

UNION COUNTY SURVEYOR

District 3-30-82

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D. G. LANGLITZ, DEPUTY

File No. 13-82



BASIS OF BEARING
 N 89° 41' 53" W ALONG CENTERLINE
 OF MAIN AVE. BETWEEN THIRD & FOURTH
 PER SURVEY 37-81

LEGEND

- ⊕ FOUND MONUMENT AS DESCRIBED
- SET 5/8" IRON ROD W/ CAP MARKED AP & A
- [] RECORDED SUBDIVISION PLAT DIMENSION
- < > RECORDED DIMENSION PER McLAIN 1922 CITY SURVEY
- () RECORDED SURVEY DIMENSION

REFERENCE MATERIAL

- SUBDIVISION PLATS PER UNION CO. RECORDS:
 GRANDY'S ADDITION TO LAGRANDE, BOOK 'K', PG. 539 & 553.
 ANSON PLACE, PLAT BOOK 2, PG. 30.
- UNION COUNTY DEED RECORDS:
 BOOK 'R', PG. 543
 BOOK 95, PG. 227
 MICROFILM # 48178
- UNION COUNTY RECORD SURVEYS:
 # 72, 26-68, 79-72, 49-74, 14-76
 26-80, 44-80, 37-81.

The purpose of this survey is to locate the boundaries of a portion of Lots 1, 2 and 3, Block 10, Grandy's Addition to La Grande. This parcel is bounded on the North by the alley described in Deed Book R, Page 543, dated 1892, on the East by the East line of Block 10, Grandy's Addition, on the South by Spring Avenue and on the West by those lands conveyed to Blanche Clark by Deed recorded in Book 95, Page 227.

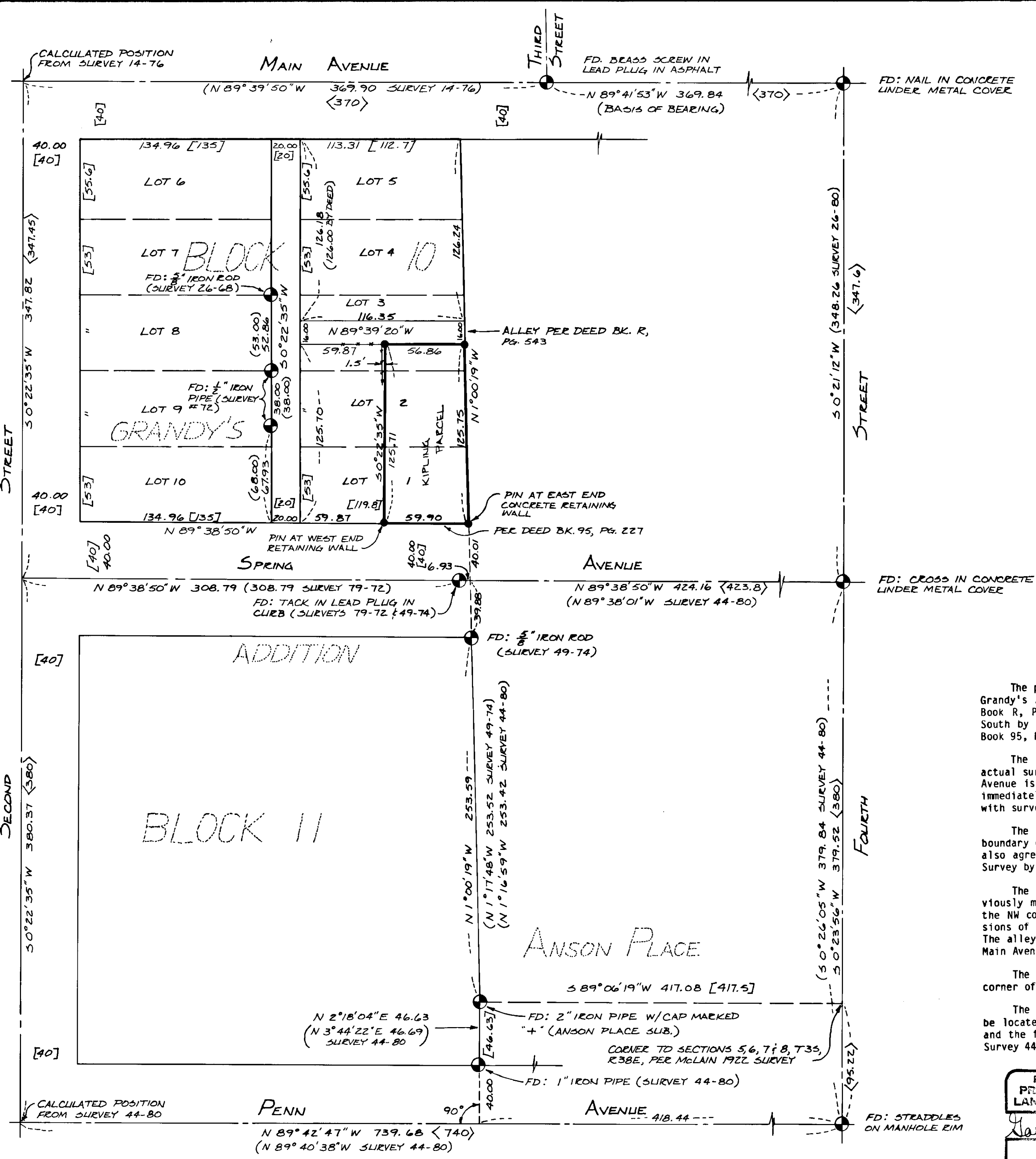
The location of Main and Penn Avenues and Second and Fourth Streets was determined either by actual survey or by calculation from record surveys 14-76, 26-80, and 44-80. The centerline of Spring Avenue is located along a line through the monument at Fourth Street and the tack in lead plug shown immediately South of the Kipling parcel. This lead plug was accepted on the basis of its agreement with surveys No. 72, 26-68, 79-72 and 49-74, although the records are not clear about its origin.

The Easterly boundary of the Kipling parcel is based on a northerly projection of the common boundary of Grandy's Addition and Anson Place as determined by the monumentation shown. This location also agrees well with Surveys No. 72 and 26-68, record subdivision plat dimensions and the 1922 City Survey by A.H. McLain.

The Northerly boundary of the Kipling parcel coincides with the South line of the alley previously mentioned. The north line of this alley was located at its proportioned deed distance from the NW corner of Lot 5, Block 10, Grandy's Addition, the proportion being based on the record dimensions of Second and Fourth Streets between Spring and Main Avenues as shown on the 1922 McLain survey. The alley was established 16 feet wide as required by deed and runs at the mean bearing of Spring and Main Avenues.

The Westerly boundary of the Kipling parcel is located at record deed distance from the Southeast corner of Lot 1, Block 10 and runs parallel to Second Street.

The found 1" Iron Pipe shown along the north line of Penn Street was not used since it appears to be located approximately 1.5 feet East of its record position relative to the location Fourth Street and the found 2" Iron Pipe with cap shown immediately to the North (Refer to Plat of Anson Place and Survey 44-80).



REGISTERED PROFESSIONAL LAND SURVEYOR

GARY L. LANGLITZ

1009

PROPERTY SURVEY

A PORTION OF LOTS 1, 2 AND 3, BLOCK 10, GRANDY'S ADDITION TO LAGRANDE, UNION COUNTY, OREGON

FOR: SHERMAN KIPLING 807 SPRING AVENUE LAGRANDE, OR. 97850

SCALE: 1" = 50'

DATE: MARCH 1982

JOB NO. 2694-20

SHEET NO. 1/1

Anderson Perry & Associates, Inc.
 engineering • surveying • materials testing
 LA GRANDE, ORE. & WALLA WALLA, WASH.