

**BASIS OF BEARING**

The North line of the Northwest quarter of Section 16, Township 2 South, Range 38 East of the Willamette Meridian being North 89°42'44" East, as per Survey Number 58-77

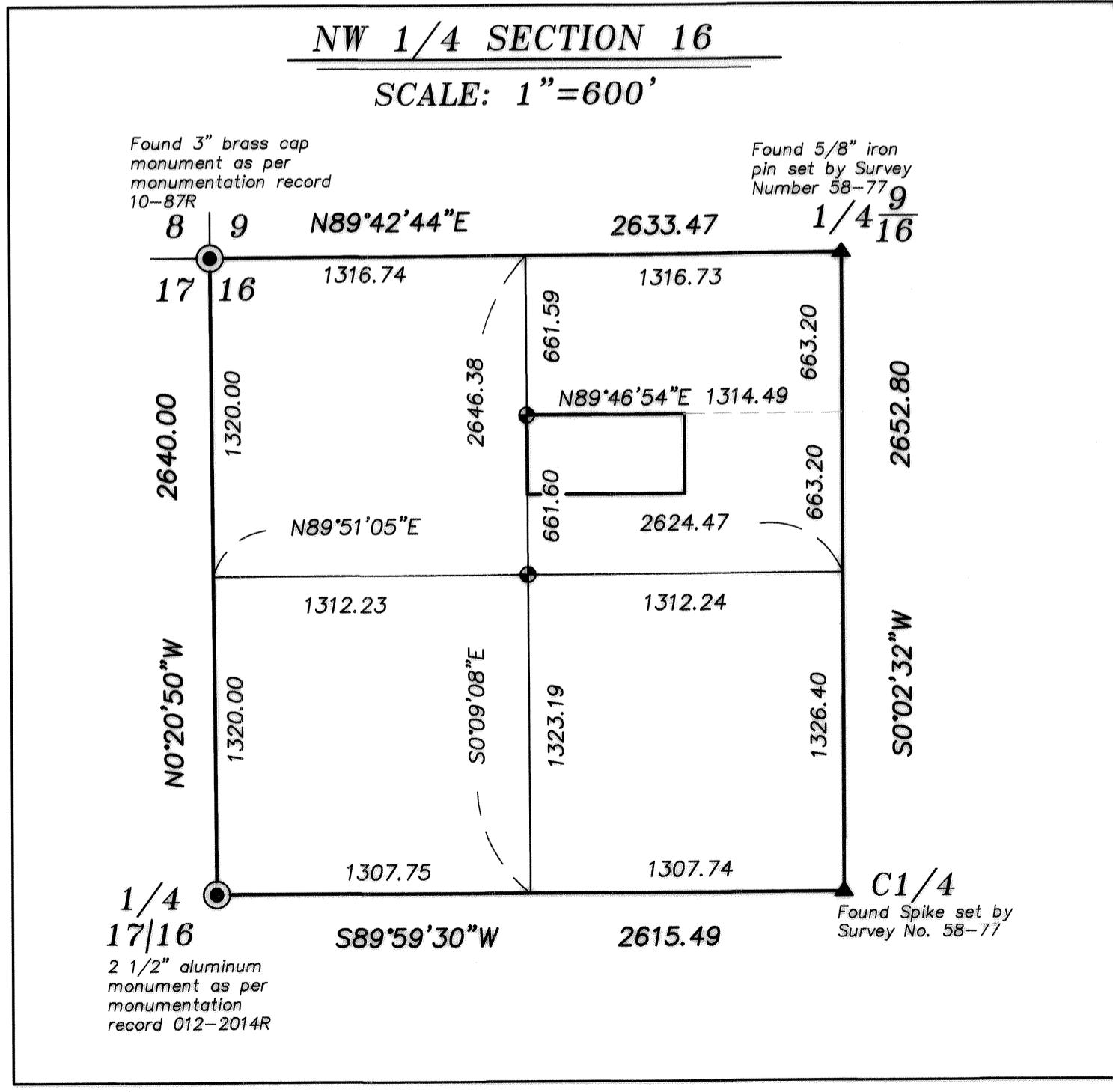
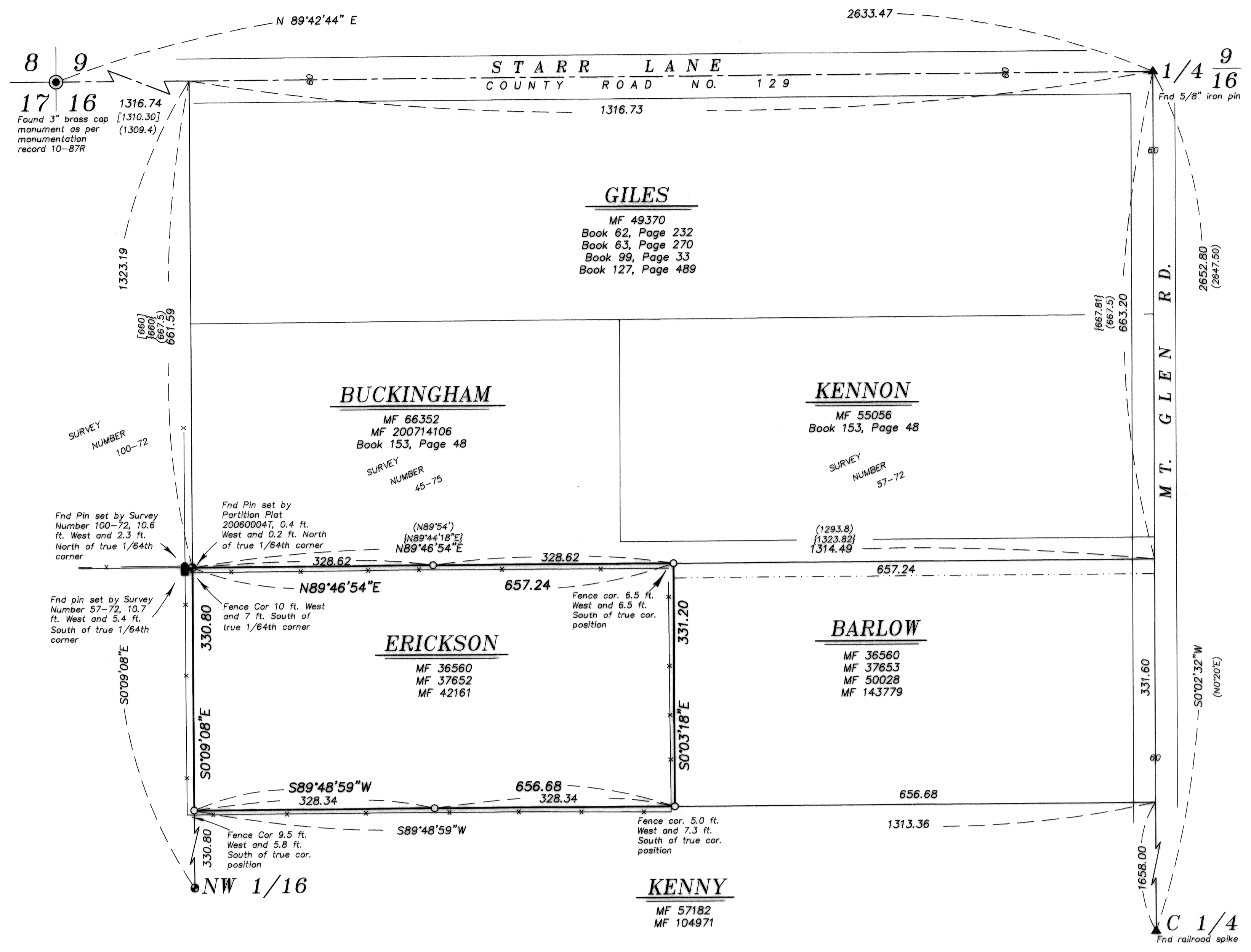
**SCALE: 1"=100'**

**LEGEND**

- Found monument as noted, marked as per Union County monumentation records
- △ Found monument as described set by Survey No. 58-77
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Major Partition Plat Number 20060004T
- Found 5/8" iron pin, set by Survey Number 57-72
- Found 5/8" iron pin, set by Survey Number 100-72
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- - - Existing fence line
- ( ) Record measurement as per Survey Number 57-72
- [ ] Record measurement as per Survey Number 100-72
- { } Record measurement as per Survey Number 45-75

**REFERENCE MATERIAL**

- Union County Monumentation Records**
- Survey Number 57-72
  - Survey Number 100-72
  - Survey Number 32-74
  - Survey Number 45-75
  - Survey Number 68-75
  - Survey Number 58-77
  - Survey Number 72-79
  - Survey Number 15-80
  - Survey Number 036-2004
  - Survey Number 031-2016
  - Minor Partition Plat No. 1990-07
  - Minor Partition Plat No. 2001-006
  - Minor Partition Plat No. 20050008T
  - Major Partition Plat No. 20060004T
- DEED REFERENCES**
- Book 31, Page 171
  - Book 36, Page 378
  - Book 41, Page 261
  - Book 46, Page 461
  - Book 48, Page 41
  - Book 50, Page 273
  - Book 62, Page 232
  - Book 62, Page 270
  - Book 63, Page 270
  - Book 68, Page 12
  - Book 69, Page 7
- DEED REFERENCES**
- Book 75, Page 395
  - Book 78, Page 467
  - Book 78, Page 468
  - Book 85, Page 345
  - Book 99, Page 33
  - Book 101, Page 595
  - Book 101, Page 596
  - Book 110, Page 548
  - Book 127, Page 489
  - Book 150, Page 21
  - Book 153, Page 48
  - Microfilm Document Number 36560
  - Microfilm Document Number 37652
  - Microfilm Document Number 37653
  - Microfilm Document Number 49370
  - Microfilm Document Number 50028
  - Microfilm Document Number 55056
  - Microfilm Document Number 57182
  - Microfilm Document Number 66352
  - Microfilm Document Number 104971
  - Microfilm Document Number 126206
  - Microfilm Document Number 143779
  - Microfilm Document Number 20071416
  - Microfilm Document Number 20080863



**NARRATIVE**

This survey was done at the request of Leonard Erickson. Mr. Erickson wanted the exteriors of his property surveyed.

**HISTORY OF LAND CONVEYANCES**

The parent tract to the lands in the East half of the Northwest quarter were once in the ownership of Lewis Perry (Book 31, Page 171 and Book 41, Page 261) which described the land by aliquot part. Lewis Perry divided the lands in the East half of the Northwest quarter of Section 16 by metes and bounds, with some descriptions beginning at the center quarter corner (Book 48, page 41 and Book 46, Page 461) and others tracts beginning at the North quarter corner (Book 62, Page 232). All dimensions are in 20 rod multiples. On some descriptions, dimensions call to aliquot lines (Book 63, Page 270) and on some they do not.

Subsequent deeds are described by a combination of metes and bounds and aliquot parts, and on some deeds that were initially described by metes and bounds eventually begin to be described by aliquot part (Book 150, Page 21 and Book 99 Page 33). Other deeds try to resolve the potential gaps caused by this intermingling of aliquot and metes and bounds descriptions by making calls to points (Book 153, Page 48).

As with many cases where the initial point is unmonumented this can lead to a manner of gaps or overlaps. As all dimensions are based on nominal ones, and the legal descriptions appear to use metes and bounds and aliquot part descriptions somewhat interchangeably, I believe the original intent was to divide the lands along aliquot lines. I establish 20 rod calls at proportionate distance. This is the same methodology employed by Robinson in Survey Number 031-2016.

**HISTORY OF SURVEYS**

The North line was surveyed by James Voelz in Surveys 57-72 and 45-75. In Survey 57-72, it appears as though he attempts to lay out the line by a strict interpretation of the deed, beginning at 120 rods North of the center quarter. It is very unclear how he determines the location of the center quarter. In the dimension from the center quarter to the North quarter corner, he shows an excess of 7.5 feet from a nominal half mile, which he grants to the tract to the North. The notation on the survey indicates he utilizes the existing fence lines to place his corners.

In Survey 100-72, Voelz stubs a nominal 660 ft from the North line of the section along the West line of this tier of tracts. And in Survey 45-75, it appears as though he holds the pin set by Survey 100-72 on the West line of the East half of the Northwest quarter and the pin set by Survey 57-72 on the Mt. Glenn Rd right of way. Due to these ambiguity in the dimensions of these surveys, both in the determination of the commencement point (Center 1/4) and in the determination of the section break, I reject these monuments as holding the North line of the property.

The section was subdivided in Survey Number 58-77 by Duane Griffith and held by Robinson in Partition 20060004T and Survey Number 031-2016. I recover monuments and find them to be harmonious with said break. As mentioned earlier, it appears the intent was to divide the lines by aliquot dimensions rather than hold the distance calls. This adds an additional 1.3 feet to every 20 rod call on the East side and 0.80 feet per 20 rods on the West side. I use this method to place the North and South lines of the property. The East line of the Erickson tract was determined at the midpoint of the North and South lines, as per deed description.

Fences are off as shown. Mr. Erickson wanted an additional pin set at midpoint of the property on the North and South line to be able to place proposed buildings on the property at proper setback. I find no other unusual conditions with this survey.

UNION COUNTY SURVEYOR

Date Received 3/15/18

Date Filed 3/15/18

By M. G. [Signature]

File No. 007-2018

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON JUNE 15, 2010

JEFFREY S. HSU 83571

Renewal Date: June 30, 2019

**BAGETT, GRIFFITH & BLACKMAN**

2006 Adams Avenue, LaGrande, Oregon

Map of Survey

Situated in the Northwest quarter of Section 16, Township 2 South, Range 38 East of the Willamette Meridian

UNION COUNTY, OREGON

SURVEYED FOR Leonard Erickson

SURVEYED BY J. S. H.

Scale: 1" = 100' Drawn by: J. S. H. Mar. 2018