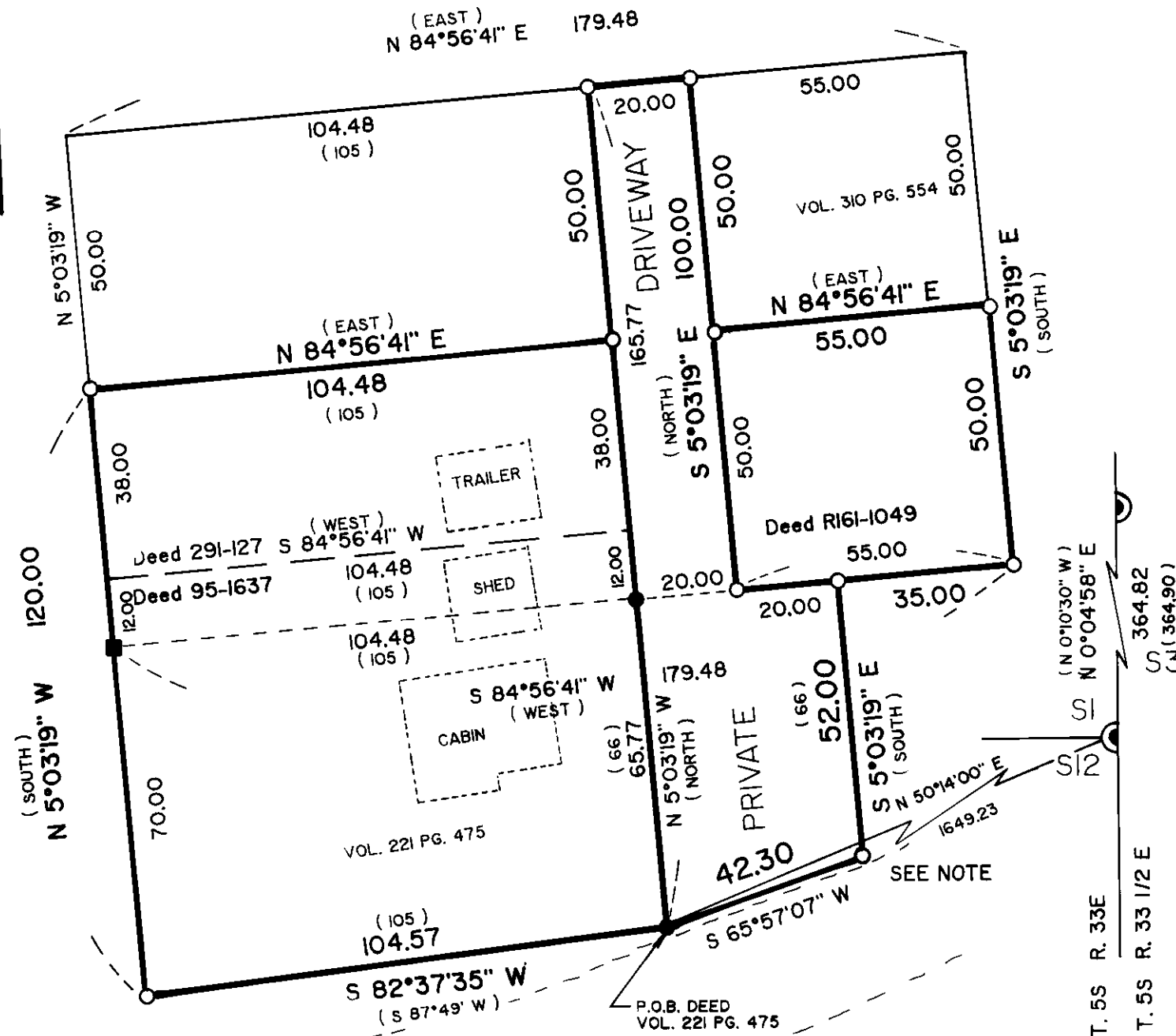


BASIS OF BEARING

Solar observation taken at the northeast corner of section 12 Township 5 South, Range 33 East of the Willamette Meridian.



NOTE: The southeast corner of private drive calls "south 66 feet to the north line of Frazier Road". There is only 52 feet from the northeast corner to the north line of Frazier Road. This accounts for the difference.

LEGEND

- Set 5/8" x 30" iron pin with plastic cap marked BGA SURVEY MARKER.
- Found unrecorded 1" O.D. metal pipe.
- Found unrecorded 3/4" O.D. metal pipe.
- () Record deed information.
- ⊙ Found 2 1/2" brass cap monument.

REFERENCE MATERIAL

Umatilla County Survey
R 187 B

Umatilla County Deed Records
Volume R 95 Page 1637
Volume R 161 Page 1052
Volume 221 Page 475 - 477
Volume 291 Page 127

NARRATIVE

This survey was ordered by Douglas and Chris McKay. The McKays wished to define their ownership of their property. I find that all of the deeds in this small surveyed area all begin at the same described point. And build off the legal description to George A. McKay Book 221 Page 475. It appears that a survey was done at this time was not recorded. I find three very old pins that mark the original corners as shown on my plat. It is very apparent that these pins represent the true intent of the legal description in this particular area. I therefore base all of my lines on these survey pins. I establish the north lines of the surveyed parcels parallel to the line established by the found unrecorded monuments at the northwest and northeast corners of Deed 221-475. The east and west lines of Deeds Book 291 Page 127 and Book 221 Page 475, are all parallel to the found unrecorded corners shown at the northeast and southeast corners of Deed 221-475. And at the measured distance between the northeast and northwest corners of Deed 221-475, which is 104.48 feet. I establish the southwest corner of this parcel running at record distance and parallel to the east line of Deed 221-475. I find that the "PRIVATE DRIVEWAY" is an individual interest between all of the lots shown. The lots east of the private driveway are established parallel to and at record distances to the previously cited Deed 221-475. Please note that there is a difference between the record bearings and my surveyed bearings. It is my professional opinion that the unrecorded survey is the best evidence as to where the intended conveyance was intended. By using record bearing we would cut through every building. It is impossible for me to determine how the unrecorded surveys bearing basis was established. It appears that he may have dropped a compass needle and local attraction makes a difference. I am certain that the deeds were drawn from this survey. I therefore rotate the title lines to my basis. In my work in section 12, I have located at least three other surveys immediately south of this parcel that are also unrecorded. One name keeps coming up as to who is responsible, that being Wayne Harris. It is my opinion that surveys were done in this area to write the deeds but the work was never filed. The people that had the work done do not have copies of the surveys. I find no other problems with this survey.

Handwritten notes:
No. 89-72-A

REGISTERED PROFESSIONAL LAND SURVEYOR

Gregory T. Blackman

OREGON
JULY 13, 1973
GREGORY I. BLACKMAN
991

BAGETT - GRIFFITH & ASSOCIATES La Grande, Oregon		
Map of Survey A parcel of land situated in the northeast quarter of section 12, Township 5 South, Range 33 East of the Willamette Meridian.		
UMATILLA COUNTY, OREGON		
SURVEYED FOR	Douglas and Chris McKay	
SURVEYED BY	GTB	6-89
Scale: 1" = 30'	Drawn by: JPP	6-89