



REFERENCE MATERIAL

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| Survey Number 8-46-020 | DEED REFERENCES |
| Survey Number 8-46-021 | Book 43, Page 472 |
| Survey Number 8-46-025 | Book 69, Page 537 |
| Survey Number 8-46-029 | Book 75, Page 176 |
| Survey Number 8-46-031 | Book 166, Page 64 |
| Survey Number 8-46-032 | Deed 70 12 048 |
| Survey Number 8-46-033 | Deed 72 12 051 |
| Survey Number 8-46-050 | Deed 79 12 008 |
| Survey Number 8-46-061 | Deed 83 30 153 |
| Survey Number 8-46-070 | Deed 85 20 009 |
| Survey Number 8-46-071 | Deed 88 38 100 |
| Survey Number 8-46-079 through 8-46-089 | Deed 99 09 105 |
| Survey Number 8-46-103MP (Partition P2004-005) | Deed 03 39 0416 |
| Survey Number 8-46-108 | Deed 16 43 0001 |
| Survey Number 8-46-154 | Deed 20 25 0004 |
| Survey Number 8-46-155 | |
| Survey Number 8-46-157 | |
| Survey Number 8-46-160 | |
| Survey Number 8-46-167 | |

BASIS OF BEARING

True geodetic North at the quarter corner common to Section 16 and 21, Township 8 South, Range 46 East of the Willamette Meridian, as determined by GPS observation

SCALE: 1"=60'

LEGEND

- Found 2 1/2" brass cap set by Survey Number 8-36-020
- Found 5/8" iron pin in 3" iron pipe for street centerline monument
- Found 5/8" iron pin set by Survey Number 8-46-025
- Found 5/8" iron pin set by Survey Number 8-46-029
- ◆ Found 5/8" iron pin set by Survey Number 8-46-061
- Found 5/8" iron pin with plastic cap marked BENCHMARK SURVEYING set by Survey Number 8-46-154
- ▲ Found 5/8" iron pin with plastic cap marked BENCHMARK SURVEYING set by Survey Number 8-46-160
- ◆ Found 5/8" iron pin with plastic cap marked LS 699, set by Partition Plat P2004-005
- Found 1 1/2" aluminum cap, set by Survey Number 8-46-079
- Set 5/8"x30" iron pin with plastic cap marked BGG SURVEY MARKER
- Fenceline
- - - Centerline
- - - Approximate location of aliquot lines
- () Record measurement as per unrecorded plat of Stalker's Addition
-) (Record measurement as per Deed 88 38 100
-] [Record measurement as per Deed Book 69, Page 537
- [] Record measurement as per Survey Number 8-46-025
- | | Record measurement as per Survey Number 8-46-029
- { } Record measurement as per Survey Number 8-46-032
- (()) Record measurement as per Survey Number 8-46-033
- [[]] Record measurement as per Survey Number 8-46-061
- - Record measurement as per Survey Number 8-46-070
- • Record measurement as per Survey Number 8-46-071
- / / Record measurement as per Survey Number 8-46-154
- < > Record measurement as per Partition Plat P2004-005

NARRATIVE

This survey was done at the request of Jean Oglesbee and Jorgen Rasmussen. They wanted to monument the exteriors of her property prior to construction. The lands North and South of Church Street as well as the lands comprising Stalker's Addition originally were in the ownership of W.W. Stalker (Book 43, page 472). The tracts that comprise the lands West of Stalker's Addition are described by metes and bounds commencing at the NE 1/16th corner of the section. The original deed for what is now the Bergman tract was created by Book 69, Page 537 in 1909. Stalker's Addition, an unrecorded subdivision, bears the date of 1910. The deed comprising the current Oglesbee/Rasmussen tract was signed in 1909 and filed in 1911 in Book 75, Page 176. The Shore tract was kept in the ownership of Warren Stalker and has the junior right. There is no conflict in deed dimensions on the original deeds for the

Though Stalker's Addition is an unrecorded subdivision, it appears as though most of the deeds falling West of Stalker's Addition were based on location of Stalker's Addition. As was mentioned in other surveys in the area, the monumentation of the centerline intersection monuments in this area of town were done by James Hanley in a right of way study done for the city of Halfway. These monuments have a long history of acceptance. I tie these monuments and accept them in place. Despite the commencement point being specified as "the Southeast corner of the Northeast quarter of the Northeast quarter" (referred to as the NW 1/16th corner in this narrative), there appears to be a local point of control that differs from the NW 1/16th corner and fencelines in his survey correspond to this method. The use of a point different from that of Hanley's break is also evidenced by the deed calls coming North from the point of commencement. The deed calls along the tier of lots North of Dawson Street call the centerline of Dawson Street as being North from said 1/16th corner, making the North line of Dawson St the North line of Church Street, based on the plat of Stalker's Addition is 294 feet, the same difference in the deed calls from the NW 1/16th corner (17 rods and 14 1/2 feet).

The original plat of Stalker's Addition shows Gover Lane as a 50 foot right of way. Later surveys (8-46-029, 8-46-032, 8-46-033, 61, 8-46-070 and 8-46-071) show this as a 55 foot wide right of way. For the Eastings of the lots within the tier between Church Street and Dawson, it appears as though there is no conflict between the record dimensions from the East line of harmonious with said method.

Within the tier of lots North of Church Street, the line which is utilized as the sixteenth line is less clear. Assuming that there is no gap between the West line of Stalker's Addition and that of the Bergman tract, with the width of 340 feet, one could surmise that the intent was to begin the 340 foot measurement at the Southwest corner of Block 2 of Stalker's Addition. However, there are three major issues with the Stalker's Addition plat that make the area between Stalker's addition and the Bergman tract ambiguous. First, having no explicit call to the sixteenth line, there is no way to reconcile the nominal 565 foot call from the sixteenth line of the Bergman tract with the dimensions of Stalker's Addition plat. In other words, there is no way to ascertain where the sixteenth line was thought to be purely by examination of the Stalker's Addition plat. Second, there is a 50 foot discrepancy in the overall East/West dimension of Stalker's Addition (583 feet) and the dimension ascertained by adding up the lots (533 feet). So although not explicit, this leaves the possibility that they may have intended for there to be a gap for a Road centerline (55 ft. width).

As mentioned earlier, in Survey 8-46-29, James Hanley mentions the discrepancy between utilizing the sixteenth line as per the Section break to establish title lines in this area and mentions that the ownerships lying West of Stalker's Addition have historically used a line '25 feet East of the West line of Gover Lane.' In the deed records, there is a curious revision of the East/West dimension of 940.5 from a line 25 feet East of a point 27.5 feet West of Gover Lane centerline monuments, as this is the position as per said Hanley survey. The actual location of the East line of Stalker's Addition (West right of way line of Gover Lane) is beyond the scope of this survey to resolve and this survey makes no judgement as to the resolution of the actual right of way dimension of 940.5 from a line 25 feet East of a point 27.5 feet West of Gover Lane centerline monuments, as this is the position as per said Hanley survey.

For these reasons I reject the methodology used by Leland Myers in Survey Number 08-46-167, which appears to use the nominal dimension from the sixteenth line as established by Survey Number 8-46-29. There is no history of using this sixteenth line to establish lines within this tier of lots North of Dawson Street, and I find use of this methodology would be deleterious to excluded in the current Rasmussen deed. This 15 feet adjustment was done by deed in 2003 (Deed 03 39 0416). For this survey, I include the 15 foot adjustment, as title has been clearly transferred based on this line. I therefore reject the location of the Myers pins as representing the West line of the Bergman tract, either prior to or after the 15 foot adjustment. I find the Along the North line of the Rasmussen and Bergman tracts, I hold a line 310 feet South of the South line of Lone Fir Street right of way, as was done in Surveys 8-46-154 and 8-46-025.

A fenceline on the West side of the Rasmussen property is off as shown. A fenceline on the East side has been constructed to the Myer's pins which I find off as stated above. 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, 2021

FILED September 9, 2020
 BAKER COUNTY SURVEYOR
 SURVEY NO. 8-46-168

BAGETT, GRIFFITH & BLACKMAN
 2006 Adams Avenue, LaGrande, Oregon
 Map of Survey

Situated in the Northwest quarter of the Northeast quarter, Section 17, Township 8 South, Range 46 East of the Willamette Meridian, City of Halfway

BAKER COUNTY, OREGON

SURVEYED FOR	Jean Oglesbee
SURVEYED BY	J. S. H.
Scale: 1" = 60'	Drawn by: J. S. H. June-Aug. 2020