NARRATIVE OF SURVEY

TO ACCOMPANY SURVEY NO. 6-45-138

The Town of Cornucipia was platted on the SW¼SW¼SE¼ of Section 27 and on the NW¼NW¼NE¼ of Section 34, T. 6 S., R. 45 E., W.M. This parcel was the Whitman Placer Claim, patented April 8, 1890, to W. T. Burdette, D. W. Tice and Clinton J. Duffey. The location notice for this claim, recorded August 3, 1885, in Vol. A of placer locations, page 192, Union County, indicates the claim was laid out from the quarter corner between Sections 27 and 34 by erroneously running the cardinal directions in 10 chain increments. Recent surveys for the proper subdivision of these two sections reveal a substantial error in the location procedure for that part lying in Section 34 due to the approximate N. 7° W. bearing of the section subdivisional lines. The bearing of the townsite as actually occupied is N. 5° 49' E., and S. 84° 11' E., resulting in nearly 13° divergence in the lines comprising the East and West boundaries of the townsite and placer claim. The townsite plat shows 760 feet x 1460 feet distances, exceeding the patented claim areas, resulting in the townsite platting over land not entirely owned by the locator. The plat is found in Plat Book 1 at page 45.

Determination of the original townsite location was made as follows: A traverse along the existing roadways within the townsite was made and a search performed for existing monumentation of lot and block corners. Iron rods, iron pipes, chiseled marks on boulders, other culture and miscellaneous objects that appeared to have some significance relative to the various lot corners were found, tied to and their coordinates computed. The old building foundations were then surveyed. Identification of the remains of the hotel, saloon, tavern, cabins and their early owners was made by Raymond C. Keller, who had lived in Cornucopia as a youth. Investigation of the old deed records were then examined for legal descriptions of the property these structures occupied. It was then possible to closely reconstruct the townsite as originally occupied. From this data the intersections of several main streets were monumented. I believe this reconstruction of townsite conforms as closely to the original location as now possible.

The above study for these final results began in October, 1962. At that time a 3-inch brass cap monument on a pipe marked the quarter corner between Sections 27 and 34. It disappeared sometime between 1964 and 1971. I believe it was removed by souvenir hunters. My traverse control of 1962 and 1964 was retraced which had tied to the monument, and the 1962 position of the corner was remonumented by a 3-inch brass disc cast in a 6-inch square x 34-inch long concrete post on November 7, 1979.

Several surveys during the past 30 years have been made in Cornucopia for the purpose of marking the property boundaries, but only one of those was properly recorded. I found instances wherein visiting surveyor friends of the various lot owners have incorrectly identified some of the above described objects as valid monuments, and have proceded to establish lot and block corners on that basis. This has complicated the retracement of the townsite by requiring investigation for the found monument's validity. To the best of my knowledge this 1962-1983 survey is the only one undertaken to establish the relationship of all the available information for evaluation of the authenticity of the various existing found objects that may be considered monumentation of property corners. There is no record indicating any of the found monuments or objects were established at the time of townsite platting. Probably the most authentic property corner locations were marked about 1916-1941 by the Cornucopia Mines engineer. Any others established subsequent to 1941 should be suspect until proven proper. Mining activity ceased upon the beginning of World War II, and soon after the population of the town was reduced to one permanent resident.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James D. Hanley

OREGON
SEPTEMBER 23, 1977
JAMES D. HANLEY
1206

FILED 3-19-84

BAKER COUNTY SURVEYOR

SURVEY NO. See No. 6-45-138