

C-N  
1/16

### BASIS OF BEARING

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

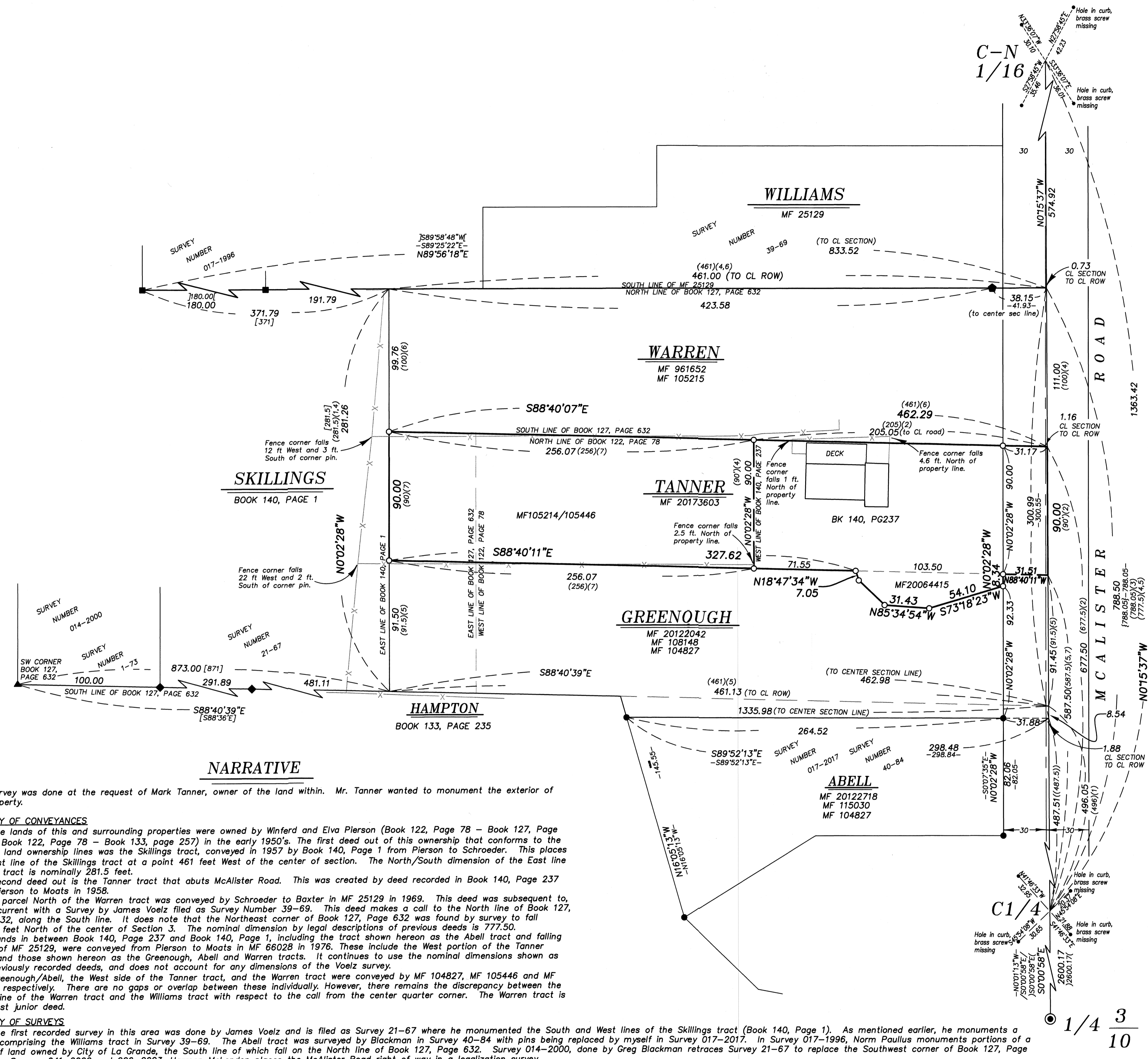
SCALE: 1"=40'

### LEGEND

- Found 2 1/2" aluminum cap, marked as per Union County Monumentation records
- ◆ Found 1" iron pipe, set by Survey Number 21-67
- Found 5/8" iron pin, set by Survey Number 39-69
- Found 5/8" iron pin with plastic cap marked CITY OF LA GRANDE, set by Survey Number 017-1996
- ▲ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 014-2000
- Found brass screw and washer marked OPLS 2219, unless otherwise described, set by Survey Number 002-2014
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 017-2017
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Fenceline
- ( ) ( ) Record measurement as per deed (for # see references)
- [ ] Record measurement as per Survey Number 21-67
- { } Record measurement as per Survey Number 39-69
- - - Record measurement as per Survey Number 40-84
- ] [ Record measurement as per Survey Number 017-1996
- ( ) ( ) Record measurement as per Survey Number 008-2008
- / / Record measurement as per Survey Number 017-2017

### REFERENCE MATERIAL

- |                                    |                                      |
|------------------------------------|--------------------------------------|
| Union County Monumentation Records | DEED REFERENCES                      |
| Survey Number 21-67                | Book 122, Page 78                    |
| Survey Number 39-69                | Book 127, Page 632                   |
| Survey Number 1-73                 | Book 133, Page 257                   |
| Survey Number 58-76                | (1) Book 140, Page 1                 |
| Survey Number 40-84                | (2) Book 140, Page 237               |
| Survey Number 043-1991             | (3) Microfilm Document Number 25129  |
| Survey Number 017-1996             | (4) Microfilm Document Number 66028  |
| Survey Number 014-2000             | (5) Microfilm Document Number 104827 |
| Survey Number 006-2003             | (6) Microfilm Document Number 105215 |
| Survey Number 008-2008             | (7) Microfilm Document Number 105446 |
| Survey Number 017-2017             | Microfilm Document Number 115030     |
|                                    | Microfilm Document Number 108148     |
|                                    | Microfilm Document Number 961652     |
|                                    | Microfilm Document Number 20064415   |
|                                    | Microfilm Document Number 20122042   |
|                                    | Microfilm Document Number 20173603   |
|                                    | Microfilm Document Number 20193328   |
|                                    | Microfilm Document Number 20221689   |



### NARRATIVE

This survey was done at the request of Mark Tanner, owner of the land within. Mr. Tanner wanted to monument the exterior of his property.

#### HISTORY OF CONVEYANCES

The lands of this and surrounding properties were owned by Winferd and Elva Pierson (Book 122, Page 78 - Book 127, Page 632 - Book 122, Page 78 - Book 133, page 257) in the early 1950's. The first deed out of this ownership that conforms to the current land ownership lines was the Skillings tract, conveyed in 1957 by Book 140, Page 1 from Pierson to Schroeder. This places the East line of the Skillings tract at a point 461 feet West of the center of section. The North/South dimension of the East line of this tract is nominally 281.5 feet.

Second deed out is the Tanner tract that abuts McAlister Road. This was created by deed recorded in Book 140, Page 237 from Pierson to Moats in 1958.

A parcel North of the Warren tract was conveyed by Schroeder to Baxter in MF 25129 in 1969. This deed was subsequent to, or concurrent with a Survey by James Voelz filed as Survey Number 39-69. This deed makes a call to the North line of Book 127, Page 632, along the South line. It does note that the Northeast corner of Book 127, Page 632 was found by survey to fall 788.05 feet North of the center of Section 3. The nominal dimension by legal descriptions of previous deeds is 777.50.

Lands in between Book 140, Page 237 and Book 140, Page 1, including the tract shown hereon as the Abell tract and falling South of MF 25129, were conveyed from Pierson to Moats in MF 66028 in 1976. These include the West portion of the Tanner tract, and those shown hereon as the Greenough, Abell and Warren tracts. It continues to use the nominal dimensions shown as per previously recorded deeds, and does not account for any dimensions of the Voelz survey.

Greenough/Abell, the West side of the Tanner tract, and the Warren tract were conveyed by MF 104827, MF 105446 and MF 105215 respectively. There are no gaps or overlap between these individually. However, there remains the discrepancy between the North line of the Warren tract and the Williams tract with respect to the call from the center quarter corner. The Warren tract is the most junior deed.

#### HISTORY OF SURVEYS

The first recorded survey in this area was done by James Voelz and is filed as Survey 21-67 where he monumented the South and West lines of the Skillings tract (Book 140, Page 1). As mentioned earlier, he monumented a parcel comprising the Williams tract in Survey 39-69. The Abell tract was surveyed by Blackman in Survey 40-84 with pins being replaced by myself in Survey 017-2017. In Survey 017-1996, Norm Paullus monumented portions of a tract of land owned by City of La Grande, the South line of which fall on the North line of Book 127, Page 632. Survey 014-2000, done by Greg Blackman retraces Survey 21-67 to replace the Southwest corner of Book 127, Page 632. In Surveys 041-2002 and 006-2003, Harmon McLendon places the McAlister Road right of way in a legalization survey.

#### METHODOLOGY

Survey 40-84 notes the use of a position for the Center quarter corner that has historically been held as a point of local control. This position is perpetuated in Survey 008-2008 and was referenced in survey 002-2014. Survey 002-2014 also notes an angle break at the Center-North 1/16th corner position. I hold these positions for the center of section line. The monuments set by 017-1996 and 39-69 fall in line with each other, and I hold this line as being the North line of Book 127, Page 632 (also being the North line of the Warren tract). The actual distance from the intersection of this line and the center of section line to the center quarter corner position is relatively harmonious with the record distance of Survey 39-69. For the South line of Book 127, Page 632, I hold monuments of Survey 21-67 and 014-2000 and extend the line East to the center of Section line. This fits very well with record deed calls from the center of Section.

Survey 40-84 also notes the discrepancy between the centerline of the right of way and the centerline of the section. It appears as though prior to this, the center of the right of way appears to have been held for the center of section line. For this reason, I place the East line of Book 140, Page 1 (being the West line of this tract, and the Greenough and Warren tracts) at a 461 foot perpendicular offset from the centerline of the right of way, not the center of section.

The difference between the measured distance along the East line of Book 140, page 1 (being the West line of this, the Greenough and Warren tracts) and the deed distance is relatively minor, being only 0.24 ft. However, due to the angular difference between the North and South line of Book 127, Page 632, there does indeed appear to be a 10 foot excess in the distances along the McAlister Road side of these properties. This is reflected in the difference between the deed call of the Warren tract of 777.50 feet and the call of 788.05 feet on the Williams deed. I therefore place the error where it occurred and take all excesses and deficiencies out of the North line of the Warren tract. As the Warren tract has the most junior right amongst these parcels, I hold record deed distances going North along the East and West lines of the Greenough and Tanner tracts. Along the East line of this tract, I hold record distances North from the center of section.

Microfilm 20064415 was a deed for a lot line adjustment following the North line of the existing driveway to the Tanner property. It does not appear as though this had gone through any planning process, but as title has transferred, I monument the North side of this driveway.

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JUNE 2, 2010  
JEFFREY S. HSU  
83571

Renewal Date: June 30, 2023.

UNION COUNTY  
SURVEYOR

Date Received 1/16/23

Date Filed 1/16/23

By [Signature]

File No. 059-2022

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

Situated in the Southeast quarter of the Northwest quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, City of Island City

UNION COUNTY, OREGON

SURVEYED FOR Mark Tanner

SURVEYED BY J. S. H.

Scale: 1" = 40' Drawn by: J. S. H. Jan. 2023