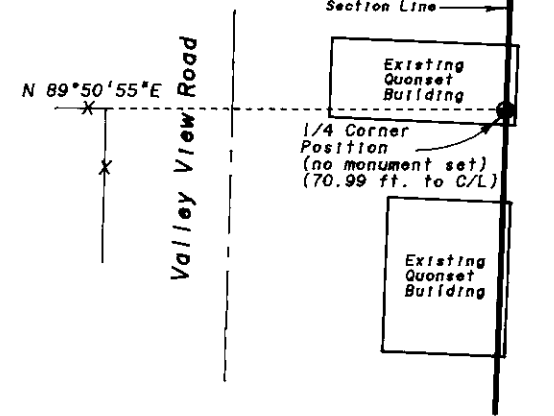


Offsets from 1/4 Corner position to corners of building--
 From 1/4 Corner to NE Corner Bldg--N 11°29'E, 17.2 ft.
 From 1/4 Corner to SE Corner Bldg--S 32°41'E, 4.8 ft.
 From 1/4 Corner to SW Corner Bldg--S 87°35'W, 45.9 ft.
 From 1/4 Corner to NW Corner Bldg--N 67°19'W, 48.8 ft.



1/4 Corner Detail Scale: 1"=50'
 (West 1/4 Corner Section 4)
 (SEE NARRATIVE)

McVey
 S 1/2 NE 1/4 Section 5
 Except Croucher parcel

Croucher
 S 1/2 S 1/2 SW 1/4 NW 1/4
 Section 5

Walker
 N 1/2 SE 1/4 Section 5

Road Detail SCALE: 1"=100'

CURVE DATA

Description	Centerline
Δ = 6°45'27"	
R = 477.47'	
L = 56.31'	
T = 29.19'	
L.C. = 56.28'	
S 3°39'42"W	
Total Centerline	
Δ = 21°12'00"	
R = 477.47'	
L = 176.67'	
T = 89.36'	
L.C. = 175.66'	
S 10°52'59"W	

LEGEND

- Found aluminum monument in water valve box as per Union County monumentation records unless otherwise noted
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 017-1994
- 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

Subdivision of Section 4 SCALE: 1"=500'

NARRATIVE

This survey was done at the request of Neil Willhoit. Mr. Willhoit and the adjoining owner to the South, Ron VanDusen wished to have their common line surveyed, and Mr. Willhoit wanted the remainder of his parcel located. I base this survey on survey number 017-1994, which provided the location of the controlling corners of Section 4. After extensive deed research (see reference material), I find all of the deeds in this area are written as aliquot portions of the section. Even the metes and bounds exception in the Northwest portion of Mr. Willhoit's parcel has an aliquot point of beginning. This section was originally located along the North line. As in survey number 017-1994, I used the county road records from about 1950 in the location of the West 1/4 corner of the section, as well as for the location of the County Road. I find the fences to be away from the aliquot lines as shown, however I find no deed records adjusting these lines from the aliquot descriptions. It appears the fence lines do not reflect either the excess within the section, or the true location of the county road. The properties have apparently developed on the assumption of the West line of the section being in common with the county road. I located the existing roadway as it exists on the ground, and match the called data of the records very harmoniously. In an attempt to preserve the integrity of the original location as mapped, I establish the road angle points at the existing cross fences and maintain a tangent between. The actual roadway will drift back and forth slightly between these points. I also maintain the record curve data on the curve to the South to match the original data. These records also show that the roadway does not follow the properties along the West line of the Section except in Lot 4 and in the Southwest quarter of the Southwest quarter as shown on survey no. 017-1994. All of these properties currently access the road across the strip of land between the East line of the road and the West line of the section. There is no doubt that they have prescriptive rights to access, however, there is no specific easement or ownership spelled out in the deed records. Some deeds do mention an exception or that they are subject to county road right of way along the West side thereof, but the right of way does not meet the section line creating a gap as shown. At the request of Mr. VanDusen, I place a pin at the Southwest corner of his parcel, being the South half of the North half of the Southwest quarter of Section 4. At the request of Mr. Willhoit, steel fence posts were placed along the deed lines. After setting the posts and the property pins, Mr. Willhoit and his neighbors adjoining on the East and West sides decided to adjust their deeds to match the existing fences. That process is now being pursued through the Union County Planning office. Since the parcels are all sub-standard in size for the current zoning, it will be processed as a partition. I have prepared legal descriptions to adjust the parcels as detailed. The North and South lines, and the lines around the excepted parcel in the Northwest corner of Willhoit are not being adjusted at this time. The descriptions prepared which fall in Section 5 are all more or less calls to the aliquot lines of the section since the section has not been subdivided previously. With the Croucher parcel being described as it is, it creates a 0.68 ft gap along the section line between Croucher's Northeast corner and the pin set at the Southwest corner of the Hansen parcel, making it necessary to convey an additional strip to Willhoit from McVey. The parcel to be granted by Walker was described along the centerline of the road to a point agreed upon by the owners, and then jogs East to the existing fence line to keep the ownership of several merchantable trees in the ownership of Walker. I find no other unusual conditions on this survey.

REFERENCE MATERIAL

GLO Contract No. 120
 Union County monumentation records
 Survey Number 26-70
 Survey Number 23-80
 Survey Number 030-1993
 Survey Number 017-1994
 Union County Road Dept. location map of Valley View Road (Circa 1950)

DEED REFERENCES

- Volume 31 Page 428
- Volume 37 Page 32
- Volume 40 Page 45
- Volume 42 Page 175
- Volume 48 Page 251
- Volume 48 Page 256
- Volume 118 Page 533
- Volume 144 Page 441
- Volume 147 Page 85
- Volume 151 Page 212
- Volume 156 Page 336
- Microfilm Number 25530
- Microfilm Number 44687
- Microfilm Number 77908
- Microfilm Number 78803
- Microfilm Number 79275
- Microfilm Number 79600
- Microfilm Number 81325
- Microfilm Number 104194
- Microfilm Number 118802
- Microfilm Number 121073
- Microfilm Number 129313
- Microfilm Number 131885
- Microfilm Number 134885
- Microfilm Number 138664
- Microfilm Number 147620
- Microfilm Number 147683

REGISTERED PROFESSIONAL LAND SURVEYOR
 Rick G. Robinson
 OREGON JULY 17, 1988
 RICK G. ROBINSON 2219
 Renewal Date: Dec. 31, 1994

UNION COUNTY
 5-11-94
 5-12-94
 Lizzy T. Olson
 023-1994

BAGETT-GRIFFITH & ASSOCIATES
 LaGrande, Oregon
 Map of Survey
 Parcel in the Northwest quarter and in the Southwest quarter of Section 4, Township 1 North, Range 39 East of the Willamette Meridian
 UNION COUNTY, OREGON
 SURVEYED FOR Neil Willhoit
 SURVEYED BY R.G.R. 4-94
 Scale: As Shown Drawn by: R.G.R. 5-94