

LEGEND

Found monument as noted

Found 5/8" iron pin, set by Survey Number 02-66

Set 5/8" iron pin with plastic cap marked BGB
SURVEY MARKER

Centerline

Fenceline

Record measurement as per Survey Number 02-66

Record measurement as per Survey Number
028-2000

Record measurement as per Survey Number
041-2001

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 " = 200'

NARRATIVE

This survey was done at the request of Sabra Johnson, owner of the land within. Ms. Johnson wanted to monument the exteriors of her property prior to fencing.

The parcel comprising the Johnson tract and Richards Rentals Tract B was created in November of 1920, by deed recorded in Book 73, Page 536. This deed commences at the Center quarter corner, and runs South 5 chains to the point of beginning (NE corner of Richards Rentals Tract B). It runs nominally 20 chains East/West and 5 chains North/South.

The division line between the Johnson Tract and the Richards Rentals Tract B came in contract recorded in Book 152, Page 698, which was a land sales contract for the Johnson Tract. In this legal description, the point of beginning (NE corner of Johnson tract) was described as being 5 chains South and 10 chains West of the Center quarter corner. This was filed May 2, 1966. The creating deed for the Johnson tract was filed in MF 76263 in April of 1978 and the creating deed for the Richards Rentals Tract B was filed in MF 78841 in August of 1978.

The first recorded survey subdividing Section 33 was done by Telek Engineering in Survey filed as 56-73, which set the center of section and Center-South 1/16th corner. Survey 57-77, done by James Voelz, later disputed the location of the Center-South 1/16th, opting to hold an unrecorded square shaft. As most recent surveys have fallen in line with the 1973 Telek Survey, the relevance of noting the acceptance of unrecorded evidence by James Voelz is that there were several surveys done by Mr. Voelz prior to the Telek Survey that did not do a complete section subdivision to place the Center quarter of Section 33 (Survey 02-66, 3-68, 4-68, 13-73). It appears as though he utilized a local point of control for the Center quarter corner. Survey 2-66 surveyed the Richards Rentals Tract B, completed April 19, 1966 where he shows the Center quarter being coincident with the centerline of Fruitdale Lane.

I recover the monuments as shown and find them harmonious with recent section subdivisions in the area. I find that a strict interpretation of the deeds, placing the North and South lines at 5 and 10 chains respectively from the true aliquot line would be grossly discordant with lines of possession. The location of Fruitdale Lane, as it runs along the North line of the Northeast quarter of the Southwest quarter is not particularly well centered on the aliquot line, running approximately 7 feet South of the aliquot line. Fruitdale Lane was originally petitioned in Road Petition 565, in August of 1902, nominally located running along the aliquot lines in this area. This road was surveyed by Arthur Curtis in October of 1902 and ordered open in Commissioner's Journal Book 'K', Page 189, December of 1902.

As there does not appear to be a full section subdivision completed in the road survey, it is my assessment that the original deed creating the parent tract in 1920 likely utilized the centerline of the road as the center of section line. This is mirrored in the early Voelz deeds, where it appears he held the centerline of Furitdale Lane as being the center of section line. For this reason, I find that a retracement of the centerline of the constructed road to be necessary to establish this local line of control. Along the East side of this quarter section, I find the road to be straight, however, as it approaches the bend in the road at the Center-West 1/16th, the road makes a slight bend Northerly. I run a best fit line between centerline points along the East side and utilize a point split between the existing right of way fences on the West side to establish the retraced centerline of Fruitdale Lane. From this line, I offset 5 chains (330 feet) to place the North line, and 10 chains (660 feet) to place the South line. Placement as such is relatively harmonious with Survey 02-66.

Though the deeds that created the line between Johnson Tract and the Richards Rentals Tract B were filed in 1978, the original contract date for the Johnson Tract came within 1 month of Survey 02-66. I find it likely the intent of the deeds were to follow this survey. I recover monuments as shown, but find no trace of the Northwest pin from that survey (NE corner of the Johnson Tract). From the pin at the Southeast corner of the Johnson Tract, I hold the same bearing as the pins along the East side of the Richards Rentals Tract B tract. Though utilize these pins to place the East line of the Johnson Tract, it should be noted that these pins are off of the true corner positions, as shown. Placement as such is harmonious with the fences on the East line of the Johnson Tract.

The fenceline along the East and South lines of the Johnson Tract is very harmonious with the placement as such. The fenceline along the North line is off approximately 3-4 feet to the South. There is an encroachment of a garage towards the West side of this line. The SW corner of the garage is 0.6 ft. South of line, the Southeast corner is on line. At the Northeast corner an area was excavated by the adjoinder and a shed constructed, which encroaches as shown. The shed is in a state of disrepair and does not appear to function as a useable shed.

REFERENCE MATERIAL

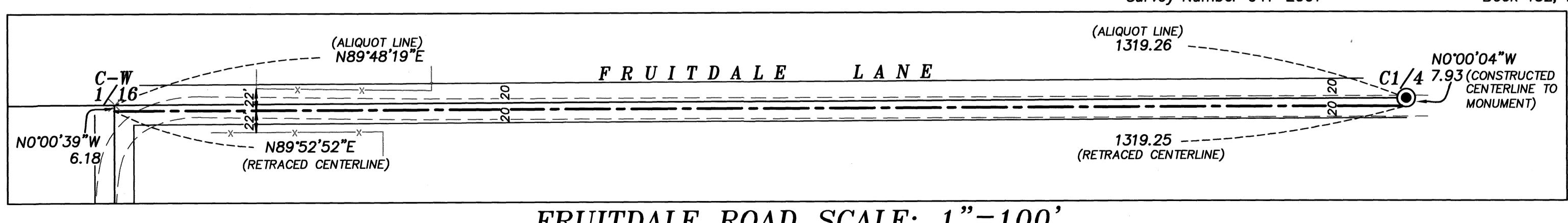
Union County Monumentation Records
Survey Number 02-66
Survey Number 03-66
Survey Number 04-68
Survey Number 11-69
Survey Number 56-73
Survey Number 13-73
Survey Number 80-73
Survey Number 56-73
Survey Number 57-77
Survey Number 028-2000
Survey Number 041-2001

<u>DEED REFERENCES</u>	
Book 73, Page 536	
Book 73, Page 532	
Book 83, Page 479	
Book 94, Page 166	
Book 113, Page 252	
Book 113, Page 525	
Book 117, Page 371	
Book 123, Page 475	
Book 126, Page 169	
Book 133, Page 161	
Book 152, Page 698	

DEED REFERENCES

Microfilm Document No. 76263
Microfilm Document No. 78841
Microfilm Document No. 20000944
Microfilm Document No. 20073264
Microfilm Document No. 20120214
Microfilm Document No. 20170408

*Commissioner's Journal 'K', Page 118
Road Petition No. 565*



FRUITDALE ROAD SCALE: 1"=100'

	BAGETT, GRIFFITH & BLACKMAN	
2006 Adams Avenue, LaGrande, Oregon		
Map of Survey		
<p><i>Situated in the Northeast quarter of the Southwest quarter of Section 33, Township 2 South, Range 39 East of the Willamette Meridian</i></p>		
UNION COUNTY, OREGON		
SURVEYED FOR	Sabra Johnson	
SURVEYED BY	J. S. H.	
Scale: 1" = 200'	Drawn by: J. S. H.	Dec. 2025