

BASIS of BEARING

Forward bearing as published by the U.S.C. and G.S. from Δ COLLEGE to Δ VALLEY Dated 1946.



REFERENCE MATERIAL

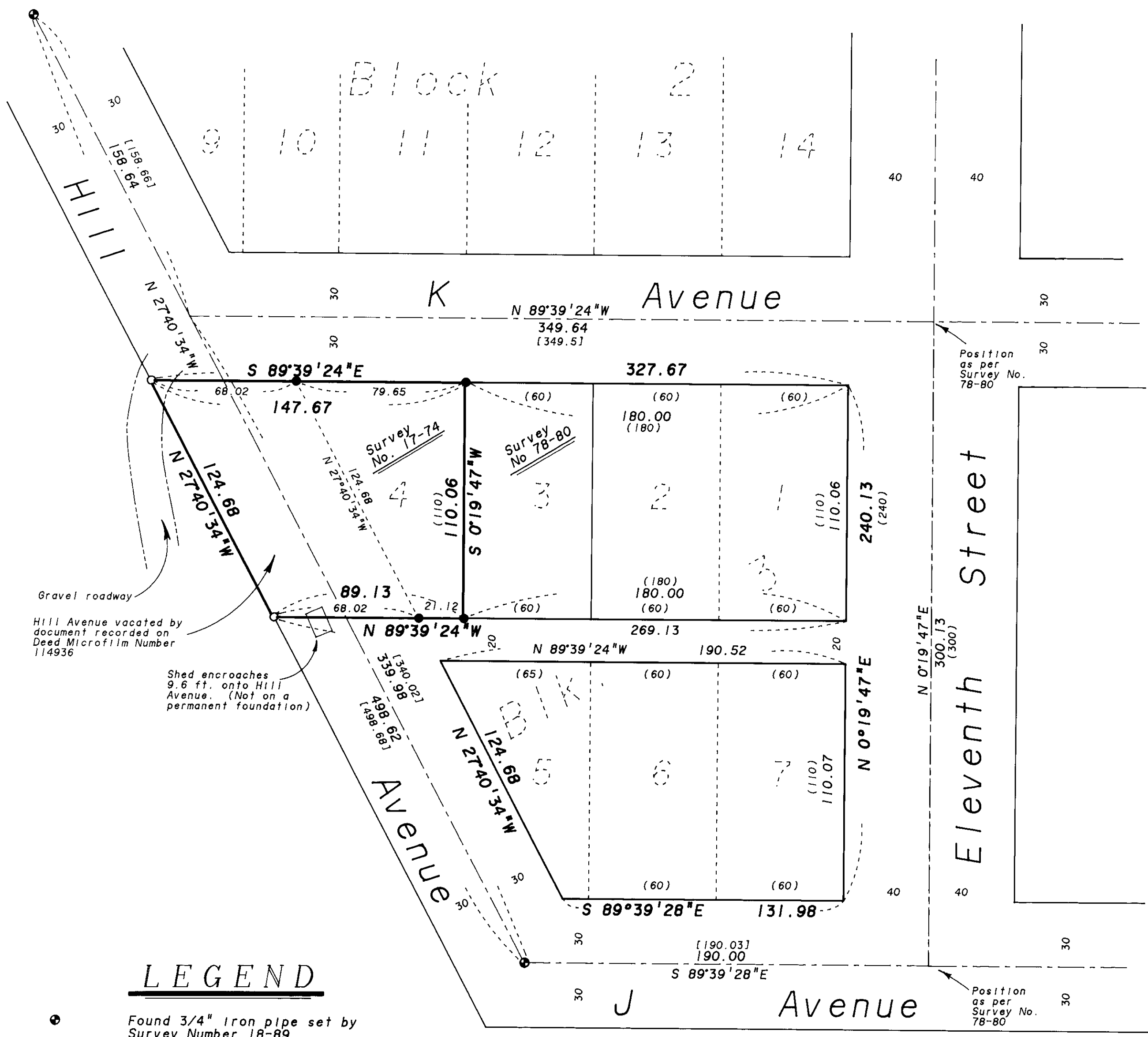
Amended plat of O'Connor's Addition
 Survey Number 17-74
 Survey Number 78-80
 Survey Number 18-89
 Deed Microfilm No. 114936

NARRATIVE

This survey was done at the request of Larry Espinola, to locate Lot 4 and the vacated portion of Hill Avenue as shown. I base my survey on the found pipes from Survey Number 18-89 (the 1922 remonumentation of LaGrande), and the found pins of Survey Number 17-74. I locate the West line of the vacated Hill Street 30 feet Westward and parallel with the monumented centerline. I then locate the Northwest and Southwest corners of the parcel by extending the North and South lines of Lot 4 as determined by Survey Number 17-74. This is not the standard method used in apportioning reversion rights of vacated streets. In the book Boundary Control and Legal Principles, Curtis M. Brown states "Unless a deed or map indicates otherwise, reversion rights extend from the street termini of the property lines to the center line or thread of the street in a direction that is at right angles to the center of the street." The description of the vacation is somewhat vague. The deputy County Surveyor has depicted the vacation on the original plat as being an extension of the block lines as shown. I also contacted Norm Paulus of the City of LaGrande, who was involved in the vacation process. He stated that the intent was to extend the Block lines as shown, to maintain a straight street and alley right of way. Should the remainder of Hill Avenue be vacated, Mr. Espinola or the owner of Lot 4 will be entitled to additional apportionment of the vacated right of way. I find an existing gravel surface road encroaching onto the Northwest corner of the property as shown. I also find a shed (not on a permanent foundation) encroaching onto the non-vacated portion of Hill Avenue as shown. I have discussed both of these situations with Mr. Espinola. I find no other unusual conditions on this survey.

LEGEND

- Found 3/4" Iron pipe set by Survey Number 18-89
- Found 1/2" Iron pin set by Survey Number 17-74
- Set 5/8"x30" Iron pin with plastic cap marked BGA SURVEY MARKER
- () Record distance of the amended plat of O'Connor's Addition to LaGrande
- [] Record distance of Survey No. 18-89
- Centerline



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 Rick G. Robinson
 OREGON
 JULY 17, 1988
 RICK G. ROBINSON
 2219

5-12-92
 5/18/92
 Guy J. ...
 018-1992

BAGETT-GRIFFITH & ASSOCIATES LaGrande, Oregon Map of Survey		
Lot 4 and adjacent vacated Hill Avenue, Block 3 Amended O'Connor's Addition LaGrande		
UNION COUNTY, OREGON		
SURVEYED FOR	Larry Espinola	
SURVEYED BY	R. G. R.	5-92
Scale: 1"=40'	Drawn by: R. G. R.	5-92

Survey No. 018-1992