

BASIS OF BEARING

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

SCALE: 1" = 100'

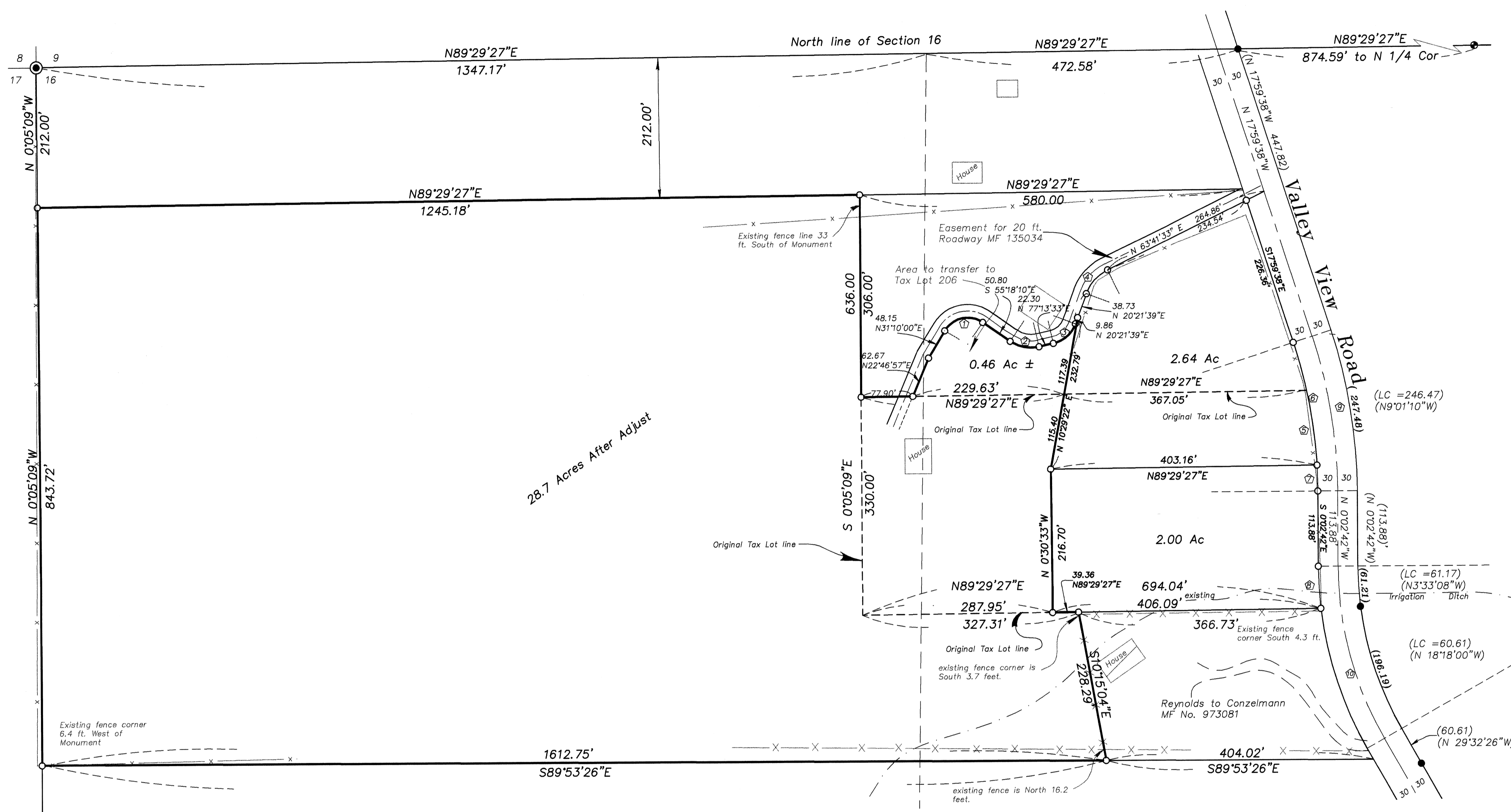
LEGEND

- ⊙ Found 2 1/2" aluminum monument set by survey as shown.
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 7-88
- Found 2 1/2" aluminum cap as per Union County Monumentation records
- ⊙ Found 5/8" iron pin with plastic cap marked "BGA" set by survey number 17-80
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- () Record information of survey number 7-88
- ① Curve Number for Curve Data
- x- Existing fence line
- Centerline
- - - Easement line
- - - Existing Irrigation Ditch

REFERENCE MATERIAL

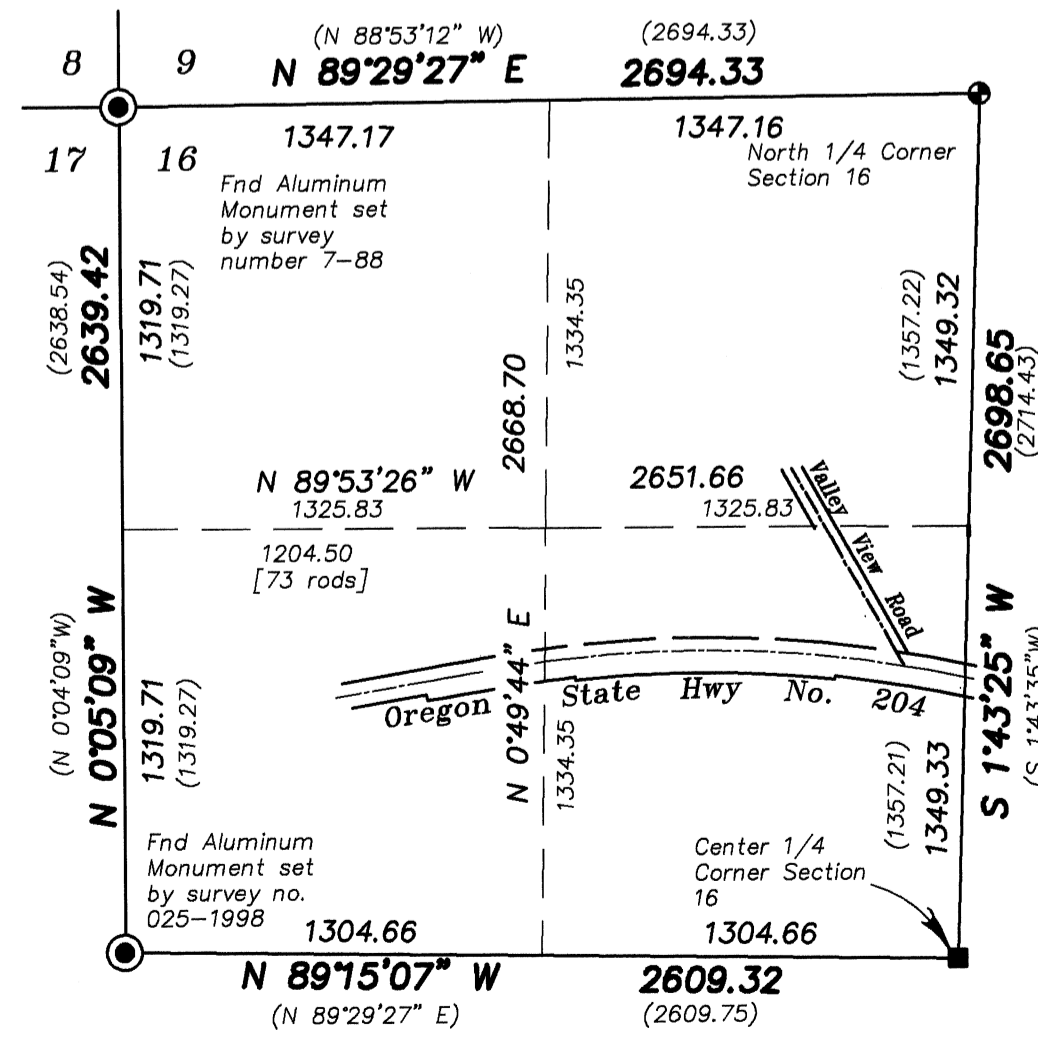
DEEDS
 Book 107 Page 582 MF No. 105897
 MF No. 136034 MF No. 143100
 MF No. 973081 MF No. 152986
 MF No. 99255 MF No. 65383
 MF No. 119744 MF No. 57701
 MF No. 59035 MF No. 88334
 MF No. 980957 MF No. 128869
 MF No. 118983

Surveys
 Survey No. 007-88 Survey No. 025-1998
 Survey No. 17-80 Survey No. 111-78



28.7 Acres After Adjust

Scale: 1" = 600'



NARRATIVE

This survey was ordered by John and Betty Botz for the purpose of adjusting the area of three separate tax lots. Mr. and Mrs. Botz wished to enlarge the largest parcel to include their existing house, and make one tax lot 2.00 acres in size, and the other tax lot 2.64 acres in size. The Union County planning director required the Botz's to adhere to a 2.00 acre minimum in this zone. I find that this property was at one time owned by William A. Botz, (see Book 107, Page 562 Union County Deeds) who purchased all of the Northwest Quarter of the Northeast Quarter and the North Half of the Northwest Quarter of Section 16, except a strip 16 rods wide along the South side of the North Half of the Northwest Quarter. William Botz sold off various parcels of the original purchase at various times, of which I determined which deeds were Junior and which were Senior. I find that the land situated in Valley View County Road was not transferred by deed to John and Betty Botz, however the Courts have held that in cases like these the intent was to transfer all of the Grantors rights to the property, and that the grantor never intended to keep the road way for his ownership. I have monumented the deeded property to John and Betty Botz with this survey, and I believe that they also have ownership to the centerline of the County Road. Section 16 was broken by Surveys 7-88, 025-1998, and established the Northwest Quarter of said Section 16. I accept the exterior monuments as set for the Northwest Quarter. The original deeds for John Botz start at a point on the West line of said section, to a point that is 580 FEET WEST OF THE WEST LINE OF THE COUNTY ROAD. The description then calls to other conveyances, from Epley to Gomes, and others. I held the 580.00 foot call from the West line of the County Road, and developed the positions of the Botz deeds from these calls. I also find that Microfilm Number 973081 from Reynolds to Conzelmann, calls for the conveyance to follow existing fences. I find that the existing fence along the Southeast line of the Botz tract actually falls South of the line originally owned by Reynolds by approximately 3.7 feet on the West to 4.28 feet at the County Road. I also find that the Existing fence along the South line of Conzelmann at the County Road is actually 12.9 feet North, and 16.2 feet North at the Southwest corner of Conzelmann deed which would indicate that Reynolds still owned a sliver of property along the South of Conzelmann, which I don't believe was the intention of the conveyance. I place my monuments for Botz on the North line of the 16 rod exception of the North Half of the Northwest Quarter. I do use the existing fence line to establish the West end of the Conzelmann conveyance, as the fence was very relative, and I believe it to be the intended line of conveyance. I find no other problems with this survey.

Curve Data Property Line Along Road Easement

①	②	③	④
Δ = 93°31'50" R = 40.26 L = 65.72 LC = 58.66 S 77°55'55" E	Δ = 47°28'17" R = 55.49 L = 45.98 LC = 44.67 S 79°02'19" E	Δ = 56°51'54" R = 46.95 L = 48.60 LC = 44.71 N 48°47'36" E	Δ = 43°47'15" R = 64.70 L = 49.44 LC = 48.25 N 42°15'17" E

Curve Data Property Line Along County Road

⑤	⑥	⑦	⑧
Δ = 8°58'09" R = 730.00 L = 114.28 LC = 114.16 S 7°38'01" E	Δ = 14°52'42" R = 730.00 L = 189.56 LC = 189.03 S 10°33'18" E	Δ = 310°41'15" R = 730.00 L = 39.12 LC = 39.12 S 1°34'50" E	Δ = 6°31'48" R = 560.00 L = 63.82 LC = 63.79 S 3°18'37" E

Curve Data Centerline of County Road

⑨	⑩
Δ = 17°56'56" R = 760.00 L = 238.08 LC = 237.11 S 9°01'10" E	Δ = 29°29'44" R = 530.00 L = 272.84 LC = 269.84 S 14°47'35" E

UNION COUNTY SURVEYOR
 Date Received 04/25/03
 Date Filed 6/14/03
 By R. P. DUNN, D. GARRY
 File No. 011-2003

REGISTERED PROFESSIONAL LAND SURVEYOR
 GREGORY T. BLACKMAN
 JULY 13, 1973
 Renewal Date: Dec. 31, 2003

BAGETT, GRIFFITH & BLACKMAN
 2006 Adams Avenue, LaGrande, Oregon
 Map of Survey
 Lot Line Adjustment, Situated in the North Half of the Northwest Quarter of Section 16, Township 1 North, Range 39 East of the Willamette Meridian
 Union County, Oregon

SURVEYED FOR John & Betty Botz
 SURVEYED BY GTB 3-10-03
 Scale: 1" = 100 ft. Drawn by: GTB 3-28-03