East 1/4 corner Section 31
Position established by
survey number 6-78

Lake N 89°52'26"E **Street**
370.00

S 89°58'05" W

10.7

N 89°52'26"E (290) 289.99

11.51

64.6

Third Street

N 0°19'13" E 329.75 (330)

N 0°19'13" E

(250) 249.76

5 4 3 2 2 2

N 0°17'29" W

N 1°58'56" E 290.03

Fourth Street

289.51

S 0°19'26" W (3292) 329.32

318.62 (318.5)

S 89°58'05" W

40 20 30

(250) 249.82

3 3 3

289.84

N 1°58'56" E

S 0°19'13" W

4 5 5

6 7 8

S 0°19'26" W

6 6

58.15

S 89°53'47" W 218.14

7

S0°19'26"W 9.37

Division (257) 256.98 **St.**
S 89°53'47" W

N1°58'56"E 9.38
31 32 73.00
6 5 113.00 S 89°36'33" W

S89°36'33"W 72.73

Fnd 3/4" pipe set by Greg Blackman for the City of La Grande on March 30, 1973 from remains of 2"x2" wooden hub set by 1922 remonumentation

Position of section corner as per record calls of the 1922 Remonumentation

Fnd concrete monument set by 1922 remonumentation

West 1/16 corner

1213.46 (1214) S 89°36'33" W

S 0°19'26" W 136.97 (136.94)

40 40

Fourth 30 **Benton St.**
30 40 40

BASIS OF BEARING

The forward bearing as published by the U.S.C. and G.S. from △ College to △ Valley

REFERENCE MATERIAL

Plat of Rynearson's Addition
Plat of Sunnyside Addition
Plat of Sunnyside Subdivision of lots 1 & 10, blocks 2 & 3, Rynearson's Addition
1922 Remonumentation of La Grande
Survey Number 48-72
Survey Number 21-74
Survey Number 71-75
Survey Number 6-78
Survey Number 17-78

Encroachment Detail

Sunnyside Subdivision
Sunnyside Addition
5 5
6 6
Neil House
7
6.8' 19' 40.03'
S89°36'33"W 72.73
N1°58'56"E 9.38' Area to be bought by City
31 32
6 5 S 89°36'33"W 73.00
9.37 S 0°19'26" W

LEGEND

● Found 3/4" pipe set by 1922 Remonumentation

▲ Found monument as described

■ Position established as described

○ Set 5/8"x 30" iron pin with plastic cap marked BGA SURVEY MARKER

–·–·– West line of Section 32

––––– Centerline

( ) Record distance

NARRATIVE

This survey was ordered by Norm Paulus for the City of La Grande. The City needed to purchase the South 9.37 feet of Lot 7 for road purposes. I located the monuments in Third and Fourth Street as shown. I extended the line along Fourth Street to the intersect of Lake Street to the East of Fourth. The bearing of Lake Street to the East of Fourth was determined by the existing monuments of survey numbers 21-74 and 48-72. I established the intersection of Fourth and Lake by intersecting the centerline of Fourth and the centerline of Lake Street East. I then run call distance North along Fourth to establish the intersection of Fourth and Lake Street West. This fit very harmoniously with the 1922 calls from intersection to intersection. I find a great deal of descrepancy with the calls in Block 3 of Sunnyside Addition and Sunnyside Subdivision, and what is actually occupied. I find that the South line of Lot 6, Block 3, Sunnyside Subdivision calls 42 feet when in fact it is 58.15 feet. I establish the section corner by record call from the concrete monument in Fourth and Division. I use the bearing from the West 1/16 corner through the concrete monument in Fourth and Division. I believe it is obvious that the line between Sunnyside Addition and Sunnyside Subdivision

is not the section line as stated in the plats. The line between the two subdivisions shows a skew of nearly 2° Northeast. The section line runs North 0°17'29" West, showing very little skew. I therefore have accepted McLain's map and distances along the North lot lines as the best evidence as to what was the intended line, and proportion the lot lines in along the South line of Lake Street and accept the 2° skew. At this time all of the properties within the block will be unaffected by my decision except Lots 6 and 7, as all of the other properties are conveyed to the East line of Rynearson's Addition. I find that the Neal house encroaches into Division Street by 6.8 feet and onto Lot 6, Sunnyside Subdivision by the same amount. If I were to use the section line as the division, this encroachment would only be reduced by 0.8 feet.
The North line of the portion to be purchased by the City was to be 19 feet Southerly of the Neal house foundation, and parallel to the section line. My monumented line reflects this. I did not address the position of the lots North and South, as it did not concern me for this survey. I was to monument the North line of the City purchase only.
I find no other problems on this survey.

REGISTERED PROFESSIONAL LAND SURVEYOR
Gregory T. Blackman
OREGON
JULY 13, 1973
GREGORY T. BLACKMAN
991

UNION COUNTY SURVEYOR
Date Received **8-31-83**
Date Filed **9-2-83**
By **G. Langlitz Deputy**
File No. **32-83**

BAGETT - GRIFFITH & ASSOCIATES
La Grande, Oregon

Map of Survey
A portion of Lot 7
Block 3
Sunnyside Addition
La Grande
UNION COUNTY, OREGON

SURVEYED FOR	City of La Grande	
SURVEYED BY	G. T. B.	8/83
Scale: 1"= 50'	Drawn by: R. G. R.	8/83