

LOT LINE ADJUSTMENT

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" = 60'

LEGEND

- Found monument as described, marked as per Union County Monumentation record
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 023-2021
- Found 5/8" iron pin, set by Survey Number 33-77
- Found 5/8" iron pin (unless otherwise specified), set by Survey Number 90-74
- ▲ Found 5/8" iron pin with 1 1/2" aluminum cap marked APA 49593 PLS, set by Survey Number 001-2021
- ◆ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 09-82
- × Found chiseled 'X' in sidewalk, set by Survey Number 24-86
- ⊙ Found 1" brass cap in sidewalk, set by Survey Number 042-2020
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 24-79
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- - - Record measurement as per Survey Number 33-77
- () Record measurement as per Survey Number 24-86
- [] Record measurement as per Survey Number 24-79
- { } Record measurement as per Survey Number 90-74
- / / Record measurement as per Survey Number 023-2021
- < > Record measurement as per Survey Number 001-2021
- ||| Record measurement as per Deed Microfilm Number 20180034
- ▨ Adjusted Area

REFERENCE MATERIAL

Union County Monumentation Records
 Survey Number 90-74
 Survey Number 33-77
 Survey Number 24-79
 Survey Number 09-82
 Survey Number 24-86
 Survey Number 001-2021
 Survey Number 023-2021
 Plat of West Union

DEED REFERENCES
 Book 51, Page 507
 Book 105, Page 566
 Book 140, Page 85

Microfilm Document Number 54351
 Microfilm Document Number 93928
 Microfilm Document Number 150607
 Microfilm Document Number 151199
 Microfilm Document Number 118361
 Microfilm Document Number 20180034
 Microfilm Document Number 20181432

NARRATIVE

This survey was done at the request of Stacy Dixon on behalf of SMG Inc., accruing landowner. The purpose of this survey is to monument a lot line adjustment. The legal description for deeds for the property along the North side of Arch Street commence at block corners of West Union Addition. These Watt tracts call from the Northeast corner of Block 2. The SMG tract makes a call from the Northeast corner of Block 1. As the West line of the SMG deed makes a controlling call to the East line of the Watt tract (deed recorded in MF93928), I find it necessary to place the Northeast corner of Block 2. In order to place Block 2, I retrace surveys in the area to place the centerline of the surrounding right of ways. I place the alignment of First Street by holding monuments set by Surveys 24-86, 09-82 and 001-2021. I find that holding record distance from the lead plug to the intersection of Center Street and First Street is harmonious with record distance as per Survey 33-77. Along Main Street, I hold the intersection positions of Arch Street, Beakman and Center Street as established by Survey Number 023-2021. From the intersection of Main St. and Beakman St, I drive a line to the monument at Beakman and 2nd Street to place the Beakman Street centerline. To establish Arch Street, I hold a point record bearing and distance from the NW corner of Section 19 South, as per Survey Number 24-79, and drive a line to the intersection of Arch Street and Main Street. Doing so is harmonious with monuments set by Survey Number 24-79 in Block 3. Having established the Northeast corner of Block 2, I run a line perpendicular to establish the Point of Beginning for the descriptions of Parcels described in MF20180034 (Watt tracts). I find the monuments set by Voelz in Survey Number 90-74 to be relatively harmonious with my placement. For Main Street centerline, I hold monuments and alignments as established by Ellithorp in 042-2020. As in this area, the right of way is directly in line with the existing building, I set no monuments along the East line of this property.

The legal descriptions on the Watt deeds imply that the Section line is 140 feet North of the North right of way line of Arch Street. The actual measured distance is about 4 feet short of this. Mr. Watt is the owner of both tracts adjoining to the West of the SMG tract, shown hereon as Tract B and Tract C. Both tracts were at one time owned by Reginald and Lucille Gipson, where at the time of ownership, the 40 foot wide lot shown as Tract C was 170 feet deep (Book 140, Page 85). Deed recorded as Microfilm 54351 conveyed the tract shown as Watt Tract B, the description of which makes a call from the intersection of the Section line and the South bank of Catherine Creek Westerly along the Section line to the West line of the 40 foot wide tract (Book 140, page 85). A subsequent deed, recorded as MF 93928 conveyed the remains of the 40 foot wide tract, calls it 140 ft wide deep, and makes no call to the Section line. I find the deed recorded as 54351 to be senior, and therefore hold the Section line as the North line of Watt Tract 'C'. However, it should be noted that, both of these tracts were conveyed to Cecil and Adeline Smith and both tracts are currently in the ownership of Mr. Richard Watt. This discrepancy is being mentioned on this survey as it mostly effects the acreage calculation, however, a conveyance of Tract C from the Watt ownership, separate from Tract B, using the current legal description with no qualifying call to the Section line can arguably be construed as conveying a tract of land with a senior right, as these two properties have primarily been conveyed such that they have remained in common ownership.

I hold the Main Street right of way as established in Survey Number 042-2020. The East line of the SMG tract runs along the West right of way of Main Street except for a portion that was taken by the Department of Transportation to the 'high water mark of Catherine Creek'. MF 150607 widened the right of way North of Catherine Creek to 40 feet, but I can find no deed addressing any conveyance between the North and South high water mark of Catherine Creek. I therefore hold a concrete abutment as the current high water mark of Catherine Creek and hold a line 30 feet West of the centerline of Main Street North from this point. As MF15199 conveyed land based on map 10B-3-25, I use the 'M' line for stationing and offsets.

There are concrete barriers that falls West of the property line. At the time of survey, the landowners were in the process of moving these to the line. The building falls approx 1.2 feet into the Arch street right of way. I find no other unusual conditions with this survey.

APPROVALS

I hereby approve this lot line adjustment this 30 day of August, 2021.

[Signature]
 Doug Wiggins
 City of Union

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

[Signature]

OREGON
 JUNE 2, 2010
 JEFFREY S. HSU
 83571

Renewal Date: June 30, 2023.

UNION COUNTY
 SURVEYOR

Date Received 8/30/21
 Date Filed 8/30/21
 B. *[Signature]*
 File No. 041-2021

BAGETT, GRIFFITH & BLACKMAN
 2006 Adams Avenue, LaGrande, Oregon
 Map of Survey

Situated in the Southwest quarter of Section 18 and the Northwest quarter of Section 19, Township 4 South, Range 40 East of the Willamette Meridian, City of Union, UNION COUNTY, OREGON

SURVEYED FOR SMG, Inc.
 SURVEYED BY J. S. H.
 Scale: 1" = 60' Drawn by: J. S. H. Aug. 2021

2 1/2" brass cap in water valve box, marked as per Union County Monumentation record 016-2001R. Positioned as per Union County GPS network

2 1/2" aluminum pipe with 2 1/2" aluminum cap, marked as per Union County Monumentation record 014-2001R, set by Survey Number 007-2001. Positioned as per Union County GPS network

Record bearing and distance used as per Survey Number 24-79 for calculation of Arch Street right of way only. No retracement of Hannah's Addition was done by this survey.

DETAIL SCALE: 1" = 30'