

C-E 1/16

{S89°53'59"W}  
S89°53'59"W

{1336.88}  
1336.88

1/4  
32/33

# BASIS OF BEARING

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

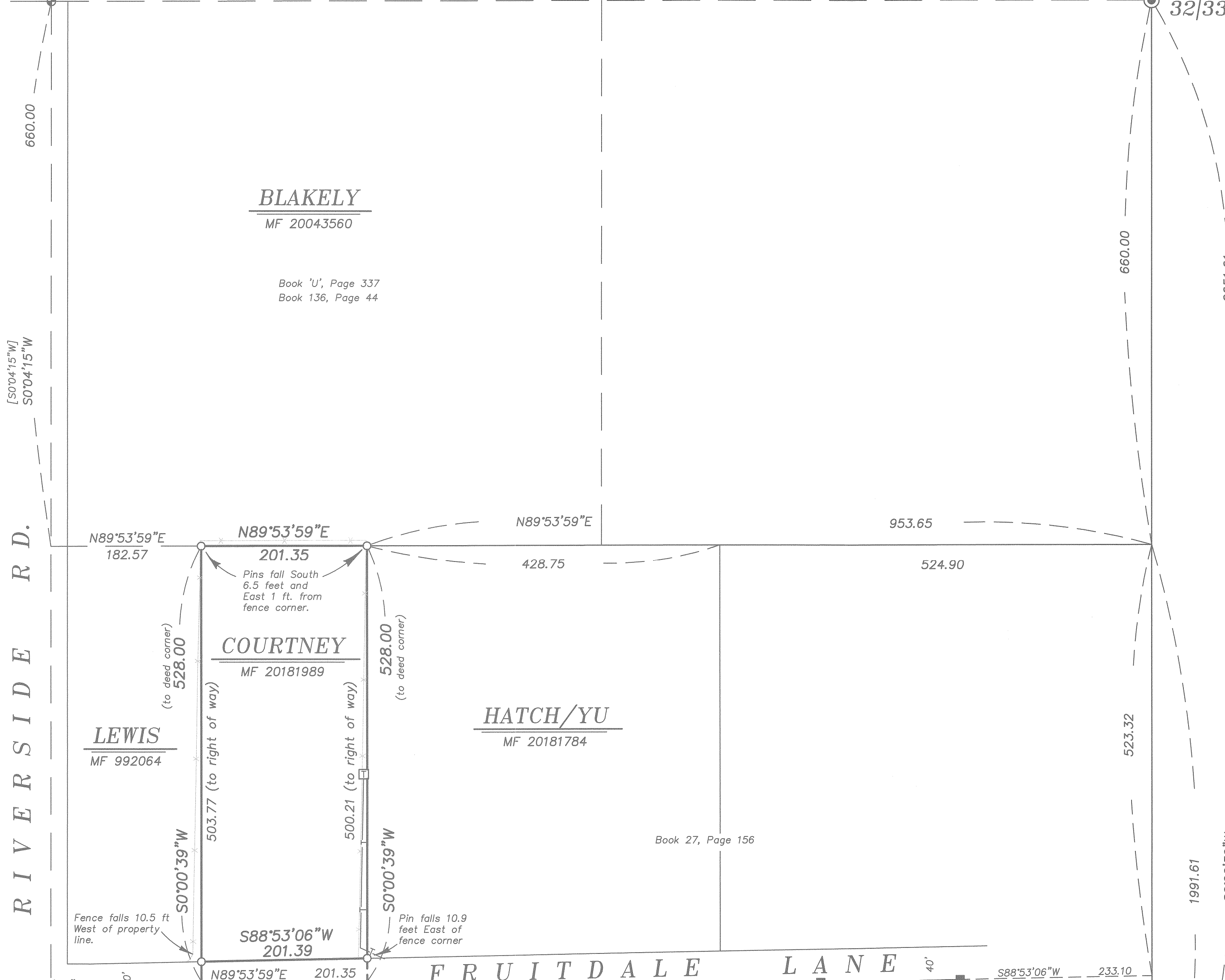
SCALE: 1"=100'

## LEGEND

- Found 2" Brass Cap in valve box, marked as per Union County Monumentation Records, set by Survey Number 32-84
- Found 2 1/2" aluminum cap, marked as per Union County Monumentation Records, set by Survey Number 040-2007
- ⊙ Found 2 1/2" aluminum pipe with 2 1/2" aluminum cap, marked as per Union County Monumentation Records
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 32-85
- Found 5/8" iron pin set by Survey Number 20-75
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- [ ] Record measurement as per Survey Number 023-2009
- { } Record measurement as per Survey Number 040-2007
- ( ) Record measurement as per Survey Number 013-2003
- x— Fenceline
- Telecommunications Node
- T— Underground telecommunication line

## REFERENCE MATERIAL

Union County Monumentation records	<u>DEED REFERENCES</u>
Old Book Survey Pg. 300	Book 'K', Page 603
Survey Number 18-75	Book 'U', Page 337
Survey Number 20-75	Book 'Y', page 287
Survey Number 32-85	Book 27, Page 156
Survey Number 006-2001	Book 40, Page 538
Survey Number 041-2001	Book 69, Page 257
Survey Number 013-2003	Book 117, Page 383
Survey Number 023-2009	Book 125, Page 357
	Book 136, Page 44
	Microfilm Document Number 992064
	Microfilm Document Number 20043560
	Microfilm Document Number 20181784
	Microfilm Document Number 20181989



## NARRATIVE

This survey was done at the request of Leslie Courtney, owner of the land within. Ms. Courtney wanted the land surveyed prior to selling the property. I find no conflict between this deed and those of the adjoiners to the East and West. All these tracts are described by metes and bounds beginning at a point 40 rods South of the Northeast corner of the Southeast quarter. However, the parcels to the North are described by aliquot parts, which causes a 4 foot overlap. The parent tract to these parcels is deed granted to F.W. Nessley recorded in Book 'K', Page 603. He subsequently parceled off the tract to the North describing it both by aliquot part and with a qualifying 'more particularly described as' description by metes and bounds in Book 'U', Page 337. Subsequent deeds in the area are all utilize the 40 rod call from the Northeast quarter of the Southeast quarter. I find that since the original subdivider utilized a 40 rod call South from the quarter corner consistently in his deeds, and that there was no intent of overlap, that the intent of the original deeds was to hold this distance over the aliquot line. I therefore hold this 40 rod call as the common line between this tract and the tract to the North. Fruitdale Lane was placed as per Survey Number 32-85. The East quarter corner of Section 32, set by Survey Number 3-84, is called off in Surveys 32-85 and 013-2003. I find the monument to be within tolerance of a true proportionate position and accept this monument in place. The East 1/16th corner between Section 5 and 32 was placed in Survey Number 023-2009 and I use the position as per survey to place the West line of the Southeast quarter. I find the fences in the East/West direction to be fairly close at the North end, but have a consistent shift of about 10 feet to the West at the South end. An underground telecom line servicing the property to the East runs alongside the East side of the fenceline and therefore encroaches, as shown. I've provided a legal description of this area separately for the client so that they can prepare an easement. 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, 2021

UNION COUNTY  
SURVEYOR

Date Received 8/1/19

Date Filed 8/1/19

By [Signature]

File No. 019-2019

<b>BAGETT, GRIFFITH &amp; BLACKMAN</b> 2006 Adams Avenue, LaGrande, Oregon Map of Survey		
Situated in the Southeast quarter of Section 32, Township 2 South, Range 38 East of the Willamette Meridian		
UNION COUNTY, OREGON		
SURVEYED FOR	Leslie Courtney	
SURVEYED BY	J. S. H.	
Scale: 1" = 100'	Drawn by: J. S. H.	July 2019

SURVEY NUMBER 019-2019