

BASIS OF BEARING

Forward bearing as published by the U. S. C. and G. S. from Δ COLLEGE to Δ VALLEY Dated 1946.



LEGEND

- Set 5/8" x 30" iron pin (rebar) with plastic cap marked "BGA SURVEY MARKER."
- ✕ Chiseled 3" cross in concrete driveway.
- Found 2 1/2" brass cap monument set in concrete as per survey 13-88.
- Found 5/8" iron pin (rebar) with plastic cap marked "LS 1952" as per survey 010-1992.
- Found 3/4" iron pipe as per survey 18-89 (1922 City Remonumentation) unless otherwise noted.
- Found 1/2" pipe as per survey 66.
- Found brass screw in lead plug, believed to be set by City of LaGrande.
- ▲ Found 5/8" iron pin (rebar) with plastic cap marked "BGA SURVEY MARKER" as per survey 90-78.
- () Record information from survey 010-1992.
- () Record information from survey 18-89.
- [] Record information from Supplemental Plat Grandy's 2nd Addition Re-Subdivision of Block 13.
- (()) Record deed information as per deeds Book 75 Page 73 and Book 83 Page 295.

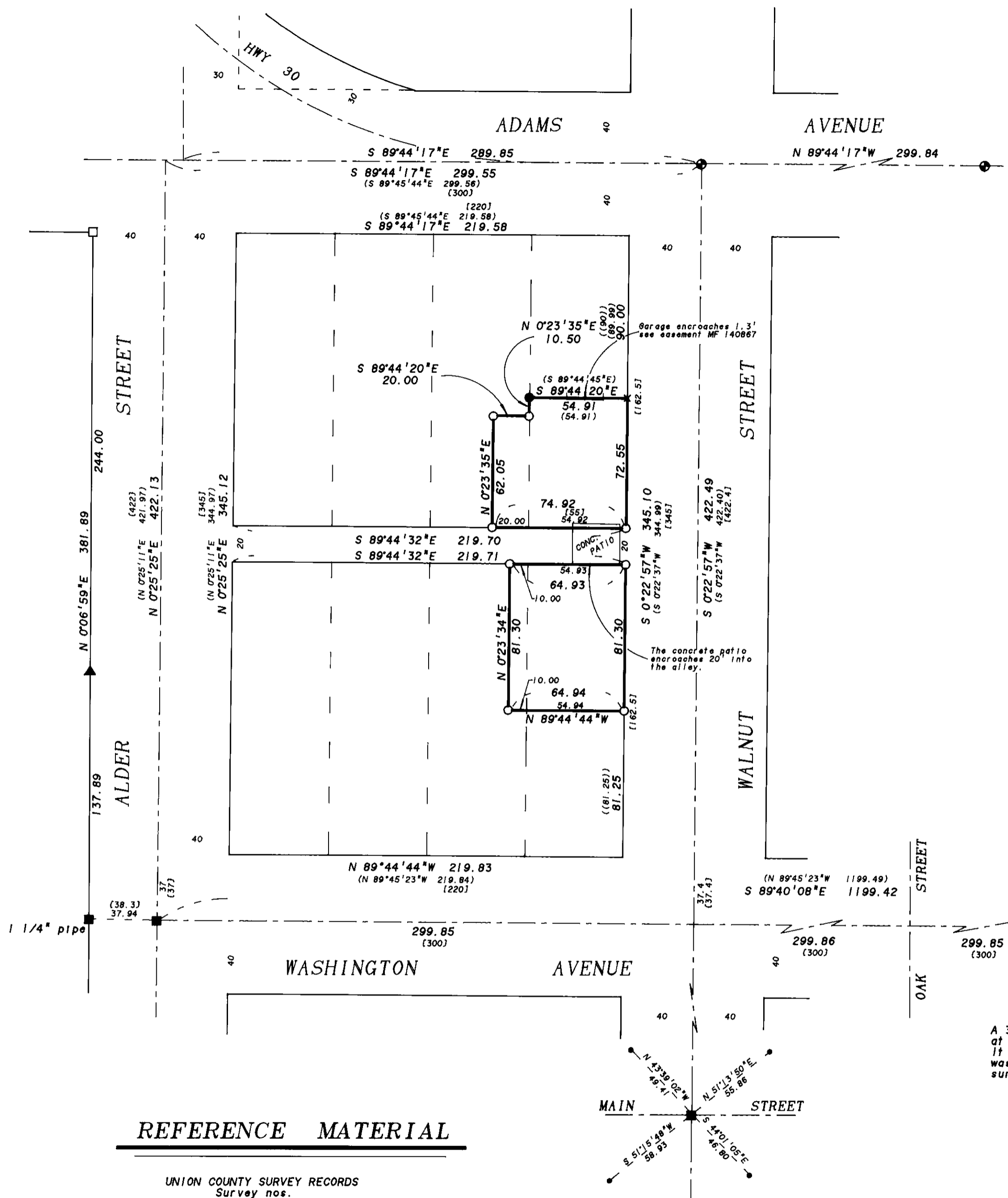
NARRATIVE

This survey was ordered by Ann and Kurt Nilsson. The Nilssons instructed us to monument both of their tracts within Lots 1, 2, 7, and 8 of Block 13.

I use the centerline of Adams Avenue as shown on survey 13-88. Washington Avenue was placed using the found monument at Alder & Washington and the reference points at First & Washington. The intersection of Walnut and Washington was placed at proportionate distance between the two positions. As noted the 3/4" pipe as called on survey 18-89 was found at Cedar & Washington but it had been too badly disturbed to use. The centerline of Alder Street was placed using the monument at Alder & Washington and the 1/2" pipe from survey 66. The south line of Block 13 was placed at the record distances from the centerline of Washington as called on survey 18-89. The block corners and lot corners were established by the standard proportionate method.

In researching the deeds in Block 13 I find that the deed in Book 75 Page 73 conveyed the north 90 feet of Lot 1 therefore I treat the southerly portion of Lot 1 as a remainder and it receives the small amount of excess. Similarly I find that the deed in Book 85 Page 295 conveys the south 81 1/4 feet of Lot 8 and I treat the northerly portion of Lot 8 as a remainder.

The garage on the adjoining tract to the north encroaches 1.3 feet over the north line. This is also documented by survey 010-1992. An easement has been given in microfilm no. 140867 for this garage encroachment. A concrete patio has been built across the dedicated alley which separates the Nilsson's two tracts.



REFERENCE MATERIAL

- UNION COUNTY SURVEY RECORDS
Survey nos.
66
90-78
13-88
18-89
010-1992
Supplemental Plat Grandy's 2nd Addition
Block 13
- UNION COUNTY DEED RECORDS
Book 75 Page 73
Book 75 Page 468
Book 76 Page 511
Book 83 Page 295
Book 111 Page 615
Microfilm no. 135237

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jeffery P. Petersen

OREGON
JULY 20, 1993
JEFFERY P. PETERSEN
2625

Renewal Date: Dec. 31, 1994

UNION COUNTY
SURVEYOR

Date Received 7-7-94

Date Filed 7-7-94

By *R. Robinson, Deputy*

File No. 031-1994

BAGETT-GRIFFITH & ASSOCIATES
LaGrande, Oregon
Map of Survey

A portion of Lots 1, 2, 7, and 8 in the re-subdivided Block 13 of the Supplemental Plat Grandy's 2nd Addition.

UNION COUNTY

SURVEYED FOR	Ann Nilsson
SURVEYED BY	JPP
Scale: 1" = 50'	Drawn by: JPP

6-94