



# BASIS OF BEARING

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

SCALE: 1" = 60'

## REFERENCE MATERIAL

### DEEDS

Book 145 Page 557	Book 153 Page 606
Book 153 Page 607	Book 104-Page 389
Microfilm 114219	Microfilm 131516
Microfilm 152602	Microfilm 46263
Microfilm 107331	Title Report # 35317 Abstract & Title

### SURVEYS

Survey Number 52-82	Survey Number 33-76
Survey Number 51-75	Survey Number 15-82
	Survey Number 30-75

NOTE: Fc. corner is 3.3 Ft North of true property line

Found unrecorded 1/2" iron pipe inside 2" tubing, presumed set by Ricker.

Found 3" pipe fence post set in concrete for fence corner.

## LEGEND

- Set 5/8"x30" re-bar with plastic cap marked BGB SURVEY MARKER.
- Fnd 5/8 re-bar set by Survey Number 33-76
- ▲ Fnd 5/8 re-bar with plastic cap marked AP8A set by Survey Number 52-82
- Fnd 5/8" re-bar set by Survey Number 30-75
- ◆ Fnd "U" shaped Iron Bar set by Unrecorded Survey, possibly set by Jack Ricker.
- ◆ Found 5/8" re-bar with Plastic cap marked BGA SURVEY MARKER, set by Survey Number 15-82
- ⊙ Fnd brass screw in lead plug set in concrete monument, set by A. H. McClain Survey Number 18-89
- Found 3/4" Square rod, presumed set by Jack Ricker.
- ◇ Found monument as noted

- Existing fence line
- - - Centerline of existing road Easement
- ( ) Record bearing or distance Survey 33-76
- [ ] Record bearing or distance Survey 52-82
- ( ) Record bearing or distance Survey 30-75

NOTE: Set Reference monument 1.00 feet N 0°09'46" W of true corner. True corner falls on concrete footing of cyclone fencing.

Contains 6.913 Ac

## NARRATIVE

This survey was ordered by Forest Fletcher for the purpose of defining his property lines in order to rebuild the fences around the parcel. This parcel, as well as the parcels to the North, South, East and West were once owned by G. W. Spence. Survey Number 15-82 documents the fact that all of the parcels were described from the North quarter corner of Section 17, and that Mr. Spence's son in law, Mr. Jack Ricker, probably set the survey monuments around the various parcels sold by Mr. Spence. Virtually all of the cited surveys have accepted the unrecorded monuments of Ricker as the intended conveyance lines for the interior of the original Spence property. I also have accepted these monuments for the property lines as found along the North line of Fletcher, as well as the East line of Fletcher. Surveys 30-75 and 51-75 document the Road Easement on the South of Fletcher, as well as a 20 foot conveyance from Wheaton (now Fletcher) to Neighbors to the East of Wheaton. The West line of Fletcher was established by Survey Number 52-82, with the exception of the North line of Fletcher lying adjacent to Steffen. Survey Number 52-82 accepts the existing fence line, or line of occupancy rather than the deed line. I find that Steffen (deed book 153-page 606) is senior to the Wheaton deed, and I therefore drive a straight line from the accepted 3" steel pipe at 12th street through the 1/2" iron pipe inside 2" tubing at the Northwest corner of Mathias (MF 114219) to the intersect of a line Bearing N 0°24'44" E from the North-Easterly corner of the 2.18 acres monumented by Survey Number 52-82. I find no other problems with this survey.

REGISTERED PROFESSIONAL LAND SURVEYOR

*Gregory T. Blackman*  
OREGON  
JULY 13, 1973  
GREGORY T. BLACKMAN  
991

Renewal Date: Dec 31, 1995

### UNION COUNTY SURVEYOR

Date Received 11-28-95

Date Filed 11-28-95

By R. ROBINSON, Deputy

File No. 046-1995

GILDCREST

BAGETT, GRIFFITH & BLACKMAN  
2006 Adams Avenue, LaGrande, Oregon

Map of Survey  
Situated in the Southeast 1/4 of the Northwest 1/4 of Section 17 Township 3 South, Range 38 East of the Willamette Meridian  
UNION COUNTY, OREGON

SURVEYED FOR	Forest W. & Deana Fletcher	
SURVEYED BY	GTB	11-10-95
Scale: 1" = 60 Ft	Drawn by: GTB	11-10-95

EASEMENT MF 61619

STREET

TWELFTH