

LOT LINE ADJUSTMENT

Situated in the Southwest quarter of Section 32, Township 2 South, Range 38 East of the Willamette Meridian, City of Island, Oregon

BASIS OF BEARING

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

SCALE: 1" = 60'

LEGEND

- Found monument as described marked as per Union County Monumentation Records
- Found 5/8" iron pin with aluminum cap (unless otherwise noted), set by Survey Number 059-1994
- Found 5/8" iron pin with plastic cap, set by Survey Number 9-88
- Found 5/8" iron pin with plastic cap (unless otherwise noted) set by Partition Number 1991-015
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 44-91
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Record measurement from Survey Number 6-89
- Record measurement from Survey Number 059-1994
- Record measurement from Minor Partition 1991-015
- Record measurement from Survey Number 059-1994
- Record measurement from Book G, Page 564
- Record measurement from Book K, Page 249
- Area to be accrued to Farm Bureau tract

REFERENCE MATERIAL

- Union County Monumentation Records
- Old Book Survey Number 369
 - Survey Number 39-65
 - Survey Number 5-68
 - Survey Number 19-70
 - Survey Number 9-88
 - Survey Number 16-89
 - Survey Number 044-1991
 - Survey Number 059-1994
 - Survey Number 025-2002
 - Partition Plot Number 1999-013
 - Minor Partition Number 1991-015
 - Plat of Sterling's 2nd Addition to La Grande
- DEED REFERENCES
- Book 'A', Page 322
 - Book 'F', Page 397
 - Book 'G', Page 715
 - Book 'K', Page 564
 - Book 'L', Page 249
 - Book 'P', Page 331
 - Book 'U', Page 627
 - Book 'W', Page 381
 - Book 27 Page 231
- DEED REFERENCES cont.
- Book 28 Page 95
 - Book 28 Page 96
 - Book 30 Page 305
 - Book 34 Page 413
 - Book 46 Page 547
 - Book 47 Page 207
 - Book 47 Page 208
 - Book 48 Page 536
 - Book 68 Page 484
 - Book 89 Page 409
 - Book 90 Page 314
 - Book 91 Page 573
 - Book 91 Page 594
 - Book 101 Page 532
 - Book 109 Page 464
 - Book 119 Page 493
 - Book 120 Page 229-234
 - Book 159 Page 309
 - Book 160, Page 455
 - Microfilm Document Number 50135
 - Microfilm Document Number 50529
 - Microfilm Document Number 139693

NARRATIVE

This survey was done at the request of John Howard, on behalf of the Union County Farm Bureau, owner of the land within. Mr. Howard wanted the exterior of the tract monumented.

The Southeast quarter of the Southwest quarter of Section 34 was once in the sole ownership of M. Sterling (Book A, Page 322). He subsequently conveyed tracts North of what is known today as Railroad Avenue to the Roman Catholic Church (Book F, Page 397, Book F, Page 715, Book G, Page 564). The remainder of the quarter-quarter section was conveyed to Island City M & M Company (Book K, Page 249) and subdivided into Sterling's Second Addition. The deeds from M. Sterling to the Roman Catholic Church use the Northeast corner of the Southeast quarter of the Southwest quarter as the Point of Beginning (shown hereon as the Center-South 1/16th corner), and the deed to Island City M & M Company begins at the Northwest corner of the Southeast quarter of the Southwest quarter (shown hereon as the Southwest 1/16).

The courses of these deeds assume a neat 1320 ft quarter-quarter section. There is a common point between the Roman Catholic Church deeds and the Island City M & M Company deeds at a point 664.5 feet South and 540 feet West of the Center-South 1/16th corner, where both deed continue on a course North 208 feet to a creek. The relevance of this is that there appears to be a transposition error in one of the courses of Book K, Page 249 (reads 635 instead of 365). If one holds the said common point, then it resolves discrepancies between the deeds. These deeds from M. Sterling, leave a gap 30 feet wide (North/South) and 300 feet long (Westerly), the North line which begins 664.5 feet South of the Center-South 1/16th corner. I believe this omission to be the origins of the right of way which is known today as Railroad Avenue.

Following a conveyance to the railroad by deed recorded in Book 'O', page 331, The Roman Catholic Church (W.H. Gross, Bishop) convey the entirety of their ownership to Chas (aka Charles) Goodnough (Book W, Page 381) in 1895. Mary Goodnough acquires adjacent property to the West from Island City M & M Co. by deed recorded in Book U, page 627. Charles and Mary Goodnough convey these tracts to Thomas and Lucy Wade (Book 27, page 231 and Book 30, page 305). Curiously, the point of beginning used in these conveyances is only 664 feet South of the Center-South 1/16th, instead of the 664.5 feet that was used previously. This 0.5 foot discrepancy is perpetuated through all subsequent deeds in this area. This leaves a half foot wide strip along the South end of the Farm Bureau property that is technically still in the ownership of the heirs of Charles and Mary Goodnough.

The tract that comprises the Farm Bureau tract was originally created by conveyance from Thomas and Lucy Wade to Island City Church Society by deed recorded in Book 47, page 207 (Feb 8, 1908). This specifies a tract that begins 664 feet South of said NE cor. of the SE 1/4 of the SW 1/4 and specifies a width of 62 feet along the North/South centerline of the section. The deed that creates the tract to the North of the Farm Bureau tract was by conveyance from Thomas and Lucy Wade to Jessie Wade Kiddle by deed recorded in Book 48, page 536, dated July 2, 1908. This deed uses a point of beginning 603 feet South of the NE cor. of the SE 1/4 of the SW 1/4. This gives a one foot overlap between the deeds. Since the Island City Church deed (Farm Bureau tract) precedes the Kiddle tract, this tract holds the senior right and I give it full measure.

The subdivision of Section 34 is not a neat break as the Northeast corner of the Southeast quarter of the Southwest quarter (Center-South 1/16th corner) uses a position of historical use rather than the computed mathematical position as per BLM instructions. This is first seen in Survey 5-68, where James Volez indicates that there is an existent marker. It is perpetuated in Survey 17-69, reestablished in survey 19-70 with a concrete nail, and used in subsequent surveys (see Union County monumentation records for complete history). The evidence of an acquiesced position is evidenced as far back as 1882, in the deed from M. Sterling to the Roman Catholic Church, where it refers to the corner as the "Southeast corner of what is known as the 'Priest Place'". I find no remaining evidence of the corner at this position but find harmony between the center quarter corner and the South quarter corner relative to the section break shown in Survey 6-89. I place the corner at proportionate distance while maintaining the record angle at the corner based on the record bearings of said Survey 6-89.

I recover the monumentation set by Survey Number 059-1994 to place the Highway right of way. I find all these monuments harmonious with said survey and use the stationing to place the portion granted to the highway department by Microfilm Document No. 139693.

The problem of the placement of Railroad Avenue stems from the fact that it does not appear to have originated as a formally dedicated or petitioned right of way. Instead it seems to have been created by omission. Deeds conveying property to the South of Railroad Ave. have points of beginning from block corners in Sterling's Second Addition, whereas tracts to the North of Railroad Avenue have points of beginning from the Center-South 1/16th corner. It appears as though in subsequent deeds for many of the tracts in this area, various aliquot corners have been used as points of beginning for construction of deeds. See narrative for Surveys 9-88 and 044-1991. The dedication deed of Railroad Ave. from Pioneer Flouring Mill Company (MF 50135) begins at the Southwest corner of Section 34. Survey 9-88 initially placed the South line based on this dedication deed. Surveys 16-88 and 044-1991 base their location of Railroad Avenue off of said Microfilm Document Number and Survey 9-88. The placement of this portion of Railroad Ave. is harmonious with the deed calls. However, given that the East 300 feet of Railroad Avenue was initially created by omission (Book K, Page 249), and uses a point of beginning at the Northeast corner of the SE 1/4 of the SW 1/4, there is an approximately 10 foot discrepancy in the North/South location of the East portion of Railroad Avenue between the right of way as placed in Partition Number 1991-15 and that placed by deed. I have noted this on the map.

In the placement of these title lines, it was discovered that there is an encroachment of the building that sat on the Farm Bureau tract. The neighbor to the North agreed to adjust the common line between the properties to address this encroachment. The origins of this encroachment lie in Book 120, page 232 which deeded the 10 foot off the Northwest corner of the Farm Bureau property to Merton and Winifred Kiddle. At the direction of the owners, it was decided to accrue enough square footage such that the foundation of the building lay entirely on the Farm Bureau tract.

I find no other unusual conditions with this survey.

APPROVALS

This lot line adjustment hereby approved this 18th of June, 2012.

Judy A. Rygg
Judy A. Rygg, City of Island City Planning Officer

UNION COUNTY SURVEYOR

Date Received 6/18/12

Date Filed 6/18/12

By R. Robinson, Deputy

File No. 022-2012

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON

JEFFREY S. HSU

83571

Renewal Date: June 30, 2013

BAGETT, GRIFFITH & BLACKMAN

2006 Adams Avenue, LaGrande, Oregon

Map of Survey

Situated in the Southeast quarter of the Southwest quarter of Section 34, Township 2 South, Range 38 East of the Willamette Meridian, City of Island City, Oregon

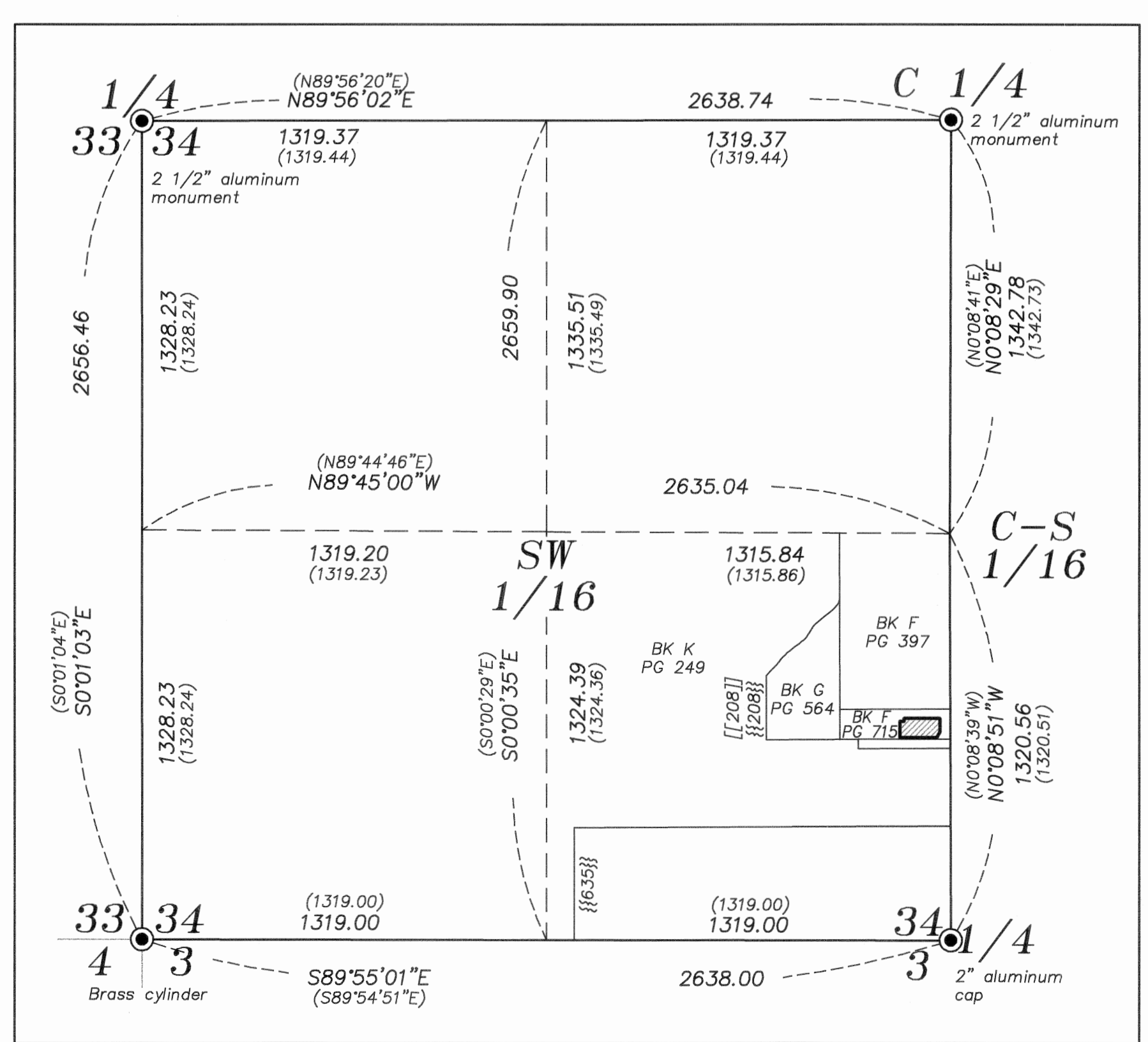
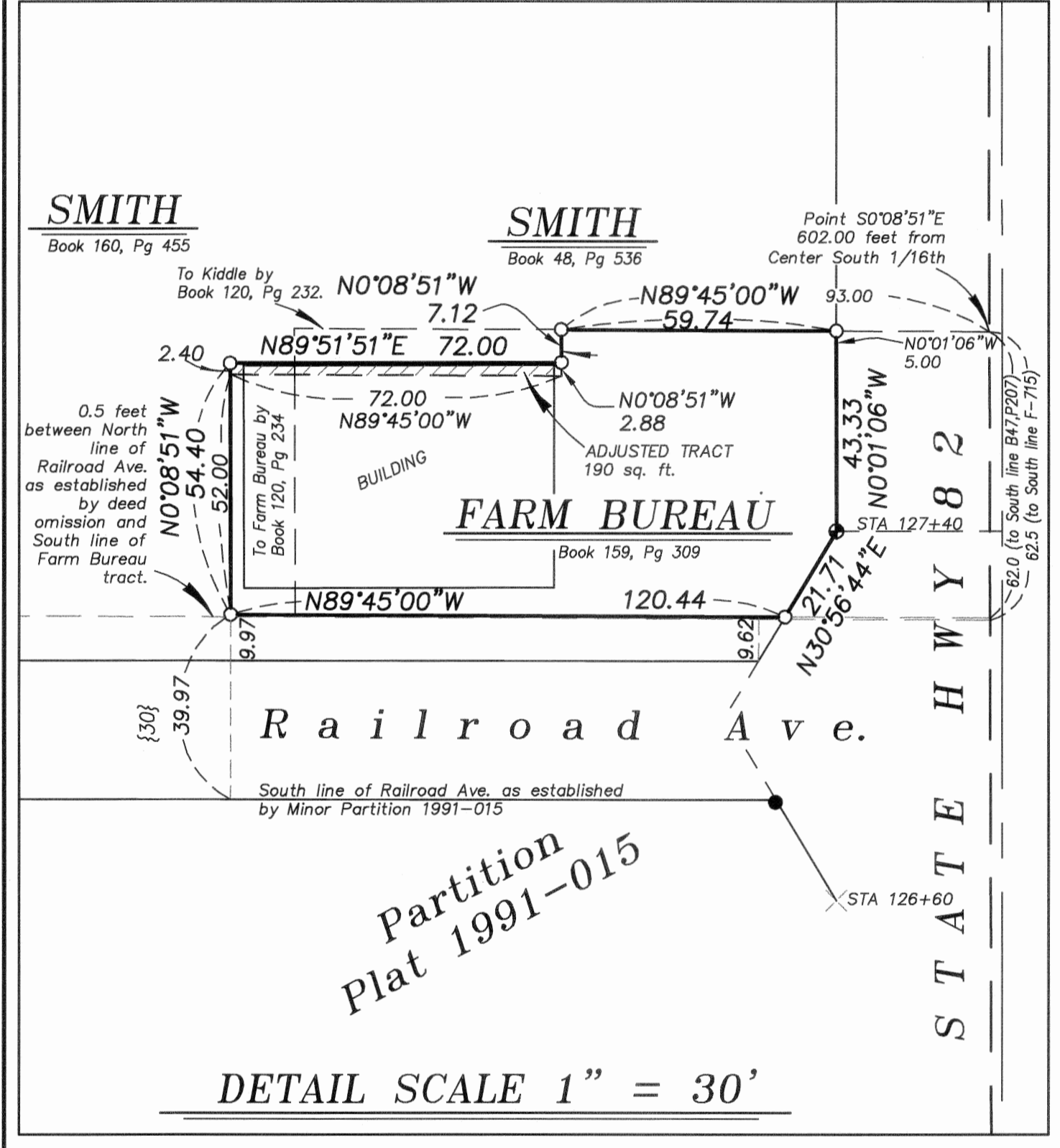
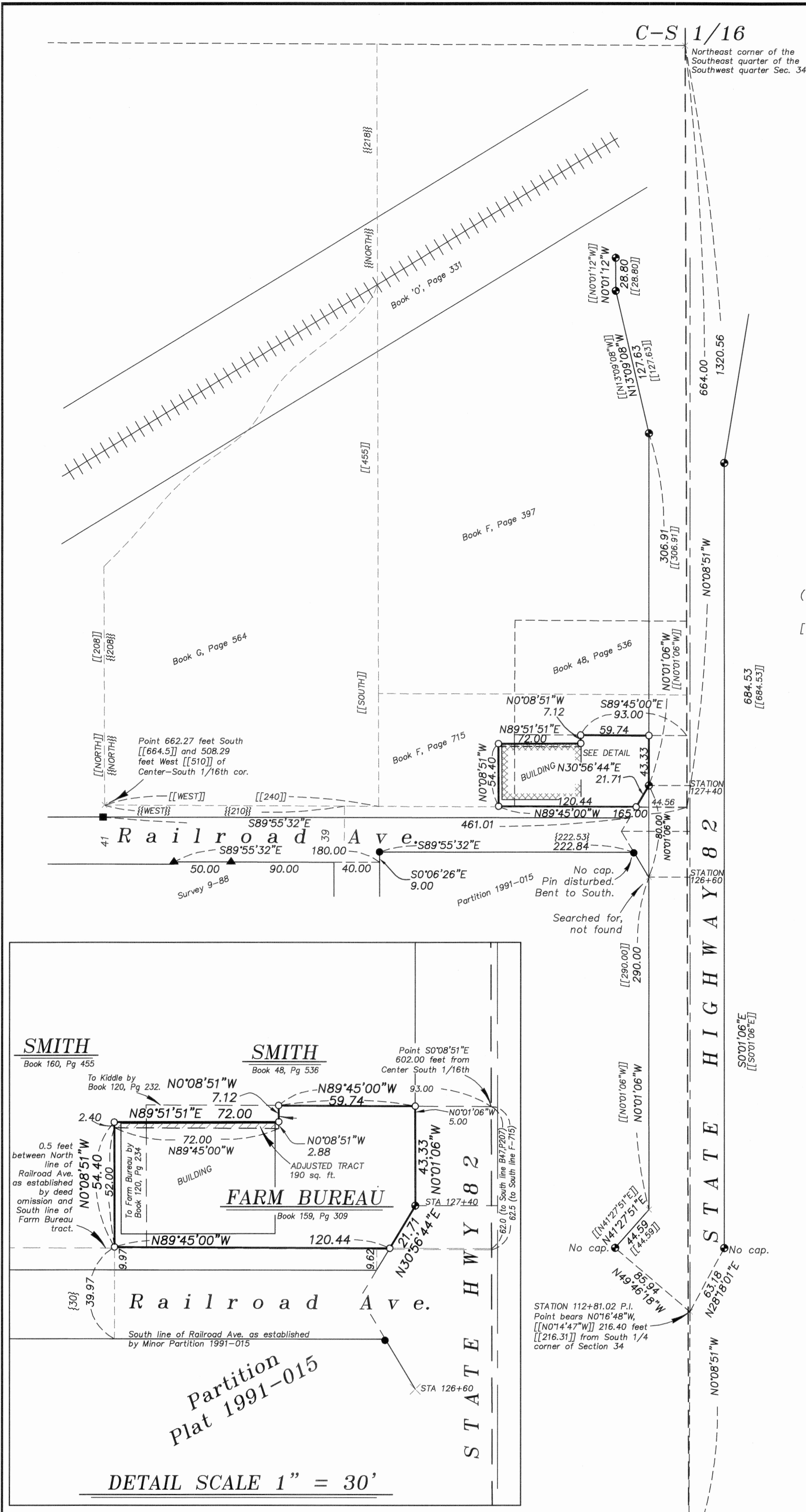
UNION COUNTY, OREGON

SURVEYED FOR John J. Howard - Farm Bureau

SURVEYED BY J. S. H.

Scale: 1" = 60' Drawn by: J. S. H. May/June 2012

SURVEY NUMBER 022-2012



SW Section 34 Subdivision
SCALE 1" = 400'