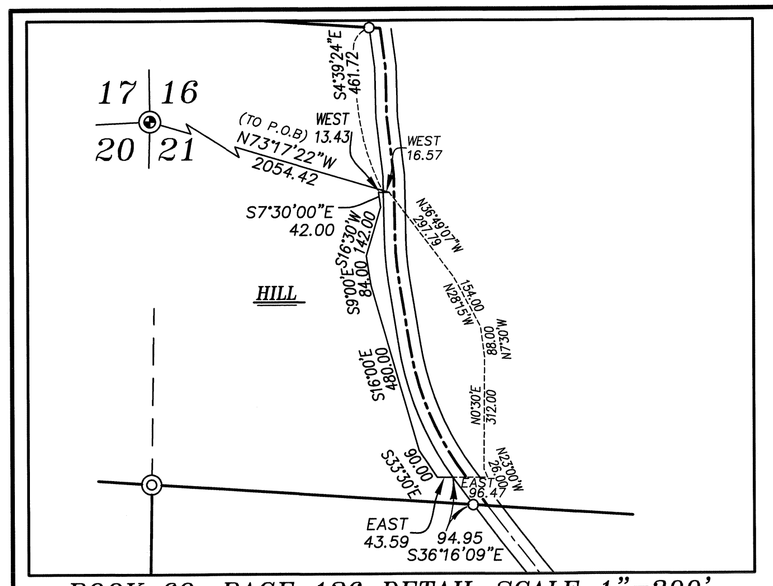
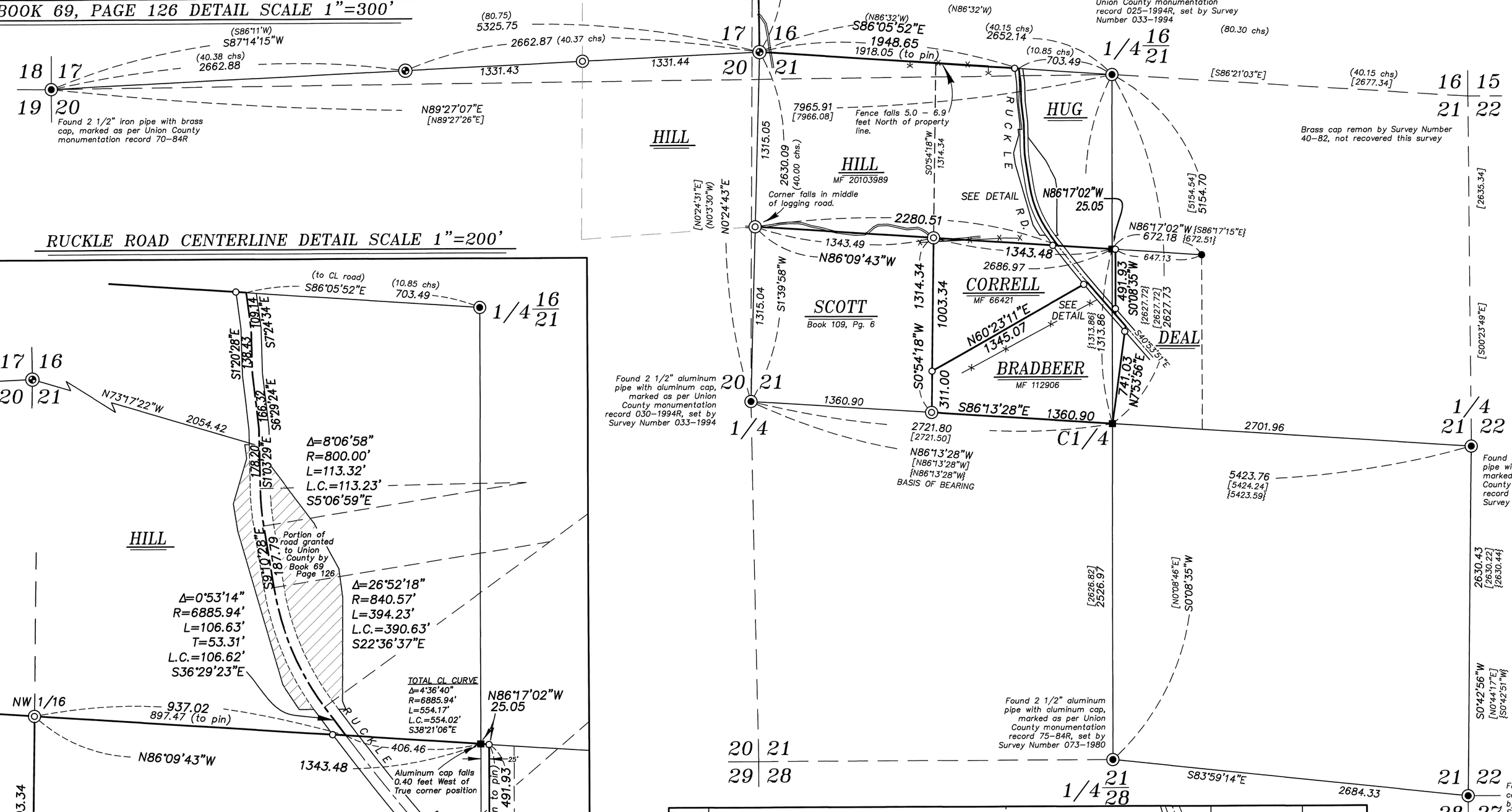
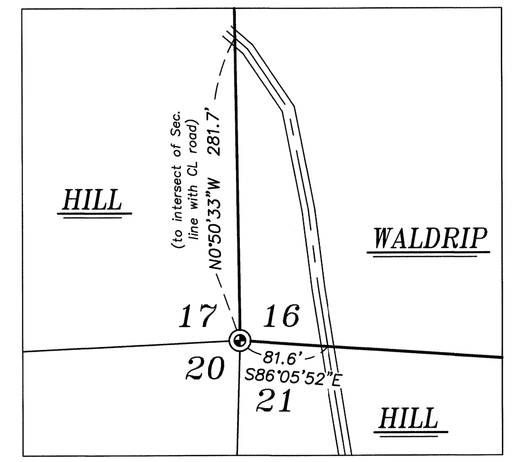


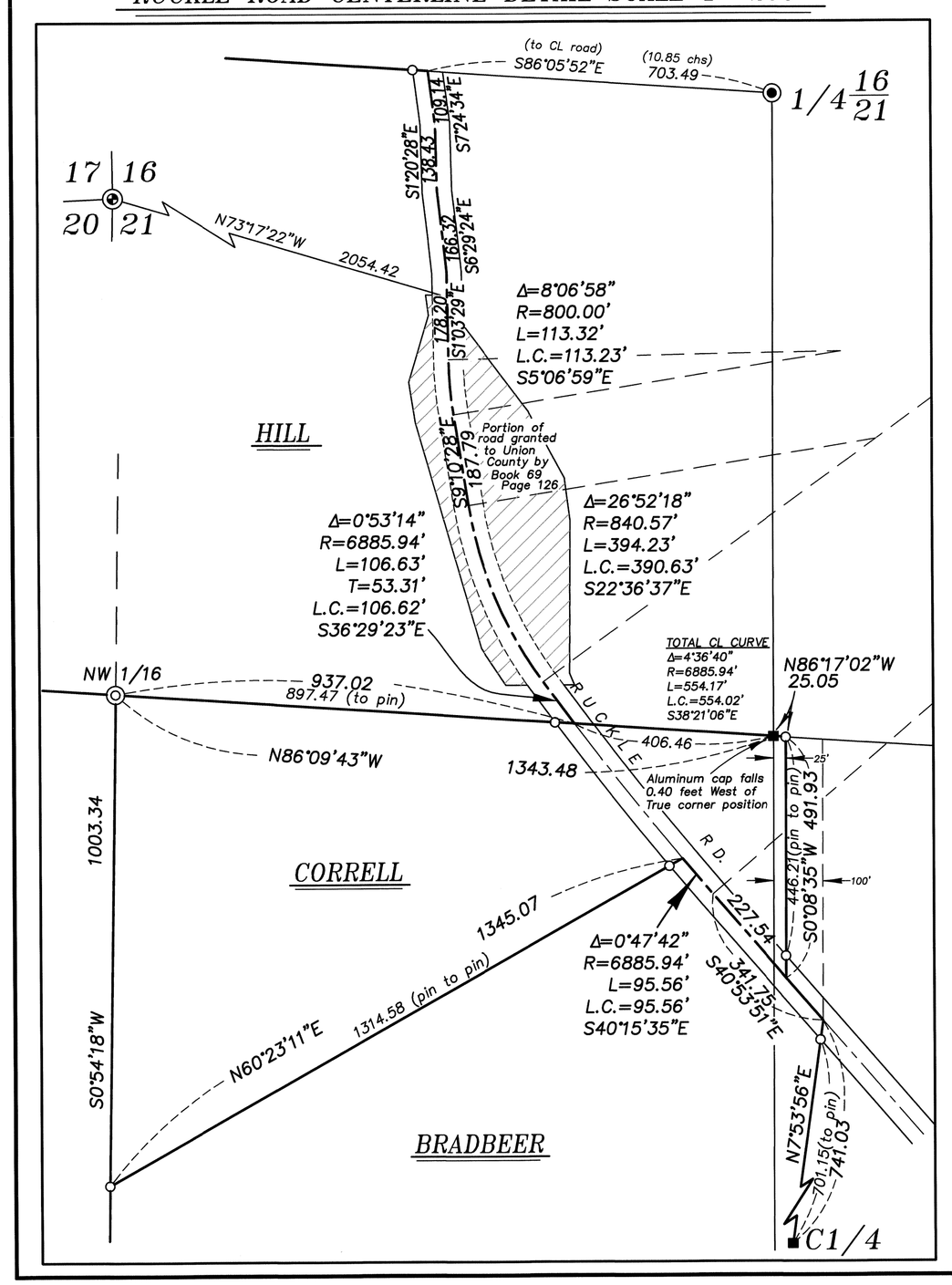
BOOK 69, PAGE 126 DETAIL SCALE 1"=300'

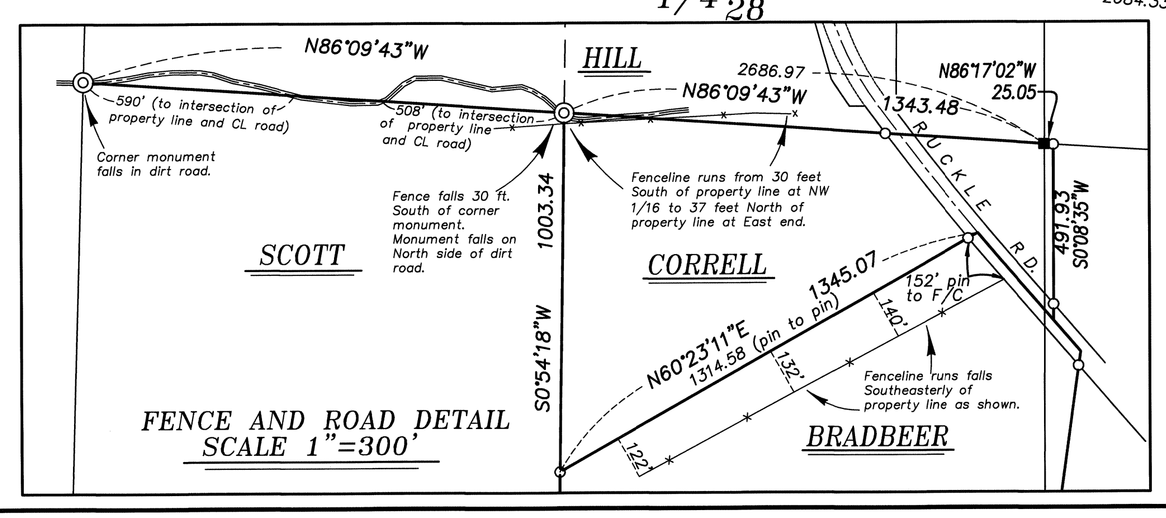




ROAD DETAIL SCALE 1"=100'

RUCKLE ROAD CENTERLINE DETAIL SCALE 1"=200'





FENCE AND ROAD DETAIL SCALE 1"=300'

BASIS OF BEARING

The East/West centerline of Section 21, Township 1 North, Range 38 East of the Willamette Meridian being North 86°13'28" West, as per Surveys 033-1994 and 019-1997

SCALE: 1"=500'

LEGEND

- Found monument as described, marked as per Union County monumentation records
- Found aluminum cap monument, set by Survey Number 019-1997
- Found 5/8" iron pin with plastic cap marked APA, set by Survey Number 019-1997
- Set 2 1/2"x30" aluminum pipe with 2 1/2" aluminum cap, marked as per Union County Monumentation records, at proportionate position
- Set 5/8"x30" iron pin with 2 1/2" aluminum cap marked as per Union County Monumentation records, filed separately
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- ( ) Record measurement as per field notes of GLO Contract Number 579, dated June 22, 1891, executed by John W. Kimbrell
- [ ] Record measurement as per Survey Number 033-1994
- { } Record measurement as per Survey Number 019-1997
- Centerline
- Fenceline

REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 073-80
Survey Number 033-1994
Survey Number 034-1994
Survey Number 019-1997

Field Notes of GLO Contract Number 579, dated June 22, 1991, executed by John W. Kimbrell

DEED REFERENCES
Book C, Page 148
Book F, Page 504
Book U, Page 93

DEED REFERENCES
Book 69, Page 126
Book 109, Page 456
Book 141, Page 545
Microfilm Document Number 65789
Microfilm Document Number 66421
Microfilm Document Number 112906
Microfilm Document Number 112906
Microfilm Document Number 141645
Microfilm Document Number 982707
Microfilm Document Number 982708
Microfilm Document Number 982720
Microfilm Document Number 982721
Microfilm Document Number 20103989

NARRATIVE

This survey was done at the request of Bob Hill, Tom Bradbeer, and Nelson Correll, owners of the land within. They wanted the exteriors of their ownership within Section 21 monumented. Section 21 was previously partially broken by Survey 033-1994 and 019-1997. I recover controlling monuments and find them relatively harmonious with said surveys. In order to break the Northwest quarter, I then make a diligent search for the section corner common to Section 16, 17, 20 and 21, but could find no trace of the original corner monument or its accessories. I recover the monuments necessary to establish a proportionate position. I could find no remains of a corner at the quarter corner common to Section 17 and 20 either and use the brass cap monument at the Northwest corner of Section 20 for my proportion. I find that the proportionate position is relatively harmonious with the distances in the original GLO survey done by Kimbrell. This was a completion survey that found discrepancies in measurement done by the previous GLO surveyors Odell and Gray in contract No. 120, dated May 27, 1867. The angle break found at the corner of section 16, 17, 20 and 21 is therefore consistent with the Kimbrell survey. From the proportionate position of the section corner, the topographic call to "Thomas and Rugles Road" (Ruckle Road) is harmonious with the distances in the field notes. There is a call to a cabin 11.00 chains West and 2.00 chains North of the corner. I could find no remains of the cabin, but domestic vegetation in this area otherwise dominated by timber appears that there is harmony in this topographic call as well. I find that an existing fenceline along the North line of the Northwest quarter of Section 21 falls within six feet of the line. I therefore hold the double proportionate position due to the harmony with all traces of evidence as well as record measurements and monument this corner at this position.

Ruckle Road (previously referred to as 'Dry Creek Lane', 'Finley Creek Lane' and 'Thomas and Ruckle Stage Road'), does not appear to have been formally petitioned, dedicated or otherwise accepted as a county road. Its origins appear to predate the first GLO survey in the Township (Odell and Gray, 1867), and is purported to be one of the original routes from the Grande Ronde Valley to Walla Walla. It was petitioned in 1880, in Road Petition #134, from the center of Section 35, Northwesterly for 6 miles, but was remonstrated. Comm Journal -B-, Page 449 (May 12, 1880). It is maintained by Union County as a county road and exists as a county road by prescription or implied dedication (see Huggett v. Moran, 201 Or. 105, 111-112 (1954)). As deeds have made calls to this road, I place the centerline as it exists on the ground and give it a 60 ft. width (see Oregon Laws 1860, P. 36, Section 10). I have advised the Union County Road Department that this road should be considered for a formal legalization.

An exception to this is a portion of Ruckle Road that has been formally granted to Union County by deed recorded in Book 69, Page 126. There is a patent ambiguity in the courses in the County Clerk deed records with a missing direction in one of the courses, but it is complete in the legal description provided in Road Deed Number 3789. I have placed this portion of the road as described. As it is specified that the deed is for road purposes, I consider this an easement and not a transfer of fee title to Union County.

The section was subdivided as per BLM Manual of Instruction 2009. The deed between Correll (MF 66421) and Bradbeer (MF 112906) do not conflict and no consideration of junior/senior rights was necessary. I place the property lines as per deed calls. I find some areas along the common line between Correll and Bradbeer where the lines of possession differ significantly from the title lines. A road and fenceline on the South line of Hill as well as a road along the portion of the ground East of the section corner common to Sections 16, 17, 20 and 21 that are off from the title lines as shown hereon.

I find no other unusual conditions with this survey.

UNION COUNTY SURVEYOR
Date Received 7/11/14
Date Filed 7/11/14
By
File No. 018-2014

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JUNE 2, 2010 JEFFREY S. HSU 83571
Renewal Date: June 30, 2015

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey
Situate in the Northwest quarter of Section 21, Township 1 North, Range 38 East of the Willamette Meridian
UNION COUNTY, OREGON

SURVEYED FOR	Tom Bradbeer, Nelson Correll, Bob Hill	
SURVEYED BY	J. S. H.	
Scale: 1" = 500'	Drawn by: J. S. H.	June-July 2014

SURVEY NUMBER 018-2014