

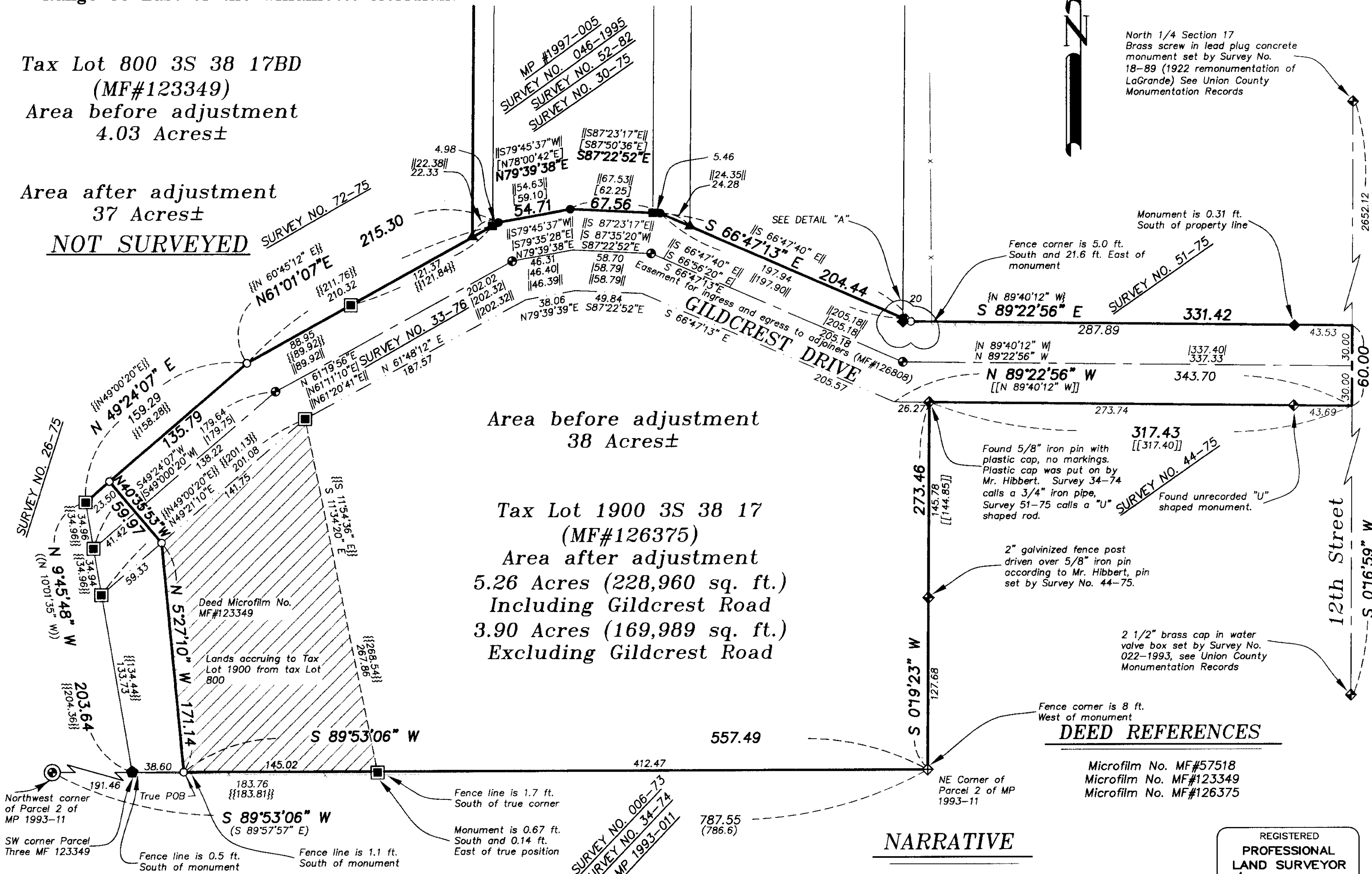
# LOT LINE ADJUSTMENT

Tax Lot 800 3S 38 17BD (Microfilm No. MF#123349) and Tax Lot 1900 3S 38 17 (Microfilm No. MF#126375) situated in the West 1/2 of Section 17, Township 3 South, Range 38 East of the Willamette Meridian.

Tax Lot 800 3S 38 17BD  
(MF#123349)  
Area before adjustment  
4.03 Acres±

Area after adjustment  
37 Acres±

**NOT SURVEYED**



Area before adjustment  
38 Acres±

Tax Lot 1900 3S 38 17  
(MF#126375)  
Area after adjustment  
5.26 Acres (228,960 sq. ft.)  
Including Gildcrest Road  
3.90 Acres (169,989 sq. ft.)  
Excluding Gildcrest Road

### DEED REFERENCES

Microfilm No. MF#57518  
Microfilm No. MF#123349  
Microfilm No. MF#126375

### NARRATIVE

This lot line adjustment was performed at the request of Ross Dowdy on behalf of Florence Davidson. Mrs. Davidson wished to adjust the line between 2 parcels she owns. The two resulting parcels are 5.26 acres and 37 acres±. The 37 acre parcel is unsurveyed. The 5.26 acre parcel's boundary is monumented by Surveys 003-76, 34-76, 26-75, 30-75, 44-75, 51-75, 72-75, 33-76, 52-82, and 022-1993. I found virtually all the monuments set by these surveys and held the position of the monuments as the boundary of this parcel. The record measurements differ from my remeasurements as shown. I did not find the monument at an angle point on the North line of Gildcrest Drive at the Northwest end. To establish the position of this monument I offset a line parallel with the found centerline monuments to the west and intersected this line with a projection of a line between found monuments to the East. There is an unrecorded monument on the South side of Gildcrest Drive. Survey No. 44-75 accepted this monument as a property boundary and I followed suit. The 5/8" iron pin with the plastic cap put on by Mr. Hibbert is called a 3/4" pipe in Survey 34-75 and a "U" shaped rod in Survey No. 51-75. My remeasurements to the 5/8" pin confirm that it is at the proper location and I accept it. The fence lines are away from the true property lines as shown. The lot line was adjusted at the direction of Mr. Dowdy. I find no other problems with this survey.

## BASIS OF BEARING

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

SCALE: 1"=60'

### LEGEND

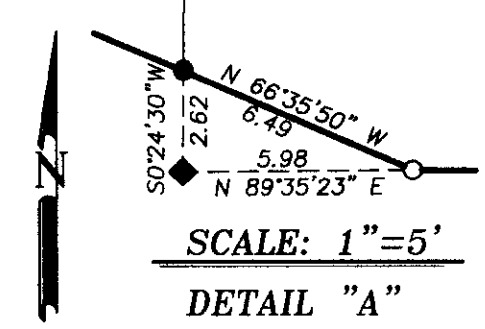
- ◆ Found monument as noted
- ⊙ Found 5/8" iron pin set by Survey No. 006-73
- ⊕ Found 5/8" iron pin set by Survey No. 34-74
- ◆ Found 5/8" iron pin set by Survey No. 26-75
- Found 5/8" iron pin set by Survey No. 30-75
- ◆ Found 5/8" iron pin set by Survey No. 51-75
- Found 5/8" iron pin set by Survey No. 72-75
- ⊙ Found 5/8" iron pin set by Survey No. 33-76
- ▲ Found 5/8" iron pin with plastic cap marked AP&A SURVEY MARKER set by Survey No. 52-82
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey No. 46-1995
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Center line
- - - Easement line
- x Fence line
- ( ) Record measurement Survey No. 34-74
- (( )) Record measurement Survey No. 26-75
- [ ] Record measurement Survey No. 30-75
- [[ ]] Record measurement Survey No. 44-75
- { } Record measurement Survey No. 51-75
- {} Record measurement Survey No. 72-75
- | | Record measurement Survey No. 33-76
- || Record measurement Survey No. 52-82
- \\ Record measurement Survey No. 022-1993
- ▨ Lands adjusted to Davidson trust from J. Raymond Davidson and Gail Marie Davidson Fineberg

### REFERENCE MATERIAL

- UNION COUNTY MONUMENTATION RECORDS  
UNION COUNTY SURVEYS
- Survey No. 06-73
  - Survey No. 34-74
  - Survey No. 26-75
  - Survey No. 30-75
  - Survey No. 44-75
  - Survey No. 51-75
  - Survey No. 62-75
  - Survey No. 72-75
  - Survey No. 33-76
  - Survey No. 52-82
  - Survey No. 18-89 (1922 Remonumentation of LaGrande)
  - Survey No. 22-1993
  - Survey No. 46-1995
- UNION COUNTY PLAT RECORDS  
Minor Partition No. 1993-11  
Minor Partition No. 1997-005

### APPROVALS

Approved as a lot line adjustment this 25<sup>th</sup> day of Aug., 2000.  
*Michael A. Hyde*  
By Michael A. Hyde  
City of LaGrande Community  
Development Director/Planning Director



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Gregory T. Blackman*

OREGON  
JULY 13, 1973  
GREGORY T. BLACKMAN  
991  
Renewal Date: Dec. 31, 2001

UNION COUNTY  
SURVEYOR

Date Received 8/25/00  
Date Filed 8/25/00  
By R. ROBINSON, DEPUTY  
File No. 013-2000

**BAGETT, GRIFFITH & BLACKMAN**  
2006 Adams Avenue, LaGrande, Oregon  
Map of Survey

Situated in the West 1/2 of Section 17,  
Township 3 South, Range 38 East of the  
Willamette Meridian

UNION COUNTY, OREGON

SURVEYED FOR	ROSS DOWDY
SURVEYED BY	G.T.B. 5/2000
Scale: 1"=60'	Drawn by: N.W.V. 5/2000

SURVEY NO. 013-2000