

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'

LEGEND

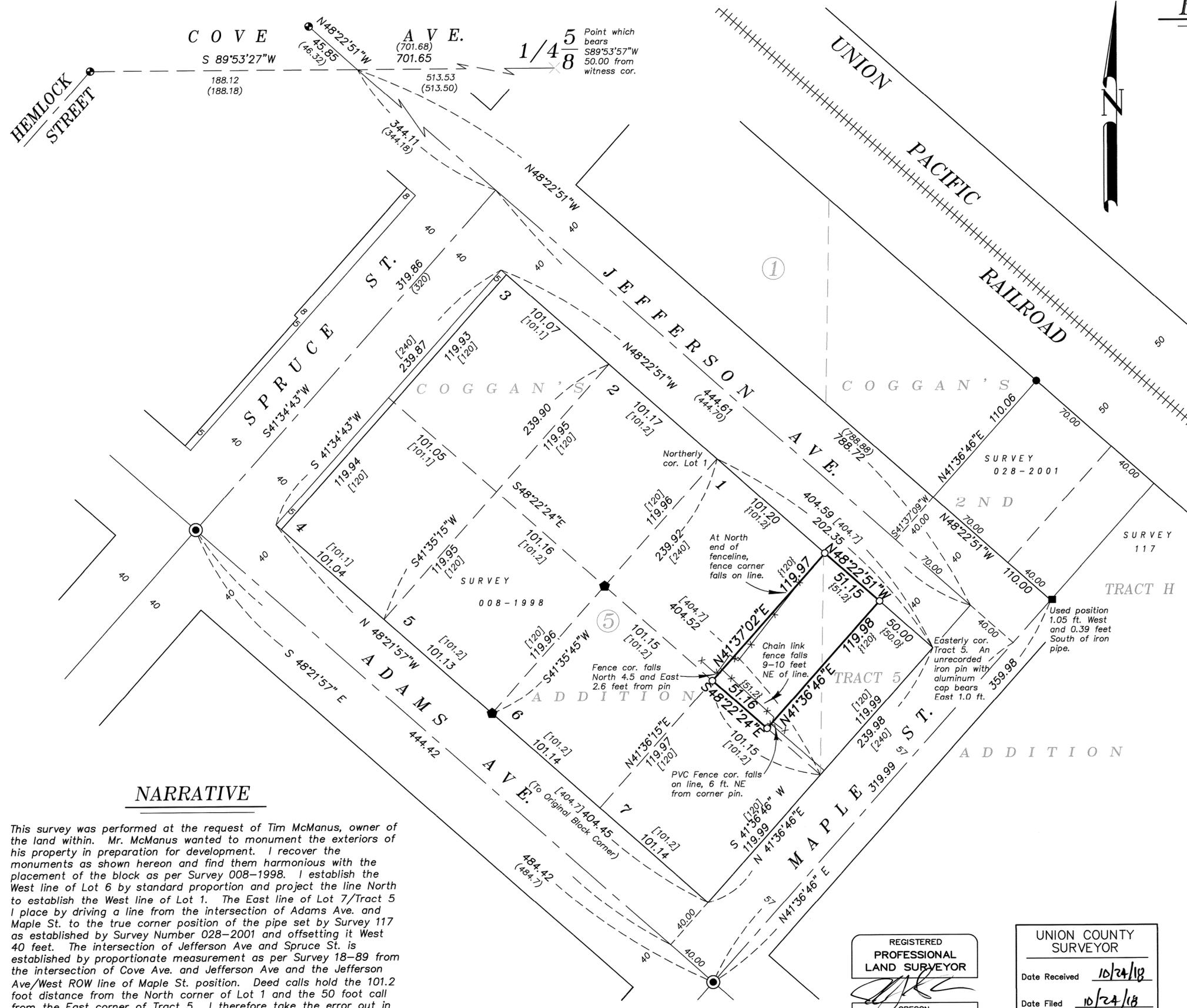
- Found brass cap set by Survey Number 63-73
- ⊙ Found brass cap set by Survey Number 13-88
- Found 3/4" iron pipe set by Survey Number 117
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 008-1998
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 028-2001
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- [] Record measurement as per plat of Coggan's Addition
- () Record measurement as per Survey Number 18-89 (1922 monumentation)
- { } Record deed call Book 144, Page 729
- Centerline
- +++++ Railroad
- x- Fenceline

REFERENCE MATERIAL

Union County Monumentation Records
 Survey Number 117
 Survey Number 31-72A
 Survey Number 65-73
 Survey Number 13-88
 Survey Number 18-89 (1922 remonumentation of LaGrande)
 Survey Number 008-1998
 Survey Number 028-2001
 Plat of Coggan's Addition
 Revised Plat of Coggan's Second Addition

DEED REFERENCES
 Book 121, Page 33
 Book 141, Page 376
 Book 144, Page 729
 Microfilm Document Number 34890
 Microfilm Document Number 151695
 Microfilm Document Number 159930
 Microfilm Document Number 960076
 Microfilm Document Number 961764
 Microfilm Document Number 20141920

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|--|------------------------------|
| BAGETT, GRIFFITH & BLACKMAN 2006 Adams Avenue, LaGrande, Oregon Map of Survey | |
| Sited in Lot 1, Block 5, of Coggan's Addition and Tract 5 of Coggan's Second Addition | |
| UNION COUNTY, OREGON | |
| SURVEYED FOR | Tim McManus |
| SURVEYED BY | J. S. H. |
| Scale: 1" = 50' | Drawn by: J. S. H. Oct. 2018 |



NARRATIVE

This survey was performed at the request of Tim McManus, owner of the land within. Mr. McManus wanted to monument the exteriors of his property in preparation for development. I recover the monuments as shown hereon and find them harmonious with the placement of the block as per Survey 008-1998. I establish the West line of Lot 6 by standard proportion and project the line North to establish the West line of Lot 1. The East line of Lot 7/Tract 5 I place by driving a line from the intersection of Adams Ave. and Maple St. to the true corner position of the pipe set by Survey 117 as established by Survey Number 028-2001 and offsetting it West 40 feet. The intersection of Jefferson Ave and Spruce St. is established by proportionate measurement as per Survey 18-89 from the intersection of Cove Ave. and Jefferson Ave and the Jefferson Ave/West ROW line of Maple St. position. Deed calls hold the 101.2 foot distance from the North corner of Lot 1 and the 50 foot call from the East corner of Tract 5. I therefore take the error out in the 51.2 foot dimension. I find no other unusual conditions with this survey.

REGISTERED PROFESSIONAL LAND SURVEYOR
 JEFFREY S. HSU
 OREGON JUNE 2, 2010
 83571
 Renewal Date: June 30, 2019

UNION COUNTY SURVEYOR
 Date Received 10/24/18
 Date Filed 10/24/18
 By J. S. H.
 File No. 041-2018