

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"=100'

LEGEND

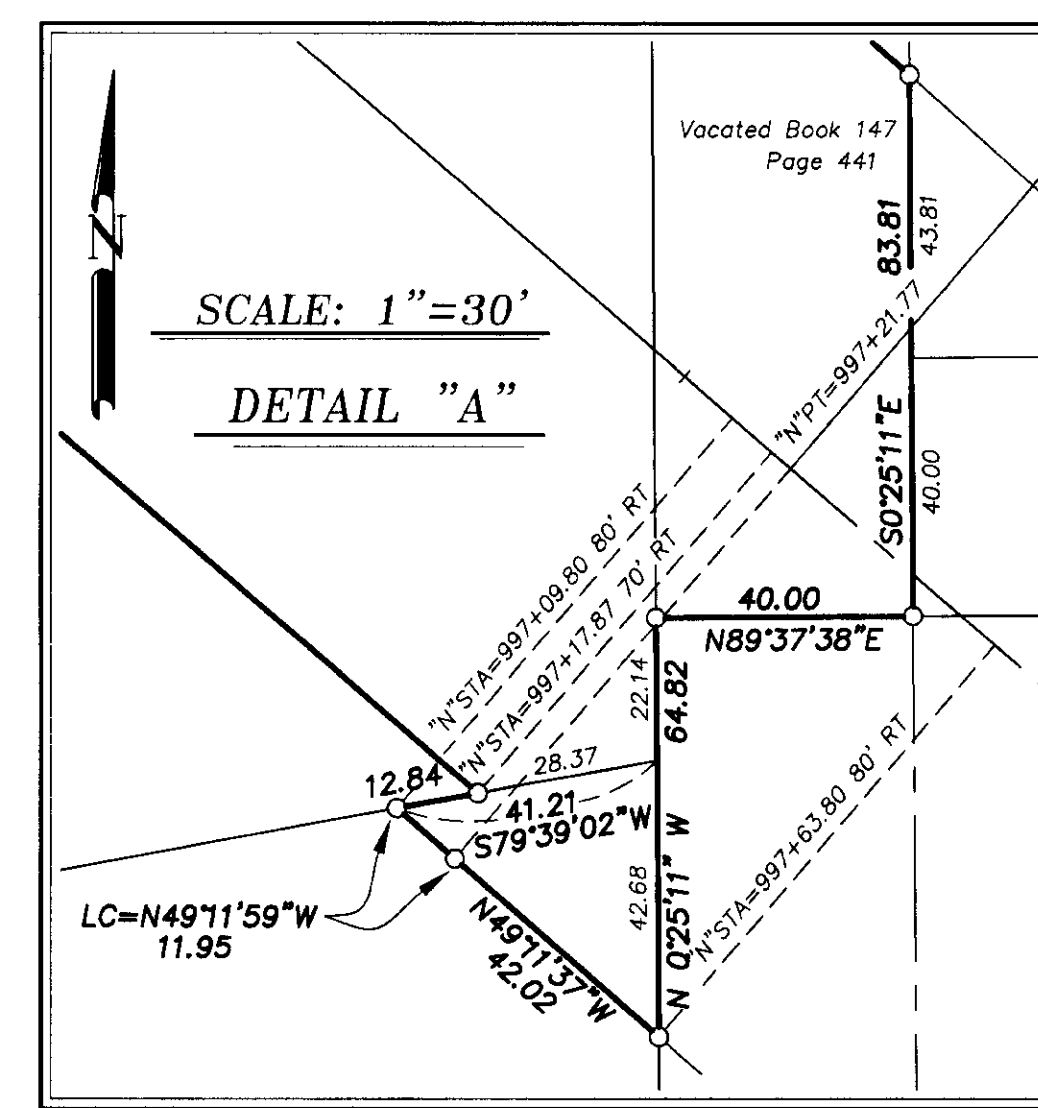
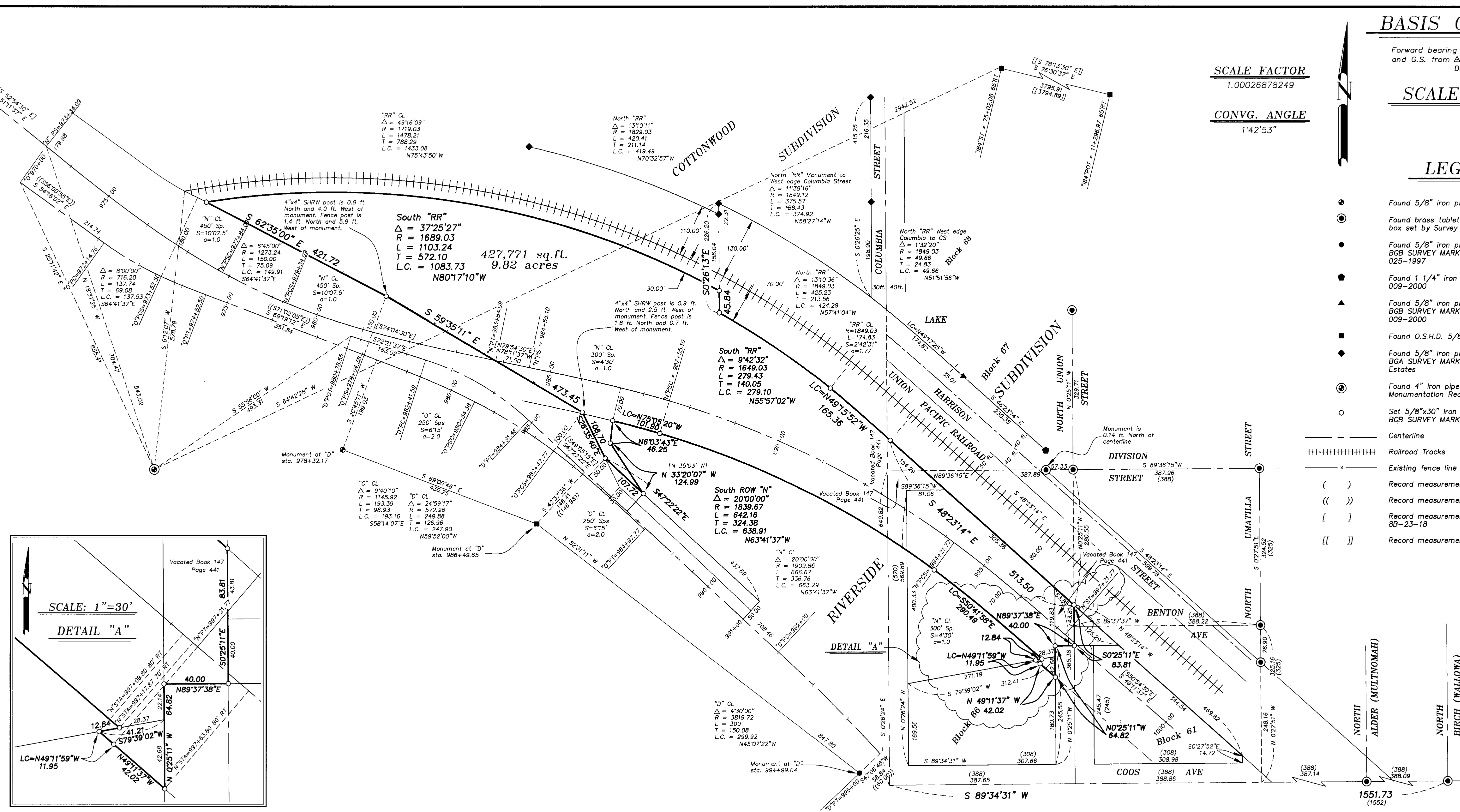
- Found 5/8" iron pin set by Survey No. 54-73
- ⊙ Found brass tablet marked "X" in water valve box set by Survey No. 106-78
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey No. 025-1997
- ▲ Found 1 1/4" iron pipe, as per Survey No. 009-2000
- ▲ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey No. 025-2000
- ◆ Found O.S.H.D. 5/8" iron pin with aluminum cap
- ◆ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Plat of Cottonwood Estates
- ⊙ Found 4" iron pipe as per Union County Monumentation Records
- Set 5/8"x30" iron pin with plastic cap marked BGA SURVEY MARKER
- Centerline
- ++++ Railroad Tracks
- x Existing fence line
- () Record measurement of Riverside Addition
- (()) Record measurement of OSHD dwg. no. 8B-7-1
- [] Record measurement of OSHD dwg. no. 8B-23-18
- [] Record measurement of OSHD dwg. no. 8B-36-3

SCALE FACTOR

1.00026878249

CONVG. ANGLE

1'42"53"



NARRATIVE

This survey was performed at the request of Michael Partney. Mr. Partney wanted to monument the boundaries of the property he recently bought from the Oregon State Highway Department. His property is bounded on the Northeast by the southerly railroad right-of-way. The plat of Cottonwood Estates, Survey No. 009-2000 established the northerly railroad right-of-way. I accepted said survey and plats location of the right-of-way and offset record distance of the OREGON-WASHINGTON RAILROAD & NAVIGATION CO., OREGON DIVISION-MAIN LINE, LAGRANDE, dated Aug. 25, 1953, to establish the southerly right-of-way. There are numerous highway alignments involved in the boundary of this parcel. Oregon State Highway Department (OSHD) Maps 8B-23-18, 8B-7-1, and 8B-36-3, I retraced and stationed in State Plane Coordinates. To establish the scale factor and rotation to a local basis I used the found monuments on the I-84 alignment (8B-36-3) at stations PT 75+02.09 65' Rt. and POT 11+298 65' Rt. (See Notes) The 8B-7-1 alignment had no common ties with the other alignments. I had to establish the origin by a record call of Deed Book 140 Page 545 to the township corner. I held the township corner as a common point of all Highway alignments. From the Northwest corner, the intersection of the South railroad right-of-way and the North "O" (see OSHD 8B-7-1) right-of-way Mr. Partney's property runs southeasterly along said North right-of-way. The distances off centerline are record measurements of Deed Book 141 Page 336 and Book 140 Page 260. This continues to an intersection with a 50 ft. offset northeasterly from the centerline of the "D" alignment. Mr. Partney's property then runs along said 50 ft. offset to station "D" 987+70 50' Rt. From here the property line runs northwesterly record courses of Deed Book 147 Page 199 to station "N" 986+50 70' Rt. The property then runs along a 70' Southwesterly offset of the "N" alignment to intersection with the property line described in Book 139 Page 536. This description runs metes and bounds around Block 66 of Riverside Addition. To establish Block 66 I extended lines from found monuments of Survey No. 106-78 as shown on the map. This fits very well with the record dimensions of the Block and is the best available evidence of the original location of the block. The property line runs southwesterly along the line described in Book 139 Page 536 to intersection with a line offset 80' from the centerline of the "N" alignment. The property line then runs Southeasterly said 80' offset to intersection with the West line of Union Street. The line then runs northerly along the west line of Union Street to intersection with the prolongation of the north line of Block 66. Union Street was vacated from the westerly extension of the North line of the railroad right-of-way. Mr. Partney's ownership includes the west half of Union Street from here to the Southerly railroad right-of-way. The fences are away from the true corners as shown. I find no other problems with this survey.

REFERENCE MATERIAL

- UNION COUNTY MONUMENTATION RECORDS
- UNION COUNTY SURVEYS
 Survey No. 54-73
 Survey No. 106-78
 Survey No. 18-1989 (1922 remonumentation of LaGrande)
 Survey No. 025-1997
 Survey No. 009-2000
- UNION COUNTY PLATS
 Cottonwood Estates
 Riverside Addition
- OREGON DEPT. OF TRANSPORTATION MAPS
 Dwg No. 8B-7-1
 Dwg No. 8B-23-18
 Dwg No. 8B-36-3
- OREGON-WASHINGTON RAILROAD & NAVIGATION CO.
 Dwg. No. 80710 Oregon Division - Mainline, LaGrande

DEED REFERENCES

- UNION COUNTY DEED RECORDS
- Book 99 Page 577
 Book 112 Page 633
 Book 113 Page 156
 Book 139 Page 536
 Book 140 Page 138
 Book 140 Page 260
 Book 140 Page 544
 Book 141 Page 336
 Book 147 Page 199
 Book 147 Page 558
 Book 147 Page 311
 Book 147 Page 441
 Book 159 Page 474
 Microfilm No. MF#24579
 Microfilm No. MF#2000278

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**
 Rick G. Robinson
 OREGON
 6-17-1988
**RICK G. ROBINSON
 2219**
 Renewal Date: Dec. 31, 2022

UNION COUNTY
 SURVEYOR

Date Received 5/29/01
 Date Filed 7/2/01
 By Rick G. Robinson
 File No. 020-2001

BAGETT, GRIFFITH & BLACKMAN
 2006 Adams Avenue, LaGrande, Oregon
 Map of Survey
 Situated in the SW1/4 of Section 31,
 Township 2 South, and the NW1/4 of Section
 6, Township 3 South, Range 38 East of the
 Willamette Meridian
 UNION COUNTY, OREGON

SURVEYED FOR	MICHAEL PARTNEY
SURVEYED BY	R.G.R.
Scale: 1" = 100'	Drawn by: N.W.V.
	5/2001