

BASIS OF BEARING

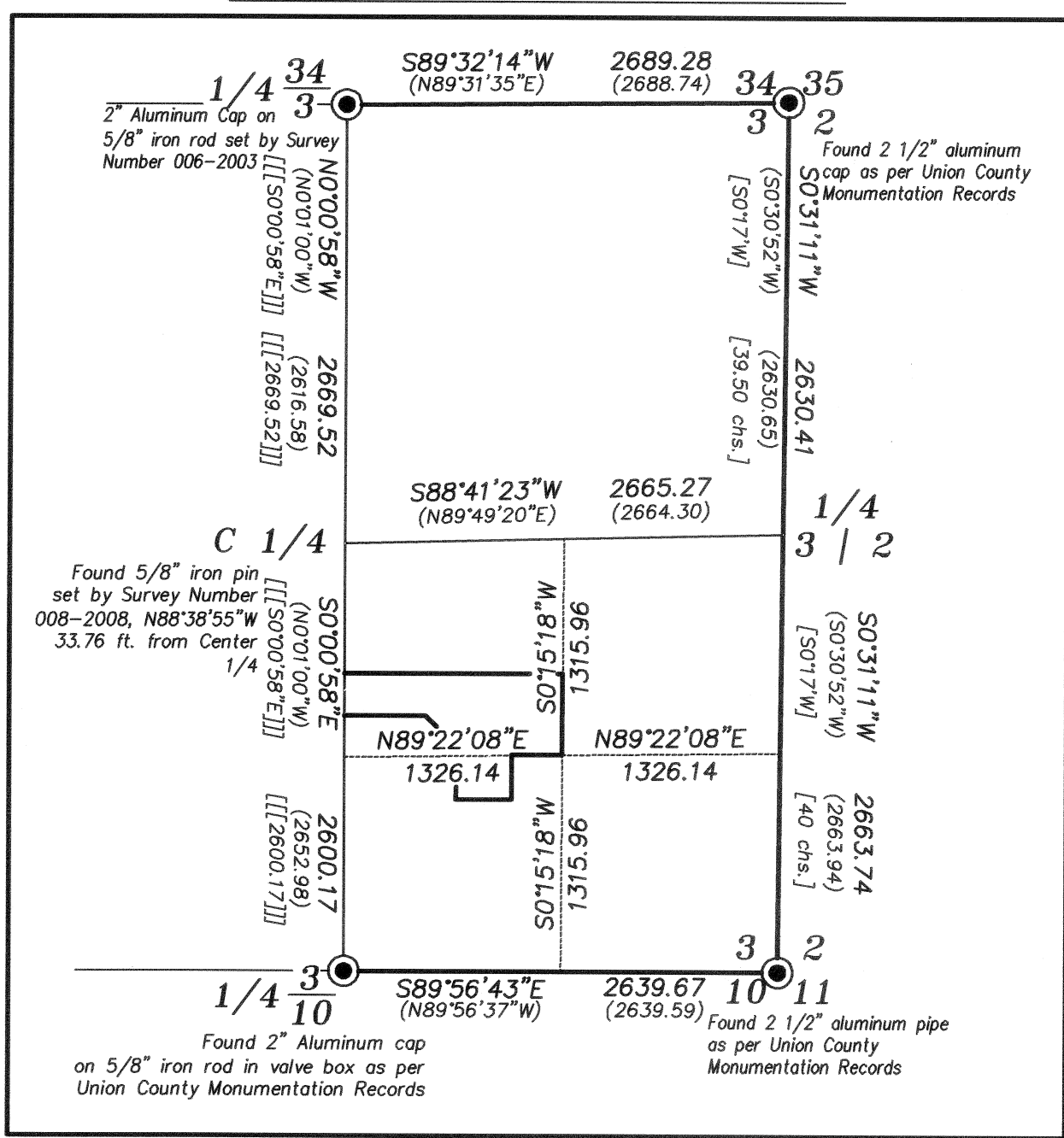
Forward bearing as published by the U.S.C. and G.S. from Δ COLLEGE to Δ VALLEY Dated 1946.

SCALE: 1" = 100'

LEGEND

- Found monument as described as per Union County Monumentation Records
- ▲ Found 5/8" iron pin set by Survey Number 94-77
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 41-71
- ◆ Found 5/8" iron pin set by Survey Number 32-88
- ◆ Found 5/8" iron pin set by Survey Number 37-84
- ⬠ Found 2" iron pipe set by Fourth Addition to Island City Cemetery
- ⊕ Found 2" iron pipe set by Fifth Addition to Island City Cemetery
- Found 3/4" iron pipe set by Sixth Addition to Island City Cemetery
- Set brass screw with washer in lead plug
- Set 5/8" x 30" iron pin with yellow plastic cap marked "BGB SURVEY MARKER"
- Centerline
- x- Existing Fenceline
- ⊠ Sprinkler Head
- - - Existing Road
- () Record measurement as per Minor Partition 1992-25
- [] Record measurement as per GLO Contract No. 103, dated September 3, 1863
- [[]] Record measurement as per Survey Number 37-84
- [[[]]] Record measurement as per Survey Number 008-2008
- { } Record measurement as per plat of Fourth addition to Island City Cemetery
- { } Record measurement as per plat of Fifth Addition to Island City Cemetery
- { } Record measurement as per plat of Sixth Addition to Island City Cemetery
- (()) Record measurement as per Survey Number 32-88
- (()) Record call as per deed number 20054102

E 1/2 SECTION 3 BREAK SCALE: 1" = 1000'



REFERENCE MATERIAL

- | | |
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| <p>Union County Monumentation Records</p> <p>Survey Number 74-70</p> <p>Survey Number 41-71</p> <p>Survey Number 67-73</p> <p>Survey Number 94-77</p> <p>Survey Number 37-84</p> <p>Survey Number 32-88</p> <p>Survey Number 041-2002</p> <p>Survey Number 008-2008</p> <p>Minor Partition 1992-25</p> <p>Plat of 3rd Addition to Island City Cemetery</p> <p>Plat of 4th Addition to Island City Cemetery</p> <p>Plat of 5th Addition to Island City Cemetery</p> <p>Plat of 6th Addition to Island City Cemetery</p> | <p>DEED REFERENCES</p> <p>Microfilm Document Number 20054102</p> <p>Microfilm Document Number 34430</p> <p>Book 75, Page 324</p> <p>Book 88, Page 132</p> <p>Book 93, Page 137</p> <p>Book 103, Page 459</p> <p>Book 121, Page 428</p> <p>Book 121, Page 549</p> <p>Book 120, Page 550</p> <p>Book 130, Page 239</p> <p>Book 146, Page 47</p> <p>Book 148, Page 236</p> |
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NARRATIVE

This survey was done at the request of Ron Nash, owner of the land within. Mr. Nash wanted the exteriors of his property monumented in preparation for subdivision. The configuration of the tract within the NW 1/4 of the SE 1/4 was first seen in Book 148, pg 236 (which corrected deed 130, page 240), where it was deeded from the Cemetery to Henry Moore, recorded September 3, 1964. Since this conveyance follows the platting of the Sixth Addition to the Island City Cemetery, I begin by retracing monumentation on the Island City Cemetery. I find the pipe set by Voelz on the East side of the North line of the Sixth Addition and the pipes set as the Points of Beginning for Fourth and Fifth Additions to the Island City Cemetery. From the Points of Beginning for the Fourth and Fifth Additions to the Island City Cemetery, I run a line parallel from the found pipe set by Sixth Addition to Island City Cemetery to establish the North line of the cemetery. I use the record angle from the plat of the Sixth Addition to Island City Cemetery to establish the Southeast running line. To establish the East boundary of the cemetery, I drive the line between the two said pipes of Fourth and Fifth addition record distance to establish the SE corner of Fifth Addition. Though dimensions from the Third Addition and Fifth Addition do not show the East boundary of cemetery at the same distance from the center section line, the conveyance from Moore recorded in Deed Book 130, Page 239 appears to correct this and make it one continuous line. I run a line from the pin set by Survey 41-71 at the Southwesterly corner of Nash's tract North through this point to the intersection with the Southeasterly running line. Since the ownership of the tract, and all land within the golf course, were completely in the ownership of the La Grande Country Club prior to conveying to Nash, I therefore treat the conveyance to Nash as having the senior right. To establish the North line of the tract, I run record deed distance North along the center section line to place the Northwest corner and record deed distance North along the East line of the Northwest quarter of the Southeast quarter to place the Northeast corner of the tract. The section break used utilized the Center quarter as established originally by Voelz in the platting of Mountain View Addition and does not fall at the mathematical position. This was shown in Survey 67-73 and a position established by Survey 008-2008. On the East line, it calls running South to the Southeast 1/16th corner. From there it runs Westerly to the Northwest corner of land conveyed to Georgia L. Martin by deed recorded in Book 121, Page 428. By this section break, it places the 1/16th corner four feet South of the North line of said Martin tract, as established by Survey 94-77. Because of the long standing nature of the pins from Survey 94-77, and the fact that conveyances have been based on the location of the pins set by Survey 94-77, I hold the pin locations set by 94-77 over the aliquot call. I run the line along the sixteenth line to the intersection of the North line of the Martin tract. The pin at the Northwest corner of the said Martin tract was disturbed. I use the record angle and distance between the pin at the Northwest corner of the Martin tract and the pin 238.50 feet South set by Survey 37-84. To place the Southeast corner of the Nash tract, I run record distance as per Survey 37-84. This position fits well with the found pin at the Southwest corner of the Nash tract, set by survey number 41-71. McAlister Road right of way was placed as per Survey Number 041-2002. The access road at the North end of the property that is used by the golf course for brush disposal encroaches as shown, as do two sprinkler heads. There is also an encroachment of the road accessing the cemetery as shown. I find no other unusual conditions with this survey.

UNION COUNTY SURVEYOR

Date Received 9/1/09

Date Filed 9/6/09

By [Signature]

File No. 017-2009

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON JULY 17, 1986

RICK G. ROBINSON 2219

Renewal Date: Dec. 31, 2010

BAGETT, GRIFFITH & BLACKMAN

2006 Adams Avenue, LaGrande, Oregon

Map of Survey

A tract of land situated in the West half of the Southeast quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian.

UNION COUNTY, OREGON

SURVEYED FOR	Ron Nash
SURVEYED BY	R. G. R.
Scale: 1" = 100'	Drawn by: J. S. H. Aug 2009

SURVEY NUMBER 017-2009