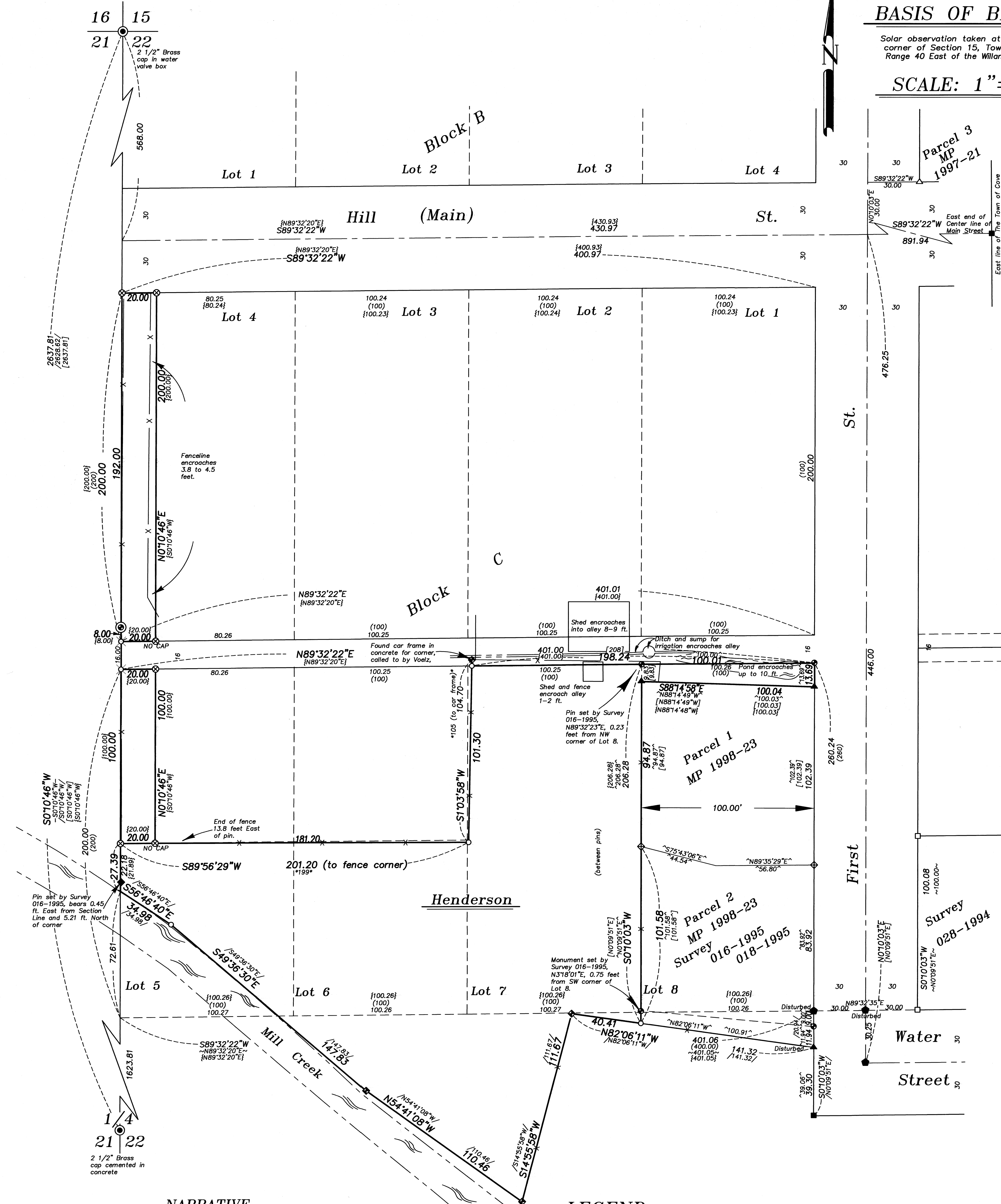


BASIS OF BEARING

Solar observation taken at the Southwest corner of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

SCALE: 1"=30'



NARRATIVE

This survey was done at the request of Andy Henderson, owner of the land within. Mr. Henderson wanted to identify his boundaries in regards to planning for a shop. I base the location of Block C on survey number 11-84 which located the Town of the Cove. Numerous surveys shown hereon are harmonious with Survey 11-84 and I use found monuments to recreate said Survey 11-84. I place the exterior of block C by using found monuments and record from said Survey 11-84. I find monuments set by Survey 016-1995 and lot line adjustment Survey 018-1995 for the flag in the Northeastly portion of the property, to be in place. I also find monuments from Partition Plat 1998-23 to establish the East line. Said found monuments are not intended to be on the lot line and are a line 100 ft. West and parallel with the West right of way of First Street. Continuing West and South from said Partition the dead calls to a fence and I drive a line along said fence, also being the Northern edge of Parcel 1 of Partition Plat 1999-011. The South line of the tract was resolved by said Partition Plat 1999-011 and calls to the North bank of Mill Creek. I use record bearing and distance between monuments found along the East and West of the property as some of the monuments have been removed. The West line was surveyed by Survey 018-2009 for a gas line, said West lines are along the Section line and are also common to the East line of Hart Subdivision. Existing monumentation from record surveys was found and verified to be in good condition.

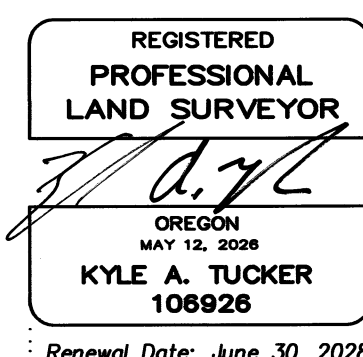
The North line of the property is described as "along a fence as the same now exists". In our records we have a title report dated Aug 21, 1959, that shows the complexity of the original conveyances of this property. When Edward Van Vack, owner in 1956 by Deed Book 136, Page 490, passed, the executor of the estate, United States National Bank of Portland, initiated an investigation into the extents of the property and found multiple erroneous descriptions. To attain clear title multiple quit claim deeds (Book 144, Pages 458-463) were exchanged with a new legal description by Jim Voelz, who surveyed the lines, showing the specific line of the fence terminating at a car frame in the alley. The car frame is found to still be in use as a fence corner and I drive a line from the West line of Lot 5, through the monument set by Survey 018-2009 and along the existing fence to a fence corner, thence in a Northerly direction along a fence to a point South of the car frame and intersecting with the South edge of the alley as the deeds are limited to the points within the block. I then follow the South edge of the alley to the West right of way line of First Street. I find a shed encroaches into the alley and neighbors to the North occupying the majority of the alley with a shed as well as a pond which extends into this surveyed property. As the alley is occupied by permanent structures I have advised the land owner about possible vocations of streets. The existing fence along the East line of the 20 ft. tract through Lot 4 encroaches as shown. I find no other unusual conditions with this survey.

REFERENCE MATERIAL

Plat of the Town of the Cove	DEED REFERENCES
Plat of Hart Subdivision	Book U, Page 632
Survey Number 11-84	Book 75, Page 482
Survey Number 34-86	Book 100, Page 158
Survey Number 028-1994	Book 136, Page 490
Survey Number 057-1994	Book 145, Page 613
Survey Number 060-1994	Book 136, Page 490
Survey Number 016-1995	Book 144, Page 458-463
Survey Number 018-1995	Book 146, Page 580
Survey Number 034-1999	Book 145, Page 611-612
Survey Number 006-2008	Book 145, Page 613
Minor Partition Plat Number 1997-21	Book 159, Page 680
Minor Partition Plat Number 1998-23	MF Document 159690
Minor Partition Plat Number 1999-11	MF Document 20002439
Title report #4633, dated Aug 21, 1959, by Abstract	MF Document 106553
and Title for the Estate of VanVack, stored in David	MF Document 146258
Cline file, Bagett, Griffith, and Blackman Records	MF Document 152888
	MF Document 159680
	MF Document 159690
	MF Document 20142455

LEGEND

- Found monument as per Union County Monumentation Records
- Found 2 1/2" Brass cap set as initial point of Hart Subdivision
- ◆ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Hart Subdivision
- Found 5/8" iron pin set by Survey 64-78, used in Survey 11-84
- ▲ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 018-1995
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 028-1994
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 016-1995
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 034-1999
- ◆ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition 1998-23
- △ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition 1997-21
- ◆ Found metal post in concrete or as otherwise noted, as per unrecorded Survey by James Voelz circa 1961
- ⊗ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey 018-2009
- × Monument of record searched for and not found
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- x- Existing fence line
- - - Existing pond and irrigation ditch
- - - Stream
- () Record distance as per plat of The Original Town of the Cove
- - - Record distance as per Plat of Hart Subdivision
- * * Record distance as per unrecorded Survey by James Voelz circa 1961
- ~ ~ Record distance as per Survey 028-1994
- ^ ^ Record distance as per Survey 034-1999
- [] Record distance as per Minor Partition 1998-23
- / / Record distance as per Minor Partition 1999-011
- { } Record distance as per Survey 018-2009



UNION COUNTY SURVEYOR	
Date Received	8/13/26
Date Filed	8/13/26
By	[Signature]
File No.	033-2026

BAGETT, GRIFFITH & BLACKMAN	
2006 Adams Avenue, LaGrande, Oregon	
Map of Survey	
A tract of land situated in Block C of the Original Town of the Cove and the NW 1/4 of the NW 1/4 of Section 22, Township 3 South, Range 40 East of the Willamette Meridian	
CITY OF COVE, OREGON	
SURVEYED FOR	Andrew Henderson
SURVEYED BY	K. A. T.
Scale: 1" = 30'	Drawn by: K. A. T. June/July 2026

SURVEY NUMBER 033-2026