

LOT LINE ADJUSTMENT

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" = 80'

LEGEND

- Found monument as described, positioned as per Union County GPS network
- Found unrecorded monument as described by deed
- Found 5/8" iron pin with yellow plastic cap marked BGA SURVEY MARKER, set by Survey Number 62-77
- ▲ Found 5/8" iron pin set by Survey Number 106-77
- ◆ Found 5/8" iron pin with yellow plastic cap marked APA, set by Survey Number 46-84
- Found 5/8" iron pin with yellow plastic cap marked BGA SURVEY MARKER, set by Survey Number 31-88
- Set 5/8" iron pin with yellow plastic cap marked BGB SURVEY MARKER
- x— Fenceline
- Centerline
- () Record measurement as per deed reference
- { } Record measurement as per Survey Number 31-88
- - - Record measurement as per Partition Plat 19940015T
- [] Record measurement as per Survey Number 62-77

REFERENCE MATERIAL

Plat of Arnold's Addition to La Grande
Plat of Madelaire Heights
Survey Number 22-64
Survey Number 62-77
Survey Number 106-77
Survey Number 46-84
Survey Number 31-88

DEED REFERENCES
Book 140, Page 72
Book 143, Page 97
Microfilm Document No. 26788
(A) Microfilm Document No. 20010563
(B) Microfilm Document No. 20123473
(C) Microfilm Document No. 20192242

APPROVAL

I hereby approve this lot line adjustment this 23RD day of FEBRUARY, 2023.

Michael J. Bequist
Michael J. Bequist
City of La Grande
Community Development Director

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jeffrey S. Hsu

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

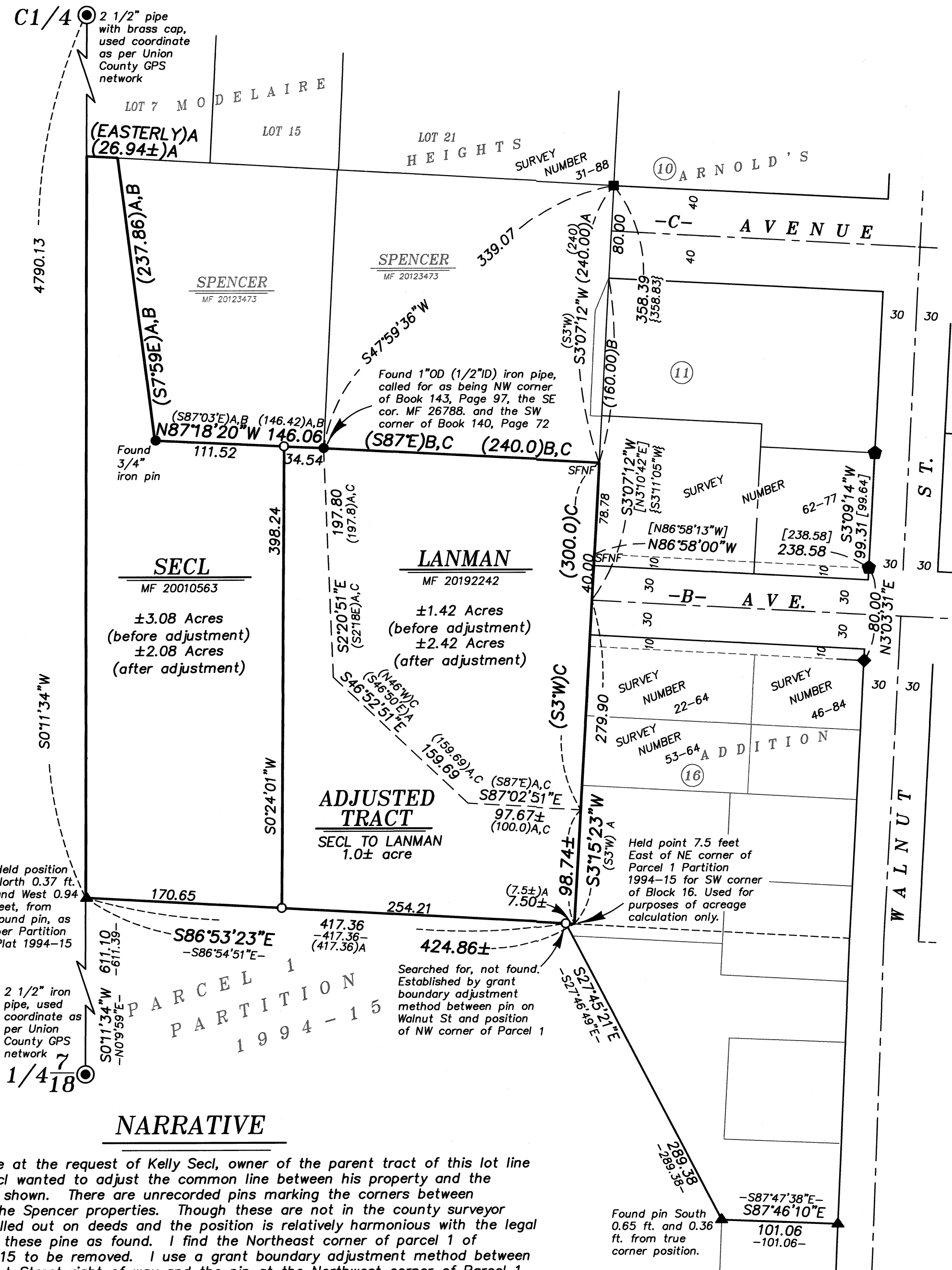
Renewal Date: June 30, 2023

UNION COUNTY
SURVEYOR

Date Received 2/23/23
Date Filed 2/23/23
By *Jeffrey S. Hsu*
File No. 003-2023

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey
A tract of land situated in the Southwest quarter of the Southeast quarter of Section 7, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande
UNION COUNTY, OREGON

SURVEYED FOR	Kelly Secl and Travis Lanman
SURVEYED BY	J. S. H.
Scale: 1" = 80'	Drawn by: J. S. H. Jan.-Feb. 2023



NARRATIVE

This survey was done at the request of Kelly Secl, owner of the parent tract of this lot line adjustment. Mr. Secl wanted to adjust the common line between his property and the Lanman property as shown. There are unrecorded pins marking the corners between Lanman, Secl, and the Spencer properties. Though these are not in the county surveyor records, they are called out on deeds and the position is relatively harmonious with the legal descriptions. I hold these pins as found. I find the Northeast corner of parcel 1 of Partition Plat 1994-15 to be removed. I use a grant boundary adjustment method between the pin on the Walnut Street right of way and the pin at the Northwest corner of Parcel 1 (using the offset to the center of section line as per said Partition Plat). I find pin at the angle point 101 feet West of the pin on the Walnut Street right of way to be out of position as shown.

This survey only purports to survey the adjusted line of the partition. A full resolution of the West line of Arnold's Addition was not completed by this survey. Bearings and distances shown are for acreage calculation only and may be subject to change. Placement of these lines, as shown, is as follows. I hold the pin at the Southwest corner of Block 10, set by Survey 31-88 and drive a line through a point record distance West of the the Southeast of Block 11, set by Survey 62-77, extending 40 feet to the centerline of B Ave. From this point I run a line to a point 7.5 feet East of the NE corner of Parcel 1 to place the SW corner of Block 16. A few monuments, possibly set by Surveys 22-64 and 53-64 fall along this line, but as mentioned, it is beyond the scope of this survey to accept or reject these.

Placement of the line prior to adjustment was done by rotating record deed distances to the found monuments. Angle points do fall in line with lines of possession. I show courses along this line, however, following this adjustment, these courses are relatively moot. I find no other unusual conditions with this survey.

SURVEY NUMBER 003-2023