



LEGEND

- Found 3/4" pipe set by Survey Number 71 Unless otherwise noted
- Found lead plug with brass screw in curb, set by Survey number 18-89.
- Found 5/8"x30" iron pin with yellow plastic cap marked "BGA SURVEY MARKER", set by Survey number 68-79.
- Found unrecorded 3/4" iron pipe
- Set 5/8"x30" iron pin with yellow plastic cap marked "BGB SURVEY MARKER"
- Center line of road
- X- Existing Fence line
- { } Record distance GRANDY'S ADDITION to LaGrande.
- () Record distance or bearing of Survey number 68-79.
- [] Record distance or bearing of Survey number 71.
- [[]] Record distance or bearing of Survey number 25-83.

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"=60'

REFERENCE MATERIAL

- Survey No. 71
- Survey No. 014-2001
- Survey No. 68-79
- Survey No. 25-83
- Survey No. 18-89
- (McLain 1922 LaGrande Monumentation)
- Plat of CHAPLIN'S ADDITION
- Plat of GRANDY'S ADDITION
- Deed References
- Book 112 Pages 525, 561, 562
- Book 128 Page 154
- Microfilm Number 40368

NARRATIVE

This survey was done at the request of Andrew Curtis, on behalf of the owners of this tract. I began this survey by retracing the monuments along the centerline of "O" Avenue set by the 1922 monumentation of LaGrande (Survey Number 18-89). I then establish the centerlines of 1st and Second Streets and Penn Avenues at the record positions of the surveys done in this area (Nos. 68-79 and 25-83) using the same found centerline monuments. I then establish the block corners from the centerline locations. The lot corners were then determined by standard proportion. I also found the two Northerly pipes set by survey number 71. That survey marked a tract 70 feet from the West line of the block. I find that these two tracts were at one time a single ownership, with the Easterly tract (the one located by this survey) being transferred out of that ownership by deed volume 112 page 525 and also by deed volume 112 pages 561 and 562. The Easterly tract was deeded as a metes and bounds description, calling the tract as 170.00 feet in the East-West dimension. I therefore place the West line of this tract 170.00 feet West of the East line of the block and treat the Westerly ownership as a remainder. I found unrecorded 3/4" pipes at the Northeast and Southeast corners of this tract. The Northeasterly pipe was away from the true property corner enough that I set a new corner monument. The pipe could have possibly been disturbed by fence construction and landscaping in this area. There is a wooden fence along the West line of this tract, supported by a concrete stem wall. The fence sets entirely on the tract West of the surveyed tract. I find no other unusual conditions on this survey.

REGISTERED PROFESSIONAL LAND SURVEYOR

Rick G. Robinson

OREGON JULY 17, 1988

RICK G. ROBINSON 2219

Renewal Date: Dec. 31, 2004

UNION COUNTY SURVEYOR

Date Received 10/24/03

Date Filed 10/31/03

By *Henry J. Black*

File No. 036-2003

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey

Lots 1, 2 and a portion of Lots 11 and 12, Block 12 of Grandy's Addition and a portion of Block E of Chaplin's Addition to LaGrande

UNION COUNTY, OREGON

SURVEYED FOR	Andrew Curtis
SURVEYED BY	R.G.R. 10/03
Scale: 1"= 60'	Drawn by: G.T.B. 10/03