

BASIS OF BEARING

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

SCALE: 1" = 50'

REFERENCE MATERIAL

Plat of the Original Town of Le Grand
1922 remonumentation of La Grande (Survey Number 18-89)
Survey Number 42-73
Survey Number 60-81
Survey Number 16-82

DEED REFERENCES

Volume 92 Page 406	Volume 145 Page 761
Volume 114 Page 620	Volume 146 Page 041
Volume 137 Page 671	Volume 147 Page 667
Volume 138 Page 516	Volume 147 Page 668
Volume 143 Page 666	Volume 147 Page 669
Volume 145 Page 745	Volume 152 Page 549

Microfilm Numbers:
25514 31353 962441 113502
27180 961740 971335 132635

LEGEND

- Found brass plaque in water valve box as per survey number 42-73
- Found brass plaque in water valve box as per survey number 60-81
- Found brass screw in lead plug in curbs set by survey number 18-89
- Position of concrete monument set by survey number 18-89 (Monument destroyed by street construction, used record position of survey number 60-81)
- Found crosses on manhole rim set by survey number 18-89
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 16-82, 0.35" North of true corner position (See Narrative)
- Found unrecorded 3/4" iron pipe
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Property line prior to adjustment
- Subdivision line
- Existing fence line
- Centerline
- Record distance of survey number 18-89
- Record distance of the Plat of Le Grand

NARRATIVE

This survey was done at the request of Lorna Omann of Hometown Realty. The original purpose of the survey was to monument two parcels within Block 4-D owned by the Open Bible Standard Church. I base the location of this block on survey numbers 60-81 and 16-82. The 1982 survey established the location of this block. While doing the field work for this survey, I discovered that the ownership to the East of the Easterly Church parcel (Brown) encroached onto the church. The two parties came to terms and agreed on adjusting their common ownership to the existing fence. We then went through the lot line adjustment process with the City of La Grande. (See Approval on the face of this map). I also discovered a 0.35 ft. shift in the found pins set by survey number 16-82. The controlling monuments used to establish the exterior of the block were re-tied, and proved the location of the exterior to be correct, but the pins set by the 1982 survey are North of the true corner position by the 0.35 ft. distance. It also appears that the developments within Lot 12 of this block used a 60 ft. right of way for 3rd Street. I found an unrecorded 3/4" iron pipe which also reflects that placement. The original plat and the previous surveys all substantiate the 80 ft. width for the right of way. I find the fence line on the North line of the Westerly tract to be away from the true property line as shown. I find no other unusual conditions on this survey.

APPROVAL

Approved as a lot line adjustment this 2nd day of July, 2001.

Michael A. Hyde
Michael A. Hyde
City of LaGrande Community
Development Director/Planning Director

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson
OREGON
JULY 17, 1988
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2002

UNION COUNTY SURVEYOR	
Date Received	7/2/01
Date Filed	7/2/01
By	<i>[Signature]</i>
File No.	022-2001

BAGETT, GRIFFITH & BLACKMAN	
2006 Adams Avenue, LaGrande, Oregon	
Map of Survey	
Lot Line Adjustment situated in Block 4-D of the Original Town of Le Grand LaGrande	
UNION COUNTY, OREGON	
SURVEYED FOR	Hometown Realty
SURVEYED BY	R.G.R.
Scale: 1" = 50'	Drawn by: R.G.R.
	6/2001
	7/2001

SURVEY NUMBER 022-2001