

BASIS OF BEARING

True Geodetic North taken at the quarter corner common to Sections 34 and 35, Township 7 South, Range 45 East of the Willamette Meridian, as determined by GPS observation

SCALE: 1"=200'

LEGEND

- Found 2 1/2" aluminum pipe with 3" aluminum cap, set by Survey Number 8-45-061
- Found 2 1/2" brass cap flush with asphalt, set by County Surveyor in Survey 8-45-002
- Found 2 1/2" brass cap, set by Survey Number 8-45-141
- Found 2 1/2" brass cap on 2" iron pipe, set by Survey Number 7-45-045
- Found 5/8" iron pin with plastic cap marked PLS 699, set by Survey Number 8-45-143
- Set 5/8"x30" iron pin with aluminum cap marked as per monumentation records, filed separately
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Record measurement as per Survey Number 7-45-045
- Record measurement as per Survey Number 8-45-061
- Record measurement as per Survey Number 8-45-143
- Record measurement as per Survey Number 8-45-141
- Record measurement as per deed
- Existing fenceline
- Constructed Road
- Constructed Centerline

REFERENCE MATERIAL

Baker County Monumentation Records
Survey Number 7-45-003
Survey Number 7-45-045
Survey Number 8-45-061
Survey Number 8-45-141
Survey Number 8-45-143
Survey Number 8-45-146

DEED REFERENCES

Book 140 Page 30
72 50 051
72 55 052
73 17 085
73 19 130
76 04 076
76 35 020
85 04 069
88 49 099
89 30 044
B 00 20 0167
B 16 52 0279
B 22 18 0096

NARRATIVE

This survey was done at the request of Branden Weir, owner of the land within. Mr. Weir wanted to monument the exterior of his property. I recover monuments as shown hereon. The Northeast corner of Section 2 appears to have been removed by road work. I can find no trace of this monument. Though the BLM Manual prescribes reestablishing a lost corner by single proportionate measurement, I find that it necessary to give regards to filed surveys of record that have utilized this monument. In order to best preserve the integrity of prior surveys, I use a least squares method utilizing the record distances and angles of Surveys 8-45-61, 8-45-141 and 7-45-45 from the North quarter corner of Section 2, the North quarter corner of Section 1, and the quarter corner common to Sections 1 and 2 to this lost corner. I give each course equal weight. Said adjustment results in a coordinate position with residuals in distance less than 0.19 ft and angular residuals of less than 45 seconds. I replace the corner at this position.

I find the North 1/16th corner of Sections 1 and 2, set by Leland Meyers in Survey 8-45-143, to be out of position by a significant amount. Despite finding that Meyers' measurements to the controlling corners, and the subsequent break shown on his survey to be very harmonious with my measurements, I find the monument to be about 45 feet out of position. I do believe that a serious blunder occurred when setting this monument (as the measurement to the ponderosa pine bearing tree does match the filed record). I reject this monument and reset this monument at the correct position.

The Northeast quarter of the Northeast quarter (Govt. Lot 1) was originally owned by Kinsey in 1946 (Book 140, Page 30), later transferred to Edmonson. First deed out of this quarter-quarter section was the Olley tract, conveyed from Edmonson to Carroll by deed 72 55 052, which was originally described as a 346x630 foot tract beginning at the Southwest corner of the government lot. In deed 73 19 130, a correction deed was issued, using the current legal description commencing at the Northwest corner of the NE1/4NE1/4. The deed makes a call to the fenceline along the South side of the land.

Second deed out was the Schudel tract (73 17 085), also commencing at the NW corner of NE1/4NE1/4. The Allison tract was originally conveyed by 76 35 020 from Edmonson to Murray, where it also commences at the NW corner, and make calls to deeds 73 17 085 and 73 19 130. Record metes are harmonious between the legal descriptions. The Southern line of the Allison tract corners at the SE corner of 73 19 130, and then heads East to the East line of the government lot.

The importance of examining the deed history come to light when examining the fenceline called for in 73 19 130. It does appear to be of long standing nature, and the corner falls relatively harmoniously with called for distances, only when the centerline of Valley View Road is used as the West line of these parcels.

The history of surveys indicates that the first section subdivision was performed by Duane Fehringer in 1985 (filed as Survey 8-45-61). The lines establishing the West line of this government lot were not monumented until 2000, when done by Leland Meyers in Survey 8-45-143. As the original deeds were written without benefit of a proper section subdivision, I believe the intent of the deeds of the Schudel and Olley tracts was to place the East line record distance from the centerline of Valley View Road. I therefore accept the existing fence corner at the SE corner of the Schudel tract as being the SE corner of deed 73 19 130.

The Weir tract has the most junior right within this quarter-quarter section, being a remnant tract. Along the Olley tract, as the legal description for the senior deed calls to the existing fence, I hold said fence as constructed, holding the fence corner at the East end, and using the older fenceline (now in disrepair) at the West end. A newer fence falls approximately 6 feet to the North. From said fence corner, I run a line East, parallel with the South line of the government lot to intersect the East line of the government lot, to place the Eastern portion of the North line of the Weir Tract. The East, West and South lines are established by section subdivision, done as per BLM Manual of Instructions 2009.

In consultation with the Baker County Road department, I cannot find the original dedication or petition that created Valley View Road. As it runs North/South, it departs significantly from the 1/16th line of the section as shown. Whether it was originally dedicated along the aliquot line or not would take additional research, but if the right of way is centered on the road as constructed, there may be title gaps along all the ownerships on the East side of Valley View Road within this government lot.

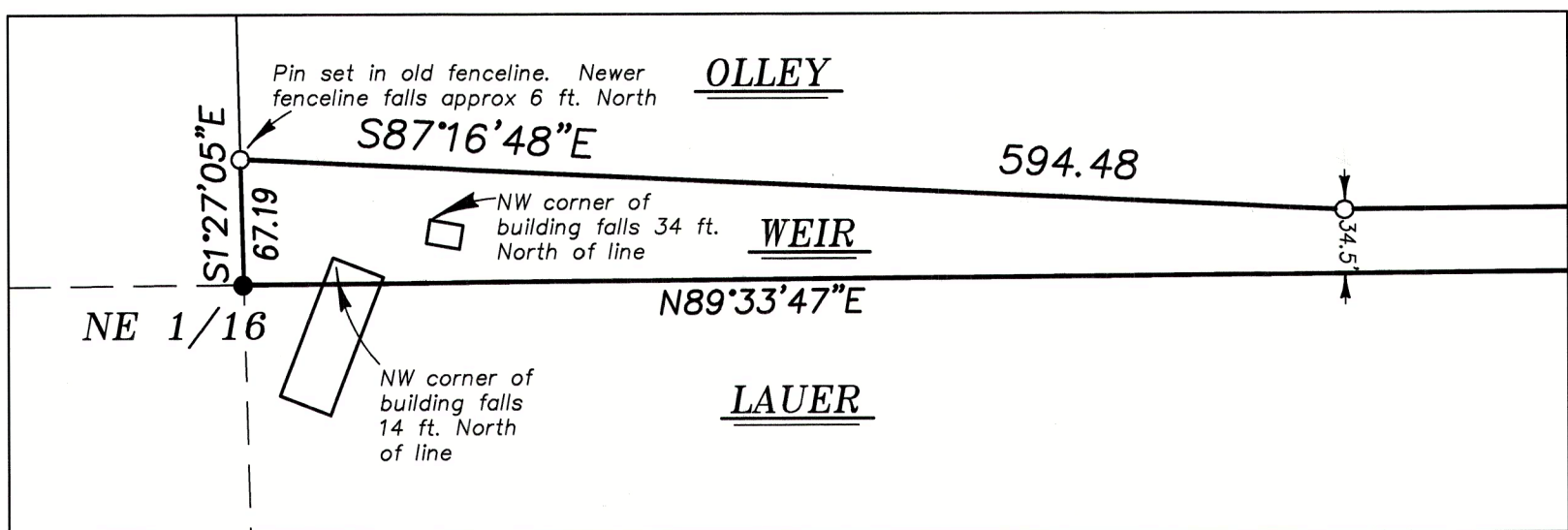
There are several building encroachments as shown. Fencelines are off as shown.

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



ENCROACHMENT DETAIL 1"=100'

FILED Aug. 10, 2022

BAKER COUNTY SURVEYOR

SURVEYED BY J. S. H.

7-45-196

BAGETT, GRIFFITH & BLACKMAN 2006 Adams Avenue, LaGrande, Oregon Map of Survey		
Situate in the Northeast quarter of Section 2, Township 8 South, Range 45 East of the Willamette Meridian		
BAKER COUNTY, OREGON		
SURVEYED FOR	Branden Weir	
SURVEYED BY	J. S. H.	
Scale: 1" = 200'	Drawn by: J. S. H.	July-Aug 2022