street. In this survey, he notes finding the monuments at the intersections of Main St/Delta St and Main St/Birch St, finding no monument at Main St and Chestnut St. He notes the monuments set by 68-76 being off. Other surveys within North Union (Surveys 79-77, 100-77 and 12-79 utilize the same block break as Survey 72-77 to place ownerships within this area.

The origins of the monuments in Main Street are based on Survey 83-71, apparently missing from the County survey records. Apart from the previously mentioned surveys, other surveys that have utilized these are Survey 22-83, which places the lines within Swackhamer's Addition (on the East side of Main Street), as well as highway right of way surveys 012-1992 and 054-1998. In these surveys, they indicate monuments in Main Street being found and/or perpetuated at the intersections of Delta St, Chestnut St. and Ash Street, noting no monument at Birch Street.

I had utilized the break of North Union, as per Survey 72-77 on my survey filed as Survey 008-2018. However, Bret Ellthorp, in Survey 042-2020 noted this discrepancy in the monument positions along Main Street, and utilized monuments in Swackhamer's to reestablish these intersection positions. I amended my breakdown of North Union in Survey 010-2023, as I believed the retracement by Mr. Ellthorp to be a more accurate representation as to the original monument positions within Main Street and employ this methodology again for this survey.

As all monumentation within Main Street has been removed, I can no longer confirm or deny any existence of monumentation that may or may not have existed within Main Street from the 83-71 survey. I therefore believe that even though the break of North Union does represent a true breakdown of this subdivision, due to the likelihood that the monument at Main Street and Birch Street may have been extant at the time of the 1977 surveys, that I should not outright reject the methodology and monumentation used by said survey.

The methods for all surveys in this area of Lewis Addition and North Union rely on holding the intersection positions along Main Street and running East/West lines parallel with the centerline of Delta Street. Though I adhere to this within the bounds of North Union, in order to preserve the integrity of the survey within Lewis Addition, I find it necessary to depart from this method. I establish intersection positions along Fifth Street by holding the record distances, as per Survey 72-77. I then drive a line from the intersection positions at Chestnut and Third Streets to this point in Fifth Street to establish the Chestnut Street centerline, and a point 30 feet North of the intersection position of Birch and Third Street to the position in Fifth Street to establish the South line of Lewis Addition. In order to establish the Fourth Street centerline, I hold nominal distance along Delta Street, and drive a line to a point 30 feet East of the pins along the West side of Fourth Street set by Survey 017-1990. Doing so is a relatively good fit with Survey 017-1990 while best preserving the harmony of the Lewis Addition plat.

The South line of Palmer's deed (Deed Microfilm 20004748) calls to the North bank of Catherine Creek whereas the parent parcel (Deed Book 133, Page 104) calls to the center line of Catherine Creek, leaving a potential gap in title that may need resolved but is outside the scope of this survey. Mcrae's deed (Microfilm 136120) does call to the center line. I show approximate measurements to the edge of the stream and center line as per water levels on April 3rd, 2026.

I adjust the lines to the existing fence lines. I have prepared legal descriptions for deeds to be filed separately. I find no other unusual conditions with this survey.

REFERENCE MATERIAL

Union County Monumentation Records	DEED REFERENCES
Plat of Lewis Addition	Book 133, Page 104 and 105
Plat of North Union	Microfilm Document Number 80151
Survey Number 68-76	Microfilm Document Number 58937
Survey Number 72-77	Microfilm Document Number 126405
Survey Number 79-77	Microfilm Document Number 136120
Survey Number 100-77	Microfilm Document Number 20004748
Survey Number 12-79	Microfilm Document Number 20014179
Survey Number 33-82	Microfilm Document Number 20172257
Survey Number 17-90	Microfilm Document Number 20213882
Survey Number 054-1998	Microfilm Document Number 20221941
Survey Number 042-2020	Microfilm Document Number 20222049
Survey Number 010-2023	
000T strip map 10B-03-25	

UNION COUNTY SURVEYOR
 Date Received 4/8/26
 Date Filed 4/8/26
 By [Signature]
 File No. 010-2026

REGISTERED PROFESSIONAL LAND SURVEYOR
 [Signature]
 OREGON JUNE 3, 2010
 JEFFREY S. HSU 83571
 Renewal Date: June 30, 2027

BAGETT, GRIFFITH & BLACKMAN
 2006 Adams Avenue, LaGrande, Oregon
 Map of Survey
 Situated in Block 11 of Lewis Addition to the City of Union, and land in the SW 1/4 of the SW 1/4, Section 18, Township 4 South, Range 40 East of the Willamette Meridian.
 UNION COUNTY, OREGON
 SURVEYED FOR: Nod Palmer
 SURVEYED BY: J. S. H.
 Scale: 1" = 30' Drawn by: J. S. H. Apr. 2026