



### SECTION SUBDIVISION

SCALE: 1"=1000'

### DEED HISTORY

#### BRASSFIELD DEEDS

- BOOK 230, PAGE 498  
JAMES BRASSFIELD TO M. PRINCE  
FILED FEB. 22, 1898  
(TRACTS B, C, D, I, J, AND NORTH  
PORTIONS OF TRACTS E, F, G AND H)
- BOOK 230, PAGE 499  
JAMES BRASSFIELD TO A.R. LONSDALE  
FILED FEB. 22, 1898  
(TRACT A)
- BOOK 28, PAGE 220  
JAMES BRASSFIELD TO A. J. WINN  
FILED NOV. 3, 1898  
(TRACT L)
- BOOK 280, PAGE 569  
JAMES BRASSFIELD TO P.J. GRANT  
AND W.H. SINGER  
FILED OCT. 31, 1899  
(TRACT K AND SOUTH PORTION OF  
TRACTS E, F, G, AND H)

#### MILLS AND HUNTER DEEDS

- BOOK 113, PAGE 113  
C.F. YAGER TO R.E. MILLS  
AND S.H. HUNTER  
FILED MAR. 28, 1921  
(TRACTS B-K)
- BOOK 113, PAGE 495  
MILLS AND HUNTER TO  
VIRGINIA STEWART  
FILED AUG. 23, 1921  
(TRACT K)
- BOOK 121, PAGE 18  
MILLS TO HUNTER (QUITCLAIM)  
FILED JAN. 23, 1923  
(TRACTS B-J)

#### COX DEEDS

- BOOK 293, PAGE 217  
STANTON TO RAYMOND COX  
FILED MAR 18, 1968  
(TRACTS B-J)
- Tract B (B296-P135)
- Tract E (B296-P136)
- Tract C (B296-P181)
- Tract G (B296-P182)
- Tract H (B297-P161)
- Tract J (B297-P296)
- Tract F (B299-P449)
- Tract D (B305-P641)
- Tract I being the most junior parcel.

### BASIS OF BEARING

True Geodetic North at the corner common to Sections 28, 29, 32 and 33, Township 4 North, Range 37 East of the Willamette Meridian, as determined by GPS observation

SCALE: 1"=100'

### LEGEND

- Found 1 1/2" iron pipe with 2 1/2" brass cap marked as per Umatilla County Monumentation Records, set by Survey Number 91-75-C
- Found 2" iron pipe with 2 1/2" brass cap marked as per Umatilla County Monumentation Records, set by Survey Number P-113-B
- Found 5/8" iron pin with aluminum cap marked "WALLOWA ASSOCIATES" set by Survey 25-097-B
- Found 5/8" iron pin with 2 1/2" aluminum cap marked as per Umatilla County Monumentation Records, set by Survey Number 13-213-C
- Found 5/8" iron pin with aluminum cap marked "WALLOWA ASSOCIATES" set by Survey 25-098-B
- Found 5/8" iron pin set by plat of LINCTON MOUNTAIN HIGHLANDS NO. 2
- Set 5/8" x 30" iron pin with yellow plastic cap marked "BGB SURVEY MARKER"
- Record measurement as per field notes of GLO Contract Number 304, dated Sept. 19, 1878, executed by George Pershin
- Record measurement as per Survey Number P-113-B
- Record measurement as per Survey Number 03-335-B
- Record measurement as per Survey Number 13-213-C
- Record measurement as per Survey Number 25-097-B or 25-098-B
- Record measurement as per Plat of LINCTON MTN. HIGHLANDS NO. 2
- Found steel fence post on line
- Set steel fence post on line
- Right of Way
- Edge of gravel road
- Gate Post

### REFERENCE MATERIAL

|  | DEED REFERENCES        |
|--|------------------------|
| Survey Number F-025-Ax   | Book 230, Page 498     |
| Survey Number N-065-B  | Book 230, Page 499     |
| Survey Number P-113-B  | Book 28, Page 220      |
| Survey Number 91-75-C  | Book 280, Page 569     |
| Survey Number 03-335-B   | Book 58, Page 574      |
| Survey Number 06-103-Ax  | Book 85, Page 425      |
| Survey Number 13-213-C   | Book 113, Page 113-114 |
| Survey Number 16-078-B   | Book 113, Page 495     |
| Survey Number 25-097-B   | Book 121, Page 18      |
| Survey Number 25-098-B   | Book 149, Page 124     |
| Plat of Lincton Mountain Highlands No. 2   | Book 112, Page 198     |
| Partition Plat 2007-29   | Book 127, Page 521     |
| Field Notes from GLO Contract No. 304, dated September 19, 1878, executed by George S. Pershin | Book 296, Page 181-182 |
|  | Book 296, Page 135-136 |
|  | Book 297, Page 16      |
|  | Book 297, Page 296     |
|  | Book 299, Page 449     |
|  | Book 305, Page 641-642 |
|  | Book 325, Page 67      |
|  | Microfilm 1994-2551045 |
|  | Microfilm 1998-3250075 |
|  | Microfilm 2005-4790705 |
|  | Microfilm 2008-5430506 |
|  | Microfilm 2009-5550366 |
|  | Microfilm 2010-5610259 |
|  | Microfilm 2010-5690484 |
|  | Microfilm 2010-5730496 |
|  | Microfilm 2012-5960151 |
|  | Microfilm 2013-6060558 |
|  | Microfilm 2017-6660592 |
|  | Microfilm 2022-7370474 |
|  | Microfilm 2024-04012   |

RECEIVED BY  
Umatilla County Surveyor  
Date: 1/13/26  
Rec'd By: CT  
Sgt: 26-004-C

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
OREGON  
JUNE 2, 2010  
JEFFREY S. HSU  
83571  
Renewal Date: June 30, 2027

|   |                             |
|---|-----------------------------|
| BAGETT, GRIFFITH & BLACKMAN<br>2006 Adams Avenue, LaGrande, Oregon<br>Map of Survey |                             |
| Situate in Section 33, Township 4 North, Range 37 East of the Willamette Meridian   |                             |
| UMATILLA COUNTY, OREGON   |                             |
| SURVEYED FOR  | David and Shaun Borth       |
| SURVEYED BY   | J. S. H.                    |
| Scale: 1" = 100'  | Drawn by: K. A. T. Dec 2025 |

This Survey was performed at the request of David and Shaun Borth, on behalf of Douglas and Linda Borth, owners of the lands within. The Borths wanted the corners monumented and lines posted following a survey of the tract along the West side of their property which identified a potential timber harvest encroachment. Deeds in this area are all metes and bounds descriptions, and are based on a nominal dimension of a quarter-quarter section of 80 rods per side. To add confusion, the commencement point is not consistent between deeds, with some deeds utilizing the Northwest corner, some utilizing the Southwest corner, and some utilizing the Southeast corner as commencement points. As the SE 1/4 of the NE 1/4 is larger than a nominal quarter-quarter section, this leaves several gaps in title. In order to resolve these, I feel it prudent to determine junior/senior rights.

#### HISTORY OF DEED CONVEYANCES

The Southeast quarter of the Northeast quarter was originally owned entirely by James Brassfield. He divides this quarter-quarter sections into four tracts. The first two tracts, both filed February 22, 1898 were the Tracts identified hereon as Tract A (Book 230, Page 499) and a Tract that comprises Tracts B, C, D, I and J, as well as the Northern portions of Tracts E, F, G and H. (Book 230, Page 498). Tract A commences at the Southwest corner of this quarter-quarter section, describing a tract 10 rods wide and running the North/South length. Book 230, Page 498 commences at a point 10 rods East of the Northwest corner of the quarter-quarter section and describes a tract running the remaining 70 rods in length (nominal dimensions) and being 22 6/7 rods wide. In November of 1893, Brassfield conveys Tract L to Winn (Book 28, Page 220) with a legal description commencing at the Southeast corner of the quarter-quarter section. Finally, Brassfield conveys the remainder to Grant and Singer in October of 1899 (Book 280, Page 569).

Eventually the Tract described in Book 230, Page 498 as well as the Tract described in Book 280, Page 569 are consolidated into a single ownership (Tracts B - K), the last deed of relevance being a deed from Yager to Mills and Hunter, filed in Book 113, Page 113. From this, Hunter and Mills convey to Stewart Tract K, recorded in Book 113, Page 495, Aug. 23, 1921. The commencement point is the Southwest corner of the quarter-quarter section. The remainder is quitclaimed from Mills to Hunter in Book 121, Page 18, filed January of 1923. This comprises Tracts B-J. The point of commencement is the Northwest corner of this quarter-quarter section.

Eventually, this tract that comprises Tracts B-J in owned by Raymond Cox (Book 293, Page 217) who subdivides it into the configuration that we see today. The commencement point is the Northwest corner of the quarter-quarter section, and there are no gaps between these particular legal descriptions. The order of the deeds is 1) Tract B (B296-P135), 2) Tract E (B296-P136), 3) Tract G (B296-P181), 4) Tract C (B296-P182), 5) Tract H (B297-P161), 6) Tract J (B297-P296), 7) Tract F (B299-P449), 8) Tract D (B305-P641), with Tract I being the most junior parcel.

#### HISTORY OF SURVEYS

The section was subdivided by Douglas Ferguson in Survey P-113-B in 1978. In this survey, he sets the East and South quarter corners of Section 33 by proportionate measure. The Southeast quarter of Section 33 was subdivided by Paul Tomkins in 2003 in Survey 03-335-B. I subdivided the section in 2013 in Survey 13-213-C where I set the Center-East 1/16th corner. Kristina Powell subdivided the section to place the Southeast quarter of the Northeast quarter in Surveys 25-098-B and 25-097-B. The measurements of surveyors who have subdivided the section have been relatively consistent. The section subdivision has left the Southeast quarter of the Northeast quarter long in dimension with skews in the bearings of between 2 and 3 degrees on the East/West running lines.

#### METHODOLOGY

The effect of all the deeds in this area assuming a nominal dimension, while using different points of commencement, undoubtedly leaves several title gaps between properties. This was noted by Powell in Surveys 25-098-B and 25-097-B. Due to the fact that the deeds would leave no gaps or overlaps given a quarter-quarter section of nominal size, I believe there was no intent by the landowners to leave gaps between properties. In order to try to distribute these gaps in an equitable manner, I do an analysis of junior and senior rights.

The North line of the Borth (East) tract (Tract L) is junior to that tract described in Book 230, Page 498. The Borth tract commencing at the Southeast corner of the quarter-quarter section, and the Tract described in Book 230, Page 498 commencing at the Northwest corner of the quarter-quarter section. I therefore hold the South line of Book 230, Page 498, holding the 22 6/7 rod call South of the North line of the quarter-quarter section and running the line parallel with said North line. Tract L (Borth East) is senior to the Tract described in Book 280, Page 569. To place this line, I hold the record deed distance (28 rods) West of the quarter corner and run the line parallel with the East line of the section. The North line of Tract K (Evans) is senior to the the Parcel comprised of Tracts B-J. As this deed commences at the Southwest corner of the quarter-quarter section, I hold the record deed dimension (47.56 rods) North from the South line of the quarter-quarter section and run this line parallel with said South line.

Amongst the parcels that were subdivided by Raymond Cox (Tracts B-J), there are no gaps or overlaps. However, a strict interpretation of the deeds would leave a gap between the Borth East and the Borth West tracts. As all of these deeds commence at the Northwest corner of the quarter-quarter section, the remnant gaps all fall along the East side. In the deed that comprises the Borth West tract (Tract H), the apparent nominal dimensions would be coincident with the West line of the Borth East tract. For this reason, I hold all record deed dimensions along these tracts, assigning all remnant gaps that fall along the East side of these tracts to their respective parcels. Along the South line of the Borth West tract, Tract K is senior to Tracts E-H. I hold the senior line and assign the gap to the tracts to the North.

The West 20 feet of Highland Road was dedicated by Deed Book 325, Page 67, and the East 30 feet created by the plat of LINCTON MOUNTAIN HIGHLANDS NO. 2. The constructed road falls outside of the right-of-way as shown. I find no other unusual conditions with this survey.