



**STATEMENT**

We, the undersigned, do hereby certify that we personally received the following information from Mr. James G. Voelz as individuals and on separate occasions:

A 1" Iron pipe buried along the West side of a gravelled lane marks the correct position of the S 1/16 corner common to Sections 34 and 35, T. 2 S., R. 38 E., W.M.;

A section of "T" steel fence post buried along the West side of a gravelled lane, South of Oregon State Hwy. 82 marks the correct position of the 1/4 corner common to Sections 34 and 35, T. 2 S., R. 38 E., W.M.;

and that Mr. Voelz's information is based on statements made to him by previous county surveyors and others.

We note that Record Survey No. 4-77 (By J. G. Voelz) shows a found 2" Iron pipe at a point verified by our measurement to be essentially at the position of the found "T" steel fence post described above as the 1/4 corner. We were unable to find a 2" Iron pipe at this location, however, Mr. Voelz verified that the "T" steel fence post is at the correct 1/4 corner position.

Date: 3-27-80

*Gary L. Langfritz*  
 Gary L. Langfritz  
*Rodger E. Orton*  
 Rodger E. Orton

**Basis of Bearing**

BEARINGS ARE BASED ON THE OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, USING A COLLEGE 1946 LISC & CAS AND THE AZIMUTH TO THE KLBM RADIO MAST AS PUBLISHED BY THE LISC & CAS, REVISED 1973. MAPPING ANGLE = +1°44'36"

**LEGEND**

( ) RECORD INFORMATION  
 [ ] DEED INFORMATION  
 ● FOUND MONUMENT OF RECORD  
 ● SET 5/8" x 30" IRON ROD WITH YELLOW CAP MARKED APEA  
 ● INITIAL POINT. SET 2" x 30" GALV. PIPE BURIED 6" BELOW GROUND WITH BRASS CAP MARKED: "A-P-A INITIAL POINT 1980 UNION CO. CO-OP SUBDIVISION"

**REFERENCE MATERIAL**

RECORD SURVEYS: 7-65 62-74 19-70  
 5-68 4-77  
 17-69 82-77  
 57-73 20-78  
 67-73 93-79

UNION CO. DEED RECORDS:  
 BOOK 102, 106  
 125, 158

UNION CO. MICROFILM DOCUMENTS #54452 & 76232  
 OREGON ST. HWY DEPT. R/W MAPS  
 RAILROAD R/W MAPS

**NARRATIVE OF SURVEY**

The Easterly boundary of the parcel depicted on this survey plat is dependent on the location of an interior 1/16 line of the section. In this area, the existence of adequately documented corners of the original Public Land Survey is either totally lacking or so vague in nature to be of limited value. Restoration of the required lost corners by proportionate measurement methods would upset long-standing land boundaries in the area. It is our contention that in areas of extensive loss of original evidence, the acceptance of local monuments with long histories of usage and that substantially conform to established land use patterns and to the normal subdivisional section boundaries will best satisfy local conditions. Our subdivision of Section 34, T. 2 S., R. 38 E., W.M., is therefore based on found monuments as described on this survey plat, their relationship with other found monuments in the area, and on information received from M. James G. Voelz as described in the accompanying statement.

As noted on Record Survey 93-79, two monumented positions presently exist for the 1/4 corner common to Section 34, T.2S., R.38E., and Section 3, T.3S., R.38E., W.M. One monument is a 3/4" Capped Iron Pipe, marked "A" which agrees with reference ties established by A.H. McLain in 1932. McLain's ties can be found in his personal set of Metsker Maps which are now in the custody of James G. Voelz, Union County Surveyor. The second monument was established in 1973 by the Oregon State Highway Division from a reference tie shown on the 1935 OSHD R/W Map 58-2-7 of the Cove Secondary Highway (Record Survey 93-79).

After a diligent search and evaluation of the evidence, our conclusion is that, with the exception of the 1935 OSHD reference tie, the evidence described as follows supports the location of the 3/4" capped Iron Pipe as the correct position of the 1/4 corner.

As shown in the detail, a substantial correlation exists between the information referred to as "McLain's ties" and ties shown on OSHD Map 58-2-7 dated 1935 as follows:

Both records refer to a "Pipe" at the corner location: Distance to the existing centerline of McAllister Lane and to the NE corner of the Island City Rural Fire Dept. Building from a found 3/4" I. Pipe at the NW corner of Block 2, Sterlings Addition as shown on OSHD Map 58-2-7 are in agreement with the set-back and street dimensions shown on "McLain's Ties"; The found 3/4" I. Pipe at the apparent NW corner of Block 2, Sterlings Addition is in good alignment with the north side of the Fire Dept. Building.

Additionally, the 3/4" Capped Iron Pipe is located along the existing painted centerline of McAllister Lane. The original subdivision plats of "Island City" (Book 1, Page 6, Plat Records of Union County), "Sterling's Addition" (Book 1, Page 93) and "Caviness Addition" (Book 1, Page 9) all show the 1/4 corner in question as being located on the centerline of Main Street (now known as McAllister Lane).

Parcel evidence in the form of existing fences in the immediate vicinity as identified on recent aerial photography when coupled with record plat distances indicate that the centers of the existing streets in the area, including McAllister Lane, are in their proper relationship with the identified fence lines.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

HOWARD L. PERRY  
1977  
1294

MAP OF SURVEY

SW 1/4, SE 1/4, SECTION 34, T2S, R38E, W.M.

UNION COUNTY OREGON

FOR: UNION COUNTY CO-OP

SCALE  
1" = 100'

DATE  
1980

anderson  
perry  
& associates, inc.

LA GRANDE & ENTERPRISE, OREGON

SHEET NO.  
25-80