



2 1/2" aluminum pipe with 2 1/2" aluminum cap marked as per Union County Monumentation record 017-2004R
1/4
22/23

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" = 100'

LEGEND

- Found monument as per Union County Monumentation Records (2 1/2" aluminum cap monument unless otherwise noted)
- Found 1" OD iron pipe, set by Survey Number 5
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 45-76
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 2-77
- Found 5/8" iron pin with plastic cap marked "APA" set by survey number 8-88
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 003-2004
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 017-2011
- Found 3" brass cap in concrete, set by ODOT Strip Map 6B-26-22
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Record data of survey number 45-76
- Record data of survey number 2-77
- Record data of survey number 017-2011
- Existing Fence line
- Centerline

NARRATIVE

This survey was done at the request of Jesse Parker, owner of the land within. Mr. Parker wanted to have the exterior of this property monumented. The original deed was recorded in 1969 in Book 155, Page 303 and has the senior right. The legal description calls beginning at a point 53 1/3 rods South of the North line of the Southwest quarter of the Section. At the time, there had been no survey that placed this line. The exteriors were monumented in Survey Number 45-76 by Duane Griffith, who placed the point of beginning at an existing fenceline. I believe that this is a valid interpretation of the intent of the original deed. The legal description has ambiguous calls, calling right angles along a spiral curve, which Mr. Griffith had interpreted as cardinal directions. I find this survey to correctly follow the intent of the original conveyance. Subsequent deeds for the parcels to the West of the Parker tract have revised the legal descriptions to make reference to this survey.

In Survey Number 017-2011, Rick Robinson surveyed the tract to the South. In his tracing of the chain of title, the deeds that establish the South line of the Parker tract is originally placed at a point dividing the quarter section into thirds, instead of the 53 1/3 rod call. This puts a discrepancy of approx. 20 feet at the SE corner of the Parker tract between the 1976 Griffith survey and the correct line.

I find that even though the 1976 survey did not correctly place the South line, the remaining pins do reflect to intent of the original conveyance. I therefore place the North and West lines by retracement of the 1976 Griffith survey. I find both Northerly pins of the Parker tract to be lost. The remaining pins tied and/or set by this survey are in place. I find the position of these relatively harmonious with record measurements. As Griffith ran the North and West lines of the Parker tract at cardinal directions, I base the rotation of the basis of bearing of the 1976 survey to mine by using a weighted least squares rotation between record position of pins and my measured ones. This puts an average of a 44" rotation between the 1976 survey and this one.

For placement of the Center-West 1/16th corner, I use the section break as per Survey Number 017-2011. The placement of Hunter Road was done by the ODOT brass caps set as PI references and retracement of the pins set by Surveys 8-88 and 003-2004. This places the right of way line approximately 3 feet West of the Hunter Road alignment as shown in Survey Number 45-76.

Fencelines are off as shown. I find no other unusual conditions with this survey.

REGISTERED PROFESSIONAL LAND SURVEYOR
JEFFREY S. HSU
83571
Renewal Date: June 30, 2019

UNION COUNTY SURVEYOR
Date Received 8/1/17
Date Filed 8/1/17
By [Signature]
File No. 033-2017

REFERENCE MATERIAL

- Union County Monumentation Records
- ODOT Strip Map 6B-26-22 (Hunter Lane)
- Survey Number 5
- Survey Number 45-76
- Survey Number 2-77
- Survey Number 8-88
- Survey Number 003-2004
- Survey Number 017-2011
- DEED REFERENCES
- Book 52, Page 180
- Book 72, Page 462
- Book 155, Page 303
- Microfilm Document Number 48216
- Microfilm Document Number 55693
- Microfilm Document Number 56921
- Microfilm Document Number 56943
- Microfilm Document Number 58688
- Microfilm Document Number 64488
- Microfilm Document Number 65683
- Microfilm Document Number 129719
- Microfilm Document Number 155554
- Microfilm Document Number 995924

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey

Situated in the Southwest 1/4 of Section 22, Township 1 South, Range 38 East of the Willamette Meridian

UNION COUNTY, OREGON

SURVEYED FOR	Jesse Parker
SURVEYED BY	J. S. H.
Scale: 1" = 100'	Drawn by: J. S. H. 7/2017

SURVEY NUMBER 033-2017