



BASIS OF BEARING

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

REFERENCE MATERIAL

Plat of Highway Acres Subdivision
 Survey Numbers:
 11-66 23-79
 94-71 30-80
 51-78 80-80
 124-78 94-80
 133-78 19-81

Deed Records
 Volume 143 Page 540
 Volume 154 Page 636
 Microfilm numbers
 10602 27899
 15252 62889

LEGEND

- Found monument as described
- Found 5/8" iron pin with plastic cap set by survey numbers as shown
- Set 5/8" x 30" iron pin with plastic cap marked BGA SURVEY MARKER
- () Record distance
- Existing fenceline
- Centerline

NARRATIVE

This survey was ordered by Roger Goodman of Century 21 Real Estate on behalf of Dwight Lippe. Highway Avenue and Sixteenth Street was established by previous surveys as listed in the reference material. There is a problem on the South line of Highway Acres Subdivision. Highway Acres plat indicates that they subdivided South from the East 1/4 corner of Section 8, 1018.5 feet by subdivision call. I find conflict in the South line of Highway Acres and the North line of the unrecorded Russell Tracts. Mr. Russell originally purchased to the North line of the South 1/2 of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 8 (deed volume 41 page 153, dated May 25, 1904). Amanda C. Moore received what is now Highway Acres Subdivision, by document recorded in deed volume 76 page 629, dated October 14, 1922, some 18 years later. I find Moore's South line described as being "20 rods North of the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 8; Thence West 80 rods", which I believe to be the same line as the North line of Russell. Moore then subdivided South of the East 1/4 corner the aforementioned 1018.5 feet which subdivides into the Russell property. You can't sell property you don't own. After properly placing the South line of Highway Acres, I tied all of the

existing fencelines to the North and find them to fit very well with the subdivision dimensions. I therefore did not proportion the shortage throughout the subdivision. I place all of the error where it occurred at the South boundary making Lots 16 and 17 short of call distance.

Russell Tracts was platted but never recorded. However, the lots were sold by metes and bounds descriptions to the platted dimensions. The 15 foot alley on the North line of Russell Tracts was never dedicated or conveyed out of the Russell ownership as far as I can tell. I find an old fence (approximately 40 years old) occupying the centerline of the alley. My client, Mr. Lippe, and Mr. Jack Rudd, have been claiming ownership to this fenceline. The Abstract and Title Company has prepared certificates of adverse possession to this fence. I proceeded to set my survey markers in this fence according to the certificate of adverse possession. I discussed this situation with Mr. Lippe's neighbor to the South, Mrs. Conrad. Mr. Conrad was to have contacted me, but he never attempted to do so, which leaves the South half of the alley unresolved. It is my understanding that the City of La Grande went through a similar situation on Highway Avenue across the Russell Tracts. I find no other problems with this survey.

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

UNION COUNTY SURVEYOR
 Date Received 4-2-84
 Date Filed 3 April-84
 By H. Perry
 File No. 8-84

BAGETT - GRIFFITH & ASSOCIATES
 La Grande, Oregon
 Map of Survey
 Parcels in Lots 15, 16, 17 and 18
 Highway Acres Subdivision
 La Grande
 UNION COUNTY, OREGON

SURVEYED FOR	Dwight Lippe	
SURVEYED BY	G.T.B.	3/84
Scale: 1" = 60'	Drawn by: R.G.R.	3/84