

LOT LINE ADJUSTMENT

LEGAL DESCRIPTION

BASIS OF BEARING

Adjusted Tract
A tract of land situated in Outlot 2 of Chaplin's Addition to the City of La Grande, Oregon, more particularly described as follows with reference to Survey Number 021-2020 as filed in the office of the Union County Surveyor,

Beginning at the Southeast corner of said Outlot 2,
Thence: North 0°14'27" East, along the East line of said Outlot 2, a distance of 62.83 feet,
Thence: North 85°20'09" West, a distance of 120.27 feet, to the West line of said Outlot 2,
Thence: South 0°14'29" West, along said West line, a distance of 72.15 feet, to the Southwest corner of said Outlot 2,
Thence: South 89°46'44" East, along the South line of said Outlot 2, a distance of 119.92 feet, to the Point of Beginning.

Brownton - (after adjustment)
Outlots 2 and 3 of Chaplin's Addition to the City of La Grande, Oregon.

EXCEPTING THEREFROM, a tract of land situated in said Outlot 3, more particularly described as follows with reference to Survey Number 017-2020, as filed in the office of the Union County Surveyor,

Beginning at the Southeast corner of said Outlot 3,
Thence: North 0°14'26" East, along the East line of said Outlot 3, a distance of 53.28 feet,
Thence: North 85°24'11" West, a distance of 125.28 feet, to the West line of said Outlot 3,
Thence: South 0°14'27" West, along said West line, a distance of 62.83 feet, to the Southwest corner of said Outlot 3,
Thence: South 89°46'44" East, along the South line of said Outlot 3, a distance of 124.91 ft. to the Point of Beginning.

ALSO EXCEPTING THEREFROM, a tract of land situated in Outlot 2 of Chaplin's Addition to the City of La Grande, Oregon, more particularly described as follows with reference to Survey Number 021-2020 as filed in the office of the Union County Surveyor,

Beginning at the Southeast corner of said Outlot 2,
Thence: North 0°14'27" East, along the East line of said Outlot 2, a distance of 62.83 feet,
Thence: North 85°20'09" West, a distance of 120.27 feet, to the West line of said Outlot 2,
Thence: South 0°14'29" West, along said West line, a distance of 72.15 feet, to the Southwest corner of said Outlot 2,
Thence: South 89°46'44" East, along the South line of said Outlot 2, a distance of 119.92 feet, to the Point of Beginning.

Wiens (after adjustment)
A tract of land situated in Outlot 1, Outlot 13, Outlot A and Outlot B of Chaplin's Addition to LaGrande, being more particularly described as follows, with reference to Survey Number 021-2020, as filed in the office of the Union County Surveyor,

Beginning at the Southeast corner of said Outlot 2,
Thence: North 0°14'27" East, along the East line of said Outlot 2, a distance of 62.83 feet,
Thence: North 85°20'09" West, a distance of 120.27 feet, to the West line of said Outlot 2,
Thence: North 0°14'29" East, along said West line, a distance of 52.33 feet, to the Northeast corner of that tract conveyed to Michael P. and Sally B. Wiens by deed recorded as Microfilm Number 148452, deed records of Union County, Oregon,

Thence: North 89°42'15" West, along the North line of said Wiens tract, a distance of 30.00 feet to the Northeast corner of that tract conveyed to Alvin D. and Korinne J. Madsen by deed recorded as Microfilm Number 20001218, deed records of Union County, Oregon,

Thence: South 23°01'58" West, along the East line of said Madsen Tract, a distance of 59.03 feet,
Thence: South 61°49'41" West, along the exterior of said Madsen Tract and that tract conveyed to Michael P. and Sally B. Wiens by deed recorded as Microfilm Number 20001269, deed records of Union County, Oregon, a distance of 53.62 feet,

Thence: South 0°15'32" West, along the exterior of said Wiens tract, a distance of 133.00 feet,

Thence: North 89°42'15" West, along the exterior of said Wiens tract, a distance of 100.00 feet,

Thence: South 0°14'29" West, along the exterior of said Wiens tract, a distance of 259.62 feet, to the South line of said Outlot 1,

Thence: South 89°56'38" East, along the South line of said Outlot 1, Outlot B, and Outlot 13, a distance of 319.99 feet to the Southeast corner of said Outlot 13,

Thence: North 0°14'27" East, along the East line of said Outlot 13, a distance of 294.11 feet to the Point of Beginning.

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

SCALE: 1" = 60'

LEGEND

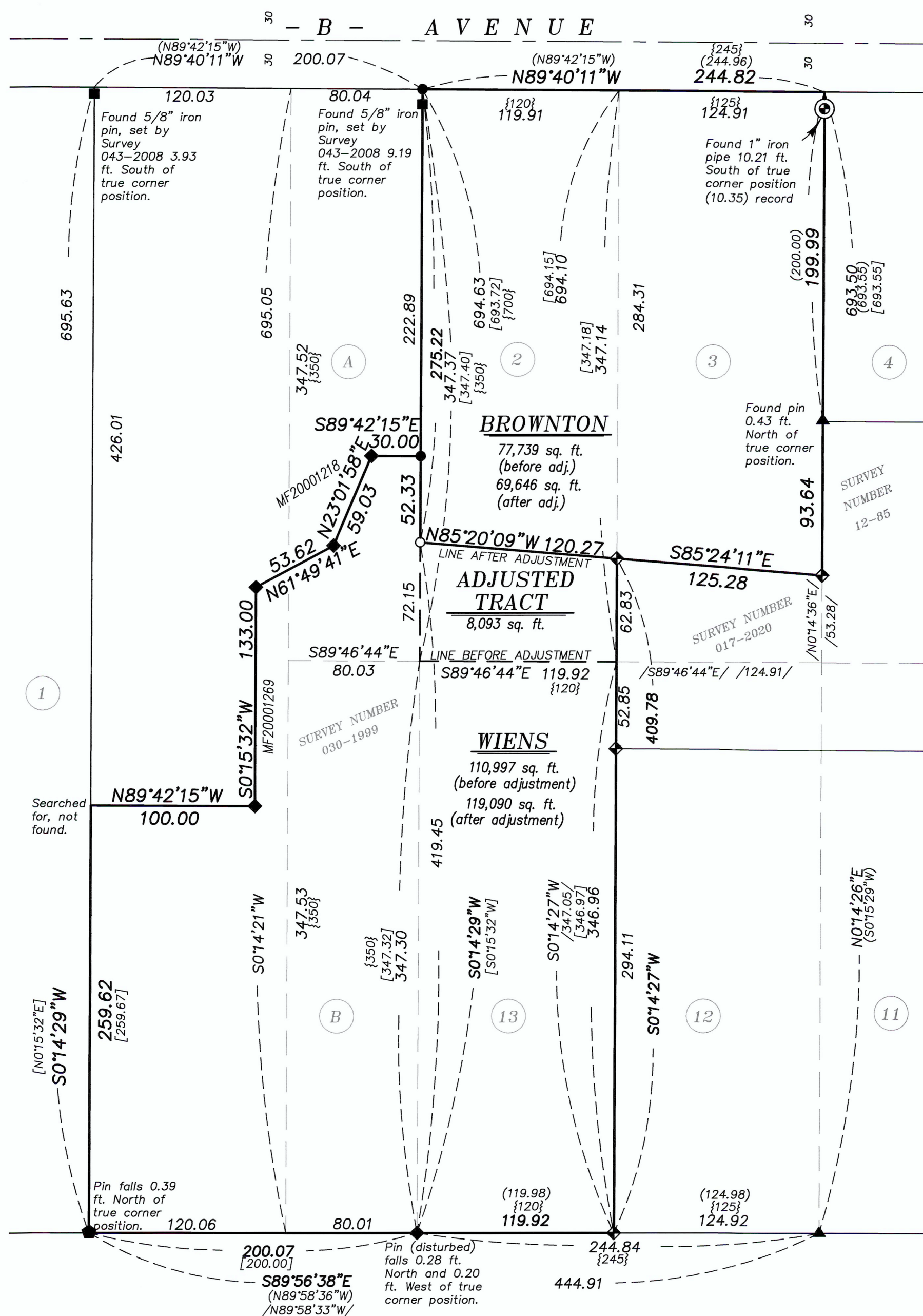
- Found unrecorded 1" iron pipe
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 21-82
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 12-85
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 049-1998
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 043-2008
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 030-1999
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 017-2020
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Original Platted line of Supplemental Plat of Chaplin's Addition
- Centerline
- Record measurement as per Supplemental Plat of Chaplin's Addition
- Record measurement as per Survey Number 12-85
- Record measurement as per Survey Number 030-1999
- Record measurement as per Survey Number 017-2020

REFERENCE MATERIAL

| Union County Monumentation Records | DEED REFERENCES |
|------------------------------------|------------------------------------|
| Survey Number 59-78 | Microfilm Document Number 115753 |
| Survey Number 21-82 | Microfilm Document Number 115754 |
| Survey Number 12-85 | Microfilm Document Number 118755 |
| Survey Number 049-1998 | Microfilm Document Number 118756 |
| Survey Number 030-1999 | Microfilm Document Number 148452 |
| Survey Number 043-2008 | Microfilm Document Number 20001218 |
| Survey Number 017-2020 | Microfilm Document Number 20046860 |
| Partition Plat 20070016T | Microfilm Document Number 20080598 |
| Plat of The Ridge | Microfilm Document Number 20082377 |
| Amended Plat of The Ridge | |

NARRATIVE

This survey was done at the request of Michael Wiens, owner of the receiving tract of this lot line adjustment. Exterior boundaries of the Outlots of Chaplin's Addition were done by Survey Number 017-2020 earlier this year. There were some scrivener errors in the legend where the Northwest corner of Outlot 2 was shown as being set by Survey Number 030-1999 instead of 049-1998 as well as in the distance along the East line of Outlot 13. There was also a scrivener error in the measured bearing of the aliquot line between the W 1/16th corner and the Section corner. I correct them by this survey. I place the adjusted line at the direction of the parties along an existing fence line. I find no unusual conditions with this survey.



APPROVALS

I hereby approve this lot line adjustment this 1ST day of July, 2020.

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

UNION COUNTY SURVEYOR

Date Received 7/1/2020

Date Filed 7/1/2020

By Neil Gillman

File No. 021-2020

REGISTERED PROFESSIONAL LAND SURVEYOR

Jeffrey S. Hsu

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2021

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

Situated in Outlots 2, 3, and 13,
Chaplin's Addition to the City of La Grande

UNION COUNTY, OREGON

| | |
|-----------------|----------------------------------|
| SURVEYED FOR | Michael Wiens |
| SURVEYED BY | J. S. H. |
| Scale: 1" = 60' | Drawn by: J. S. H. May-June 2020 |

SURVEY NUMBER 021-2020