

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"=60'

LEGEND

- Found 5/8" iron pin set by Survey Number 87-72 [] Record bearing and distance of Survey Number 024-1991
 - △ Found 5/8" iron pin with plastic cap set by Survey Number 024-1991 (dated 3-10-1971) { ja Record bearing and distance of Survey Number 87-72
 - ◆ Found 5/8" iron pin with yellow plastic cap marked BGB SURVEY MARKER set by Survey Number 007-1997 { jb Record bearing and distance of Survey Number 007-1997
 - Found 5/8" iron pin set by Survey Number 23-86 { jc Record bearing and distance of Survey Number 007-2008
 - Found 5/8" iron pin with yellow plastic cap marked BGB SURVEY MARKER set by Survey Number 006-2006 { jd Record bearing and distance of Survey Number 038-2015
 - ▲ Found 5/8" iron pin with yellow plastic cap marked BGB SURVEY MARKER set by Survey Number 007-2008 { je Record bearing and distance of Survey Number 012-2018
 - Found 5/8" iron pin with yellow plastic cap marked BGB SURVEY MARKER set by Survey Number 012-2018 () Record bearing and distance as per deed
 - Set 5/8" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
--- Easement line
SFNF Searched for, not found

NARRATIVE

This survey was done at the request of Buggsi Patel, owner of the land within. Mr. Patel wanted to adjust the common line as shown. The parcels are established by reference to a 1971 survey, eventually filed as Survey Number 024-1991. Later retracements were done by Surveys 007-1997 and 007-2008.

I recover monuments as shown. Many of the monuments have been removed by construction. Along the North line of Parcel E and the East portion of the North line of Parcel A, I find many of the monuments missing. Retracement along this line by 87-72, 007-1991 and 007-2008 shows several angle breaks along this line. Survey 012-2018 does not. I find by holding the record bearings, as per Survey 007-2008 and the record distances of Survey 012-2018, to replace the NE corner of Parcel A, I find this to fit the retracements East of this monument, done by Partition 20210012 and 2022-0009.

From the held monument at the angle point in the North line, I hold the line going Northwesterly as per Survey 012-2018. I find an measurement discrepancy in that survey, as the numbers along that line don't add up to the total. I believe the error occurred in the 11.95 dimension, so I use a dimension of 12.04, as this would cause the dimensions to add to the correct total.

From this point, I run the line parallel with the South line of that tract surveyed in Survey 012-2018. Here there were two pins, originally 0.07 feet apart, reported as being 0.14 feet apart in Survey 007-2008. I find running a record bearing, as per Survey 007-2008 from the NW corner of Parcel D to the NE corner of Parcel D, distance between the two points to be relatively harmonious with record.

To establish the West line, I hold the NE corner of Parcel D and run this to the SW corner of Parcel B, an original pin set by the 1971 survey. For the South line, I hold the two original 1971 corner pins.

I establish the line, prior to the adjustment, by proportionate measure. I adjust the line at the direction of the landowner. I find no other unusual conditions with this survey.

REFERENCE MATERIAL

- DEED REFERENCES**
- Survey Number 23-67
 - (a) Survey Number 87-72
 - Survey Number 23-86
 - Survey Number 18-87
 - Survey Number 024-1991
 - Survey Number 014-1992
 - (b) Survey Number 007-1997
 - Survey Number 017-2003
 - (c) Survey Number 007-2008
 - (d) Survey Number 038-2015
 - (e) Survey Number 012-2018
- MICROFILM REFERENCES**
- Microfilm Number 20061269
 - Microfilm Number 20084341
 - Microfilm Number 143499
 - Microfilm Number 20193340
 - Microfilm Number 20070198
 - Microfilm Number 20066175
 - Microfilm Number 20010973
 - Microfilm Number 20021409

APPROVALS

I hereby approve this lot line adjustment this 12th day of FEBRUARY, 2024.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2025

UNION COUNTY
SURVEYOR

Date Received 2/12/24

Date Filed 2/12/24

By *[Signature]*

File No. 004-2024

BAGETT, GRIFFITH & BLACKMAN

2006 Adams Avenue, LaGrande, Oregon

Map of Survey

Situated in the West half of Section 4,
Township 3 South, Range 38 East
of the Willamette Meridian

UNION COUNTY, OREGON

SURVEYED FOR Buggsi Patel

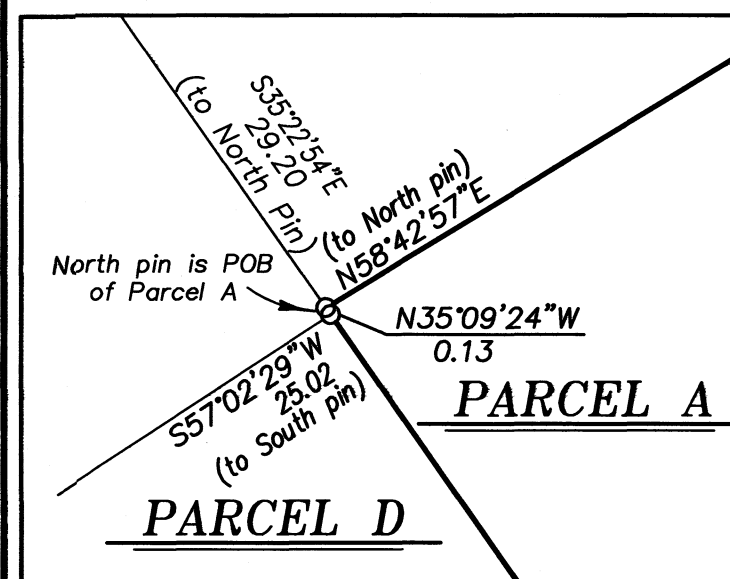
SURVEYED BY J. S. H.

Scale: 1" = 60'

Drawn by: J. S. H.

Feb. 2024

SURVEY NUMBER 004-2024



DETAIL SCALE 1"=3'

