

REFERENCE MATERIAL

Union County Monumentation Records
 Packets for Union County Road Numbers
 77, 261, and 591 1/2
 Union County Commissioners Journal
 Volume C, Pages 419, 420 and 421
 Plat of the Town of the Cove
 Survey Number 64-78
 Survey Number 66-78
 Survey Number 11-84
 Survey Number 34-86
 Survey Number 028-1994
 Survey Number 060-1994

DEED REFERENCES
 Volume B Page 355
 Volume G Page 527
 Volume G Page 730
 Volume H Page 503
 Volume 92 Page 42
 Volume 136 Page 490
 Volume 144 Pages 458-463
 Volume 145 Page 611
 Volume 145 Page 613
 Microfilm Number 108553
 Microfilm Number 143047

BASIS of BEARING

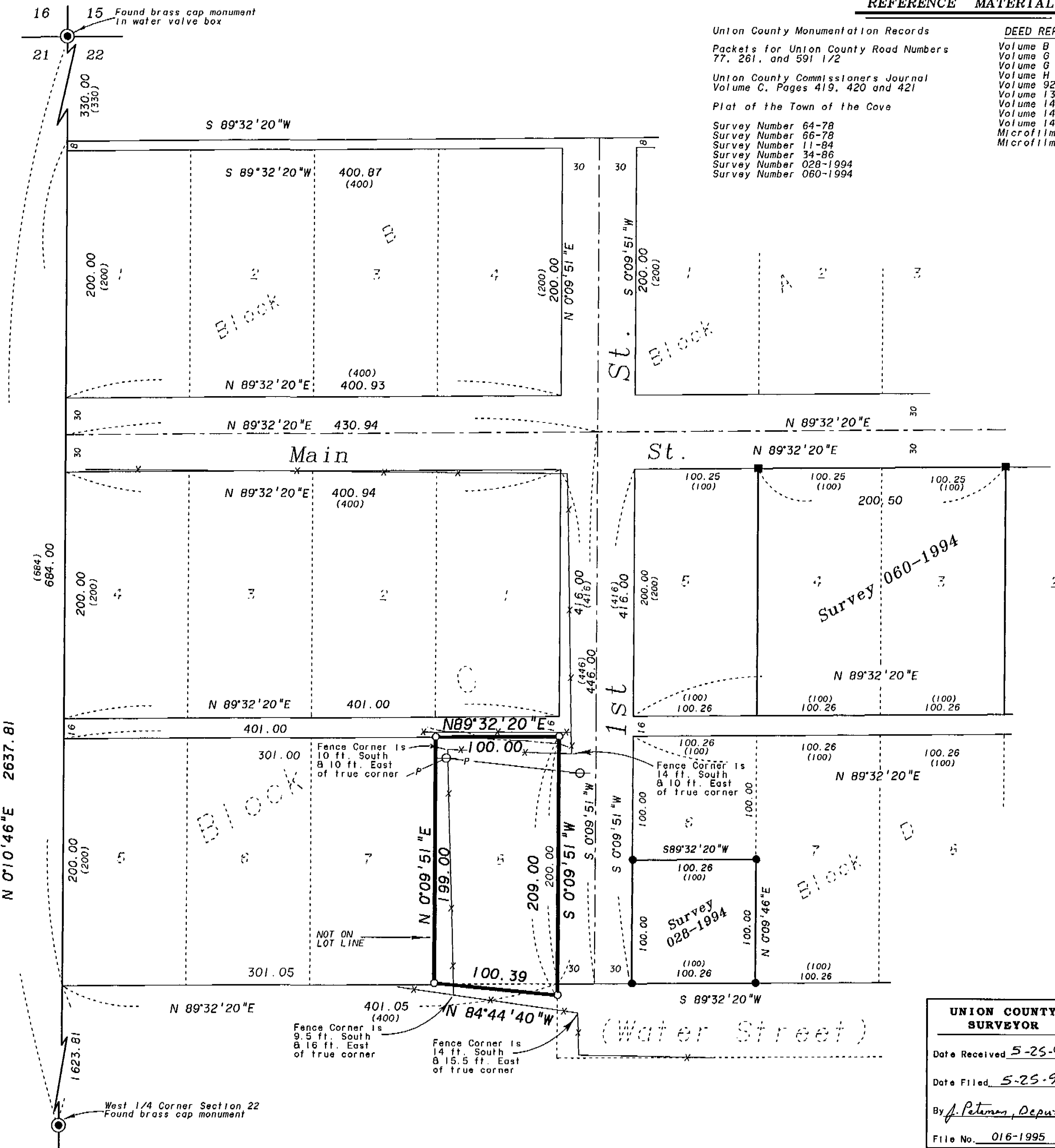
Solar observation taken at the Northwest corner of Section 22, Township 3 South, Range 40 East of the Willamette Meridian.

LEGEND

- Found monument as described, as per Union County Monumentation Records
- Found 5/8" Iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 028-1994
- Found 5/8" Iron pin with plastic cap marked "APBA" set by survey number 060-1994
- Set 5/8"x30" Iron pin with plastic cap marked "BGB SURVEY MARKER"
- ⊙ Existing utility pole
- () Record distance of the original plat of the Town of the Cove
- x— Existing fence line
- - - - - Platted centerline of road
- Lot line
- P- Overhead power line
- ~~~~~ Existing ditch

NARRATIVE

This survey was done at the request of Martha Hicks. This survey is based on survey number 11-84, which placed the exterior of the plat of the Town of the Cove. This was also used on surveys 34-86, 028-1994, and 060-1994. The result of that survey placed the North-South dimensions of the plat at record distance, with the East-West dimensions being slightly excessive of the record call as shown. I find this parcel to be described by metes and bounds rather than as a lot of the subdivision. The parcel was separated from the ownership to the West in 1983. The point of beginning of this description is the Northeast corner of Lot B, Block C. I locate this parcel by giving the record dimension on the North, West and East lines as per the deed call, with the South line being a more or less call. The North and East lines of the parcel are called as being along the lines of Lot B, however no reference is made to the West line. I place this line at the deed dimension, while the lot line is approximately 0.3 feet West. I find the existing fences to be shifted South and East as shown. I find an existing power line across the Northerly portion of this parcel which serves a tract to the West. I find no easement for this power line in the deed records. I also find an irrigation ditch along the Northerly portion of this parcel as shown. I have discussed these encroachments with the owners of the surveyed parcel, as well as the adjacent owners. I find that the placement of the plat dimensions does not allow for Water Street along the South line of Lots 6, 7 and 8 of Block D. This is also shown on surveys 11-84, 34-86 and 028-1994. The road is constructed and does exist on the ground. The plat does show Water Street to exist across this area. It does have a prescriptive right. No deed research was done to see if the street was later transferred by deed. I find no other unusual conditions on this survey.



UNION COUNTY SURVEYOR
 Date Received 5-25-95
 Date Filed 5-25-95
 By *A. Peterson*, Deputy
 File No. 016-1995

REGISTERED PROFESSIONAL LAND SURVEYOR
Rick G. Robinson
 OREGON
 JULY 17, 1996
RICK G. ROBINSON
 2219
 Renewal Date: Dec. 31, 1996

BAGETT, GRIFFITH & BLACKMAN
 2006 Adams Avenue, LaGrande, Oregon
 Map of Survey
 A portion of Lot B, Block C,
 The Town of the Cove
 and a portion of the Northwest quarter of
 Section 22, Township 3 South, Range 40 East
 of the Willamette Meridian
 UNION COUNTY, OREGON

SURVEYED FOR	Martha Hicks	
SURVEYED BY	R. G. R.	5-95
Scale: 1"=60'	Drawn by: R. G. R.	5-95

Survey Number 016-1995