



BASIS OF BEARING

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

LEGEND

- Set 5/8" x 30" Iron pin with plastic cap marked BGA SURVEY MARKER.
- Found 5/8" Iron pin set by survey no. 28-68.
- Found 3/4" Iron pipe set by survey no. 35.
- ▲ Position of concrete monument set by the 1922 remonumentation of LaGrande. The monument has been destroyed by construction.
- Found 5/8" iron rebar with plastic cap set by survey number 24-85.

REFERENCE MATERIAL

Plat of Arnold's Addition
 Plot of Arnold and Dray's Addition
 1922 remonumentation of LaGrande
 Survey no. 35
 Survey no. 28-68
 Survey no. 24-85
 Deed Records Microfilm numbers
 74158 116441
 73807 126514
 111388 116597
 112472 126605
 11663 (Vacation on Third Street)

NARRATIVE

This survey was ordered by Gus Tsatsos, Bob Delve, and Brian Kelly. Mr. Tsatsos was selling the 24.93 feet north of Block 5 to Bob Delve. Mr. Kelly and Mr. Delve intend to build a fence between their two properties, and needed their lines defined. Gus Tsatsos was planning to quitclaim to Dell Puckett a pie shaped piece of land in Block 5 that Mr. Puckett had occupied since 1970, so that his deed would reflect the line of occupancy. The land to the north of Block 5 of ARNOLD'S ADDITION was defined by survey number 24-85. That portion of Block 5 occupied by Kelly and Delve was defined by survey number 35 by A.H. McLain in 1950. I found all of McLain's pins around the Kelly and Delve tract. You will note that there was by record 260 feet north and south on the ARNOLD'S ADDITION plat. However there was only 251.06 feet of property available. McLain laid out the existing parcel in March of 1950, and showed the deficiency as early as 1922. This shortage creates a problem with Kelly and Delve deeds. Both are aware of the deficiency of their deeds. Both properties were owned by the First Methodist Church and have contracts with the church. The Kelly property was created when the church relocated a house on the southerly portion of the lot. Their plot plan to the city indicates that they intended to convey 57.50 feet of frontage. The city would not have granted a lot of less than 50 feet of frontage as this is the standard frontage. I therefore maintain that 57.50 feet was the intended conveyance and that the lot to the north received the remainder. There are no encroachments along this line and it fits very well with the agreed upon line between Delve and Kelly. Delve also purchased that property to the north between the north line of Block 5 and the existing sewer main. These corners were visible prior to the sale and legal descriptions. Tsatsos intends to convey a small portion of property to Dell Puckett. There is a Voelz pin at the approximate NW corner of the Puckett property that is 5.0 feet northerly of the Puckett deeded line. Tsatsos intends to quitclaim that 5.0 feet to Puckett to make the Puckett deed the same as the occupied parcel. I find no other problems with this survey.

ARNOLD'S ADDITION
 BLOCK 5

SURVEY NO. 9-89

UNION COUNTY SURVEYOR
 Date Received 6-19-89
 Date Filed 6-23-89
 By G. LANGRISH DEPUTY
 File No. 9-89

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

BAGETT - GRIFFITH & ASSOCIATES LaGrande, Oregon		
Map of Survey Parcels in the Southeast quarter of Section 7, Township 3 South, Range 38 East of the Willamette Meridian, and in Block 5 Arnold Addition to LaGrande.		
UNION COUNTY, OREGON		
SURVEYED FOR	Tsatsos-Delve-Kelly	
SURVEYED BY	GTB	6-89
Scale: 1" = 50'	Drawn by: JPP	6-89