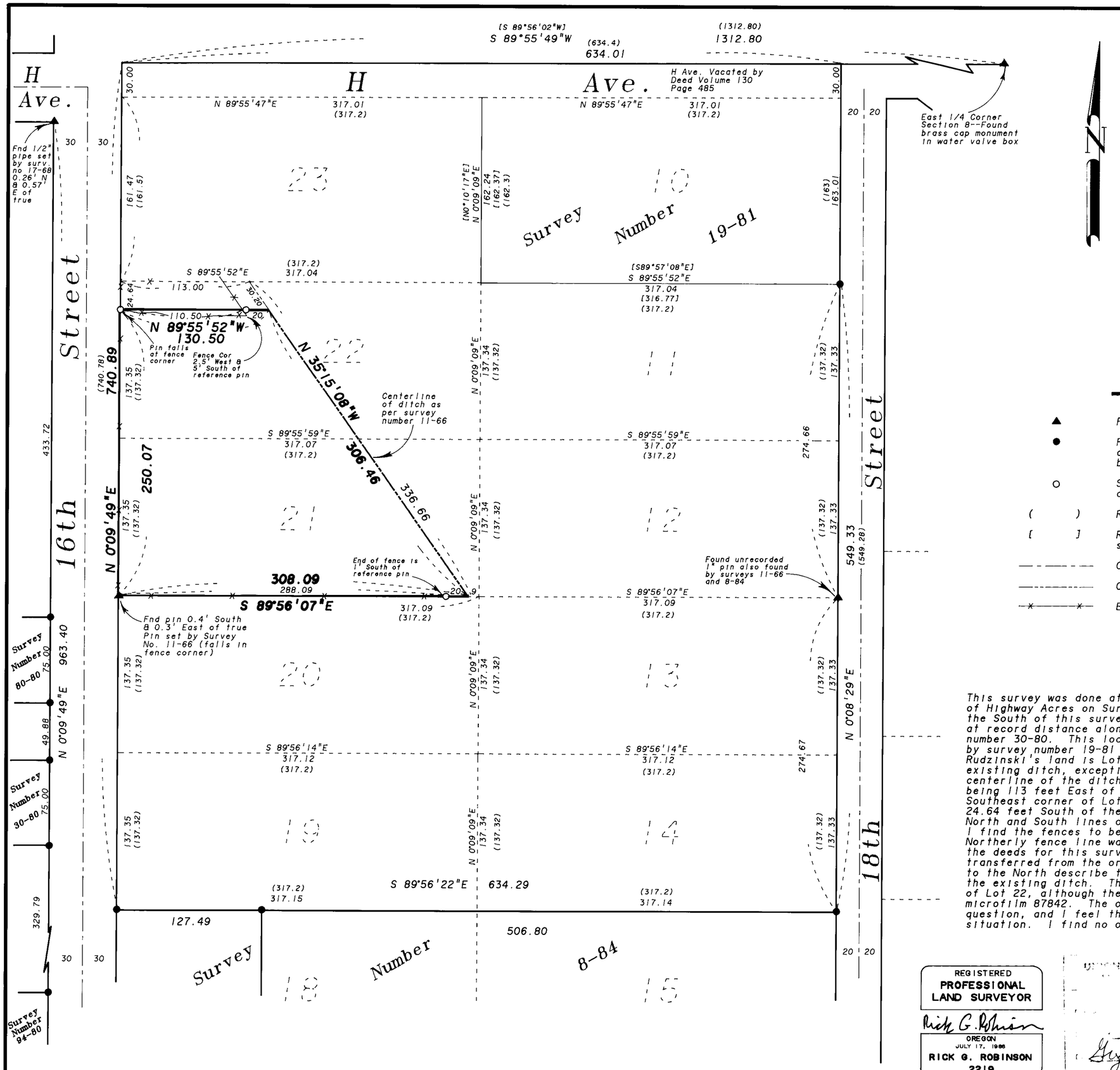

BASIS OF BEARING

Forward bearing as published by the U.S.C. and G.S. from △ COLLEGE to △ VALLEY Dated 1946.

REFERENCE MATERIAL

Original Plat of Highway Acres
Survey Number 11-66
Survey Number 17-68
Survey Number 30-80
Survey Number 80-80
Survey Number 94-80
Survey Number 19-81
Survey Number 8-84

DEED REFERENCES

Volume 130 Page 485
Volume 152 Page 398
Volume 153 Page 96
Volume 153 Page 97
Microfilm No. 87860
Microfilm No. 87842
Microfilm No. 133334

LEGEND

▲	Found monument as described
●	Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey indicated
○	Set 5/8"x30" iron pin with plastic cap marked BGA SURVEY MARKER
( )	Record distance of Plat of Highway Acres
[ ]	Record bearing and distance of survey number 19-81
— — — —	Centerline of roadway
—·—·—	Centerline of ditch
—×——×—	Existing fence line

NARRATIVE

This survey was done at the request of Duane Rudzinski. I base the location of Highway Acres on Survey number 8-84, which located lots 15 through 18 to the South of this survey. The Northwest corner of Highway Acres was placed at record distance along the East-West centerline of Section 8, as per Survey number 30-80. This location differs slightly from the position determined by survey number 19-81 to the North as shown. The description of Mr. Rudzinski's land is Lots 21 and 22 of Highway Acres lying West of the existing ditch, excepting the North 24.64 feet thereof. I locate the centerline of the ditch by the record dimensions of survey number 11-66, being 113 feet East of the Northwest corner of Lot 22 and 9 feet West of the Southeast corner of Lot 21. I then locate the North line parallel with and 24.64 feet South of the North line of Lot 22. I set reference pins along the North and South lines of the property 20 feet Westerly from the true corner. I find the fences to be harmonious along the South and West, with the Northerly fence line wandering from the true line as shown. In researching the deeds for this survey, I find the excepted 24.64 feet has never been transferred from the original ownership (Owens). The deeds for the parcel to the North describe the land as being that portion of Lot 23 lying West of the existing ditch. The tax maps show my clients ownership to the North line of Lot 22, although the North 24.64 feet is clearly excepted in deed microfilm 87842. The owner to the North is currently occupying the land in question, and I feel there should be a suit to quiet title to resolve the situation. I find no other unusual conditions on this survey.

REGISTERED
PROFESSIONAL LAND SURVEYOR
Rick G. Robinson
OREGON
JULY 17, 1986
RICK G. ROBINSON
2219
Renewal Date: Dec. 31, 1994

COUNTY SURVEYOR
1-31-94
1-31-94
Guy Tolan
004-1994

BAGETT-GRIFFITH & ASSOCIATES
LaGrande, Oregon
Map of Survey

A portion of Lots 21 and 22
Highway Acres Subdivision
LaGrande

UNION COUNTY, OREGON

SURVEYED FOR	Duane Rudzinski	
SURVEYED BY	R.G.R.	1-94
Scale: 1"=60'	Drawn by: R.G.R.	1-94

Survey No. 004-1994