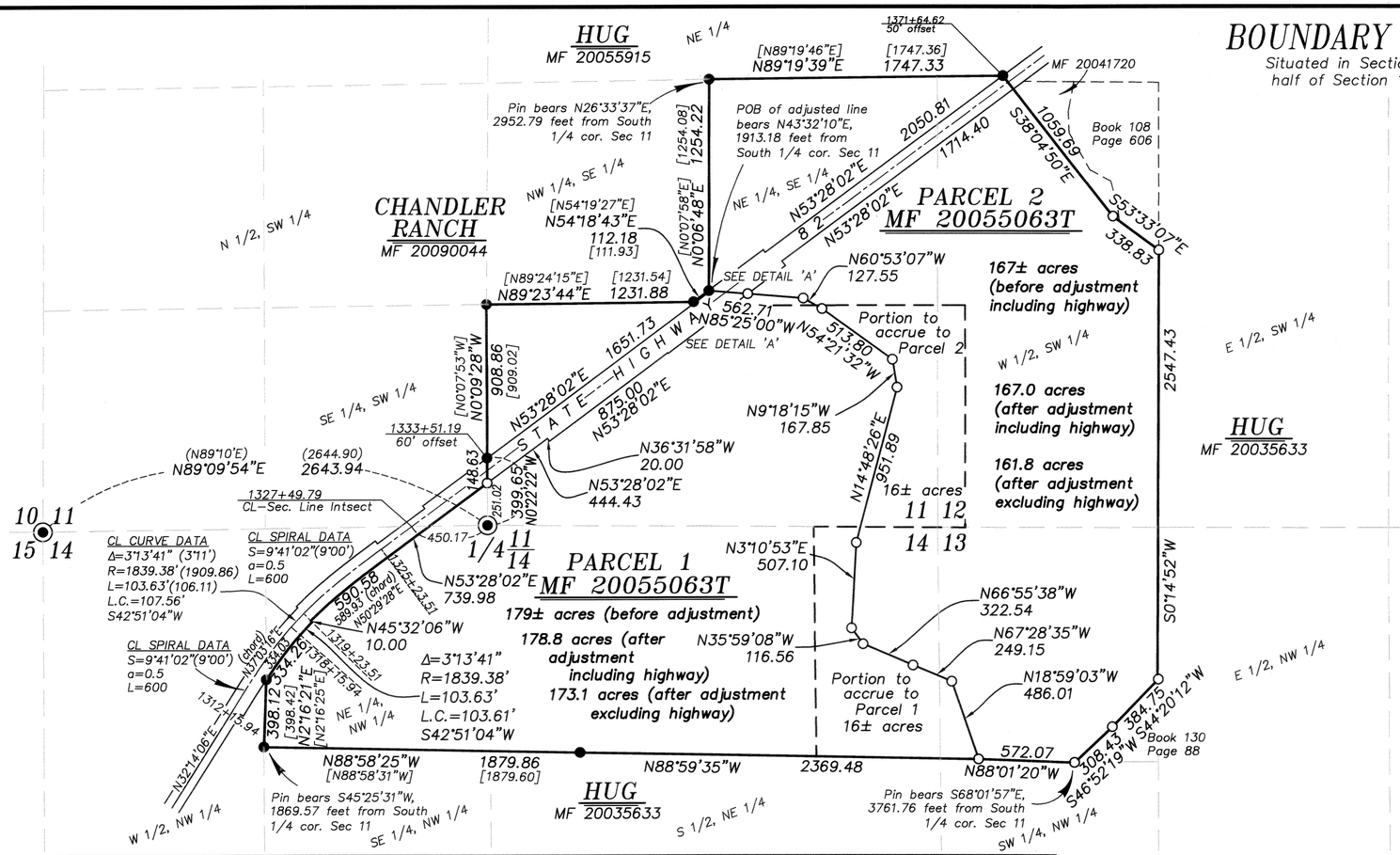
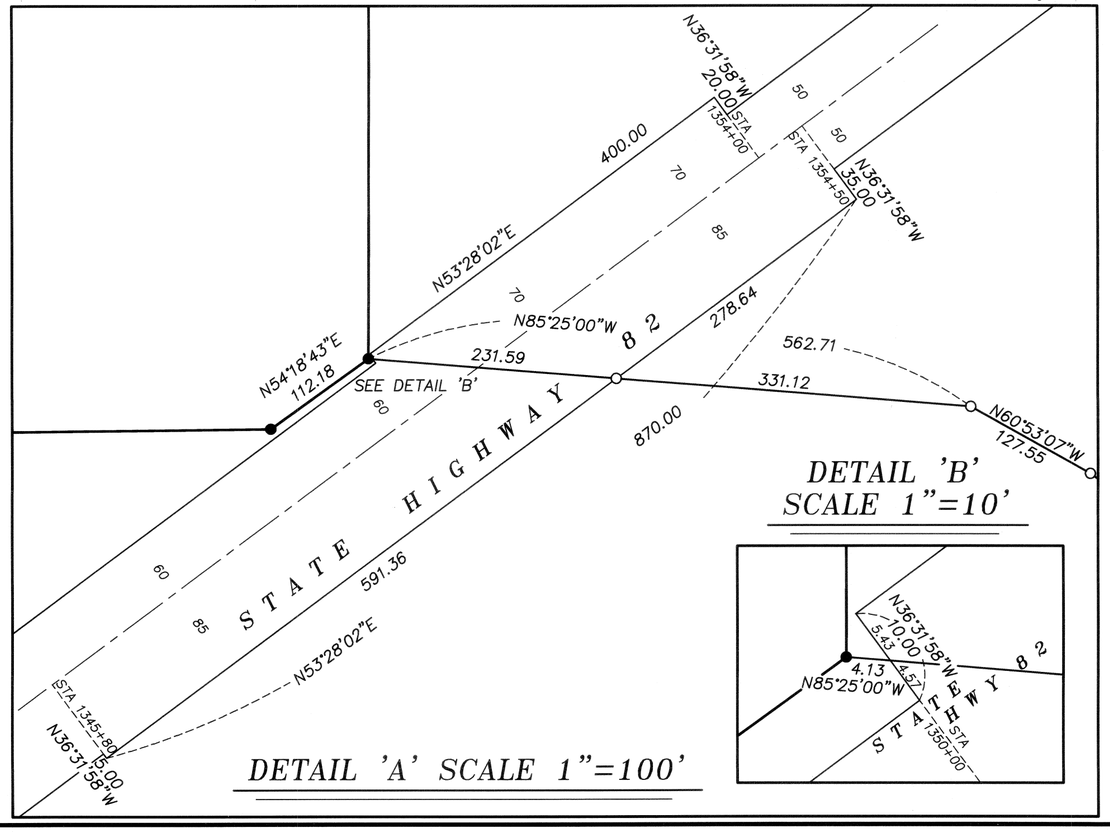
BOUNDARY LINE AGREEMENT AND LOT LINE ADJUSTMENT

Situated in Section 11, the West half of Section 12, the Northwest quarter of Section 13 and the North half of Section 14, Township 1 North, Range 39 East of the Willamette Meridian, Union County, Oregon





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"=600'

LEGEND

- ◉ Found monument as per Union County Monumentation Records
- ● Found 5/8" iron pin with plastic cap, unless otherwise noted, set by Survey Number 127–78
- ○ Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- [ ] Record measurement as per Survey Number 127–78
- ( ) Record measurement as per ODOT Strip Map 6B–11–12
- —— Centerline

REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 127–78
ODOT Strip Map 6B–11–12

DEED REFERENCES
Book 108, Page 606
Book 115, Page 351
Book 130, Page 88
Microfilm Document Number 95786
Microfilm Document Number 20014002
Microfilm Document Number 20041720
Microfilm Document Number 20055063T
Microfilm Document Number 20053775
Microfilm Document Number 20055915
Microfilm Document Number 20090017–19
Microfilm Document Number 20090044
Microfilm Document Numbers 20123254–20123258

NARRATIVE

This survey was done at the request of Bob Byerly, owner of the land within. He wanted to monument a boundary line agreement around the exterior of his property and adjust the dividing line between the two parcels. A boundary line agreement along the property North of the highway and a portion of the property South of the highway was monumented by Survey Number 127–78, however, it appears as though no deeds or legal documents were filed at the courthouse to realize this agreement. I hold the monuments set by said survey for this boundary line agreement. For the remainder of the property, the agreement is to the existing fenceline. The exception to this is at the far Northeast corner, where a portion of the land was conveyed to an adjoining property by MF 20041720. In this area, the boundary line agreement is to drive a line from the fence corner to the monument set along the North right of way of Highway 82 by Survey Number 127–78. The deed work for the boundary line agreement is to be prepared and filed separately.

The original dividing line between the properties was established by MF 20055063T, which was an Unsurveyed partition by description. The adjusted line between Parcels 1 and 2 was placed at the direction of the potential buyers of Parcel 2, and consented to by Mr. Byerly. Without benefit of survey, it is not possible to place the lines on the ground prior to adjustment, but the intent of this lot line adjustment is not to change, to any significant degree, the overall acreages of the two parcels.

The highway right of way in this area, as placed by strip map 6B–11–12, differs greatly from the constructed centerline. I place the centerline by holding the pins set by Survey Number 127–78 as well as the record angle between the tangents and compensate for the difference between the constructed line and the record measurement as per strip map in the spiral curve. I base the stationing shown hereon by holding the P.S. point at Station 1312+15.94.

I find no other unusual conditions with this survey.

REGISTERED
PROFESSIONAL LAND SURVEYOR
OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571
Renewal Date: June 30, 2013

UNION COUNTY SURVEYOR
Date Received 10/11/12
Date Filed 10/11/12
By R. Robinson, Deputy
File No. 025-2012

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey
Situated in Section 11, the West half of Section 12, the Northwest quarter of Section 13 and the North half of Section 14, Township 1 North, Range 39 East of the Willamette Meridian
UNION COUNTY, OREGON

SURVEYED FOR	Bob Byerly	
SURVEYED BY	J. S. H.	
Scale: 1" = 600'	Drawn by: J. S. H.	July 2012

SURVEY NUMBER 025–2012