



BASIS OF BEARING

The forward bearing as published by the U.S.C. and G.S. from Δ College to Δ Valley, dated 1946

LEGEND

- Found 1 1/4" pipe set by the plat of Foley's Addition
- ▲ Found 5/8" iron pin set by survey number 75-78
- Found 1/2" iron pin set by survey number 33-65
- △ Found 1/2" iron pipe set by survey numbers 63 and 97
- Found monument as described
- Set 5/8" x 30" iron pin with plastic cap marked BGA SURVEY MARKER
- () Record distance
- Existing fence line
- - - Centerline

NARRATIVE

This survey was ordered by Maxine Hines. She owned Lots 1 and 2 of Bavaria Addition and has recently acquired an additional 3.90 feet to the North as shown. I find that Bavaria Addition was filed after Romig's Addition. However, the exterior of Bavaria Addition was preserved by a metes and bounds description in the deed records. I therefore place Bavaria Addition at the record distances indicated in the deeds. I found the original monuments as shown along Foley Street, and used the bearing between these monuments for the direction along the West and East lines of Bavaria Addition. The South line of Bavaria Addition was established by using the record bearing along Penn Avenue, as established by survey number 75-78. I also use this bearing for the North line of Bavaria Addition. I find this bearing consistent with the bearing along the North line of Tract F, Romig's Addition, within 5 seconds. I find no problems with the location of Bavaria Addition.

I find that the legal description for Romig's Addition is slightly different than what was subdivided. The legal description runs 6 feet North of the North line of Tract H and runs 5 feet East of the subdivided line of the centerline of First Street. It appears that McLain placed all of the error in Alder Street on the West of the centerline in the 1922 resurvey. In this manner he preserved the full measure of Romig's Addition. There is no vacation of this 5 feet along Alder Street that I can find. I find a number of original monuments for Foley's Addition which appear to have been in existence at the time of the 1922 remonumentation, but was filed subsequent to the 1922 resurvey by McLain. All of the Foley plats were based on the information of the McLain plat. In the past I find that other surveyors, including myself, have used the McLain line as the West line of Alder Street. I also find

that the portion of Alder Street vacated South of Spring Avenue was based on this same West line of McLain, and the vacation was transferred on this basis. I find that the surveyor of Foley's Addition was F.B. Hayes, who was also the city manager of the City of La Grande in 1924. I therefore submit that even though there was no formal vacation of this 5 feet, there was a general acceptance of this fact by the commission and a knowledgeable city manager. I do not at this time address the width of Alder Street between Penn and Spring. I find that Romig's Addition shows a width of 21 feet, Romig's amended plat shows 22 feet. There is also a dedication of 2 feet from Block 10 of Romig's Addition and 10 feet from Bavaria Addition, which adds up to 34 feet. Foley's Addition shows 27.5 feet. I did not try to resolve this discrepancy, as it does not affect the position of the pins set by this survey.

I find that the ordinance to vacate the portion of Alder Street immediately South of Spring Avenue has an ambiguity in the description. The description reads "Thence in an Easterly direction along the North line of Lot 1, Block 1 of Bavaria Addition to La Grande, Oregon, a distance of 49.06 feet to the Northeast corner of Lot 1, Block 1 of Bavaria Addition." I find that the 10 foot dedication of Alder Street had already been dedicated, and I hold the position that the Northeast corner of Lot 1, Block 1 is really the corner as established by the 10 foot vacation and not the Northeast corner of Lot 1 as platted. This is also verified by the plat of Foley's Addition and Foley's Subdivision, which show Bavaria Addition being 408 feet East and West with the West line of Alder Street being a straight line to the South line of Spring Avenue. I also submit that the street width of 27.5 feet was established without formal vacation but with the full knowledge of the city governing body.

Reference Material

Plats and Surveys

- Plat of Bavaria Addition
- Plat of Romig's Addition
- Amended Plat of Romig's Addition
- Plat of Foley's Addition
- Plat of Foley's Subdivision
- 1922 Remonumentation of La Grande
- Survey Number 60
- Survey Number 63
- Survey Number 97
- Survey Number 33-65
- Survey Number 75-78
- Survey Number 54-79

Deeds

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REGISTERED PROFESSIONAL LAND SURVEYOR

Gregory T. Blackman

OREGON GREGORY T. BLACKMAN 991

UNION COUNTY SURVEYOR

Date Received 2-7-85

Date Filed 2-11-85

By G. LANGATZ, DEPUTY

File No. 3-85

BAGETT - GRIFFITH & ASSOCIATES
La Grande, Oregon

Map of Survey
Lots 1 and 2, Block 1, Bavaria Addition
and a portion of Tract A, Romig's Addition
along with a portion of vacated Alder Street
La Grande
UNION COUNTY, OREGON

SURVEYED FOR	Maxine Hines	
SURVEYED BY	G.T.B.	1-85
Scale: 1" = 50'	Drawn by: R.G.R.	1-85