



NARRATIVE

This survey was done at the request of Jim Terhaar, owner of the land within. Mr. Terhaar wanted the exteriors monumented and the drainfield easement defined.

HISTORY OF CONVEYANCES

The entire Southwest quarter of the Northeast quarter (excepting a 580.8x300 ft. portion in the SE corner) was owned in its entirety by Lloyd and Vivian Sweek (Book 156, Page 244 - 1951). Sweek conveys lands to the City of Baker City by Deed 171, Book 1122 in 1961, expanding the reservoir site to its current configuration (being the East 680.5 feet of the South half of the Southwest quarter of the Northeast quarter) where it abuts this property on the South side. Sweek conveys the lands (which comprise the Terhaar and McCormick tracts) to Hoekstra in the deed recorded as 74-32-089 (corrected by 75 15 013), the legal descriptions for portions of the property falling West of the McCormick tract, described by metes and bounds, make more or less 660 foot distance calls to aliquot lines. The importance of this will be discussed below.

The McCormick tract was created by deed from Hoekstra to McCormick recorded as 76 17 075. In this deed he begins at a point 660 feet North and 140 feet West of the Southeast corner of the SW 1/4 of the NE 1/4. It then describes a tract 660'x390' by metes and bounds. On the North/South running 660 foot courses, the legal description does not specifically call any aliquot line.

The deed for the Terhaar tract was created by deed from Dale Hoekstra to Shirley Hoekstra recorded as 75 07 064, where it is described by metes and bounds beginning at a point 660 feet North of the SE corner of the SW 1/4 of the NE 1/4. Though neither of these deeds make any calls to aliquot lines, I believe the intent of the 660 foot call was to grant portions bounded by the North and South lines of the North half of the Southwest quarter of the Northeast quarter. A literal interpretation of a 660 foot call would leave a gap along the South side of this property along the reservoir, and an overlap at the North side.

HISTORY OF SURVEYS

Survey 9-40-024 subdivided the section in this area, setting the Center East 1/16th and Northeast 1/16th corners. As it pertains to this property, Jim Hanley used the 660 foot call from the South line of the Southwest quarter of the Northeast quarter to place title line representing the South line of the lands just to the West of these tracts. Survey 09-40-353, which surveyed the reservoir noted the discrepancy between the 660 foot call and the aliquot line and gave offsets from the found pins set by 9-40-024 to the aliquot line. This survey set the Northeast corner of the Reservoir tract based on an aliquot division.

METHOD OF SURVEY

I believe the intent of the Hoekstra deeds were to divide the property along aliquot lines, and therefore hold the North and South lines along the aliquot lines. I recover monuments as shown hereon. To place the North line of the Southwest quarter of the Northeast quarter, I hold the pin set at the Northeast 1/16th corner position and drive a line 530 ft. West to the pin set by Alpine Estates. The pin set by 09-40-024, 25 feet South of the Alpine Estates pin appears to be disturbed as it is bent and sticking out of the ground significantly. I do, however, find the pin 656 feet to the South to be in good condition and harmonious with record measurements. I hold this pin for the West line of the McCormick tract, extending it South to the aliquot line. I hold the pin set 150 feet to the West as being on the South line of the North half of the Southwest quarter of the Northeast quarter.

With the line established as such, I find the distances from the East line of Southwest quarter of the Northeast quarter to the monuments set at the West side of deed 76 17 075 be very harmonious with deed calls. As both the Terhaar tract's deed and the McCormick deed call to a point 140 feet West, I offset this East line 140 feet to establish the dividing line between the two.

GRACE STREET

Though Grace Street shows up on the tax maps as extending South of the North line of the Southwest quarter of the Northeast quarter as it crosses these properties, I can find no formal road dedication for this portion. The North 30 feet, falling North of the 1/16th line, was dedicated by the plat of Lachner's Addition. There is no portion of the physical road that falls South of the sixteenth line.

The only reference to a public road in this area I can find is in Deed 75 07 066, which refers to "a permanent easement and right of way over, across and through a strip of land 40 feet in width, in and along the North line of the Southwest quarter of the Northeast quarter...extending from a point on the West end of Grace Street...for public travel". For purposes of this map, I have centered the easement on the sixteenth line, though the intent is unclear as to whether they intended for the entire 40 feet to fall South of the sixteenth line or for it to be centered on it. As this is an easement between two private parties and bears no acceptance by a governing body, the legal status of Grace Road, with respect to maintenance and access rights of the public, may be ambiguous.

As per the request of the client, I mark the drainfield easement as described in Deed 07 40 0073. I find no other unusual conditions with this survey.

BASIS OF BEARING

True geodetic North at the corner common to Sections 8, 9, 16 and 17, Township 9 South, Range 40 East of the Willamette Meridian, as determined by GPS observation

SCALE: 1"=100'

LEGEND

- Found 2 1/2" aluminum cap, set by Survey Number 09-40-024
- Found 5/8" iron pin, set by Survey Number 09-40-024
- Found 5/8" iron pin, set by Survey Number 09-40-353
- ▲ Found 5/8" iron pin with red plastic cap marked ORLS 852 and WALS 13922, set by Plat of Alpine Estates
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- *- Fenceline
- .-.- Easement Line
- [] Record measurement as per plat of Alpine Estates
- () Record measurement as per Survey Number 9-40-024
- { } Record measurement as per Survey Number 9-40-353
- / / Record measurement as per Survey Number 9-40-658

REFERENCE MATERIAL

SURVEY NUMBER	DEED REFERENCES
Survey Number 09-40-024	Book 34, Page 539
Survey Number 09-40-237	Book 80, Page 342
Survey Number 09-40-353	Book 171, Page 1122
Survey Number 09-40-567	Book 156, Page 244
Survey Number 09-40-658	74 07 064
Survey Number 09-40-709	74 32 089
Partition Plat P1990-007	75 07 066
Plat of Lechner's Addition	75 15 013
Plat of Alpine Estates	76 17 075
	99 09 110
	B04 26 0434
	B07 40 0073
	B20 04 0009

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2023

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey
Sited in the Southwest quarter of the Northeast quarter of Section 19, Township 9 South, Range 40 East of the Willamette Meridian
BAKER COUNTY, OREGON

SURVEYED FOR	Jim Terhaar
SURVEYED BY	J. S. H.
Scale: 1" = 100'	Drawn by: J. S. H. Sept. 2021

FILED Sept. 22, 2021
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-827