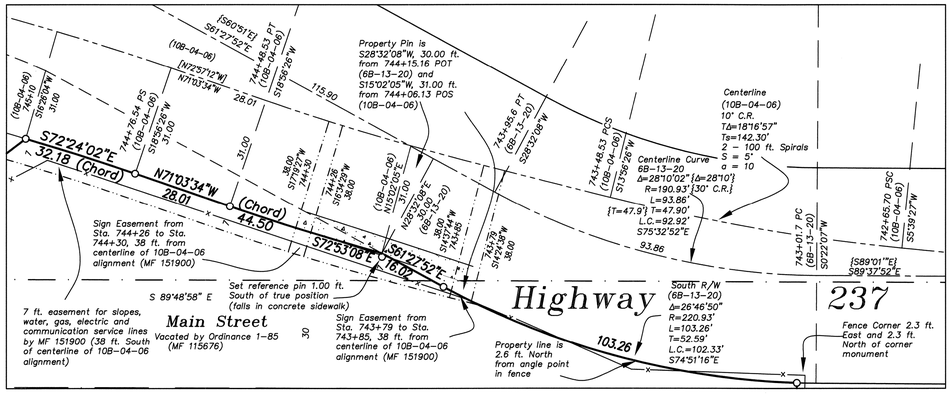
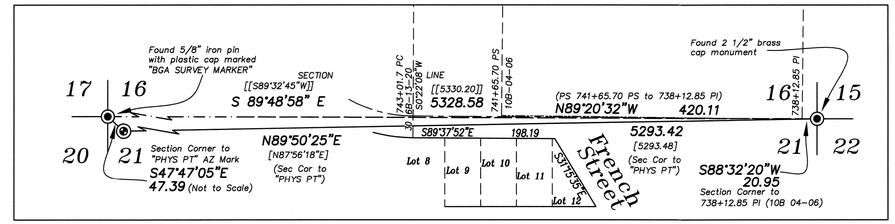


Sign Easement Detail

SCALE: 1" = 20'



Alignment and Rotation Detail

SCALE: 1" = 100'

BASIS OF BEARING

Solar observation taken at the Southwest corner of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

SCALE: 1"=50'

LEGEND

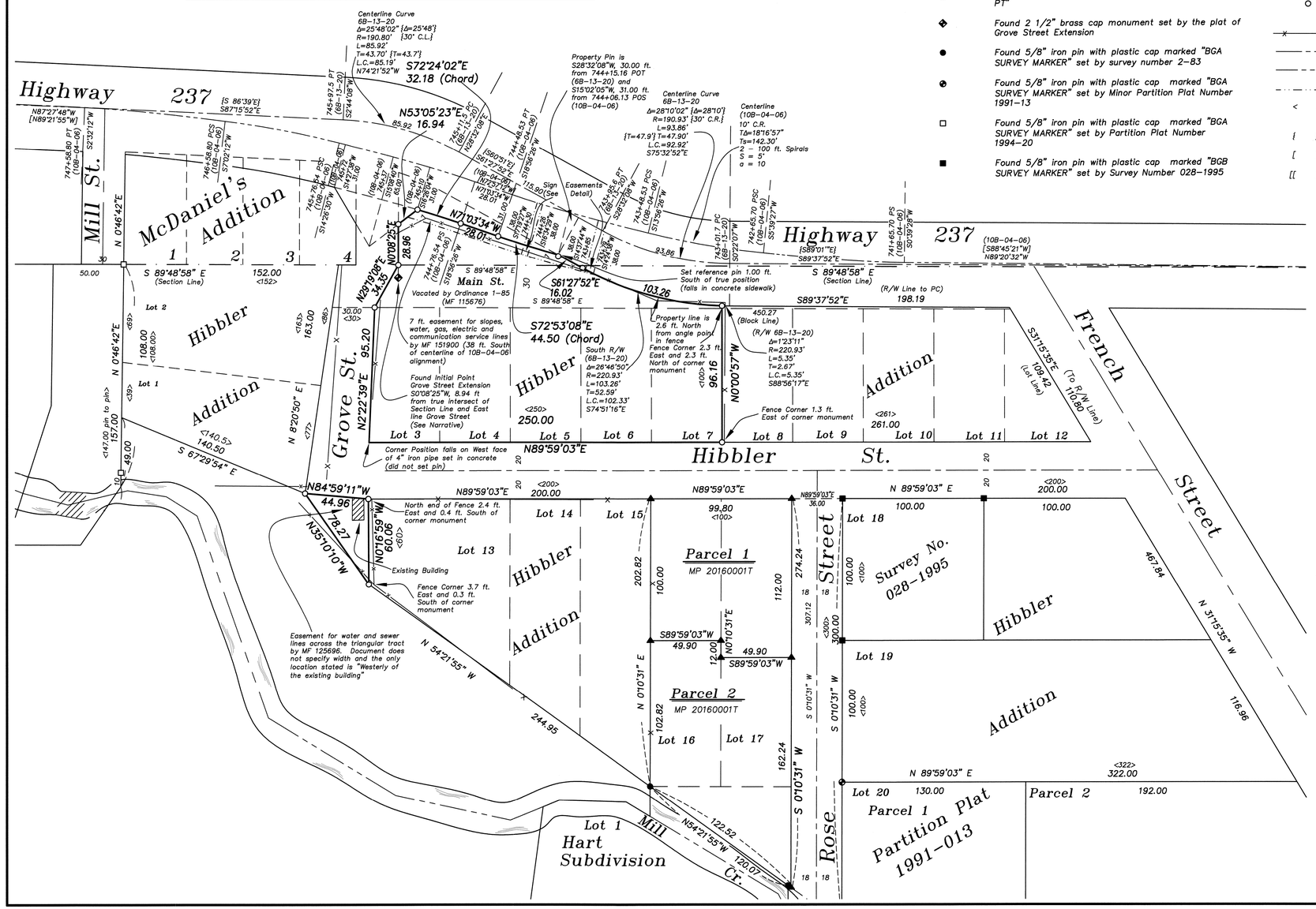
- Found monument as described as per Union County Monumentation Records
- Found 3 1/2" brass cap set in concrete marked "PHYS PT"
- Found 2 1/2" brass cap monument set by the plat of Grove Street Extension
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 2-83
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Minor Partition Plat Number 1991-13
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Partition Plat Number 1994-20
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 028-1995
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Partition Plat Number 20160001T
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Existing fence line
- Centerline of platted streets and 6B-13-20 alignment
- Centerline 10B-04-06 alignment
- Easement Line
- < > Record Information of the plat of Hibblers Addition to Cove
- { } Record Information of ODOT Drawing 6B-13-20
- [ ] Record Information of ODOT Drawing 10B-04-06
- [[ ]] Record Information of the plat of Grove Street Extension and Survey Number 49-84

REFERENCE MATERIAL

Union County Monumentation Records
Plat of Hibbler's Addition to Cove
Plat of Hart Subdivision
Plat of Grove Street Extension
Survey Number 2-83
Survey Number 49-84
Survey Number 046-1991
Survey Number 036-1994
Survey Number 040-1994
Survey Number 028-1995
Survey Number 008-2003
Minor Partition Plat Number 1991-013
Minor Partition Plat Number 1994.-020
Minor Partition Plat Number 20160001T
ODOT Drawing Number 6B-13-20
ODOT Drawing Number 10B-04-06

DEED REFERENCES

Deed Volume 125 Page 316
Deed Volume 126 Page 569
Deed Volume 133 Page 364
Deed Volume 133 Page 365
Microfilm Number 93623
Microfilm Number 115676
Microfilm Number 125696
Microfilm Number 151644
Microfilm Number 151900



NARRATIVE

This survey was done at the request of Neil Cox, owner of the land depicted on this survey. Mr. Cox has two tracts, one North of Hibbler Street, and one South of the street. French Street was placed as per Partition Plat Number 1991-013 and Survey Number 028-1995. The South line of the tier of lots North of Hibbler Street was placed 40 ft. North of the South line of Hibbler Street placed by Survey Number 028-1995 and Partition Plat Number 20160001T. Lot lines were placed using record distance of the plat of Hibbler's Addition. The Southwest corner of Lot 3 is occupied by a 4" iron pipe/fence corner in concrete. I did not set an additional monument at this point. I place the angle point North of the Southwest corner of Lot 3 at a point on the South line of the originally platted Main Street, 30 feet South of the section line at a point 30 feet East of the East line of Lot 2 as per the plat of Hibbler's Addition. I then drive a line Northeasterly to a point which is the intersection of the Section line and the East line of Grove Street Extension. The plat of the extension as well as survey number 49-84 had an erroneous placement of the Section line. Survey numbers 036-1994 and 040-1994 and partition plat 1994-20 placed the section line correctly. From the point on the Section line, I drive a line North along the East line of Grove Street Extension, to its' intersection with the South line of Oregon State Highway Number 237 as per the alignment on ODOT Map Number 10B-04-06, which is the basis for deed microfilm number 151900. I place this alignment by rotating the positions of the monument at "PHY'S PT" and the Southeast corner of Section 16, as per the coordinates provided on said State map. The Easterly portion of the North line of the Cox ownership is on the original alignment depicted on ODOT Drawing Number 6B-13-20. this alignment was also placed by Grove Street extension and survey number 046-1991. There are two sign easements as shown, however, there are no physical signs in the area of these easements. I find the existing sidewalk encroaches along the North line of this tract in the area where the two alignments meet as shown. The existing fence along the East line of the Cox tract is East of the true position as shown. The Southeast corner of the triangular tract was placed as per call of Survey Number 2-83. The Northeast corner of the triangular parcel was placed at record distance of Hibbler Addition West from the Northwest corner of the 2016 partition. The Westerly corner of the triangular tract was placed at the Southeast corner of Lot 1 of Hibbler Addition. I established this point at record distances of the plat for Lots 1 and 2. There is an easement for water and sewer across this triangular tract by deed microfilm number 125696. The description is vague as to location and width, with no width stated and the only physical position being "West of the Building". I show the building for reference. I find no other unusual conditions on this survey.

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 17, 1986
RICK G. ROBINSON 2219
Renewal Date: Dec. 31, 2018

UNION COUNTY SURVEYOR
Date Received 5/3/17
Date Filed 5/3/17
By Deputy
File No. 011-2017

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey
Lots 3 through 7, Hibbler's Addition to the Town of Cove, and tracts situate in the Southeast quarter of Section 16 and the Northeast quarter of Section 21, Township 3 South, Range 40 East of the Willamette Meridian
UNION COUNTY, OREGON

SURVEYED FOR	Neil Cox	
SURVEYED BY	R.G.R.	4/17
Scale: 1" = 40'	Drawn by: R.G.R.	5/17

SURVEY NUMBER 011-2017