

REFERENCE MATERIAL

- Union County Monumentation Records
 - Survey Number 004-1997
 - Survey Number 017-1997
 - Survey Number 003-2001
 - Survey Number 045-2019
 - Survey Number 005-2020
 - Old Book Survey Page 315
- Union County Highway Department Survey of Union-High Valley Market Road No. 1, dated October 1938
- Field Notes of GLO Contract No. 103, dated September 1863, executed by David P. Thompson
- Road Petition #620 ODOT Strip Map 5B-7-7
- DEED REFERENCES
 - Book 38, Page 284
 - Book 52, Page 163
 - Book 58, Page 285
 - Book 69, Page 530
 - Book 74, Page 313
 - Book 75, Page 346
 - Book 101, Page 244
 - Book 103, Page 330A
- Microfilm Document Number 57901
- Microfilm Document Number 78052
- Microfilm Document Number 20182308
- Microfilm Document Number 20221312

BASIS OF BEARING

Solar observation taken at the Northwest corner of Section 19, Township 4 South, Range 40 East of the Willamette Meridian.

SCALE: 1"=100'

LEGEND

- Found monument as described, marked as per Union County Monumentation Records
- Set 5/8"x30" iron pin with 2 1/2" aluminum cap marked as per Union County Monumentation records, filed separately
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- W Headgate
- Spring
- Centerline
- Fenceline
- () Record measurement as per field notes of GLO Contract No. 103, dated September 1863, executed by David P. Thompson
- [] Record measurement as per Survey Number 004-1997
- ~ ~ Record measurement as per Survey Number 017-1997
- { } Record measurement as per Survey Number 045-2019
- - Record measurement as per Survey Number 005-2020

NARRATIVE

This survey was done at the request of Maureen Mack, owner of the land within. Ms. Mack wanted the exterior of her property surveyed prior to a fencing project. I recover monuments as shown. A diligent search was made for the North quarter corner, though being an unaccessorized post, I find no remains of the original corner. From the fence corner in the vicinity of this corner fences bears North, East and Southwest. A prominent rock jack falls 18 feet South of this corner, which falls within 11 feet of a proportionate position. The fence running to the North falls in line with this jack, as does an extension of a fence to the South (though this fence terminates at High Valley Road). The fence running Easterly appears to be more irregular as a prominent rock bluff falls approximately 250 feet to the East. Remnants of a rock jack of similar construction to the aforementioned one fall atop this rock bluff and would fall on the section line should the older rock jack be accepted as the original corner. In speaking with the landowner to the South, he said the fence was constructed by his grandfather. And though he was not aware of anytime the fenceline existed in a different location during his lifetime, he was unsure that his grandfather would have been aware of an original corner location. I believe this rock jack to be of a more ancient origin and due to its harmony with the section corners, accept this as the best remaining evidence of the original corner location.

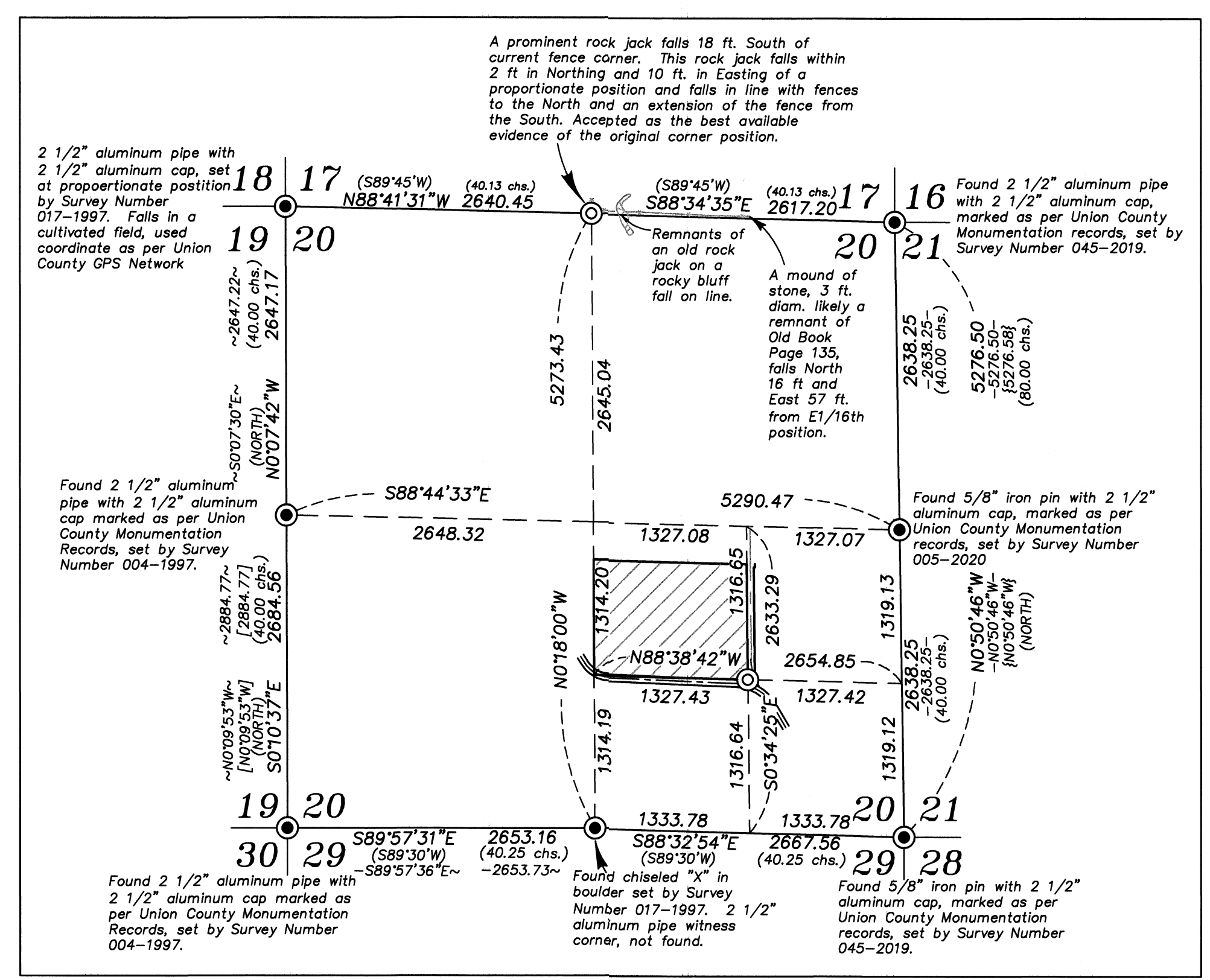
There appears to only be one strip map of Highway 203, which seems to have several deficiencies. The placement of the alignment within the section appears to have a definite shift of a quarter mile, and the courses are difficult to match with the location of the constructed road on the ground. The original petition for this road was Road Petition #620, opened May of 1910. The surveyor's report for that road does make a specific call to the terminus being at the Southeast corner of the Northwest quarter of Section 20. I monument a 30 foot offset from the constructed centerline and run the remainder of the North line of the right of way along the 1/16th line.

Kofford Road was given to the County by deed recorded in Book 103, Page 330A. It is described as a metes and bounds description, with a number of patent ambiguities. So much so, that it is difficult to assess the intent with regards to location and width of the road. Union County Highway Department maps (dated October 1938) are not any more forthcoming with right of way width information. The Road was granted by Roy Hord, who at the time, owned the NE1/4SE1/4. Given it unlikely that the intent was to create a sliver of land on the West side of the road, I believe the intent, though not explicitly specified, was to place the West side of the right of way contiguous with the property line. I therefore hold the 1/16th line as being the West right of way line. This is relatively harmonious with this quarter section, and may or may not hold true in the quarter section to the North.

Old book Survey, Page 315, done by William Blakesly in 1895, purportedly ran a 1/16th line from the East 1/16th on the North line of the Section down to a point just South of the SE1/16th. In that survey, Blakesly does not attempt any proper subdivision of Section 20 before running the line. Though he does not perform a proper subdivision of sections, I do make an attempt at locating the corner he set for the East 1/16th corner. I find a significant mound of stone in the fenceline, as shown, though no marked stone could be found. Though I reject using this mound as a controlling monument for the section subdivision, it is curious that the extension of the constructed centerline of Kofford Road falls in line with this mound. It is likely that the establishment of Kofford Road was based on this monument.

The legal description to this property was described by metes and bounds beginning at the Southeast 1/16th corner. The tract to the North and West are described by aliquot part. Parent tract to this parcel and the one to the North are a deed recorded in Book 38, Page 284, describing the West half of the Northeast quarter and the Northwest of the Southeast quarter. The creating deed to this tract was recorded in Book 52, Page 163 and has the senior right to the tract to the North, created by deed recorded in Book 58, Page 285. This deed calls to the North line of Book 52, page 163. For this reason I hold aliquot lines along the West, East and South sides, and give this tract full measure of 990 feet to place the North line.

Fencelines are off as shown. A headgate diverting water between ditches falls on the property as shown. I find no other unusual conditions with this survey.



SECTION SUBDIVISION SCALE: 1"=1000'

UNION COUNTY SURVEYOR

Date Received 3/25/24

Date Filed 3/25/24

By [Signature]

File No. 014-2024

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON LICENSE # 2010

JEFFREY S. HSU 83571

Renewal Date: June 30, 2025

BAGETT, GRIFFITH & BLACKMAN

2006 Adams Avenue, LaGrande, Oregon

Map of Survey

Situated in Section 20, Township 4 South, Range 40 East of the Willamette Meridian

UNION COUNTY, OREGON

SURVEYED FOR Maureen Mack

SURVEYED BY J. S. H.

Scale: 1" = 100' Drawn by: J. S. H. Feb-Mar. 2024