

# BASIS OF BEARING

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

SCALE: 1" = 60'

## LEGEND

- Found monument as described, marked as per Union County Monumentation records
- Found 1" iron pipe, set by Survey Number 165
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by plat of Joy Meadows Subdivision
- Found 5/8" iron pin with aluminum cap, set by Partition Plat 20060003T
- ▲ Found 5/8" iron pin set by Survey Number 33-75
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 023-2013
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 005-2016
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- ( ) Record measurement as per Survey Number 14-65
- { } Record measurement as per Survey Number 33-75
- - Record measurement as per Partition Plat Number 20060003T
- / / Record measurement as per Survey Number 023-2013
- [ ] Record measurement as per Survey Number 005-2016
- (( )) Record deed call
- {{ }} Record measurement as per GLO Contract Number 103, dated September 3, 1863, executed by David Thompson
- ) ( Record measurement as per Survey 165
- Centerline
- x- Fenceline
- .-.- Easement

## REFERENCE MATERIAL

Union County Monumentation Records  
 Survey Number 165  
 Survey Number 14-65  
 Survey Number 33-75  
 Survey Number 017-2006  
 Survey Number 023-2013  
 Survey Number 005-2016  
 Partition Plat Number 20060003T  
 Plat of Joy Meadows Subdivision  
 ODOT Strip Map 8B-36-3

Field Notes of GLO Contract Number 103, dated September 3, 1863, executed by David Thompson

## DEED REFERENCES

Book 151, Page 537  
 Book 156, Page 255  
 Book 158, Page 446  
 Book 158, Page 149  
 Book 160, Page 393  
 Microfilm Document Number 27932  
 Microfilm Document Number 31513  
 Microfilm Document Number 40330  
 Microfilm Document Number 49214  
 Microfilm Document Number 982188  
 Microfilm Document Number 20004860  
 Microfilm Document Number 20040803  
 Microfilm Document Number 20112945  
 Microfilm Document Number 20131553

## NARRATIVE

This survey was done at the request of Shirley Junker, owner of the land within. Ms. Junker wanted her property corners monumented.

The parent tract to the land along Michaelson Lane was owned in its entirety by William and Janita Jeffers in 1965 (Book 151, Page 537). The exteriors of this tract were surveyed by Jim Voelz in Survey 14-65. Deeds to the tracts along the North side of Michaelson Lane were conveyed by metes and bounds surveys, commencing at the point 76 rods North of the Southwest corner of the Northwest quarter of Section 4 (the West quarter corner). This quarter corner falls within the area of the lumber mill and there is no record of any surveys since 1947 (Survey 165) of every having recovered the original GLO corner. In Survey 14-65, Voelz uses a position 2640 feet North of the Southwest corner of Section 4.

The Northwest corner of Section 4 was monumented by McLain in 1956 with an iron pipe. This corner was remonumented in 1996 by Greg Blackman. Though this corner was extant at the time of the 1965 Voelz survey, it does not appear as though he did a thorough retracement of the section line. Voelz surveys the lands South of Michaelson Lane in Survey 33-75, where, despite tying to the Northwest corner of Section 4, it also appears as though he does not do a thorough retracement of the West line of Section 4.

The effect of this improper retracement of the Section line is seen in Partition Plat 20060008T on lands South of Michaelson Lane where it is noted that there is a significant discrepancy in the East/West dimensions of the deeds within this area. This is later resolved in Survey 017-2006 with a quitclaim deed to quiet title.

As Survey 14-65 was the only survey in the area at the time that Jeffers created these deeds, and that there was no reason at the time for Jeffers to question the validity of this survey, in order to recreate the original intent of these deeds, I find it necessary to retrace Survey 14-65 to determine the location of the Jeffers tract as it would have been known to him in 1965. Unfortunately, it does not appear as though any of the monuments from this survey have stood the test of time, as a diligent search reveals no remaining monuments.

In order to retrace this survey, I rely on the monumentation of 33-75, as this was also done by James Voelz. Both of these surveys appear to have tied off to the iron pipe on the North side of May Lane at the extension of the East line of Watson St. It should be noted that the East line of the current Watson Street (widened and monumented by plat of Joy Meadows) and the one shown on Survey 14-65 and 33-75 differ. To place the Watson Street right of way, as it was determined by Voelz, I extend the monuments on the South side of Michaelson Rd. that were set by Survey 33-75 the record 200.00 feet. This distance between this point and the aforementioned iron pipe are very harmonious with record as per Survey 33-75. I offset this line 40 feet West to determine the West line of the right of way, as placed by Voelz. I then run the deed record 293.50 feet to place the Northeast corner of the Jeffers tract, as per Survey 14-65. To place the Northwest corner of the Jeffers tract, I run the record 635.25 feet along a line parallel with the monuments on the South line of Michaelson Rd.

This position, hereinafter noted as the NW of the Jeffers Tract, is harmonious with the called deed distance of 76 rods North of the West quarter corner, if the stubbed 2640 feet from the SW corner of the Section is used, differing by only 0.11 ft. To place the section line, as per Survey 14-65, I run a straight line from this point to the SW corner of Section 4.

To place the East line of Junker, I run the deed 136 feet East from the NW corner of Jeffers and run the line parallel with the section line as placed as per Survey 14-65. I find this relatively harmonious with lines of possession and feel that this represents the original intent of the deed. For the South line I hold monuments of Partition 20060008T and Survey 14-75. I hold the 40 foot offset from the highway right of way to place the diagonal portion of the South line.

For the portion of the Junker property that falls in Section 5, I hold the called point 1303.5 feet South of the Northwest corner of Section 4 and the true North 1/16th corner position. I hold the pins set by Survey 023-2013 for the East line of Pratt's Subdivision. I find no other unusual conditions with this survey.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Date Received 10/6/22

Date Filed 10/21/22

By JEFFREY S. HSU  
83571

Renewal Date: June 30, 2023

UNION COUNTY  
SURVEYOR

Date Received 10/6/22

Date Filed 10/21/22

By JEFFREY S. HSU  
83571

File No. 032-2022

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

Situate in the Southwest quarter of the Northwest quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian  
City of La Grande  
UNION COUNTY, OREGON

SURVEYED FOR Shirley Junker

SURVEYED BY J. S. H.

Scale: 1" = 60' Drawn by: J. S. H. Oct. 2022

SURVEY NUMBER 032-2022

