



FD ALUMINUM MONUMENT IN MONUMENT CASE REFER TO SURVEY 7-88 AND REMONUMENTATION RECORD 87-88R

**BASIS OF BEARINGS**  
 N 89°57'15" W AS RECORDED BY UNION COUNTY SURVEY 17-80 ALONG THE NORTH LINE OF THE NE 1/4, SECTION 16, T1N, R39E.

**SURVEY NARRATIVE**

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MR. ROBERT SCHOELER, WEST ONE BANK, REPRESENTING THE ESTATE OF J. I. MORGAN, FOR THE PURPOSE OF LOCATING THE BOUNDARIES OF PROPERTY DESCRIBED IN UNION COUNTY DEED BOOK 151, PAGE 309, AND ESTABLISHING A DIVIDING LINE WITHIN THE PROPERTY.

OUR INITIAL INVESTIGATION AND SUBSEQUENT DISCUSSIONS WITH DUANE GRIFFITH, LS644, AND GREGORY BLACKMAN, LS991, REVEALED THAT THE POSITION OF THE CENTER 1/4 CORNER OF SECTION 16, T1N, R39E, AS ESTABLISHED BY UNION COUNTY SURVEY 17-80, IS IN ERROR. IN ORDER TO CORRECT THIS SITUATION, WE HAVE REESTABLISHED THE POSITION OF THE CENTER 1/4 CORNER OF SECTION 16 AT THE POSITION SHOWN ON OREGON STATE HIGHWAY DEPARTMENT DRAWING 48-26-11, DATED 1935. THIS BASIS PROVIDES FOR CONTINUING HARMONY IN THE RELATIONSHIP OF SEVERAL OTHER SURVEY CORNERS IN THE AREA WHICH HAVE ALSO BEEN RESTORED ON THE OREGON STATE HIGHWAY DEPARTMENT BASIS.

CORRECTING THE POSITION OF THE CENTER 1/4 CORNER RESULTS IN NEW POSITIONS FOR SEVERAL SECTION SUBDIVISIONAL CORNERS IN THE NE 1/4 OF SECTION 16, AS SHOWN ON THIS DRAWING. A RESULT OF THESE CORRECTIONS IS AN APPARENT CONFLICT OF SURVEY AND DEED LINES IN THE VICINITY OF BOTZ SUBDIVISION AND UNION COUNTY SURVEY 7-88. THE RELATIONSHIP OF THE CORRECTED SURVEY POSITIONS AND SEVERAL OF THE EXISTING SURVEY MONUMENTS FROM BOTZ SUBDIVISION AND SURVEY 7-88 IS SHOWN ON THIS DRAWING.

THE BOUNDARIES OF THE SURVEYED PARCEL HAVE BEEN ESTABLISHED ON THE BASIS GIVEN IN UNION COUNTY DEED BOOK 151, PAGE 309, AND AS REQUESTED BY OUR CLIENT. THE LINES OF THIS DEED HAVE BEEN CONSTRUED TO RUN ALONG OR PARALLEL TO THE SUBDIVISIONAL LINES OF SECTION 16, UNLESS OTHERWISE NOTED ON THIS DRAWING. OUR CLIENT RECOGNIZES THAT A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 151, PAGE 309, NOW EXISTS WITHIN THE MONUMENTED BOUNDARY OF LOT D, BOTZ SUBDIVISION. THIS SITUATION HAS RESULTED FROM THE CORRECTION TO THE POSITION OF THE CENTER 1/4 CORNER OF SECTION 16. OUR CLIENT INTENDS TO CONVEY THAT PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 151, PAGE 309, WHICH EXISTS WITHIN THE MONUMENTED BOUNDARY OF LOT D, BOTZ SUBDIVISION, TO THE CURRENT OWNER OF LOT D, BOTZ SUBDIVISION.

**REFERENCE MATERIAL**

- OREGON STATE HIGHWAY DEPARTMENT, WESTON-ELGIN HIGHWAY, DRAWING 48-26-11, 1935, AND OREGON STATE HIGHWAY DEPARTMENT DRAWING IR-2-522, 1936
- UNION COUNTY DEEDS
  - BOOK 98, PAGE 93, BOOK R, PAGE 469
  - BOOK 98, PAGE 551, BOOK Q, PAGE 101
  - BOOK 99, PAGE 406, BOOK Q, PAGE 102
  - BOOK 150, PAGE 458
  - BOOK 151, PAGE 309
- PLAT OF "BOTZ SUBDIVISION"
- UNION COUNTY SURVEYS
  - 111-78, 17-80, 24-84, 7-88, 23-88
- UNION COUNTY CORNER MONUMENTATION RECORDS
  - 70-88R, 72-88R, 87-88R

**LEGEND**

- FOUND MONUMENT AS DESCRIBED
- SET 5/8" X 30" IRON ROD (REBAR) WITH YELLOW PLASTIC CAP MARKED "AP&A"
- EXISTING FENCE
- RECORD DIMENSION AS NOTED
- CENTERLINE
- EXISTING UTILITY POLE
- SET 3/4" X 30" IRON BAR (EPOXY COATED REBAR) WITH ALUMINUM CAP MARKED AS SHOWN

**UNION COUNTY SURVEYOR**  
 Date Received 11/23/89  
 Date Filed 1/2/90  
 by Gary L. Langlitz  
 File No. 30-89

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
 GARY L. LANGLITZ  
 1099

LOCATED IN THE NE 1/4 AND THE NW 1/4 OF SECTION 16, T1N, R39E, WILLAMETTE MERIDIAN, UNION COUNTY, OREGON.

FOR: WEST ONE BANK, IDAHO, N.A., P.O. Box 7928, Boise, ID 83707

SCALE: 1" = 100'

DATE: SEPT-OCT. 1989

JOB NO. 2705-60

**Anderson Perry Associates, Inc.**  
 engineering - surveying - materials testing  
 LA GRANDE, OR. WALLA WALLA, WA. LEWISTON, ID.

SHEET NO. 11/11

**DETAIL "A"**  
 NOT TO SCALE

**DETAIL "B"**  
 NOT TO SCALE

ALUMINUM CAP MARKED C 1/4 - 16 (BURIED IN GRAVEL ROADWAY) 589°32'15"W (ESTABLISHED AT 81°43'25"N 878.91' FROM A POINT ON HWY. 204 SEMI-TANGENT WHICH IS 754.01' SOUTHWESTERLY FROM THE FOUND HWY. 204 P.I. THESE DIMENSIONS CONFORM TO OSHD DRAWING 48-26-11, 1935)

CENTER 1/4 COR. SEC. 16 AS ESTABLISHED BY SURVEY 17-80 LFD 58°05'48"N 17.00' FROM RE-ESTABLISHED C 1/4 POSITION)

NOTE: DATA SHOWN IS FROM OSHD DRAWING 48-26-11 UNLESS IDENTIFIED AS CALCULATED. REFER ALSO TO OSHD DRAWING IR-2-522 AND DEED BOOK 98, PAGES 93 AND 551, BOOK 99 PAGE 406, AND BOOK 150, PAGE 458.

**SEE DETAIL "B"**

**SEE DETAIL "A"**

FD 3/8" IRON ROD (SURVEY 17-80 & 7-88 REMONUMENTATION RECORD 72-88R)

FD ALUMINUM MONUMENT (SURVEYS 111-78 & 7-88 REMONUMENTATION RECORD 70-88R)

FD 3/8" IRON ROD WITH PLASTIC CAP MARKED "BGA SURVEY MARKER" (SURVEY 7-88)

FD 8" DIA CONCRETE MONUMENT WITH 1/2" DIA. X 3" DEEP HOLE IN TOP REFER TO DRAWING 48-26-11 OREGON STATE HIGHWAY DEPT., 1935

ALUMINUM CAP MARKED CN 1/16 - 16 1989 LS 1049 RE-ESTABLISHED CN 1/16 COR., SEC. 16

SW COR. LOT D BOTZ SUB. (FD 3/8" IRON ROD WITH PLASTIC CAP MARKED "BGA SURVEY MARKER")

EAST R.O.W. LINE

RE-ESTABLISHED CENTER 1/4 CORNER SEC. 16

RE-ESTABLISHED CE 1/16 COR. SEC. 16

RE-ESTABLISHED NE 1/4 COR. SEC. 16

RE-ESTABLISHED SE CORNER LOT D, BOTZ SUBDIVISION

RE-ESTABLISHED SW CORNER LOT D, BOTZ SUBDIVISION

RE-ESTABLISHED NW CORNER LOT D, BOTZ SUBDIVISION

RE-ESTABLISHED E 1/4 CORNER PER SURVEY 17-80

RE-ESTABLISHED N 1/4 COR. SEC. 16

RE-ESTABLISHED CENTER 1/4 COR. SEC. 16

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