

BASIS OF BEARING

Solar observation taken at the North 1/4 corner of Section 15, Township 1 North, Range 39 East of the Willamette Meridian.

NARRATIVE

This survey was done at the request of Fred Rose. I find his and all of the adjoining property to be described as an aliquot portion of the section with the exception of the Miller parcel taken out of the NW corner of the North 1/2 of the SW 1/4 of the SW 1/4 of Section 4. In order to locate the parcel, a subdivision of Section 4 was necessary. I locate the section from the found corners as shown. I use the proportionate position for the East 1/4 corner of Section 4. The South 1/4 corner was established proportionately also. There is a North-South fence line running North, 14 feet East of the corner position. I do not accept this fence as perpetuating the location of the original 1/4 corner. The South half of the section was in one ownership until 1971. The fence is a new fence and I feel does not reflect the position of the original GLO 1/4 corner. I do however establish the position of the West 1/4 corner of the section at the intersection of the section line (established from the NE and NW corners of the section), and an existing fence line to the West of the corner. The land was patented in 1894, with the property division this fence represents being established in 1907. The original 1/4 corner was set in 1867. The corner did have two bearing trees at the time it was established. I feel that the position of the corner was known at the time of the property division, and the fence was located from the original corner. In discussions with the current owners abutting this fence, I discovered that the fence was rebuilt in the late 1960s, replacing an old broken down fence, which I accept as the best available evidence of the original 1/4 corner position. This corner falls East of the county road as shown. The County Road Dept. drawing listed in the reference material also supports this position. I then subdivide the section as per the 1973 BLM Manual of Surveying instructions. The Miller parcel was deeded in 1980 as a metes and bounds description. I locate the Southwest corner of the Miller parcel at record distance along the West line of the section, from the aliquot corner. I locate the Southeast corner of the Miller parcel East from this point, parallel with the North line of the SW 1/4 of the SW 1/4, at record distance. I then intersect North and parallel with the West line to the North line of the parcel. I find the fences in the area to be somewhat harmonious, with some fences relative, and others not. I monument the West line of the Rose parcel along the East right of way line of Valley View Road. I established the location of the road as it exists on the ground. At the request of Mr. Rose, steel fence posts were driven along his common boundary with Miller. I find no other unusual conditions on this survey.

REFERENCE MATERIAL

GLO Contract No. 120
 Union County monumentation records
 Survey Number 26-30
 Survey Number 23-30
 Survey Number 030-1993
 Union County Road Dept. location map of Valley View Road (Circa 1950)

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Rick G. Robinson

OREGON
 JULY 17, 1996
RICK G. ROBINSON
 2219

Renewal Date: Dec. 31, 1994

LEGEND

- Found aluminum monument in water valve box as per Union County monumentation records unless otherwise noted
- Set 5/8"x30" iron pin with plastic cap marked BGA SURVEY MARKER
- Centerline of roadway
- Existing fence line
- () Record GLO bearing and distance
- [] Record bearing and distance of survey number 23-80
- () Record bearing and distance of deed microfilm number 104194

COUNTY

3-21-94

3-21-94

Signy Zolote

017-1994

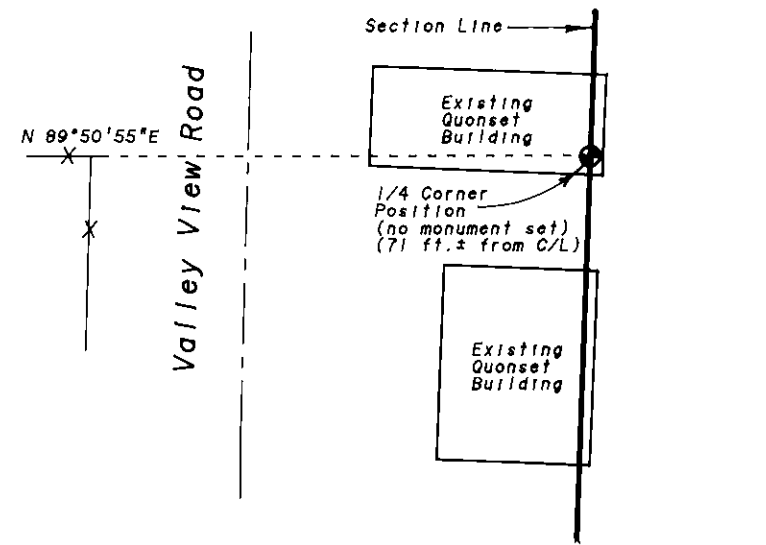
BAGETT-GRIFFITH & ASSOCIATES
 LaGrande, Oregon
 Map of Survey

Parcel in the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 4, Township 1 North, Range 39 East of the Willamette Meridian
 UNION COUNTY, OREGON

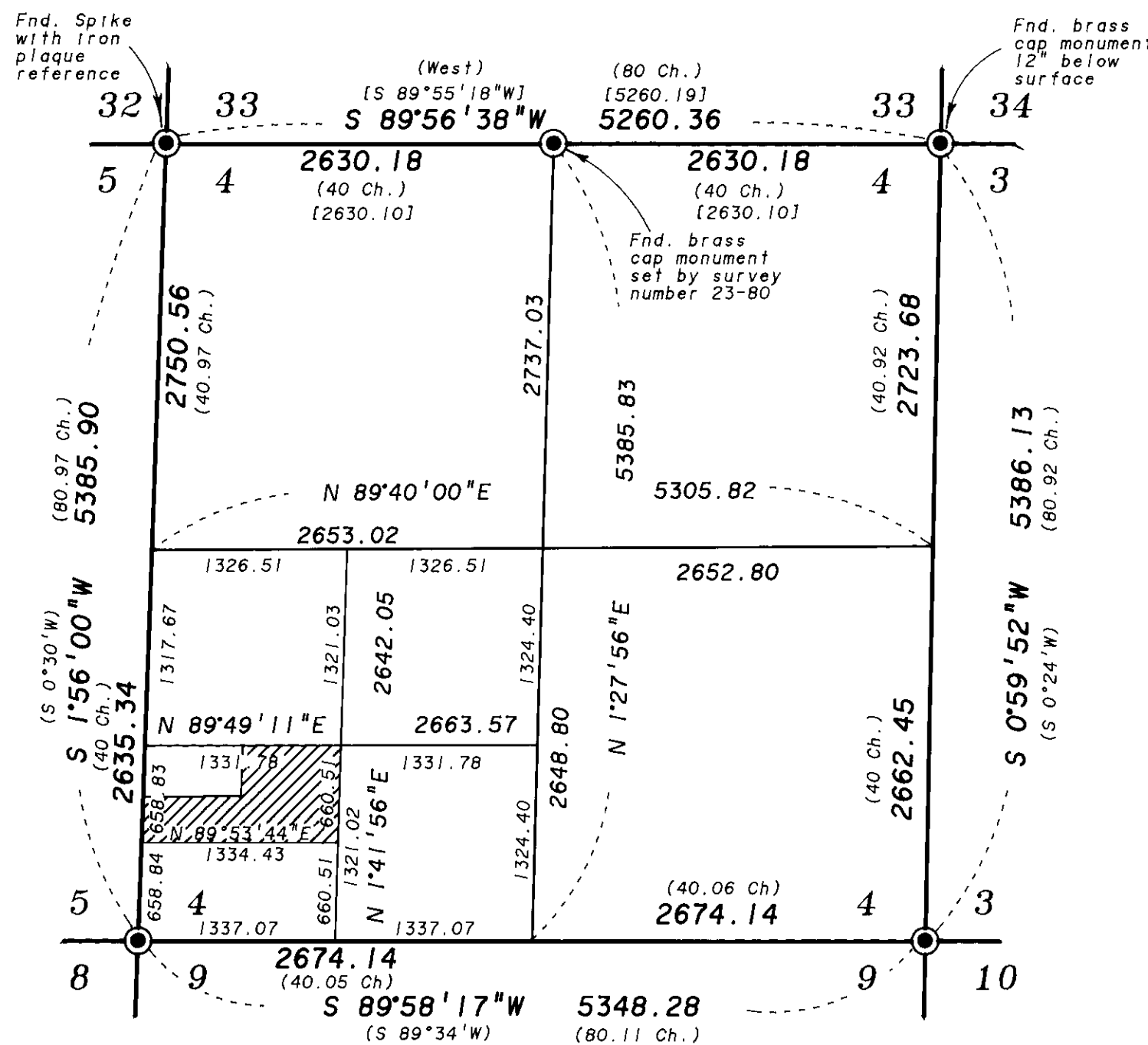
SURVEYED FOR	Fred Rose	
SURVEYED BY	R.G.R.	3-94
Scale: As Noted	Drawn by: R.G.R.	3-94

Survey Number 017-1994

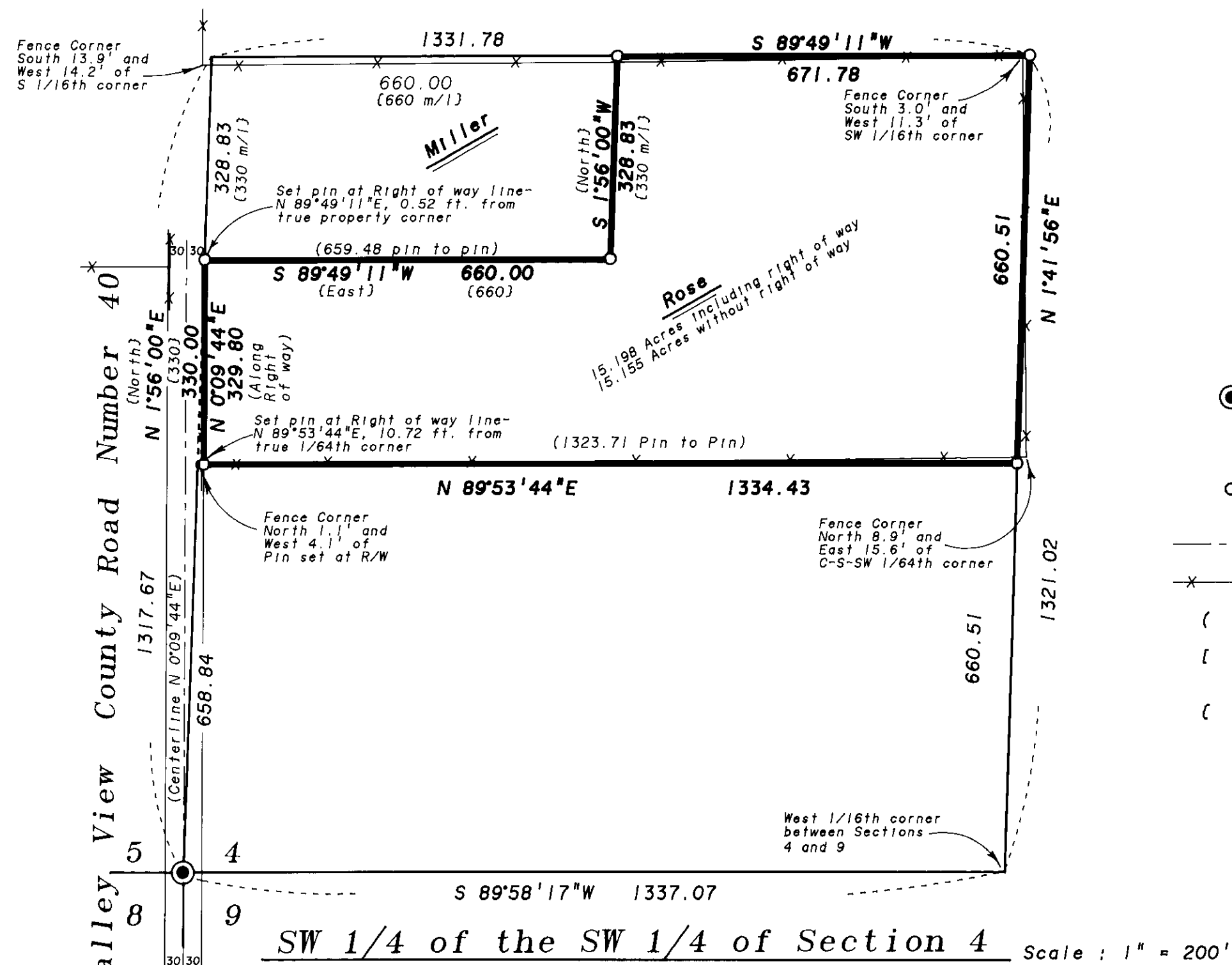
Offsets from 1/4 Corner position to corners of building--
 From 1/4 Corner to NE Corner Bldg--N 11°29'E, 17.2 ft.
 From 1/4 Corner to SE Corner Bldg--S 32°41'E, 4.8 ft.
 From 1/4 Corner to SW Corner Bldg--S 87°35'W, 45.9 ft.
 From 1/4 Corner to NW Corner Bldg--N 67°19'W, 48.8 ft.



1/4 Corner Detail Scale: 1"=40'
 (West 1/4 Corner Section 4)
 (SEE NARRATIVE)



Subdivision of Section 4 Scale: 1" = 1000'



SW 1/4 of the SW 1/4 of Section 4 Scale: 1" = 200'