



### Basis of Bearing

Forward bearing as published by U.S.C. & G.S. from  $\Delta$  College to  $\Delta$  Valley

### Reference Material

Amended Plat of Van Nesa Subdivision  
Plat of East Addition  
Survey Number 1-79  
Survey Number 7-79

### LEGEND

- Found 5/8" iron pin with plastic cap set by survey number 7-79
- ▲ Found 1/2" iron pin with plastic cap set by Van Nesa Subdivision
- Set 5/8" x 30" iron pin with plastic cap marked BGA SURVEY MARKER
- ( ) Record distance
- Centerline of road
- - - Centerline of ditch
- Existing fence line

### NARRATIVE

This survey was ordered by Roger Goodman, of Eagle Cap Realty, for Larry Red. I base my survey on the placement of East Addition in map of survey number 1-79. This survey preceded survey number 7-79 and was the reason for the amended plat. I discussed this survey with Roger Orton of Anderson-Perry prior to filing and he was aware of its existence before filing survey 7-79. Survey 1-79 accepts the West 1/16 corner between Sections 4 & 9 as placed by Progress Plaza. This corner precedes even the Northeast corner of Section 9 and I feel that it is the best available evidence. This difference creates some differences in lot corners throughout East Addition. For the most part there is less than 0.5' difference.

I find in my research that Van Nesa Subdivision does not subdivide all of the property owned by Mr. Clemens. According to the record, Ralph McCoy owned Blocks 11 and 12 of East Addition, except the East 20 feet. McCoy sold the South 121.00 feet to a Mr. Fager in July of 1962, deed volume 146 page 139. The remainder of the blocks were passed by title until Mr. Clemens purchased the property. I find that there is a strip of land some 3 feet in width on the East property line tapering to 0 at the East line of East Street that was not subdivided. My client by junior-senior

rights has 121.00 feet—no more, no less—for his title. I place my corners on this basis. I found a right of way easement (microfilm number 95362) to General Telephone Company from Larry T. and Edna Darlene Red, which states "a 20 foot strip on the East side of Lot 5, Block 12 as platted in the East Addition of La Grande. The route to be taken by the telephone company being described as follows: Following a line running North and South along the existing ditch right of way for a distance of 121 feet more or less. To be incorporated in the same right of way easement given for transmission lines, recorded in book 87 page 62 in the records of Union County." In the course of this survey I find that the telephone cables and power lines are located inside the 20 foot strip deeded to Grande Ronde Valley Irrigation Company. It is my opinion that the Reds cannot grant an easement across land they do not own. There are 3 parcels being sold. The most Westerly lot was sold to one buyer. The next 4 lots were sold to 2 buyers, each taking 2 lots. I find no easement for the existing ditch (which was relocated prior to our survey) belonging to Grande Ronde Valley Irrigation Co. I have tied the ditch to my survey and show it as if there was an easement. I find no other problems with this survey.

**UNION COUNTY SURVEYOR**  
Date Received 8-8-83  
Date Filed 8-15-83  
By G. LANGLITZ, DEPUTY  
File No. 24-45

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*Gregory T. Blackman*  
**OREGON**  
JULY 13, 1979  
GREGORY T. BLACKMAN  
991

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|--|------------------|------|
| <b>BAGETT - GRIFFITH &amp; ASSOCIATES</b><br>La Grande, Oregon<br>Map of Survey                    |                  |      |
| Portion of the South 121 feet<br>of Block 12<br>East Addition<br>La Grande<br>UNION COUNTY, OREGON |                  |      |
| SURVEYED FOR   | Eagle Cap Realty |      |
| SURVEYED BY  | G. T. B.         | 8/83 |
| Scale: 1" = 50'  | Drawn by: R.G.R. | 8/83 |