



BASIS OF BEARING

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

LEGEND

- Found lead plugs with brass screws set by the 1922 remonumentation
- Found 3/4" iron pipe set by the 1922 remonumentation
- Found concrete monument set by the 1922 remonumentation
- Found pipe set by survey number 35 (1/2" pipe unless otherwise noted)
- Found 5/8" iron pin set by survey number 51-73
- Set 5/8" x 30" iron pin with plastic cap marked BGA SURVEY MARKER
- Record distance
- Centerline
- Existing fence line
- Existing sewer line

REFERENCE MATERIAL

- Plot of Arnold's Addition
 Plot of Arnold and Dray's Addition
 1922 Remonumentation of La Grande
- Survey Number 35
 Survey Number 51-73
 Survey Number 10-80
 Survey Number 20-80
 Survey Number 42-80
 Survey Number 60-81
 Survey Number 28-68
- Deed records
 Volume 35 Page 53
 Volume 106 Page 509
 Volume 113 Page 316
 Volume 114 Page 474
 Volume 125 Page 190
 Volume 135 Page 237
 Volume 143 Page 210
 Volume 145 Page 642
 Volume 145 Page 656
 Volume 147 Page 156
 Volume 151 Page 210
- Microfilm numbers
 44009 59900
 46772 65872
 49259 100779
 50941 112003
 112472

NARRATIVE

This survey was ordered by Gus Tsiatsos. I establish the East line of the property by the 1922 monuments in Fourth Street. The North line of Block 5 of Arnold's Addition was established by survey number 35 done by A.H. McLain.

The descriptions to the North, deed volume 114 page 474 and microfilm number 46772, both begin at the Northeast corner of Lot 4, Block 5 of Arnold's Addition which adjoins the Tsiatsos tract. The Tsiatsos tract does not recite adjoining Arnold and Dray's Addition, however the deed in volume 147 page 156 does recite that the South line of Block 10 and the North line of the Tsiatsos tract are one and the same. I find that this appears to be the intent on the ground. I find that there is 7.70 feet of excess between the deed call of Tsiatsos and the South line of the aforementioned Block 10 of Arnold and Dray's Addition. I have shown this in Tsiatsos favor, as I believe that this was the intent. I locate the West line of the tract by the found monuments along Third Street. I also find that several deeds extend into Third by some 35 feet. In going back into the deeds I find that the original deed from Mahaffy to Willard, deed volume 35 page 53 makes an adjoiner call to "Third Street", but the deed had the wrong point of beginning. A few years later there was a correction deed that corrected the point of beginning and omitted the call to "Third Street". The original plat of Arnold and Dray's Addition shows the entire width of Third Street, which Stuart Wyld and I believe was the dedication of this street. We can find no other dedication for this parcel in the street. I have thus given the street full width. I find that survey number 28-68 incorrectly monuments the Northwest corner of tax lot 9301, in Block 5 of Arnold's Addition. I found the Northeast corner of tax lot 9200 set by survey number 35 in place. I find that Jim Voelz set his pin 14.9 feet from the McLain pipe instead of 20 feet as called in the deeds.

I find no other problems with this survey.

UNION COUNTY
 SURVEYOR

Date Received 9-20-85
 Date Filed 10-1-85
 By G. LANGLITZ, DEPUTY
 File No. 24-85

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Gregory T. Blackman
 GREGORY T. BLACKMAN
 991

BAGETT - GRIFFITH & ASSOCIATES
 La Grande, Oregon
 Map of Survey
 Parcels in the Southeast quarter of
 Section 7, Township 3 South, Range
 38 East of the Willamette Meridian
 La Grande
 UNION COUNTY, OREGON

SURVEYED FOR	Gus Tsiatsos	
SURVEYED BY	G.T.B.	8/85
Scale: 1" = 60'	Drawn by: R.G.R.	8/85