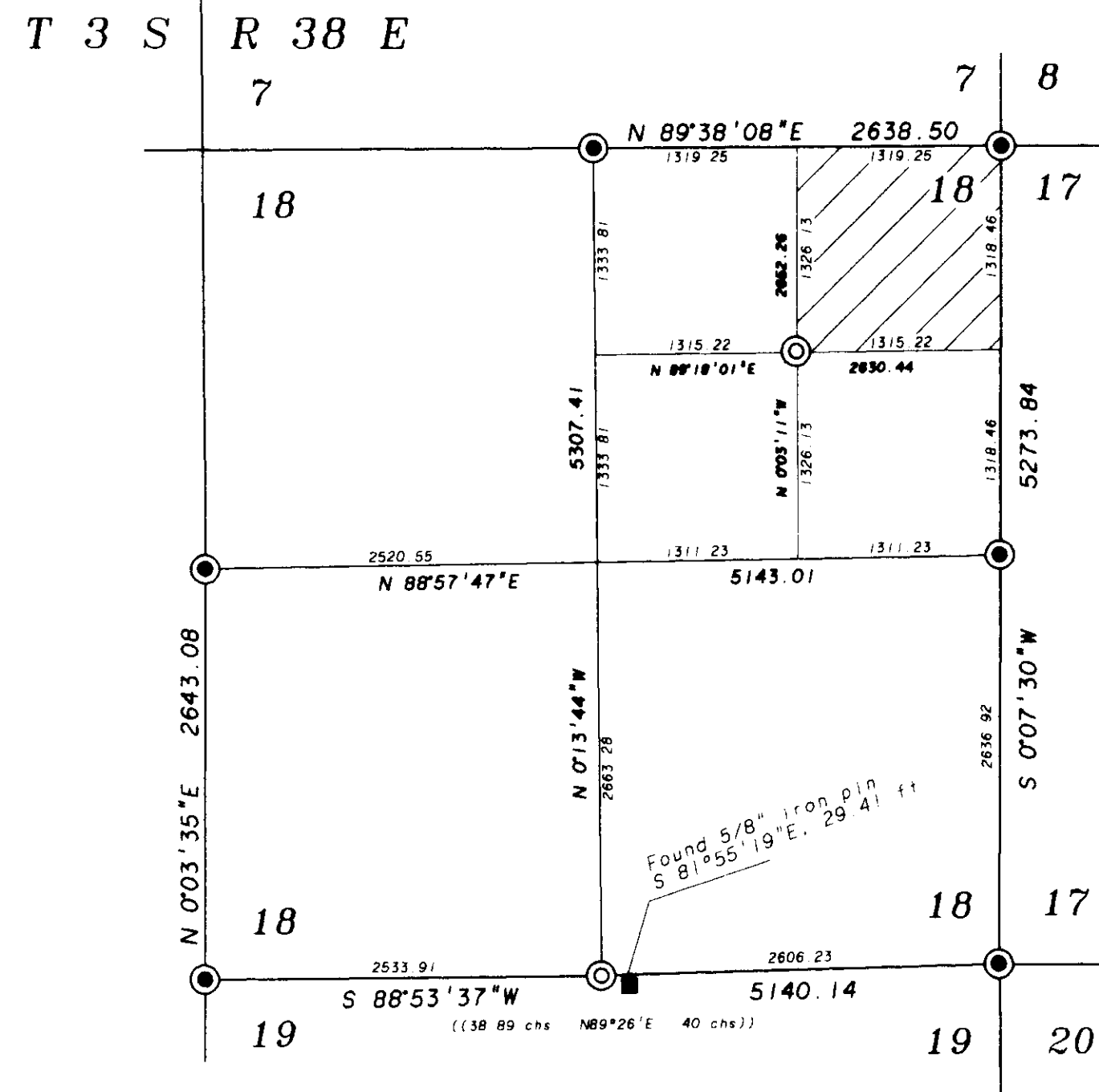


Section 18 Subdivision

Scale: 1" = 1000'



REFERENCE MATERIAL

MAP OF SURVEY

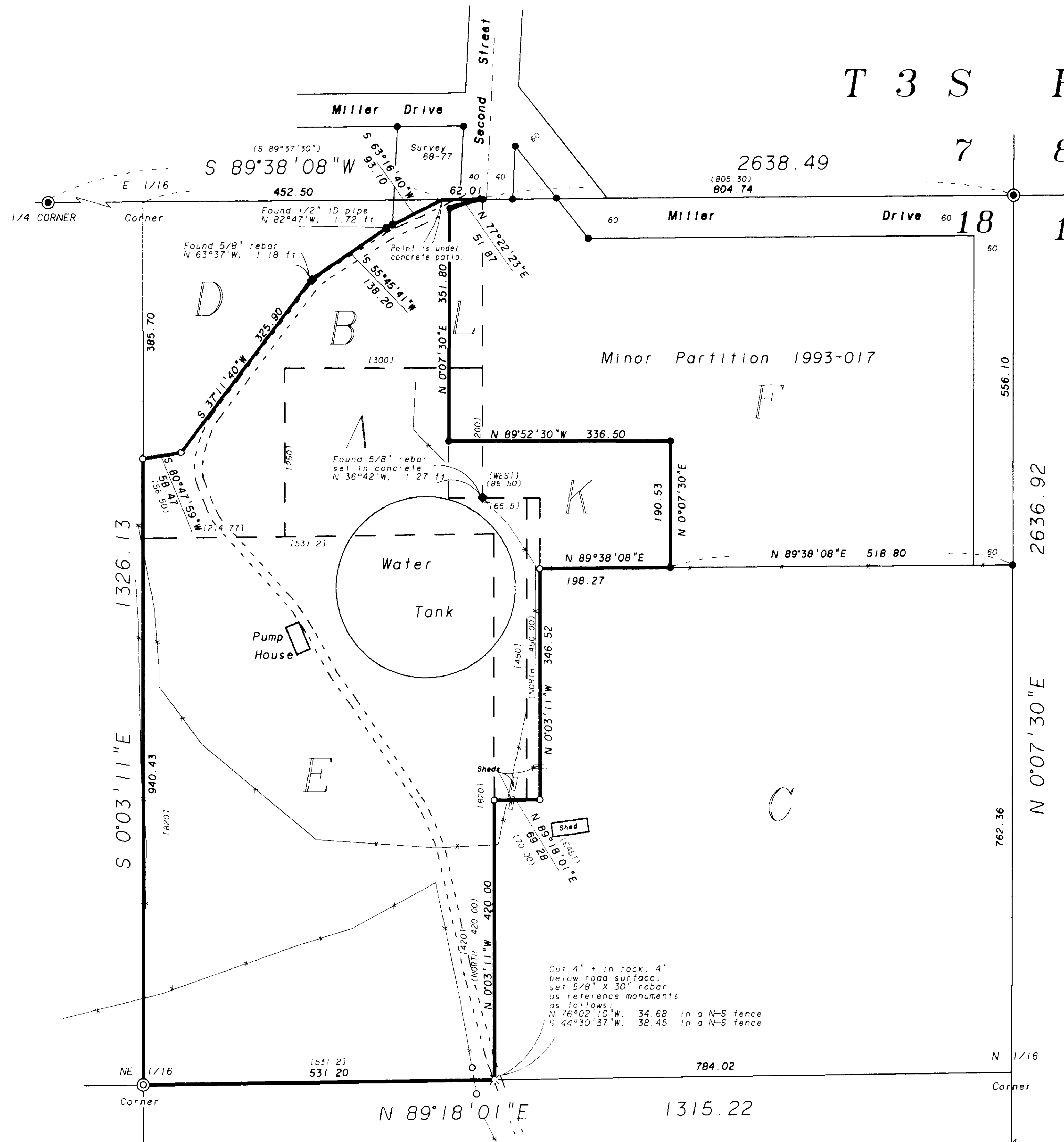
GLO Field notes
37-65 (037-1965)
68-77 (068-1977)
022-1993
010-1994
Minor Partition 1993-017

DEED REFERENCES

VOLUME	PAGE	VOLUME	PAGE
A	287	118	426
B	575	118	432
C	98	127	393
L	553	138	133
M	276	139	418
N	43	145	764
O	335	151	122
U	146	151	178
99	520	154	179
100	238	154	181
100	330	154	182
102	296		
102	371		
102	402		
102	417		
104	381	39584	
110	58	39585	
112	168	44465	
118	423	68257	

COURT DECISIONS

CIRCUIT COURT CASE No. 13853
CIRCUIT COURT CASE No. 28862



LEGEND

- Found monument as described in monumentation records filed in the Union County Surveyors Office
- ◆ Found 5/8" Iron pin, set by Harris, Survey Number 37-65.
- Found 5/8" Iron pin, see Plat of Minor Partition 1993-017.
- Found unrecorded monument, as noted.
- ⊙ Set 2-1/2" X 30" aluminum pipe with aluminum cap, see monumentation records filed separately.
- Set 5/8" X 30" rebar with plastic cap marked "BOA SURVEY MARKER"
- ✕ Cut 4" + in rock.
- - - Existing fence line.
- ⋮ Existing access road.
- () Record bearing and distance, as recorded in Survey 37-65.
- |] Record distance from Survey 010-1994.
- (()) Record distance from GLO field notes.

T 3 S R 38 E

BASIS OF BEARING

Forward bearing as published by the U.S.C. and G.S. from COLLEGE to VALLEY Dated 1946.

SCALE: 1" = 100'

NARRATIVE

This survey was made at the request of Norman Paulius on behalf of the City of LaGrande. The purpose is to locate and mark the City's deed lines in the NE 1/4 of the NE 1/4 of Section 18. I first determined the external lines of section 18 that control the subdivision of the section. I found that all the controlling corners except the south quarter corner were in existence and marked as shown. I found an unrecorded 5/8" iron pin near the midpoint between the SE and the SW corners of the section. I did not accept this pin as the south quarter corner. The original survey of the south line of section 18 placed the one quarter corner at 40 chains west of the SE corner of said section, with the balance in the west half of this line. I placed the south one quarter corner at the proportionate distance between the SE and SW corners of the section. This position is approximately 29.4 feet west of the 5/8" pin, see the map showing the subdivision of section 18. I then subdivided the section as shown hereon. This is all according to the laws of the State of Oregon and the BLM Manual of Surveying Instructions 1973. I have studied the transfer of properties in the area to the extent that I can trace and place the record boundary of the City's ownership in the NE 1/4 of the NE 1/4 of section 18. I have placed letters in the areas described in the various deeds. This should help to follow the progression of this narrative. In 1891 Williams passed title to a parcel to the City, (deed volume 0, page 146, area "E"). I find no further transfer of this parcel. In the late 1930's, there were several transfers to the First National Bank of LaGrande, who then passed title to the First National Bank of Portland. First National Bank of Portland then sued to quiet title, Circuit Court Case No. 13853. The Decree was issued on June 28, 1939. The description in this Suit includes most of the City's lands in this area. Said description includes areas marked "A", "B", "C", and "D". First National Bank of Portland issued a deed to T. M. Miller passing title to the identical parcel contained in the Suit, (102-296). In 1941 T. M. Miller issued a deed to the City, (102-371, "A"). In 1942 T. M. Miller issued another deed to the City, (104-381, "B"). Both deed descriptions, (102-371 & 104-381) are portions of the deed from First National Bank to T. M. Miller, (102-296). In 1951 T. M. Miller passed title to Roy Miller, deed 127-393. This description is in common with preceding deed descriptions. There were several deeds that passed title to the portion NW of the water tank. Deed volume 118 page 423 and volume 154 page 182 describe area "F". Deed volume 154 page 179 describes area "K". The results are as shown hereon. I have found no conflict in the descriptions conveying these parcels. The City furnished me with what appears to be an original drawing of a map of this area (the NE 1/4 of the NE 1/4 of section 18). This map is dated 10-7-41. There is no indication about who may have made the survey or who made the drawing. The map is titled "SHOWING LAND OWNED BY CITY LA GRANDE, OREGON." The parcel outlined on this map encompasses areas "A" and "E". The deed descriptions I have used are in harmony with this map. I submitted this map to the County Surveyor for recording. The map is now in the record as Map of Survey Number 010-1994. In 1965 the City had a survey of the area made by Leland Ascher and Wayne O. Harris, Map of Survey Number 37-65. This survey was not based on the subdivision of the section. I found two monuments that appear to have been set in survey 37-65. The pins and their relationship are as shown hereon. There are sheds on the east side of the property as shown, which are encroaching. I found the existing fences as shown hereon. I found no unusual conditions in this survey.

REGISTERED PROFESSIONAL LAND SURVEYOR
DUANE I. GRIFFITH
044
Renewal Date: June 30, 1994

UNION COUNTY
3-23-94
3-28-94
R. ROBISON, Deputy
014-1994

BAGETT-GRIFFITH & ASSOCIATES
LaGrande, Oregon
Map of Survey
A Parcel of land in the
NE 1/4 of the NE 1/4 of Section 18
Twp 3 South, Rng 38 East, WM
UNION COUNTY, OREGON

SURVEYED FOR	CITY of LAGRANDE	
SURVEYED BY	dig	Feb 1994
Scale: 1" = 100'	Drawn by: Lucy	Mar 1994