

# BASIS OF BEARING

Solar observation taken at the Northwest corner of Section 19, Township 4 South, Range 40 East of the Willamette Meridian.

SCALE: 1" = 50'

# LEGEND

- ⊙ Found 2 1/2" brass cap in water valve box, marked as per Union County Monumentation record 016-2001R
- Found 2 1/2" aluminum pipe with 2 1/2" aluminum cap, marked as per Union County Monumentation Record
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 52-78
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- - - Record measurement as per Survey Number 23-89
- ( ) Record measurement as per deed
- [ ] Record measurement as per Survey Number 52-78
- { } Record measurement as per Plat of Hannah's Addition
- Centerline
- Fenceline

# REFERENCE MATERIAL

Union County Monumentation Records  
 Survey Number 40-77  
 Survey Number 52-78  
 Survey Number 20-81  
 Survey Number 23-89  
 Survey Number 032-1999  
 Survey Number 025-2008  
 Survey Number 027-2017  
 Plat of Hannah's Addition

DEED REFERENCES  
 Book 132, Page 50  
 Microfilm Document Number 57993  
 Microfilm Document Number 95258  
 Microfilm Document Number 105464  
 Microfilm Document Number 108293  
 Microfilm Document Number 108295  
 Microfilm Document Number 992495  
 Microfilm Document Number 20004955  
 Microfilm Document Number 20190614

# NARRATIVE

This survey was done at the request of Joe Coughlan, owner of the land within. Mr. Coughlan wanted to monument the West line of his ownership prior to fence construction. Deeds for properties falling along the East side of the Southeast quarter of the Northeast quarter of Section 24 have points of beginning which call to both Block corners of Hannah's Addition and to specified distances North of the East quarter corner of Section 24. The legal descriptions imply that the Southwest corner of Hannah's Addition and the said quarter corner are represented by the same point, and that the West line of Hannah's Addition and the Section line are colinear, when in fact, there is quite a bit of discrepancy between them. The West line of Hannah's Addition was placed by Survey Number 52-78, the monuments of which were tied on this survey and accepted in place. The discrepancy between the section line and the subdivision line was noted in Survey 23-89, and again in 027-2017. Surveys within this area have held the block corners over the distance calls along the Section line. Examination of lines of possession indicate more harmony when deeds are placed in this manner. Though lands within the Southeast quarter of the Northeast quarter of Section 24, begin at block corners of Hannah's Addition, the lands within the Northeast quarter of the Southeast quarter do not. These deeds generally reference distances along and from aliquot lines.

Land within this area were originally owned by Merlyn and Irene Langford. The parcel to the South was originally conveyed by Microfilm 105464 to Williams and has the most senior right. The legal description for this tract has a specific distance call from the quarter corner, placing the North line at cardinal direction from a point 195.33 feet South of the quarter corner. I establish the South line of the Coughlan property as such. The deeds MF 108295 (to City of Union) and 108293 (Baremore) bear the same recording date and time. There is no discrepancy between the Baremore deed, the Williams deed or the one for this property along the South line, and I place this corner at a point 126.50 feet West of the Section line. Along the North line, I use the placement of the Northwest corner of Block 25 of Hannah's Addition to place the City of Union tract, running the called for 126.50 feet from the Block corner. This puts a skew in the West line of this tract. 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 10/23/19

Date Filed 10/23/19

By *[Signature]*

File No. 035-2019

**BAGETT, GRIFFITH & BLACKMAN**  
 2006 Adams Avenue, LaGrande, Oregon

Map of Survey  
 Situated in Hannah's Addition to the City of Union and in the East half of Section 24, Township 4 South, Range 39 East of the Willamette Meridian  
 UNION COUNTY, OREGON

SURVEYED FOR	Joe Coughlan
SURVEYED BY	J. S. H.
Scale: 1" = 50'	Drawn by: J. S. H. Oct. 2019

SURVEY NUMBER 035-2019

