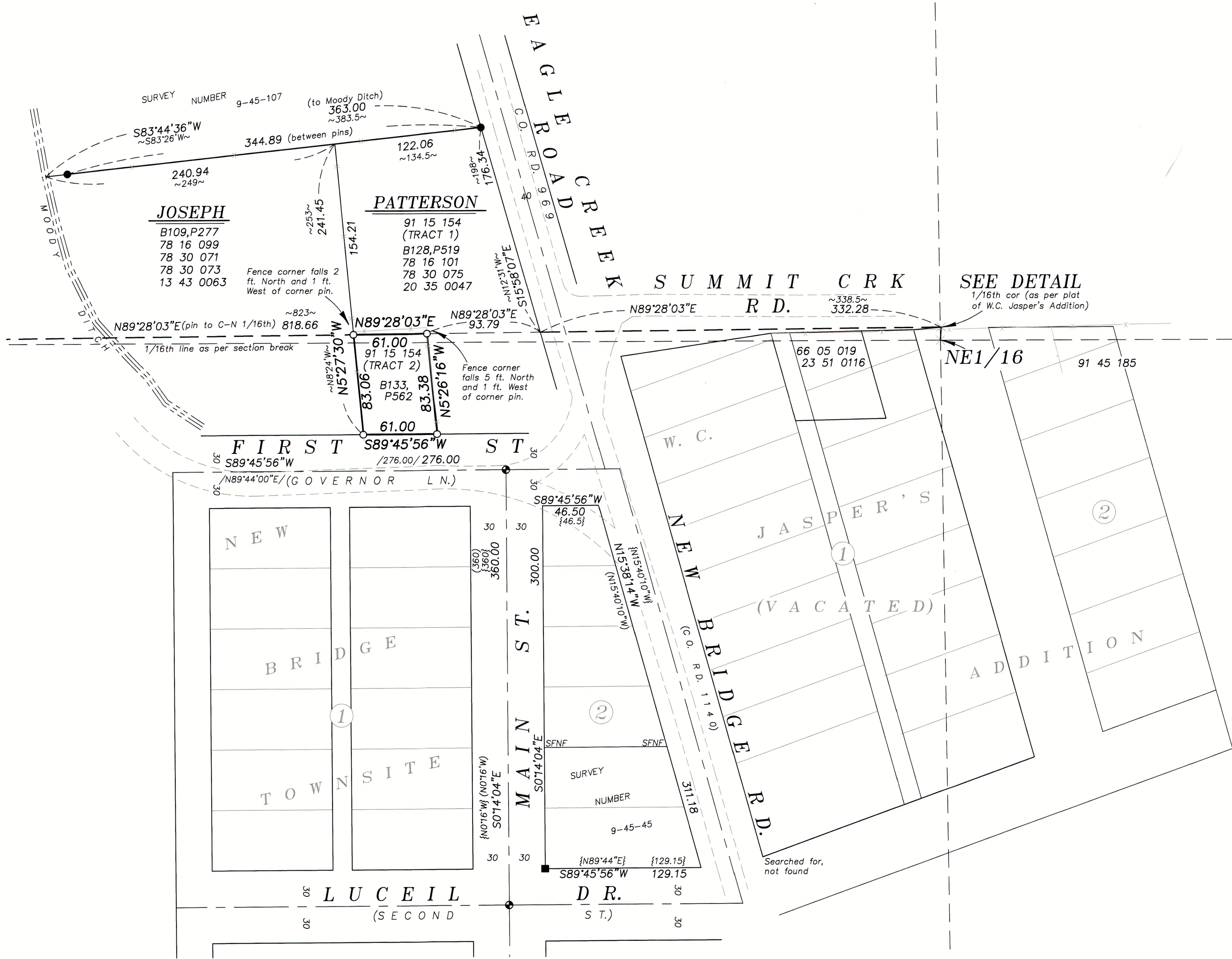




BASIS OF BEARING

Oregon Coordinate Reference System - Halfway Zone

SCALE: 1"=60'

LEGEND

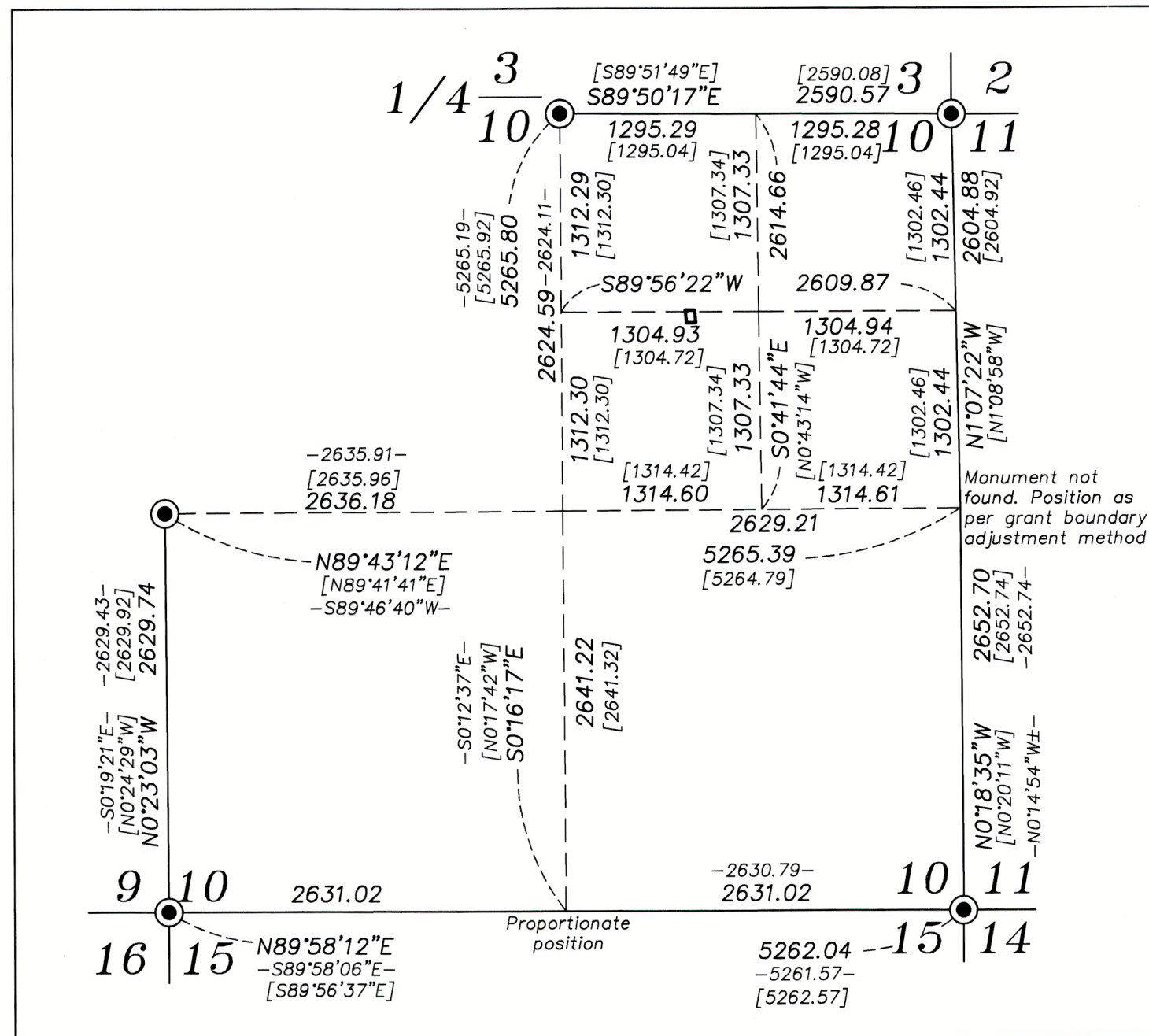
- Found 2 1/2" brass cap on 1 1/2" iron pipe, set by Survey Number 09-45-53MP (P1995-024)
- Found 5/8" iron pin, set by Survey Number 9-45-25
- Found 5/8" iron pin with plastic cap marked HANLEY ENGR PLS 1817, set by Survey Number 9-45-45
- Found 5/8" iron pin with plastic cap marked BGR SURVEY MARKER, set by Survey Number 9-45-107
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Record measurement as per Partition Plat P1995-024
- Record measurement as per Survey Number 9-45-25
- Record measurement as per Survey Number 9-45-45
- Record measurement as per Survey Number 9-45-72
- Record measurement as per Survey Number 9-45-111
- Record measurement as per deed 78 30 073 or 78 30 075
- Centerline
- Fenceline

REFERENCE MATERIAL

Survey Number 9-45-10
Survey Number 9-45-25
Survey Number 9-45-45
Survey Number 9-45-49
Survey Number 9-45-72
Survey Number 9-45-89
Survey Number 9-45-100
Survey Number 9-45-107
Survey Number 9-45-111
Partition Plat Number P1995-024
Plat of New Bridge Townsite
Plat of W.C. Jasper's Addition

DEED REFERENCES

Book 109, Page 277
Book 119, Pages 203-206
Book 128, Page 519
Book 133, Page 562
Book 174, Page 508
66 05 117
78 16 099
78 16 101
78 30 071
78 30 073
78 30 075
91 15 154
91 45 185
13 43 0063
20 35 0047
23 51 0116



NARRATIVE

This survey was done at the request of Bob Reedy, realtor for the purchaser of the land. Mr. Reedy wanted the exteriors of the parcel surveyed and monumented. The deeds which comprise the lands surrounding the client's land, lying immediately North of the Townsite of New Bridge, begin in deeds conveyed to Barney Edison (Book 109, Page 277, shown hereon as the Joseph Tract), Alma Goble (Book 128, Page 519, shown hereon as the Patterson Tract), and Lloyd and Alma Goble (Book 133, Page 562, the surveyed tract). All of these deeds have numerous ambiguities, gaps, and overlaps that make them extremely difficult to place definitively. In 1978, these discrepancies must have been noticed as there are a series of quitclaim deeds that attempt to remedy these ambiguities. These deeds were filed as 78 16 099 and 78 16 101, and later corrected by deeds 78 30 071, 78 30 073, and 78 30 075. The legal descriptions are a departure from previous deeds and make specific calls to fencelines, ditches and roads, but appear to be an attempt at clarifying the intent of the original deeds. The parcel comprising this property was clarified in deed 91 15 154.

These deeds are based on a commencement point at the Southeast corner of the Northwest quarter of the Northeast quarter (NE1/16th corner) and make a call West to the West right of way line of County Road No. 969. Early deeds call this distance 333 feet (B109,P277), or 329 feet (B129, P519). The 1978 quitclaim deeds call this distance 338.5 feet. The next call is from this point to the NE corner of the Patterson tract, where early deeds call this distance 147.5 feet (B109,P277), 154 feet (B128, P519), with the 1978 quitclaim deeds calling this distance 198 feet.

The original deed describes the Northwest corner of the client's tract as being 525 feet 4 inches in distance from the same corner (Book 133, Page 562). Current deed makes a call to the NW from the Center-North 1/16th corner. It is unclear why the difference in commencement point for this tract.

Though the intent is somewhat clarified by these quitclaim deeds, there are still a number of latent ambiguities, as distances given in the legal descriptions do not seem to match conditions on the ground. The one thing that is clear is that, in all of these deeds, despite the bearings and distances having very specific values, there is little likelihood that any actual surveying was conducted in the preparation of these legal descriptions. I therefore find that taking a strict adherence to bearings, distances, controlling elements of a deed and junior/senior rights would not only pose challenges in construction of the deeds, but would be detrimental to historic lines of possession.

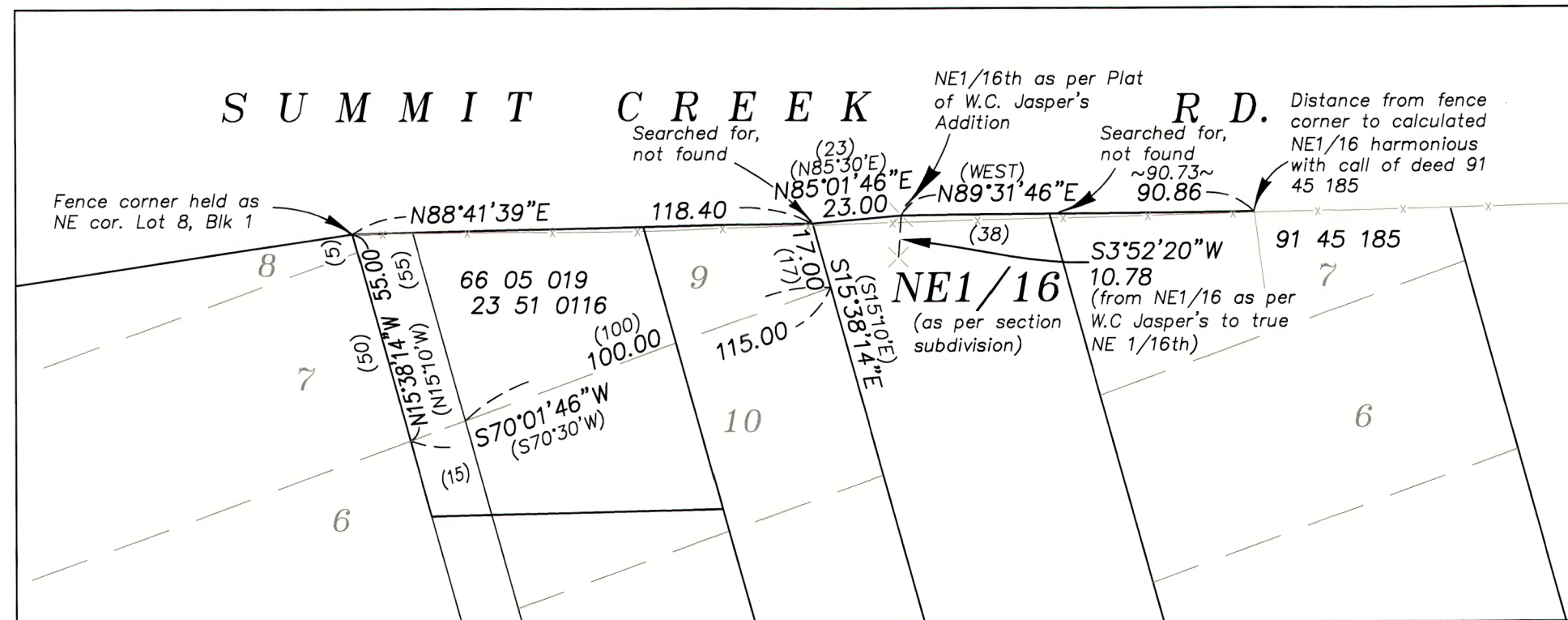
The one relatively consistent element of all these deeds is the commencement point being the Northeast 1/16th corner of the section. I show the section subdivision needed to place this corner, however, I find it likely that the original property descriptions were based on an existing monument at this corner. This sixteenth corner was originally placed in 1909 by C.M. Foster in the platting of W.C. Jasper's Addition. Foster does not show the section subdivision that would have been needed to place this corner, however, if there was an extant monument in the ground at the time these parcels were created, I believe that this point should hold over a position established by a mathematical section subdivision. I make a diligent attempt to find any remaining evidence at this corner location. Unfortunately, in my fieldwork, I can find no remaining evidence of this sixteenth corner, nor any obvious perpetuation thereof. Nor can I find any other monuments set by W.C. Jasper's Addition. I therefore rely on lines of possession of parcels surrounding this 1/16th corner that may have made ties to this corner. The deed for the tract immediately to the West of this 1/16th corner (66 05 019) begins at the Northeast corner of Lot 8, Block 1. The deed for the tract to the East of the NE 1/16th corner (91 45 185) makes a specific call of 90.73 feet from the 1/16th corner to its NW corner. I hold the fence corner at the NW corner of 66 05 019 for the NE corner of Lot 8, Block 1 of W.C. Jasper's Addition. Rotating the record courses of the West line of W.C. Jasper's to the East line of the Townsite of New Bridge (established by retracement of Survey 9-45-45, I reestablish the NE 1/16th corner as placed by W.C. Jasper's Addition. Doing so is very harmonious with the 90.73 foot call to the NW corner of 91 45 185. I therefore hold this point as a point of local control for the commencement point of the deeds surrounding the client's property. I drive a line from this point to the Center-North 1/16th corner to establish the North line of this tract.

The West line of this parcel is nominally the East line of the property called for in deeds as the 'Edison' tract, shown hereon as the Joseph tract. The line comprising the North line of the Joseph and Patterson tracts is a call to an existing fence, monumented by in Survey 9-45-107. The overall distance from the West right of way line to the centerline of Moody Ditch called for in the 1978 quitclaim deeds is 383.5 feet. The dimension along this line for the Joseph tract is called for in the deed as being 249 feet. This leaves a nominal distance of 134.5 feet along the North line of the Patterson tract. The measured distance along this fenceline from the edge of the right of way to the centerline of Moody Ditch is 363 feet, or some 20 feet shorter than the called distance. I find the distance from the centerline of Moody Ditch to the North end of aforementioned fenceline to be 241 feet (8 feet short of nominal), and the distance from the right of way to the fence to be 122 feet (12.5 feet short of nominal). Due to the consistency of the discrepancies, all being consistently short of nominal distance, I hold this fence corner as the intended common corner on the North line between the Joseph and Patterson tracts.

The angle along the East line of the Joseph tract by deed is N87°24'W. A fenceline in the area is a significant departure from this angle, the measured bearing being nearly 3' different. As previously discussed, I find all measurements of the legal descriptions comprising these parcels to be grossly in error, and believe the likelihood that there was any kind of formal survey involved in the preparation of these legal descriptions to be unlikely. As evidenced by the distance along the fence along the East line of the Joseph tract, compared to the record distance in the legal, it appears as though this fenceline was constructed along the intended title line. I therefore hold the Southern terminus of this fenceline to place the West line of this property.

Survey 9-45-25 did a thorough study of the New Bridge Townsite to place monuments along Main Street. I hold these monuments and run a line perpendicular to place First Street (Governor Lane). This is the same methodology used in Survey Number 9-45-72, which placed the East line of the Townsite of New Bridge and the alignment of First Street. I hold a 30 foot offset from the First Street centerline to place the South line of my client's property. From the West line, I hold 61 feet along the North right of way line of First Street to place the Southeast corner, and the record 61 foot call along the North line to place the Northeast corner. A fenceline on the North line is off as shown.

I find no other unusual conditions with this survey.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

JEFFREY S. HSU
83571
Renewal Date: June 30, 2025

FILED October 23, 2024

BAKER COUNTY SURVEYOR
SURVEY NO. 9-45-116

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey
Situate in Section 10, Township 9 South,
Range 45 East of the Willamette Meridian
BAKER COUNTY, OREGON
SURVEYED FOR Bob Reedy
SURVEYED BY J. S. H.
Scale: 1" = 60' Drawn by: J. S. H. Oct. 2024