



## BASIS of BEARING

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

Scale: 1" = 100 Feet

## REFERENCE MATERIAL

- Survey Number 124-78 Survey Number 046-1992
- Survey number 23-75
- Union County Surveyor Monumentation Records
- Title Report 33481 From Abstract and Title
- DEED REFERENCES
- Deed Vol 156 Pages 427, 428, 429
- Deed Volume 142 Page 136
- Deed Volume 83 Page 96

## NARRATIVE

A partition was ordered by Morris Sawyer on behalf of Lucy and Star Sawyer. The Sawyers wished to create 3 parcels of land as shown on this plat. I base my survey on Surveys numbered 124-78 and 046-1992, which establish Gekeler Lane, 20th Street, 16th and 18th Streets, as well as the North line of the Sawyer tract. Morris Sawyer indicated that we needed to create two parcels from a parcel of one acre in size. The smallest parcel should have a width of 93 feet and the larger parcel would be the remainder of the one acre. The largest parcel is the remaining land on the East and West of the land conveyed to the City of LaGrande now called 18th Street.

The City of LaGrande Planning Commission approved this plat with the condition that the barn that encroaches onto the right of way of Gekeler Lane be moved at the time of the expansion of the roadway providing the appropriate setbacks from the right of way. I find no other unusual conditions on this survey.

After setting the monuments and clearing the LaGrande Planning Commission, the Sawyers decided not to complete the partition process. Since I had already set the monuments, I was required to file a map of survey to document my work. The filing of this map is so that I comply with the Oregon Statutes.

## EASEMENTS

An easement granted in Book 83 at page 96 grants a permanent easement for downguy to be placed on the premises. I was unable to locate the downguy for certain, and the document is too vague to position the easement for certain.

## LEGEND

- Found 5-8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey as shown unless otherwise noted.
- Set 5-8 x 30" iron pin with plastic cap marked BGA SURVEY MARKER
- Found unrecorded 5-8" IRON PIN
- ⊙ Found monument as described as per Union County monumentation records.
- ▲ Found 5-8 iron pin by AP & A Survey Number 23-75
- \*- Existing fence line
- - - Centerline of Road

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Gregory T. Blackman*

OREGON  
JULY 13, 1973  
GREGORY T. BLACKMAN  
991

Renewal Date: Dec. 31, 1995

UNION COUNTY  
SURVEYOR

2-24-94  
3-17-94

R. ROBINSON, DEPUTY

File No. 006-1994

BAGETT-GRIFFITH & ASSOCIATES  
LaGrande, Oregon  
Map of Survey

A PORTION OF THE SE 1/4 OF  
THE SE 1/4 OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 38 EAST  
OF THE WILLAMETTE MERIDIAN

SURVEYED FOR	MORRIS SAWYER
SURVEYED BY	GTB
Scale: 1" = 100 Ft.	Drawn by: GTB

FEB. 1994  
FEB 1994