



REFERENCE MATERIAL

Plat of Williamson's Addition
Plat of Home Investment Addition
Amended plat of Home Investment Addition
1922 Remonumentation of La Grande
Survey Number 107
Survey Number 109
Survey Number 100-73
Survey Number 83-74
Survey Number 1-77
Survey Number 38-79
Survey Number 24-82
Survey Number 36-87

DEED REFERENCES

Volume W Page 257
Volume 103 Page 373
Volume 109 Page 355
Volume 127 Page 362
Volume 134 Page 498
Volume 138 Page 392
Volume 141 Page 165
Volume 144 Page 340
Volume 151 Page 643
Volume 154 Page 661

Microfilm Numbers

34151
36322
38631
44745
47274
90105

NARRATIVE

This survey was ordered by L.W. "Buck" Herrmann. The West line of this parcel was established by survey numbers 24-82 and the 1922 Remonumentation of La Grande. The North line was established by survey number 24-82 and 1-77. The East line of this parcel was established by survey number 1-77. I find that the South line of this parcel would not match the lines of occupancy by some 11 feet when starting the legal description from the Southeast corner of Block 30 of Williamson's Addition as established by the 1922 remonumentation of La Grande. Mr. McLain establishes this corner at 47.89 feet from the centerline of Cove Avenue (the South line of Section 5). By using this block corner position, I find that all of the existing fences running East and West within the lot of lots to the South of Herrmann's property are approximately 11 feet North of the title lines. The plat of Williamson's Addition was filed in April of 1890. On the original plat of Williamson's Addition, I find that the Southeast corner of Block 30 is tied to the Section line by a bearing of N 10° E, a distance of 59 feet. Reducing this to a perpendicular line, I find that the distance reduces to 58.10 feet from the Section line. I find that by establishing the Southeast corner of Block 30 at 58.10 feet, the title lines will more closely fit the existing fences, and that the title lines will not cut through buildings. There is one area of exception for the agreement of fences. That being in the area of county survey numbers 107, 109,

100-73 and 83-74, in which there was an 11 foot correction deed issued to correct property line discrepancies. I am convinced that this would not have been necessary had those surveyors checked the original plat of Williamson's Addition. I find furthermore that the parcel bordered by Home Investment Addition, Willow Street, Cove Avenue and Willows Lake Highway existed prior to plotting of Home Investment Addition. The Herrmann tract first was deeded out on April 10, 1895 to Elizabeth Yates. This description has remained intact since that time. It is my opinion that the Southeast corner of Block 30 was not the same position as established by A.H. McLain in 1922, and the lines of occupancy will substantially agree with the title lines if you use the deed description point of beginning as shown on my plat. Care should be taken to insure that this point of beginning will not refer to the property surveys located within Williamson's Addition as well as Home Investment Addition. In my professional opinion my survey best shows the intent of the deeds as written.

You will note that I have placed my South monuments in the South fence line. Mr. Herrmann intends to quit claim the property he owns South of this fence line to his neighbor to the South, so that the fence line will be the true property line from now on. We have prepared the necessary descriptions for Mr. Herrmann to make the transfer. I find no other problems with this survey.

REGISTERED PROFESSIONAL LAND SURVEYOR
L.W. Herrmann
OREGON
GREGORY T. BLICKMAN
991

UNION COUNTY SURVEYOR
Date Received 3-14-88
Date Filed 3-16-88
By G. LANGRISH, DEPUTY
File No. 6-88

BAGETT - GRIFFITH & ASSOCIATES
La Grande, Oregon

MAP OF SURVEY
Parcels in the Southeast quarter of the Southeast quarter of Section 5, Township 3 South, Range 38 East of the Willamette Meridian

UNION COUNTY, OREGON

SURVEYED FOR	L.W. Herrmann	
SURVEYED BY	G.T.B.	3-88
Scale: 1" = 30'	Drawn by: R.G.R.	3-88