

NARRATIVE

The purpose of this survey was to delineate a number of lots in the unincorporated Town of Bourne, situated in the NE1/4SE1/4 of Section 32 and the SW1/4NW1/4 and NW1/4SW1/4 of Section 33, T8S, R37E, WM, Baker County, Oregon, as originally requested by Paul Rudinsky. Paul has acquired property all over the townsite which required a complete survey of the Town of Bourne due to the lack of nearly any reliable survey control. I recommended we try to include other property owners and he made contact with many of them. We had a meeting on site in which I had explained what had happened to date and what the expected goal would be. It was pointed out by the land owners that I was not on the correct track yet, so I made some revisions based on land owner suggestions and old photographs of the townsite. Part of the problem of locating the original townsite was that in the 1920s a bad flood washed away most of the structures along Main Street and they did not have foundations. So with the buildings gone it was necessary to do a reconstruction of the townsite which would cause the least disturbance of present uses and houses. With the revisions as a beginning, we met again the next day and several other land owners in Bourne agreed to participate in the survey.

The original platting survey on which Bourne was platted was Mineral Survey No. 194 of the Eureka, Donaldson, Victor and Cracker Placer Claims. The original mineral survey was done in 1888-89 and the claims were patented in 1892. The "Map of the Original Town of Bourne in Baker County, Oregon" was recorded in the Baker County records on October 7, 1902, and is located on a portion of the Eureka and Cracker Placer Claims East of Cracker Creek and a portion of the Victor Placer Claim. The Plat of Mineral Survey No. 194 seems to show the lines between the Victor Placer Claim and Cracker Quartz Claim Mineral Survey No. 237 are common, but the following survey shows that is not the case.

In 1924 and 1925, the USDI-General Land Office (GLO) performed an independent survey of all of the sections in T8S, R37E, as the township had not been subdivided during the 1881 survey when the extensions were done, and a dependent survey of most of the mineral surveys within said township. Usually during these dependent resurveys the GLO set brass cap monuments on all the corners including intersections of section lines with mineral survey lines. It seems they may have run out of monuments while working in the Bourne area, because odd pieces of pipe, bed rails and almost any other kind of metal object they could find were used to preserve most of the exterior claim corners. The GLO did set brass cap monuments just over the ridge in the vicinity of the Columbia and Golconda Mines. They did not retrace interior mineral survey lines such as the corners near the Northwest corner of the townsite (Victor Placer Claim No. 7 and Cracker Placer Claim No. 4 and Eureka Placer Claim No. 1) as the purpose of their survey of the mineral claims was to delineate the unpatented portions of the sections into lots. There are some substantial differences in distances between the 1889 and 1924-25 surveys, but evidence of virtually all the original mineral survey corners had been found which control the claim lines. The original mineral survey maps look good, but they are seriously incorrect. For unknown reasons, the Baker County tax maps have not reflected the 1924-25 survey and instead make a note that says "The GLO placement of the mining claims differ from the mineral surveys. The patent surveys were used over the GLO surveys." This non-recognition is a mistake as the original corners take precedent over any maps or notes and the 1924-25 survey did find the original corners pertinent to the ownership or patent lines in this area. My retrace survey substantially agrees with the 1925 GLO survey with minor differences in distances. This caused a larger portion of the Bourne Townsite outside the limits of the patented Eureka and Victor Claims than what was determined by this current survey. A plot of Blocks G and K are outside the patent limits and I have shaded those portions. I am showing with approximated forty lines the lot numbers on this portion of the unpatented lands as designated on the May 26, 1927, GLO map of Township 8 South, Range 37 East, of the Willamette Meridian, Oregon.

Tax maps since sometime after 1988 show Cracker and Little Cracker Creeks totally misrepresented as to their location which has also led people to be trouble correctly finding their property. I have shown the two creeks on this plat within 15 feet of their actual location in relationship to and substantially the same as shown on the townsite plat with the hope that they will be corrected on future tax maps. The Western border of the townsite is the center of Cracker Creek and I have shown the lots extending to the creek even though some of the lots are deeper than 100 feet which seems to be the maximum depth shown on the original townsite plat. It is possible the flood moved the creek Northwestward, but there is no remaining positive evidence this happened.

In 1980, the late John Mitchell, an individual who was not licensed to practice land surveying, set brass cap monuments at many mineral survey corners in the area for the mining company that owned much of the land. Fortunately for us, John monumented most corners from found original 1925 GLO corner and/or accessory evidence which perpetuated corners that may have otherwise been lost. Some of the Mitchell corners were used by this survey and I have found all of them but one shown on this map of survey to be in conformance with the 1924-25 GLO survey and except them as monumented by John. I feel compelled to make a comment that care must be taken accepting John Mitchell monuments, which are usually marked JRM, without confirming the evidence and/or positioning, because I have found errors in some of his work and by law he was prohibited from doing this type of work. There was a period of time after he was warned about doing this kind of work that he started marking bearing tree tags, crusher tags and monuments with JRM, his initials reversed. John did not record any of his work and I have attempted to locate some of his work with no success. Hopefully his work, even though it was somewhat improper, will make it into the public record some day. It would be good to know what he found and what new accessories he established for those corners. I found evidence of three Mineral Survey No. 194 corners that had not been previously found and had to proportion one.

Around 1990, Hanley Engineering did some preliminary survey work in Bourne. They did not complete the work due to the lack of a good point of beginning, but made many findings that were shared with me that were helpful in my review of the townsite. We each found numerous pipes (most of them 1/2") which appeared to have been set to represent property corners, but there is no record of who may have set them. It was found that many of them must have been set by measuring on the slope when the proper procedure is to measure horizontally. It was also found that a few of them, as a group, would fit well together then the next group would not probably due to the use of differing points of beginning. The pattern of the pipes did help with the location of Main Street, but only hinted at the probable lot locations. The Hanleys had set two reference monuments, but only RM #2 is still in place and is shown on this plat. They also set a monument for the quarter corner between Sections 32 & 33 from found evidence. We each found that the angle point in Main Street had to be located about 150 feet Southerly of that shown on the original townsite plat to fit the existing road, the houses on some of the lots and some of the found pipes. Further, the road location as suggested on the plat went up over an impassible rock knob over which there is no indication a road was ever attempted to have been built there.

After trying 2 or 3 scenarios, I finally found that by using the found and monumented Corner No. 3 of Mineral Survey No. 194, also known as Corner No. 5 of the Victor Placer Claim and also is the Initial Point for the Town of Bourne, then using the lines between Corners 2 and 3 and Corners 3 and 4 as controlling the layout of Bourne gave the best results. However, most of the 1924-25 bearings for the Victor Placer Claim are substantially different than the bearing shown on the mineral survey map and the townsite plat. I was able to give nearly every lot a full measure as shown on the original plat and nearly every house is on the proper lots. I found I had to adjust the dimensions of the East half of Block E the most because the townsite plat did not conform well with the mineral surveys. Fortunately there is not any development at present on any of this land.

There is one small portable cabin that is on a neighboring lot that a lot trade with the neighbor could resolve. There is another dilapidated house that is leaning with no foundation, windows or doors and is a peak rat infested which is not on the expected lot and is mostly in the streets at the intersection of Victor and Mineral Streets. The location of this house could not be made conform to a lot with any of the scenarios used. It seems the house was built in the 1920s addition to the townsite after the flood that wiped out most of the buildings in the town. A house on Lots 18, 19 and 20 of Block A that is sandwiched between Main Street and Cracker Creek encroaches into the street. I could not justify a further movement of Main Street to the Southeast due to the found pipes that reflected property lines and other evidence of occupation. It appears the creek forced the location of the house and there is not enough room for the lots and the street.

I found it was necessary to do a small proportioning of lot dimensions along Main Street to make the overall distances match between Columbia Street and School Street. Another adjustment was to the size of Lots 3, 4 and 5 of Block E that are oversized a little to compensate for inadequate data on the original townsite plat. Not too bad considering no apparent survey control for over 100 years.

A caution for users of GPS. The aerial photos with tax lot information shown on them are as much as around 400 feet out of position at this time. The Baker County Assessor's office does caution these maps are for assessment purposes only, but I was told by an adjacent land owner that my survey is that far out of position even though I have found original corner evidence. The Cracker Creek canyon is so narrow and steep that a good GPS signal is almost impossible to acquire. Also, the same landowner told me my survey did not conform to the abandoned power line and substation. I did not find any right-of-way information for the power line, but I did find a tie to the power line and substation in the field notes for the 1924-25 GLO survey. My findings have a slight variation from said survey, but not enough to make any significant difference.

This has been an interesting challenge to protect property rights as much as possible and I have basically performed a replot of the townsite due to the lack of data on the original plat, it is not possible to close the exterior of the plat, and the clarity of some of the dimensions on the plat are very hard to read. I have delayed recording this plat for a period of time to allow for comments or complaints that could possibly be resolved. None have been heard and I am confident that I have made the best interpretation of the sketchy evidence that could be found for the Town of Bourne. Due to limited space on the plat I have not shown any of the found pipes within the townsite. My worksheets do show them and if anyone should have a need to see them, they are available. Some of the streets as platted will never be usable as they go up slopes of somewhere between 20% and 60%.

MAP OF SURVEY

Parcels of land in the unincorporated Town of Bourne, situated in the NE1/4SE1/4 of Section 32, SW1/4NW1/4 and NW1/4SW1/4 of Section 33 and a portion of Mineral Survey No. 194, T8S, R37E, WM, Baker County, Oregon

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE, PLAT DIST (R1). Rows are categorized by Block A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z.

REFERENCES

- R1 - MAP OF THE ORIGINAL TOWN OF BOURNE RECORDED OCTOBER 7, 1902 IN BAKER COUNTY RECORDS
R2 - MINERAL SURVEY NO. 194 OF THE EUREKA, DONALDSON, VICTOR AND CRACKER PLACER CLAIMS PATENTED FEBRUARY 6, 1892.
R3 - MINERAL SURVEY NO. 237 OF THE CRACKER AND OREGON CONSOLIDATED QUARTZ CLAIMS PATENTED FEBRUARY 17, 1893.
R4 - MINERAL SURVEY NO. 303 OF THE TAMARACK PLACER MINE PATENTED DECEMBER 17, 1898.
R5 - SUBDIVISIONAL LINES, RETRACEMENT AND DEPENDENT RESURVEY OF EAST BOUNDARY, INDEPENDENT RESURVEY OF SOUTH, WEST AND NORTH BOUNDARIES, AND RETRACEMENTS OF BOUNDARIES OF MINERAL CLAIMS, T. 8 S., R. 37 E. BY THE USDI-GENERAL LAND OFFICE (GLO) IN 1924 AND 1925.

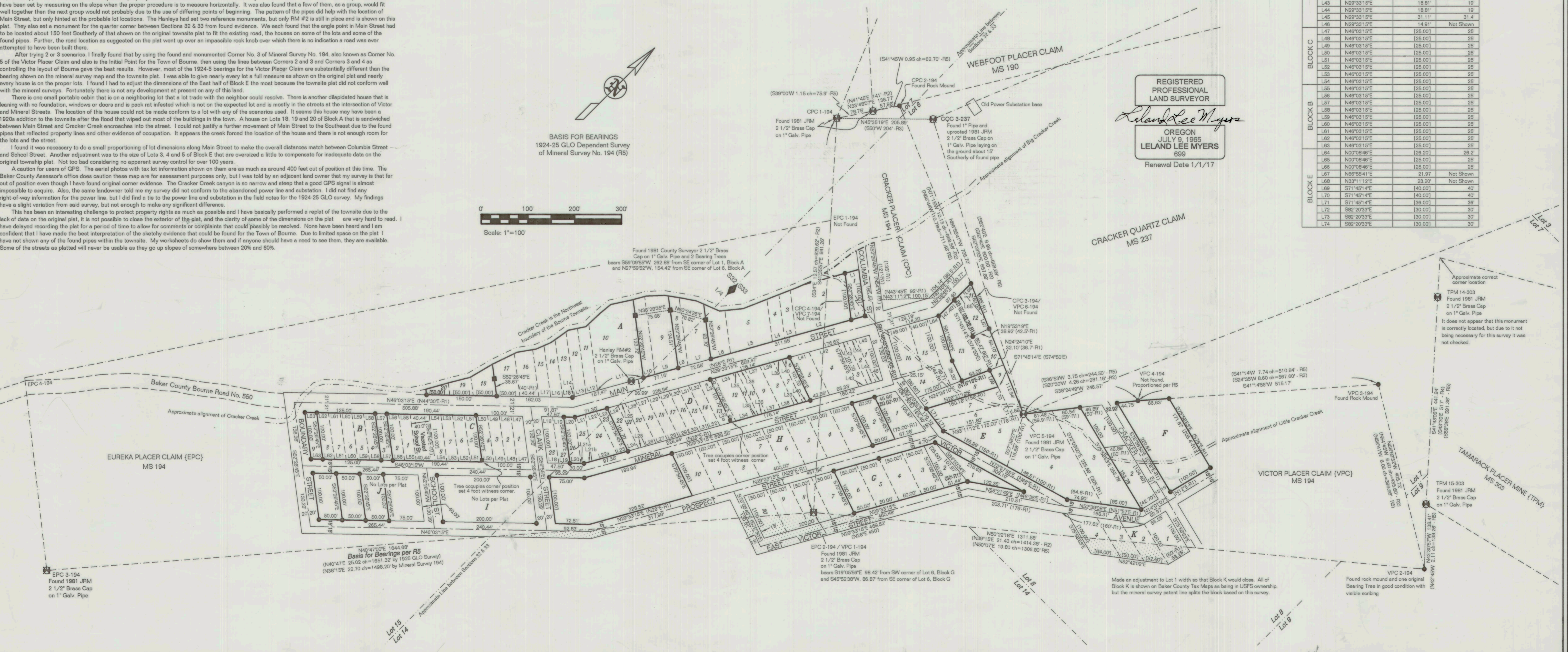
LEGEND

- Set 30' Long No. 5 Rebar with Yellow Plastic Cap marked PLS 699
Witness Corners - Set same as above
Found JRM Mineral Survey Monuments as described
Found 1/4 Corner as described
Section & Corner Subdivisional Lines
Street Centerline
Mineral Survey Lines
Unsurveyed Lot Lines
Ties
Block Letters
Town of Bourne Lot Numbers
Government Lot Numbers of Unpatented Parcels
Record Bearings & Distances & Source (S24°35'W, 597.60' - R)
Record & Accepted Bearings & Distances per R1 [50.00]

CERTIFICATION

I, Leland Lee Myers, a Professional Land Surveyor registered in the State of Oregon, 587 E Auburn Street, PO Box 99, Sumpter, Oregon 97177, completed this survey on June 26, 2015, do hereby certify that I have correctly surveyed and marked with proper monuments in accordance with ORS Chapter 92 the lands as represented and the information shown on this map is correct to the best of my knowledge.

REGISTERED PROFESSIONAL LAND SURVEYOR
Leland Lee Myers
OREGON
JULY 9, 1965
LELAND LEE MYERS
699
Renewal Date 1/1/17



BASIS FOR BEARINGS
1924-25 GLO Dependent Survey
of Mineral Survey No. 194 (R5)

