



BASIS OF BEARING

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

SCALE: 1" = 40'

REFERENCE MATERIAL

- Union County monumentation records
 Survey Number 23
 Survey Number 19-75
 Survey Number 1-83
 Survey Number 18-89
- DEED RECORDS
 Volume 110 Page 50
 Volume 122 Page 127
 Volume 128 Page 623
 Volume 132 Page 374
 Microfilm Number 90154
 Microfilm Number 152592
 Microfilm Number 159390

NARRATIVE

This survey was done at the request of Sam Ledridge, representing the owners of the surveyed tract. I base the location of the tract on survey number 19-75, which was originally done in 1947 by H.L. Melton. That survey monumented the entire area shown, with all of the deeds within the area based on that survey. I find the monuments set along the North and East sides of the survey, but those along the West side have been destroyed, probably by the construction of Sunset Drive. The parcel immediately North of the one located by this survey is senior to this parcel. I located the Northeast corner of this senior tract by coming record distance Southerly as per deed call, from the Northeast corner of the total tract. To establish the position of the Northwest corner of the senior tract, I intersected the record distances from the Northeast corner, as previously described, and the Northwest corner of the overall tract. I locate the true angle point in Sunset Drive by extending the East line of the right of way Southerly at record distance. I locate the Southwest corner of the overall tract by again intersecting the record distances of the courses from the before described angle point and the found monument at Southeast corner of the overall tract. I also find the tract to the South of this survey to be senior to this parcel. I locate the South line of my survey at record distance North and parallel with the South line of the overall tract. This fits very well with the existing lines of occupancy, except for the constructed Sunset Drive. I discussed this with the City of LaGrande, and they stated that they were aware that the improvements were encroaching onto this parcel. I find a 1/2" pipe near the Southwest corner of this parcel, possibly from survey 23, although it is away from the true corner as shown. I do not accept this pipe as the true corner of the parcel and set my monument on the basis stated above. The Southeast corner of this parcel falls in an existing North-South fence line, and approximately 1 ft. South of the North post of an existing gate. I find no other unusual conditions on this survey.

LEGEND

- Found monument as per Union County monumentation records (as described)
- Found 1/4" iron pipe set by survey number 19-75
- Found 3/4" iron pipe set by survey number 19-75
- Found concrete monument set by survey number 18-89
- ▲ Found 1/2" iron pipe possibly set by survey number 23
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline of Sunset Drive (as constructed)
- x-x-x- Existing fence line
- () Record information of survey number 19-75
- (()) Record information of survey number 1-83
- [] Record information of deed volume 132, Page 374
- [] Record information of deed microfilm number 152592
- [[]] Record information of survey number 18-89

REGISTERED PROFESSIONAL LAND SURVEYOR
Rick G. Robinson
 OREGON
 JULY 17, 1986
RICK G. ROBINSON
 2219
 Renewal Date: Dec. 31, 1996

UNION COUNTY SURVEYOR
 Date Received 10-14-96
 Date Filed 11/14/96
 By *Gregory T. Hain*
 File No. 043-1996

BAGETT, GRIFFITH & BLACKMAN
 2006 Adams Avenue, LaGrande, Oregon
 Map of Survey
 Tract of land situated in the Southeast quarter of Section 7, Township 3 South, Range 38 East of the Willamette Meridian.
 UNION COUNTY, OREGON

SURVEYED FOR	Sam Ledridge
SURVEYED BY	R.G.R. 10-96
Scale: 1" = 40"	Drawn by: R.G.R. 10-96

SURVEY NUMBER 043-1996