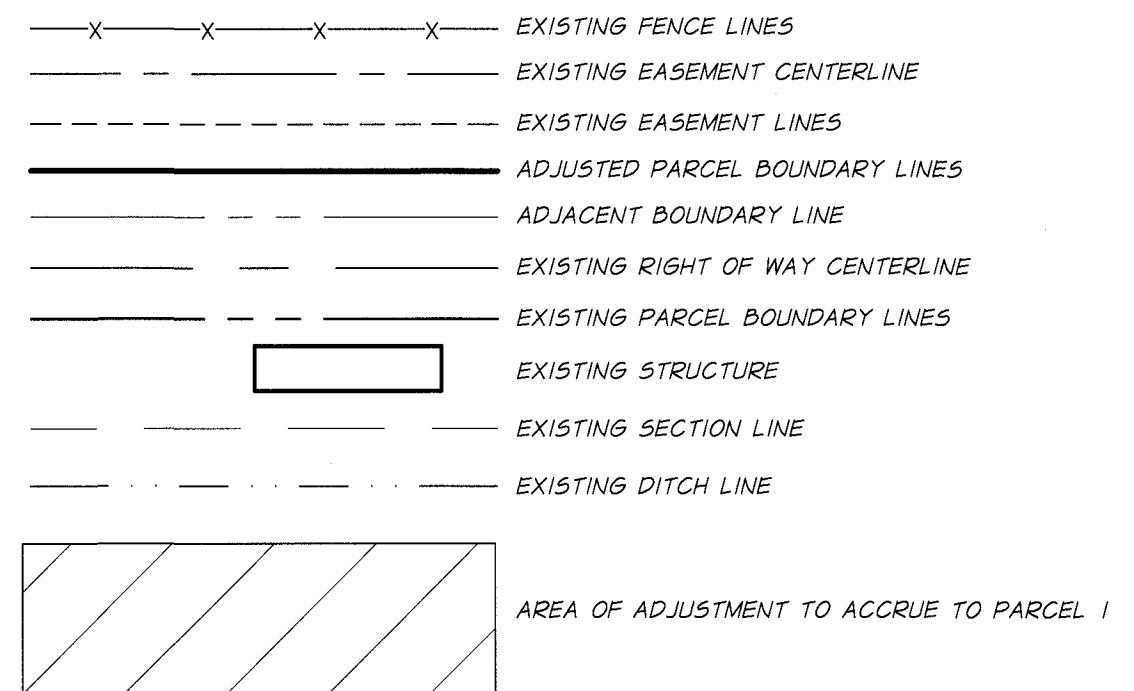


MAP OF SURVEY - PROPERTY LINE ADJUSTMENT OF MPP 2010-0003T

A PROPERTY LINE ADJUSTMENT OF PARCEL 1 AND PARCEL 2 OF MINOR PARTITION PLAT 20100003T UNION COUNTY MICROFILM DOCUMENT NO. 20101261T (PLAT CABINET D96-D97 LOCATED IN THE NE 1/4 AND THE SE 1/4, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN, CITY OF COVE, UNION COUNTY, OREGON

LEGEND

- A 5/8 INCH IRON ROD, 30 INCHES LONG WITH A 1 1/2" ALUM. CAP MARKED "APA OR 2849", SET FOR THIS SURVEY, UNLESS OTHERWISE NOTED.
 - ⊙ FOUND A 1 1/2" ALUM. CAP MARKED "APA OR 2849 WA 41295", SET BY PP 20100003T (R1), HELD FOR THIS PROPERTY LINE ADJUSTMENT.
 - ⊙ FOUND A 1 1/2" ALUM. CAP MARKED "APA OR 2849 WA 41295", SET BY COUGAR RIDGE SUBDIVISION (R2), HELD FOR THIS PROPERTY LINE ADJUSTMENT.
 - FOUND A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "BGB SURVEY MARKER" SET BY ROSE RIDGE II SUBDIVISION (R3), HELD FOR THIS PROPERTY LINE ADJUSTMENT.
- (RXX) INDICATES A RECORD DIMENSION PER CALL OUT, SEE REFERENCES



SURVEY NARRATIVE

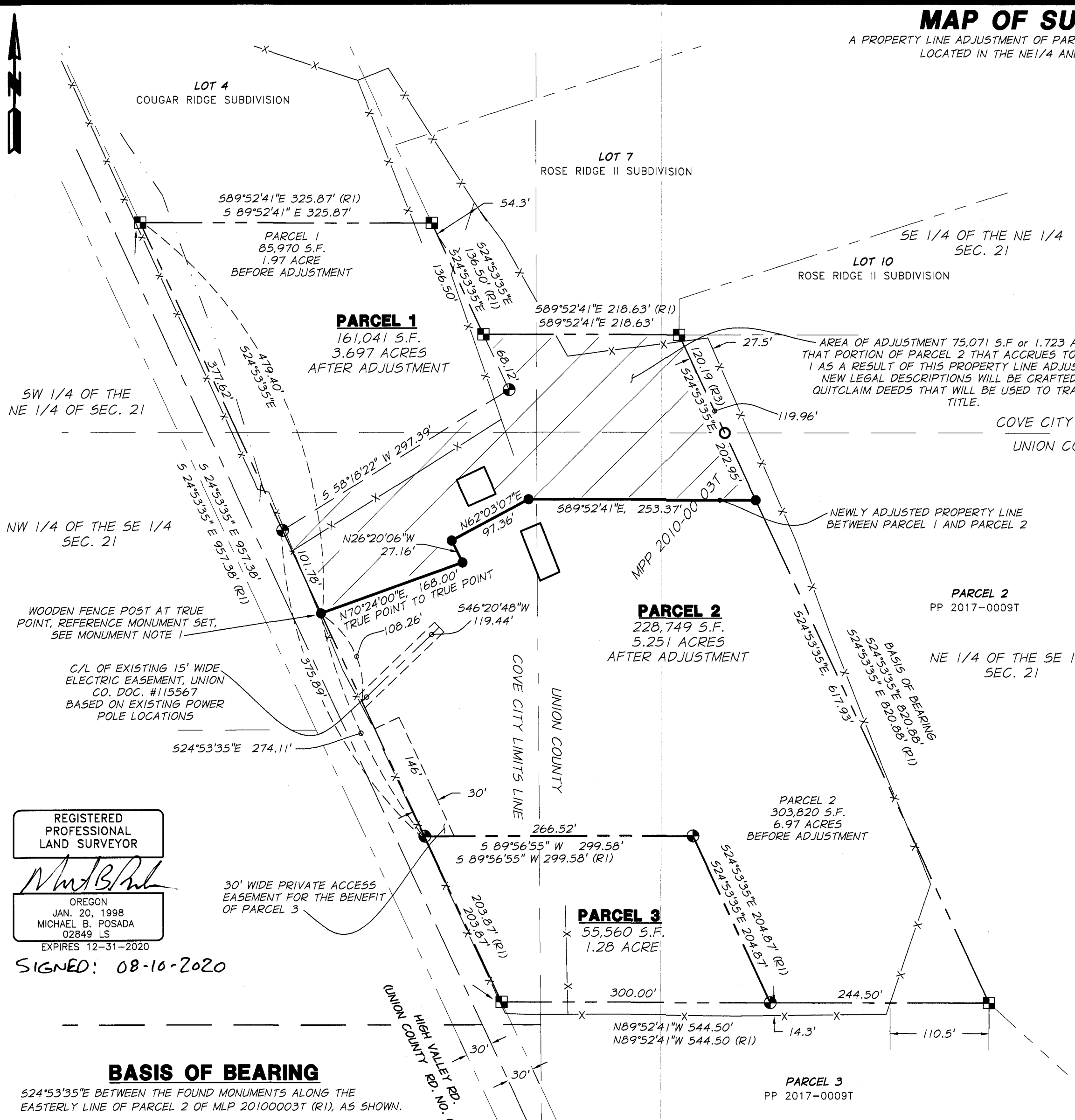
THIS SURVEY WAS PERFORMED AT THE REQUEST OF DAVID DUQUETTE FOR THE PURPOSE OF ADJUSTING THE PROPERTY LINES BETWEEN PARCEL 1 AND PARCEL 2 OF MINOR PARTITION PLAT 2010-0003T (MPP 2010-003), AS SHOWN. THE EXTERIOR BOUNDARY OF SAID MPP 2010-003 WAS RETRACED AND FOUND MONUMENTS FROM THAT SURVEY FIT WELL WITH RECORD CALLS AND HELD. MONUMENTS MARKING THE INTERIOR PROPERTY LINES OF PARCELS 1, 2 AND 3 OF SAID MPP 2010-003 WERE ALSO RECOVERED FOUND TO FIT WELL WITH RECORD CALLS, AND HELD FOR THIS SURVEY. THE ADJUSTED PROPERTY LINES BETWEEN PARCEL 1 AND PARCEL 2 WERE PLACED AT THE DIRECTION OF MR. DUQUETTE AND MONUMENTED, AS SHOWN, TO IDENTIFY THE NEWLY ESTABLISHED PARCEL BOUNDARY.

NEW LEGAL DESCRIPTIONS WILL BE WRITTEN FOR ADJUSTED PARCEL 1 AND PARCEL 2 BASED ON THIS SURVEY AND PROVIDED TO MR. DUQUETTE, SO THAT QUITCLAIM DEEDS CAN BE CRAFTED BY HIS ATTORNEY IN ORDER TO TRANSFER TITLE. MR. DUQUETTE CURRENTLY OWNS BOTH PARCELS.

THE EXISTING FENCES SURROUNDING THIS PROPERTY ARE AWAY FROM THE PROPERTY LINES, AS SHOWN ON THIS SURVEY. MR. DUQUETTE IS AWARE OF THE SITUATION AND REPORTS THAT HIS NEIGHBORS ARE ALSO AWARE OF THE SITUATION.

MONUMENT NOTE

1. A WOODEN FENCE POST EXISTS AT THE TRUE POINT OF THE BOUNDARY, A REFERENCE MONUMENT (RM) WAS SET. THE RM BEARS N70°24'00"E, 1.00', ALONG THE BOUNDARY LINE, FROM THE TRUE POINT.



REGISTERED PROFESSIONAL LAND SURVEYOR
 MICHAEL B. POSADA
 OREGON
 JAN. 20, 1998
 #115567
 02849 LS
 EXPIRES 12-31-2020

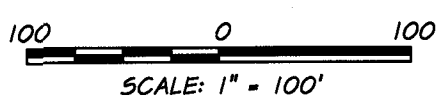
SIGNED: 08-10-2020

BASIS OF BEARING

S24°53'35"E BETWEEN THE FOUND MONUMENTS ALONG THE EASTERLY LINE OF PARCEL 2 OF MLP 20100003T (R1), AS SHOWN.

REFERENCES

- R1 - MINOR PARTITION PLAT NUMBER 20100003T, RECORDED APRIL 8, 2010 IN PLAT CABINET NUMBER D96 & D97 AS MICROFILM DOCUMENT NUMBER 20101261T OF UNION COUNTY RECORDS.
- R2 - PLAT OF COUGAR RIDGE SUBDIVISION, RECORDED NOVEMBER 1, 2006, IN PLAT CABINET C839, C840 & C841 AS MICROFILM DOCUMENT NUMBER 20065757T OF UNION COUNTY RECORDS.
- R3 - PLAT OF ROSE RIDGE II SUBDIVISION, RECORDED JANUARY 7, 2009, IN PLAT CABINET D041 & D042 AS MICROFILM DOCUMENT NUMBER 20065757T OF UNION COUNTY RECORDS.
- R4 - MINOR PARTITION PLAT NUMBER 20080003T, RECORDED FEBRUARY 28, 2008 IN PLAT CABINET NUMBER C970, C971 & C972 AS MICROFILM DOCUMENT NUMBER 20080783T OF UNION COUNTY RECORDS.
- R5 - LOT BOOK REPORT TITLE NO. 20-32812, DATED JULY 13, 2020 BY EASTERN OREGON TITLE INC., LA GRANDE, OREGON (541) 963-8561.
- R6 - PARTITION PLAT NUMBER 20170009T, RECORDED APRIL 11, 2017 IN PLAT CABINET NUMBER D386 & D387 AS MICROFILM DOCUMENT NUMBER 20171172T OF UNION COUNTY RECORDS.



UNION COUNTY SURVEYOR
 Date Received 8/10/2020
 Date Filed 8/10/2020
 File No. 028-2020

ANDERSON-PERRY & ASSOC.
 1901 N. FIR STREET
 LA GRANDE, OREGON 97850
 (541) 963-8309

MAP OF SURVEY-PROPERTY LINE ADJ.		
NE 1/4 AND THE SE 1/4, SEC. 21,		
T3S, R40E, W.M., CITY OF COVE, UNION COUNTY, OREGON		
DAVID A. DUQUETTE		105 HIGH VALLEY ROAD COVE, OR 97824
SCALE: 1" = 100'		SHEET
DATE: AUG., 10 2020		1/1
JOB NO. 2731-95(101)		
ENGINEERING SURVEYING NATURAL RESOURCES LA GRANDE, OR. WALLA WALLA, WA.		