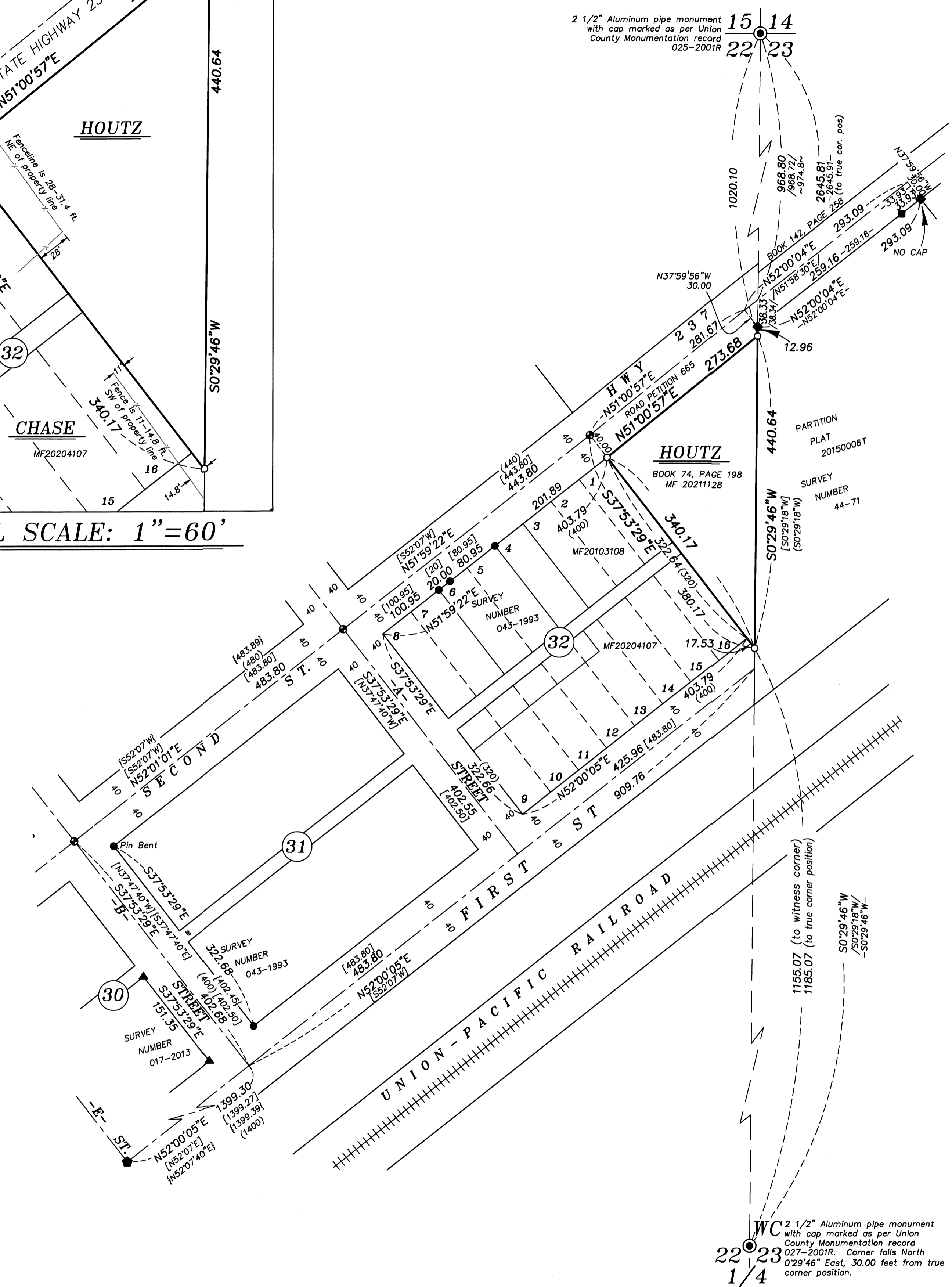


DETAIL SCALE: 1"=60'



**BASIS OF BEARING**

The bearing between monuments at the intersection of -E- Street and 2nd Street and -B- Street and 2nd Street being North 52°01'38" East, as per Survey Number 039-2006

SCALE: 1"=100'

**LEGEND**

- Found 2 1/2" aluminum pipe with cap marked as per Union County Monumentation Records, positioned as per Union County GPS Network
- Found 1" iron pin, accepted by Survey Number 043-1993 as being original monument of North Powder
- Found aluminum cap in monument box, set by Survey Number 033-2005
- Found 5/8" iron pin, set by Survey Number 11-85
- Found 5/8" iron pin, set by Survey Number 043-1993
- ▲ Found 5/8" iron pin with plastic cap with plastic cap marked BGB SURVEY MARKER, set by Survey Number 017-2013
- ◆ Found 5/8" iron pin with plastic cap with plastic cap marked BGB SURVEY MARKER, set by Partition Plat 20150006T
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- ( ) Record measurement as per Plat of North Powder
- [ ] Record measurement as per Survey Number 043-1993
- { } Record measurement as per Survey Number 041-1994
- ~ ~ Record measurement as per ODOT Strip Map 1B-21-26
- / / Record measurement as per Survey Number 44-71
- - Record measurement as per Partition Plat 20150006T
- Centerline
- +++++ Railroad
- \*- Fenceline

**REFERENCE MATERIAL**

- Union County Monumentation Records**  
 Survey Number 44-71  
 Survey Number 11-85  
 Survey Number 40-90  
 Survey Number 043-1993  
 Survey Number 041-1994  
 Survey Number 035-2002  
 Survey Number 033-2005  
 Survey Number 039-2006  
 Survey Number 017-2013  
 Partition Plat 20150006T  
 Plat of North Powder  
 Road Petition #665  
 ODOT Strip Map 1B-21-26  
 ODOT Strip Map 3B-4-8  
 ODOT Strip Map 6B-26-1
- DEED REFERENCES**  
 Book 74, Page 198  
 Book 90, Page 291  
 Book 94, Page 130  
 Book 142, Page 258  
 Microfilm Document Number 20103108  
 Microfilm Document Number 20204107  
 Microfilm Document Number 20211128

**NARRATIVE**

This survey was done at the request of Chuck Houtz, owner of the land within. Mr. Houtz wanted to monument the exterior of his property. The property is bounded on the West by Block 32 of North Powder, the North by the right-of-way, and on the East by the Section line.

I hold the NE section corner of Section 22 and the witness corner of the East quarter corner of Section 22 to place the East line of Block 32, I hold the ODOT monument in the centerline of 2nd Ave, set by Survey Number 033-2005. The monuments set by this ODOT survey are perpetuations of monuments set by Survey Number 043-1993. I run the East line of Block 32 parallel with the centerline of B Street, as per Surveys 043-1993 and 017-2013.

The placement of the property along the right-of-way is one that raises a few questions. The end of 2nd Street, as shown on the original Plat of North Powder, ends at the East line of Block 32. Within the platted area of North Powder, it shown as an 80 foot width. Surveys 44-71 and 11-85, as well as Partition Plat 20150006T, show the width of Highway 237 as a 60 ft right-of-way width. The bargain and sale deed from the City of North Powder to the State of Oregon Highway Department, filed as Book 100, Page 435, which acquired lands on the North side of the Highway within Section 23, call for the right of way, at the time of this acquisition to be 60 feet wide.

The portion of Highway 237 between the end of platted 2nd Street and the Section line between Sections 22 and 23 though is of some question with regards to width. ODOT Strip Map 3B-4-8 appears to depict it narrowing to 60 feet at the end of the platted blocks. The creation of the portion of the right-of-way as it extends East of 2nd Street originates at Petition 665, in 1916. Since there is no specified width, the implication at the time would have been to make it a 60 foot right of way.

However, the original deed for this tract was recorded in 1921 in Book 74, Page 198. In this legal description, the Westerly corner is described as the "Northwest corner of said Block 32". From there is calls "thence, Northeasterly and along the East side of Second Street of said town, or what is now known as the Oregon State Highway...". This was five years after the opening of the road in Petition 665 (Commissioner's Journal Book '0', Page 35 (1916)). The deed for the tract on the North side of this portion of the highway (Book 142, Page 258) also calls the highway and the block corner colinear, and further describes the line as "the Northwesterly line of Second Street of said town, extended...". Improvements on the South side of the road imply an 80 foot width for the right-of-way.

To maintain harmony with the location of 2nd Street and the right of way as monumented by Surveys 44-71, 11-85 and Partition 2015-0006T, I hold the centerline of the highway as 30 feet off of the pins set by Partition 20150006T. I drive a line from the centerline monument at the end of 2nd Street to this point. Despite the road petition being unpecific with respect to the width, the deeds that created the tracts on both sides of the road imply an 80 foot width. I therefore offset this centerline 40 feet to place the right of way in this area.

A fenceline encroaches on the West line as shown. I find no other unusual conditions with this survey.

REGISTERED PROFESSIONAL LAND SURVEYOR  
 JEFFREY S. HSU  
 83571  
 Renewal Date: June 30, 2025

UNION COUNTY SURVEYOR  
 Date Received 6/29/23  
 Date Filed 6/29/23  
 By [Signature]  
 File No. 015-2023

**BAGETT, GRIFFITH & BLACKMAN**  
 2006 Adams Avenue, LaGrande, Oregon  
 Map of Survey  
 Situated in the Northeast quarter of Section 22, Township 6 South, Range 39 East of the Willamette Meridian, City of North Powder  
 UNION COUNTY, OREGON  
 SURVEYED FOR: Chuck Houtz  
 SURVEYED BY: J. S. H.  
 Scale: 1" = 100' Drawn by: J. S. H. June 2023