

RETRACEMENT AND SUBDIVISION OF SECTIONS 29 & 30, T.10S., R.42E., W.M.

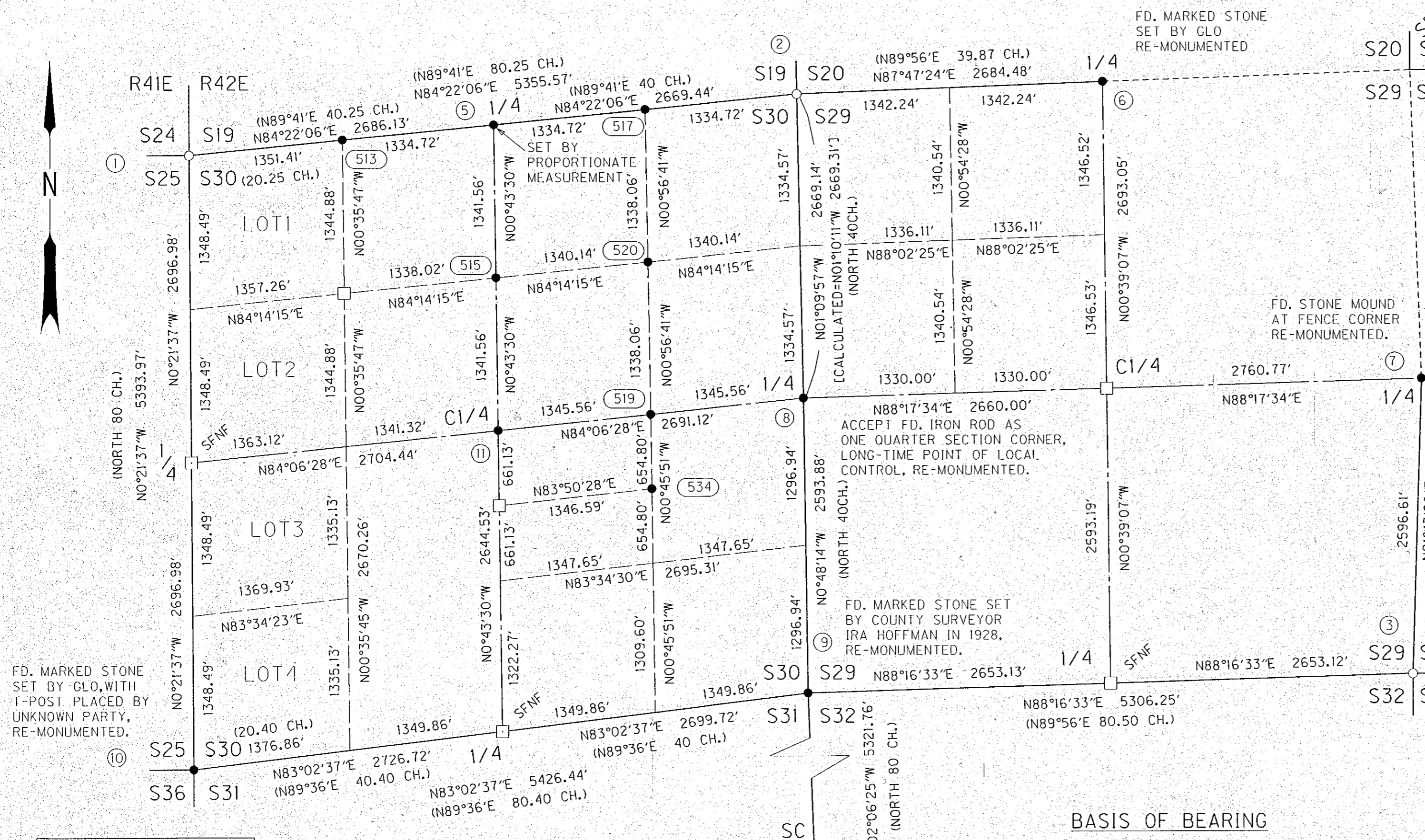
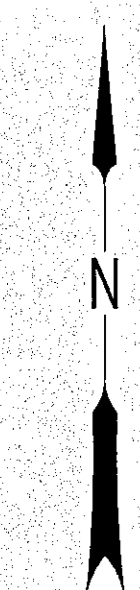
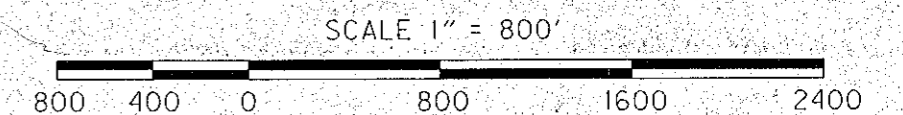
NARRATIVE

PURPOSE
THIS SURVEY WAS CONDUCTED FROM SEPT. 1, 2010 TO JULY 15, 2014 FOR THE OREGON DEPARTMENT OF TRANSPORTATION (ODOT) FOR THE PURPOSE OF DEFINING THE BOUNDARIES OF THE QUARRY KNOWN AS THE PLEASANT VALLEY QUARRY AND THE ASSOCIATED USE AREA BY AGREEMENT WITH THE U.S. DEPARTMENT OF THE INTERIOR THROUGH ITS AGENCY THE BUREAU OF LAND MANAGEMENT (BLM). THIS SURVEY EXPANDS UPON THE WORK DONE IN BAKER CO. SURVEY NO. 10-42-2, FILED JUNE 19, 2000. SAID SURVEY RETRACED THE MONUMENTED LINES OF THE STATE OWNED PARCELS OF SAID QUARRY. THE SURVEY SHOWN HEREON RETRACES AND SUBDIVIDES SECTIONS 29 AND 30, TOWNSHIP 10 SOUTH, RANGE 42 EAST, W.M., AND ESTABLISHES THE POSITION OF SAID MONUMENTED LINES IN RELATION TO THE LINES OF LEGAL SUBDIVISION OF SAID SECTIONS. THE ASSOCIATED USE AREAS BY AGREEMENTS WITH THE BLM ARE DEFINED AS ALIQUOT PARTS OF SAID SECTIONS, AND ARE ALSO ESTABLISHED BY THIS SURVEY. THIS SURVEY ALSO SURVEYS AND ESTABLISHES THE LINES FOR A RECENTLY ACQUIRED ADDITION TO THE STATE OWNERSHIP OF THE QUARRY AND ESTABLISHES THE BOUNDARIES OF A PARCEL OF STATE OWNED LAND ALONG THE RIGHT OF WAY (RW) OF INTERSTATE HIGHWAY 84 (I-84), AKA THE OLD OREGON TRAIL HIGHWAY.

HISTORY OF SURVEY
THE SOUTH BOUNDARY OF THE TOWNSHIP, WHICH IS THE SECOND STANDARD PARALLEL SOUTH, WAS ORIGINALLY SURVEYED BY N.O. WALDEN UNDER GOVERNMENT LAND OFFICE (GLO) CONTRACT NO. 198 APPROVED ON JUNE 1, 1874. THE WEST, NORTH AND EAST BOUNDARIES OF THE TOWNSHIP AND THE SUBDIVISIONAL LINES WERE ORIGINALLY SURVEYED BY BENJAMIN F. VAUGHAN UNDER GLO CONTRACT NO. 211, APPROVED MARCH 31, 1875. THE SOUTH BOUNDARY WAS ALSO RETRACED AND ORIGINAL CORNERS RE-MONUMENTED BY OTIS P. GOULD UNDER INVESTIGATIVE GROUP NUMBER 163 IN 1938 AND 1939. SECTIONS 29 AND 30 WERE FURTHER RETRACED BY IRA HOFFMAN, BAKER COUNTY SURVEYOR FROM 1899 TO 1930, IN 1918 FOR LANDOWNER H. S. HIXSON AND IN 1928 FOR THE STATE HIGHWAY DEPARTMENT. THE LINES FOR THE PLEASANT VALLEY QUARRY ARE FIRST SHOWN ON OREGON STATE HIGHWAY DEPARTMENT (OSHD) DRAWING NO. IR-5-193 DATED 1951, SHOWING THE WESTERN SIDE IN SECTION 30, AND THE EXPANSION INTO SECTION 29 ON THE EAST ON DRAWING NO. IR-5-1210 DATED 1958. THE FIRST MAP OF SURVEY OF THE QUARRY TO BE FILED WITH THE BAKER COUNTY SURVEYOR WAS SURVEY NO. 10-42-2, SURVEYED BY ROBERT E. BUTLER FOR ODOT IN MAY AND JUNE, 2000.

FURTHER HISTORY OF THE LINE AND CORNERS BETWEEN SECTIONS 29 AND 30
IRA HOFFMAN RECOVERED THE NORTHWEST, SOUTHWEST AND NORTHEAST CORNERS OF SECTION 30 IN HIS 1918 SURVEY. HE DID NOT FIND THE ONE-QUARTER SECTION CORNER COMMON TO SECTIONS 29 AND 30. HOFFMAN DID A SECOND RETRACEMENT OF THE LINE BETWEEN SAID SECTIONS FOR THE STATE HIGHWAY DEPT. IN 1928. IN THIS SURVEY HE RESTORED THE CORNER COMMON TO SECTIONS 29, 30, 31 AND 32. HE DID NOT FIND THE ORIGINAL GLO CORNER BUT AFTER ENOUGH RETRACEMENT TO SATISFY THE REQUIREMENTS FOR A DOUBLE PROPORTION SOLUTION, HE ACCEPTED A LARGE STONE LOCATED ON THE SOUTH RW LINE OF THE OREGON AND WASHINGTON RAILROAD AND NAVIGATION COMPANY (OWRNC) AS BEING THE BEST AVAILABLE EVIDENCE AND THEN MARKED THE STONE. THIS RESTORED CORNER WAS NOTED ON OSHD DRAWING NO. 4B-10-1, DATED MARCH 1932. HOFFMAN SEARCHED AGAIN FOR THE ONE-QUARTER SECTION CORNER BETWEEN SAID SECTIONS IN THIS LATER SURVEY WITH NO SUCCESS. HOFFMAN'S SAID MARKED STONE WAS RECOVERED IN THE SURVEY SHOWN HEREON AND IS HELD AS THE CORNER. IN THE 1950'S AS THE HIGHWAY WAS BEING IMPROVED AND SURVEYING AND DESIGN ON THE FREEWAY WAS BEGUN, THE CURRENT RW DRAWINGS FOR THAT TIME, OSHD DRAWING NOS. 8B-11-14 AND 10C-33-8 DATED 1958, BOTH SHOW THE INCORRECT POSITION FOR SAID RESTORED SECTION CORNER AND SHOW A DISTANCE AND BEARING THAT PURPORTS TO SHOW THE ONE-QUARTER SECTION CORNER BETWEEN AS A PROPORTIONED POSITION WITH NO FURTHER MONUMENTATION FOR THE SECTION CORNER ON THE SOUTH END OF THE LINE. FINAL ACCEPTANCE AND RETRACEMENT FOR SUBDIVISION

I ACCEPT THE FOUND IRON ROD AT THE POSITION OF THE ONE-QUARTER SECTION CORNER COMMON TO SECTIONS 29 AND 30 AS A LONG-TIME CORNER OF LOCAL CONTROL AND THE BEST AVAILABLE EVIDENCE OF THE TRUE POSITION FOR THE CORNER. THE SOUTHWEST CORNER OF THE EAST PARCEL OF THE QUARRY, IN SECTION 29, WAS DESTROYED AND I REPLACED THE CORNER AS PER THE DEED DESCRIPTION POSITION AT THE SE CORNER OF THE SW1/4 OF THE NW1/4 OF SECTION 29. THE TWO MONUMENTS ON THE WEST LINE OF THE QUARRY IN SECTION 30 ARE ENCRANCHING ONTO BLM LAND AND ARE NOT ACCEPTED AS THE BOUNDARY OF THE STATE OWNED PROPERTY. THE NORTH LINE OF THE NEWLY ACQUIRED PROPERTY ALSO TERMINATES AT THE LEGAL SUBDIVISION LINE. A DETAIL OF THIS ENCRANCHMENT IS SHOWN HEREON ON SHEET 4. THE OTHER FOUND MONUMENTS AT THE QUARRY ARE HELD PARAMOUNT OVER THE COURSES AND DISTANCES IN THE DEED DESCRIPTION FOR THE STATE OWNERSHIP BUT ARE NOT ACCEPTED AS POSITIONS FOR THE LINES OF LEGAL SUBDIVISION. THE OTHER CORNERS NEEDED TO DEFINE THE LINES OF LEGAL SUBDIVISION PERTINANT TO THIS SURVEY ARE RESTORED AND ARE SHOWN HEREON. THE ACCOMPANYING MONUMENTATION RECORDS FOR SAID CORNERS ARE SUBMITTED FOR FILING WITH THE BAKER COUNTY SURVEYOR ALONG WITH THIS MAP OF SURVEY.



BASIS OF BEARING

THE BEARINGS FOR THIS SURVEY ARE GRID BEARINGS BASED ON THE OREGON STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE. THE HORIZONTAL DATUM IS NAD83(CORS96, EPOCH 2002). THE AVERAGE CONVERGENCE ANGLE (MAPPING ANGLE) IN THIS SURVEY IS 2°02'44", CLOCKWISE ROTATION GRID TO TRUE. TO MATCH GROUND DISTANCES, STATE PLANE COORDINATES WERE REDUCED TO LOCAL DATUM PLANE (LDP) COORDINATES.

REFERENCES

- DEEDS**
 - DEPT. OF INTERIOR TO STATE, AGREEMENT S-148, 1921 & 1930.
 - DEPT. OF INTERIOR TO STATE, AGREEMENT O-741, 1940.
 - DEPT. OF INTERIOR TO STATE, AGREEMENT O-1315, 1952.
 - BAKER COUNTY DEEDS
 - JENSEN TO STATE OF OREGON, BOOK 158, P. 578, 1952.
 - JENSEN TO STATE OF OREGON, BOOK 168, P. 1327, 1959.
 - BROWN TO STATE OF OREGON, CASE NO. L-2706, 1962.
 - TROY TO STATE OF OREGON, 811 39 0142-0145, 2011.
- GOVERNMENT LAND OFFICE SURVEYS**
 - N. O. WALDEN, 1874, 2ND STANDARD PARALLEL S.
 - BEN. F. VAUGHAN, 1875, T.10S. R.42E., W.M. W. N. & E. TOWNSHIP AND SUBDIVISION
 - OTIS P. GOULD, 1938-39, 2ND STANDARD PARALLEL S.
 - C. ALBERT WHITE, 1960, 2ND STANDARD PARALLEL S.
- BAKER COUNTY SURVEYS**
 - BAKER CO. SURVEYOR IRA HOFFMAN FIELDNOTES BOOK 32, P.123-125, 1918.
 - FIELDNOTES BOOK 40, P. 128-129, 1928.
 - SURVEY NO. 10-41-5, 1981, J. HANLEY.
 - SURVEY NO. 10-42-1, 1997, J. HANLEY.
 - SURVEY NO. 10-42-2, 2000, R. BUTLER.
 - SURVEY NO. 10-42-3, 2001, T. HANLEY.
- MONUMENTATION RECORDS**
 - SURVEY NO. 10-41-2, 1981.
 - SURVEY NO. 10-41-3, 1981.
 - SURVEY NO. 10-41-4, 1981.
 - SURVEY NO. CP#41, 1996.
 - SURVEY NO. CP#42, 1996.
 - SURVEY NO. CP#43, 1997.
 - SURVEY NO. CP#44, 1997.

REGISTERED PROFESSIONAL LAND SURVEYOR
Peter C. Elder
OREGON
JULY 13, 1999
PETER C. ELDER
51277
RENEWS: 12/31/2015

FILED October 29, 2014
BAKER COUNTY SURVEYOR
SURVEY NO. 10-41-15
10-42-14

OREGON DEPARTMENT OF TRANSPORTATION
RETRACEMENT & SUBDIVISION OF SECS. 29 & 30,
T.10S., R.42E., W.M., AND SURVEY FOR
PLEASANT VALLEY QUARRY AND ASSOCIATED USE AREAS
OLD OREGON TRAIL HIGHWAY-INTERSTATE 84
PLEASANT VALLEY - DURKEE SECTION, BAKER COUNTY
FOR ODOT REGION 5
3012 ISLAND AVE.
LA GRANDE, OR 97850
OCTOBER 28, 2014
SCALE: 1 IN. = 800 FT.
SHEET 1 OF 4

LEGEND	
()	RECORD DATA GLO
[]	RECORD DATA PER BAKER COUNTY SURVEY 10-42-2
○	FOUND MONUMENT
●	SET MONUMENT
□	CALCULATED CORNER NOT SET THIS SURVEY
①	NUMBER IDENTIFYING CONTROLLING CADASTRAL MONUMENT IN TABLES ON SHEET 2.
⑤00	NUMBER IDENTIFYING CADASTRAL MONUMENT IN TABLES ON SHEET 4
SFNF	SEARCHED FOR NOT FOUND
----	RECORD LINE (UNSURVEYED)

- OREGON STATE HIGHWAY DEPT DRAWINGS**
 - IR-1-921, 1929, Government approval, quarry
 - IR-1-680, 1930, Government approval, quarry
 - IR-2-1012, 1940, Government approval, quarry
 - IR-3-1776, 2011, RW Quarry expansion
 - IR-5-193, 1951, Quarry Site, Sec.30
 - IR-5-201, 1951, Government approval, quarry
 - IR-5-1210, 1958, Quarry Site and haul road
 - IR-5-1226, 1958, Quarry and setup site
 - IR-5-1263, 1959, U.S. Gov. RW for haul road
 - IB-22-16, 1929, Pleasant Valley-Durkee Sec. 3B-22-25, 1933, Pleasant Valley-Durkee Sec. 4B-10-1, 1932, Pleasant Valley-Durkee Sec. 8B-9-6, 1958, Baker-Pleasant Valley Sec. 8B-11-14, 1958, Pleasant Valley-Oxman Sec. 10B-19-33, 2004, Pleasant Valley Interchange
 - 10C-32-15, 1958, U.S. Gov. RW
 - 10C-33-8, 1958, U.S. Gov. RW and Source
- OTHER DRAWINGS**
 - OREGON WASHINGTON RAILROAD & NAVIGATION CO. MAINLINE LA GRANDE TO HUNTINGTON, 1916 REV. 1927.