



NARRATIVE OF SURVEY

I, Leland Lee Myers, a Professional Land Surveyor registered in the State of Oregon, office located at 587 E. Auburn St., PO Box 98, Sumpter, OR 97877, state that I surveyed the land represented by this Map of Survey in the Town of Canyon City, Grant County, State of Oregon, and in the E1/4 and N1/4 of Section 35, Township 13 South, Range 31 East, Willamette Meridian, for the purpose of establishing boundaries of the proposed EASTRIDGE ADDITION due to problems in locating sixteenth lines because of double corners at the north and south quarter corners and other problems as explained below.

The Bureau of Land Management performed a dependent resurvey of Sections 25, 26, 35 and 36, T13S, R31E, in 1971, in which all the section, quarter and most exterior one-sixteenth corners were set for the four sections. The east quarter corner of Section 35 was a found stone and is a corner position accepted by all concerned parties. The west quarter corner is a proportioned corner by the BLM Survey No. 286, which is generally accepted due to the lack of any other found evidence. The east-west center of section line is believed to be a true line.

Grant County Surveyor Robert Baggett and others filed a protest concerning the BLM survey because the BLM did not accept a corner stone which historically had represented the north quarter corner of Section 35 and proportioned this and other corners without acknowledging other historic corner ties. The protest was given a hearing by the Interior Board of Land Appeals. The IBLA dismissed the protest against acceptance of the BLM plat of survey in a decision dated July 22, 1977. The decision is filed as IBLA 76-562 in the Portland BLM Branch of Cadastral Survey office. The Grant County Surveyor Robert Baggett and I have copies of that decision.

During my field investigation I found a possible corner stone for the northeast corner of Section 35 and a 5/8" pipe at or near the east quarter corner for Section 26. The found stone was of proper size and had a possible notch on one edge and one on a face. However, the markings were not conclusively man-made with a chisel. The stone was not found firmly set in the ground, but lying on its side. The BLM NE corner of Section 35 is a proportioned corner from 1 mile west, 4 mile both south and east, and 14 miles north. Based on the local corners which were ignored by the BLM, this corner could be substantially different from the BLM location.

On the original plat for the City of John Day, Vernon Glaze states that he used 5/8" pipe to mark some of the points. I suspect that the found pipe was set by Vernon Glaze during the platting of John Day or later but, there is no record for support. During the investigation I was not able to find any marked rock to support the pipe location as perpetuating the original quarter corner position.

I had found the BLM North one-sixteenth corner monument between Sections 35 and 36 to be 22.5 feet east of a line controlled by the quarter corner and representative section corner monuments. After BLM representatives reviewed my findings, they corrected the misplaced one-sixteenth corner and reaffirmed that their decision to restore the controversial corners by proportionate measurement was correct as stated in letters dated December 6, 1988 and January 20, 1989, copies of which are filed with the Grant County Surveyor.

I have found that the deed descriptions recorded in Deed Book 101, Page 410 to William F. and Mary E. Hueckman and Deed Book 135, Page 567 to Leo M. and Diane Holthouse begin at opposite quarter corners, at the north and south quarter corners respectively. Both of these corners are presently represented by two monuments each, one by the County Surveyor and one by the BLM. The descriptions do not specify which monuments are used though it is fairly clear at this time that the County Surveyor monuments are controlling, but this could become a problem in the future. I have found the two ties from opposite quarter corners as shown on the map tend to fall within a foot or so of each other, depending on the basis of bearing and such used for each description.

The Bureau of Public Roads monuments set along the east right-of-way line of US Highway 395 control the right-of-way and stationing. The monument near the SW Hueckman property corner is missing the brass tablet and is in a deteriorating condition. The Holthouse deed has a secondary tie to "Engineer's Center Line Station 59+71.5." This tie point is within a foot or two of the quarter corner ties.

It appears that an old fence line may be the line between the Hueckman and Holthouse properties. By this survey to establish the west boundary of the proposed Eastridge Addition to the Town of Canyon City, I am setting a No. 5 rebar monument at a three-way fence corner which may or may not be the NE and SE corners of said two properties after the line agreements are complete.

Due to the uncertainty involved in subdividing Section 35 into aliquot parts, Carl Shedy decided to establish a property line of agreement on an old fence line which is substantially on his property based on any section breakdown. A boundary line agreement was recorded on September 19, 1989, in Deed Book 139, Pages 433-438. This procedure will reduce or eliminate any future problems on the west and south boundaries of the proposed EASTRIDGE ADDITION. The south boundary of EASTRIDGE ADDITION has been partially surveyed by Robert Baggett in 1981 and is a line of agreement.

BLM land is on the north and east boundaries of the proposed EASTRIDGE ADDITION. Based on the fact that the Bureau of Land Management monuments controlling the north and east EASTRIDGE ADDITION boundaries have little probability of being changed even though they are found not to be set to the precision required by state law, but within the limits of the BLM instructions for the survey of public lands, I have determined that the north and east boundaries of the proposed EASTRIDGE ADDITION shall be established in compliance with the monuments set during the 1971 BLM survey which has been recorded as Grant County Map of Survey No. 286. The County Surveyor has been notified that this survey was suspended as of January 12, 1989 without explanation by the BLM, but the monuments remain in place.

This survey was performed between August 15, 1988 to May 15, 1989.

Respectfully submitted this 11th day of October, 1989.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

RECEIVED AND
FILED
OCT 17 1989

OFFICE OF COUNTY SURVEYOR
GRANT COUNTY, OREGON

LELAND LEE MYERS
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