

# BASIS OF BEARING

Geodetic North at the quarter corner common to Section 34 and 35, Township 2 South, Range 37 East of the Willamette Meridian, as determined by GPS observation

SCALE: 1"=50'

## LEGEND

- Found monument as described, marked as per Union County Monumentation records
- Found 1" iron pipe set by Survey Number 181
- Found 5/8" iron pin with plastic cap marked LS 1952, set by Partition Plat Number 1993-12
- ▲ Found 5/8" iron pin with plastic cap marked LS 1952, set by Partition Plat Number 2003-0007
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 025-2019
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- ( # ) Record measurement as per deed (for # see references)
- { } Record measurement as per Partition Plats 1993-012 and/or 2003-0007
- [ ] Record measurement as per Survey Number 025-2019
- Fenceline

## NARRATIVE

This survey was done at the request of Susan Addleman, owner of the land within. The purpose of this survey is to mark the corners of her property. As mentioned in Survey Number 025-2019, there are some issues with Lower Perry that make for logistical surveying challenges. All lots within the town are described by metes and bounds, of which none of them mathematically close. Closures of boundary legal descriptions hover in the 1:50-1:100 precision ratio. I believe that a likely reason for this discrepancy is that there were likely boundary markers in place at the time of creation, and these were likely 'surveyed' by Stoddard Lumber Co. with staff compass and chain with no allowance for geometric closures. The precision ratio would be consistent with a survey of this type.

For this reason, I put heavy stock into lines of possession on the West side of Lower Perry Loop. I find that a 60 foot offset line from the East right-of-way line of Lower Perry Loop, established by Survey 025-2019 is very harmonious with the existing fence corners in the East/West direction. Running nominal deed distances along this line, I can match the existing fencelines within 0.5 feet. I therefore hold these fence corners to represent the best available evidence of any extant corners at the time of original conveyance, and therefore the intent of the original deeds. I hold these positions as shown.

The original deed for this property was a conveyance to the School District by deed recorded in Book 90, Page 77(1930), and is the most senior deed in this area. The initial point of beginning, at the Southwest corner of the tract, was a tie from the West quarter corner of Section 35, being 155 feet North and 675 feet East of this quarter corner. The next deed was the tract comprising lands to the West and North, in deed to Charles Stringham in deed recorded in Book 93, Page 60(1933). The tie to the quarter corner is consistent with the School District deed. However, this tie drastically changes in the deed for the property to the South; a conveyance to Harold Carson, recorded in Book 103, Page 273(1942), where the tie to the Southwest corner of the Schoolhouse tract is revised to being 190 feet North and 695 feet East of said quarter corner.

From the Southeast corner of this tract, established as previously mentioned by best fit to existing fence corners, I run a line parallel with the existing fence the record 154.50 deed dimension to establish the South line and the Southwest corner. From this point, the tie back to the quarter corner falls within 1.5 feet in Easting (when measured along a line parallel with the line that runs along centerline of section as established in Survey 025-2019, and about 1 foot in Northing, measured along the section line. I find this evidence to be highly corroborative of earlier described method of boundary establishment. Note that this 'centerline of section' is one that is used for construction of deed in Perry, and may or may not be colinear with a true centerline of section. I can only surmise that the reason that the tie more closely matches the later deed, rather than the original, is that either a survey was conducted by a more competent surveyor, or that a blunder from the original deed was found and accounted for in later deeds.

To place the Northeast corner of this tract, I hold record deed distance along this West right-of-way line. Though this method maintains harmony with lines of possession along the West side of Lower Perry Loop, it is not harmonious with the pins set by Partition Plat 1993-12 and 2003-007. In these partitions, Norm Paullus puts heavy reliance on a 1903 fire insurance map for placement of land boundaries. As these tracts were not created until 1930, I find this an unlikely source and therefore I disregard the line established in said Partition Plats.

To place the Northwest corner of this tract, I hold the bearing of the South right-of-way line of the East/West running portion of Lower Perry Loop, and run this line record deed distance. A forced closure to the point of beginning matches the deed record by about 2 feet, which is less than the misclosure of the original deed.

The original schoolhouse building sits into the right-of-way as shown. A fenceline running along the North and West side of the property is off as shown. Placement of the deed as such leaves a gap between the North line of this tract and the South line of Parcel 1 of Partition Plat 2003-0007. Title ownership to this strip technically falls in the ownership of Parcel 2 of Partition 2003-0007. I find no other unusual conditions with this survey.

27 26  
34 35

2" brass cap on boulder, marked as per Union County Monumentation records. Not recovered. Used coordinate as per Union County GPS network

2615.42

S1°01'49"W

1 4  
34/35

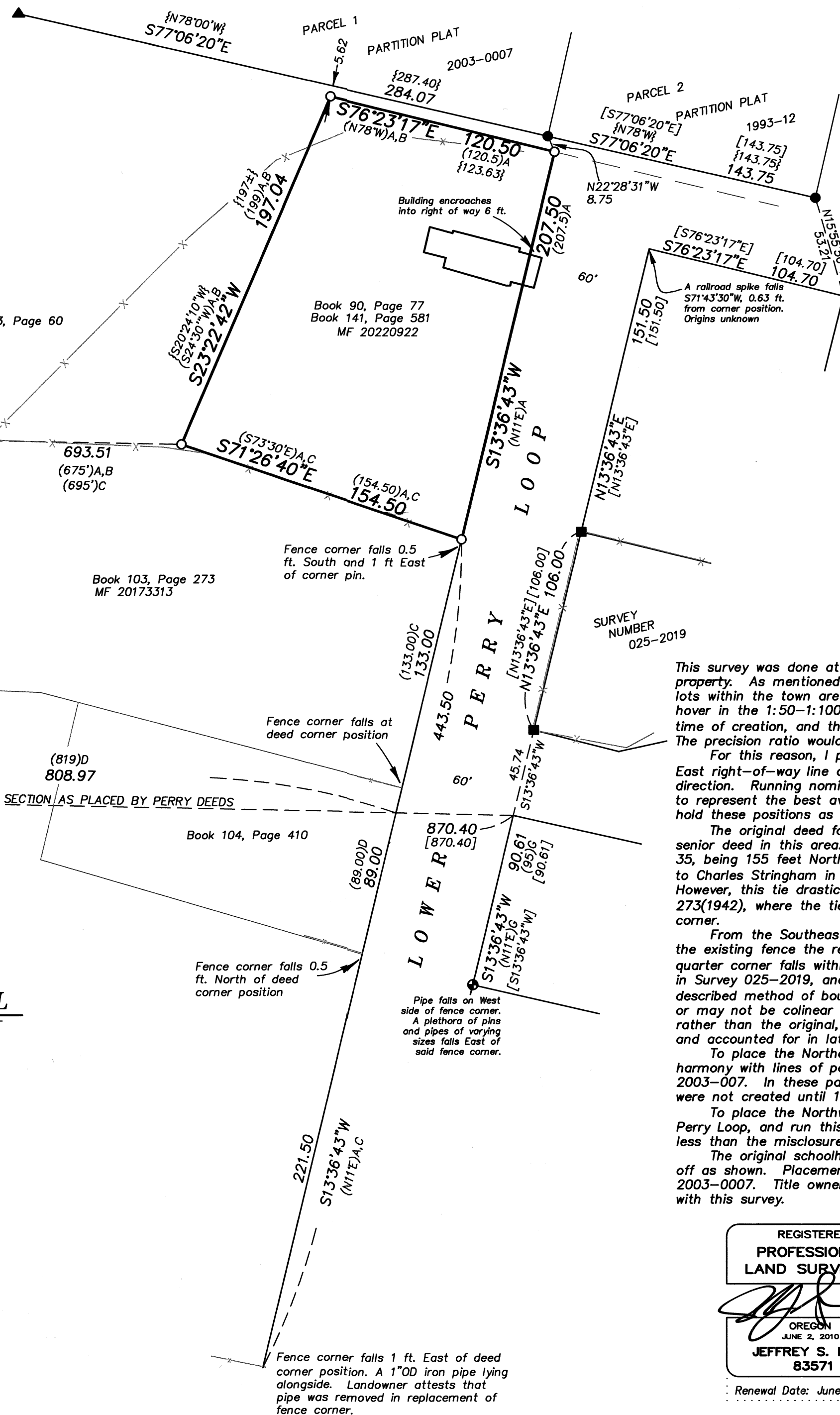
Found 2 1/2" brass cap on 2" iron pipe, marked as per Union County Monumentation records

## REFERENCE MATERIAL

Union County Monumentation Records  
Survey Number 181  
Survey Number 016-1991  
Survey Number 033-1991  
Survey Number 025-2019  
Partition Plat 1993-12  
Partition Plat 2000-014  
Partition Plat 2003-0007

### DEED REFERENCES

(A) Book 90, Page 77  
(B) Book 93, Page 60  
(C) Book 103, Page 273  
(D) Book 104, Page 410  
(E) Book 106, Page 202  
(F) Book 141, Page 581  
(G) Book 122, Page 538  
Microfilm Number 982474  
Microfilm Number 20050872  
Microfilm Number 20173313  
Microfilm Number 20220922



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JUNE 2, 2010  
JEFFREY S. HSU  
83571

Renewal Date: June 30, 2023.

UNION COUNTY  
SURVEYOR

Date Received 1/25/23  
Date Filed 1/25/23  
By [Signature]  
File No. 001-2023

**BAGETT, GRIFFITH & BLACKMAN**  
2006 Adams Avenue, LaGrande, Oregon

Map of Survey  
Situating in the West half of Section 35,  
Township 2 South, Range 37 East of the  
Willamette Meridian,  
Unincorporated Town of Perry  
UNION COUNTY, OREGON

SURVEYED FOR	Susan Addleman
SURVEYED BY	J. S. H.
Scale: 1" = 50'	Drawn by: J. S. H. Jan. 2023