



BASIS OF BEARING

Forward bearing as published by U.S.C. & G.S. from Δ College to Δ Valley

REFERENCE MATERIAL

Plat of Pleasant Home Addition
 Plat of Sugar Addition
 1922 Remonumentation of La Grande
 Survey Number 32-76
 Survey Number 67-78

LEGEND

- Found monument of record
- Set 5/8" x 30" iron pin with plastic cap marked 'B-G-A SURVEY MARKER'
- (105) Record distance
- Centerline

NARRATIVE

This survey was ordered by Calvin Kubota to separate a parcel to build a house on. The original parcel was Lots 9 and 10, and the West 15 feet of Lot 11, Block 3, Sugar Addition to La Grande. We were to break out either the North half or within legal setback limits of an existing house on the Southerly portion of the parcel. Splitting the parcel in half would have created an encroachment, so I established the dividing line at 5.8 feet North of the existing house. This satisfies the setback requirement and allows for the skew of the house.

I found the centerline monuments as shown. I established the intersection of Spruce and Z Ave. East by coming down the call distance (1.7 feet) from the concrete monument at Spruce and Z Ave. West. To establish the intersection at Spruce and Y Ave. East, I intersected the line between the monuments at Spruce and Z Ave. West, and Spruce and X Ave. West, and the line between the Southwest and Northeast lead plugs found at Spruce and Y Ave. West. I then came up the call distance (2.9 feet) to establish the intersection of Spruce and Y Ave. East.

The width of Y Ave. is called on the plat of Pleasant Home Addition as being 41.5 feet. The plat of Sugar Addition calls Y Ave. 40 feet in width. Since Pleasant Home Addition was filed first, and I can find no vacation of this 1.5 feet, I established Y Ave. as being 41.5 feet. Other than this, I found no unusual conditions.

REGISTERED PROFESSIONAL LAND SURVEYOR

GREGORY T. BLACKMAN
 JULY 13, 1973
 OREGON
 991

BAGETT - GRIFFITH & ASSOCIATES
 La Grande, Oregon

The North 53.40 feet of Lots 9 and 10, and the West 15 feet of Lot 11, Block 3 of Sugar Addition to La Grande

UNION COUNTY, OREGON		
SURVEYED FOR	Calvin Kubota	
SURVEYED BY	G T B	9/80
Scale: 1" = 40'	Drawn by: RGR	9/80

72-80