

**LEGEND**

- Found 5/8"x 30" iron pin with yellow plastic cap marked "BGA SURVEY MARKER" in 5"x6" concrete collar.
- ⊙ Found brass cap in monument box as per Survey number 63-73.
- ⊗ Found chiseled 3" cross in concrete sidewalk set by surveys No. 036-1993 and MP 1994-04.
- Found 5/8" iron pin with plastic cap marked "LS 1925" as per Survey number 036-1993.
- Found brass screw in lead plug set in curb as per Survey number 18-89.
- ⊗ Found X on manhole rim as per Survey number 18-89.
- ▲ Found 5/8"x 30" iron pin with plastic cap marked "BGA SURVEY MARKER". set by MP 1994-04.
- Set 5/8"x 30" iron pin with yellow plastic cap marked "BGB SURVEY MARKER".
- ( ) Record information from McIntosh Subdivision.
- [ ] Record information from Survey number 18-89.
- Centerline of road
- - - Existing fence line

**NARRATIVE**

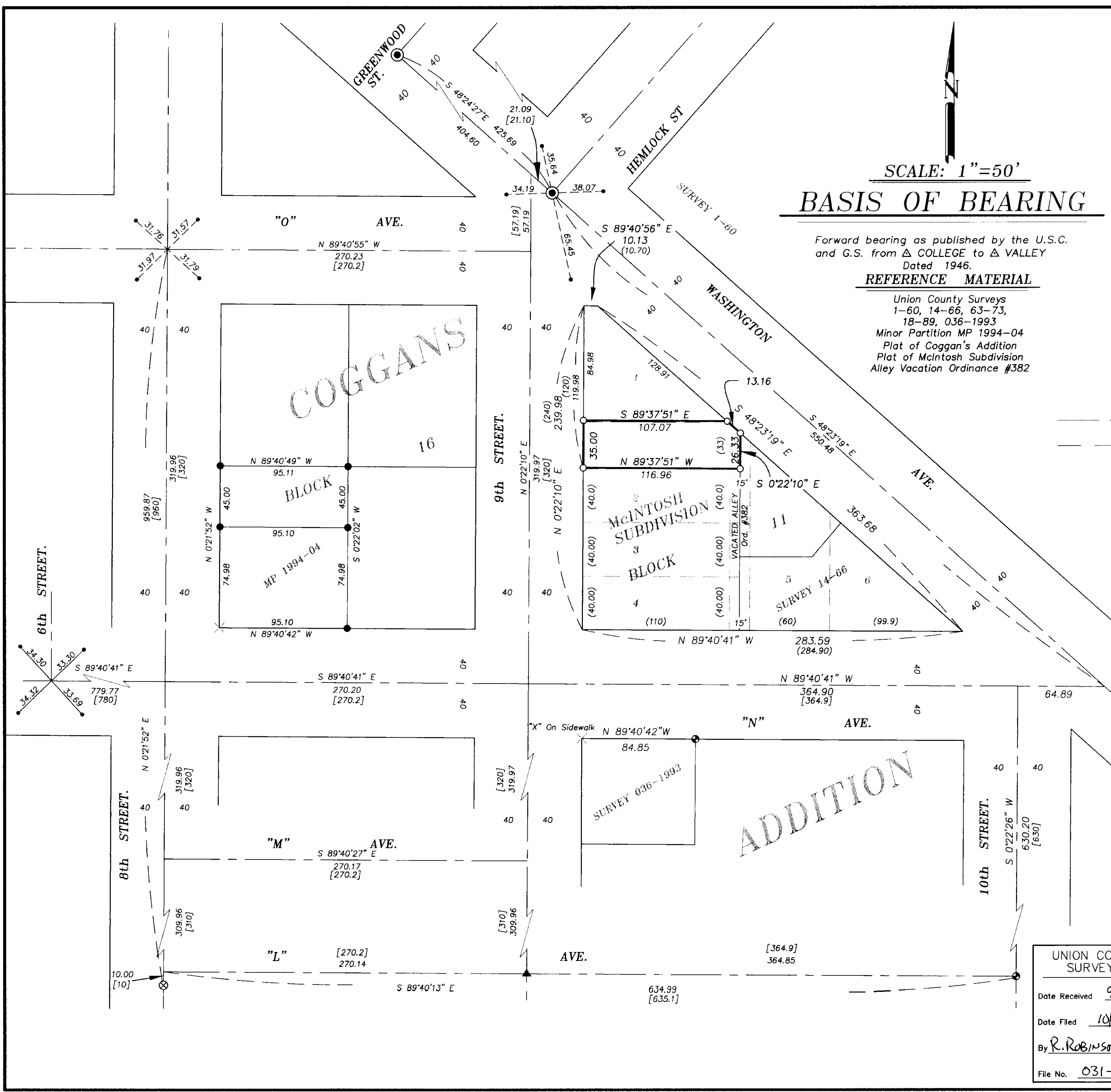
This survey was ordered by Michael Lubeck. Mr. Lubeck wished to construct a garage on the rear of his property, and was unsure of the property line for his setbacks. We found that there was some confusion as to the length of the South line of McIntosh's Subdivision of Block 11 of COGGAN'S ADDITION to La Grande. The plat files of the Union County Clerk show that Lot 4 is 100 ft. by 40 ft. The original plat filed in Book "O", Page 133, shows Lot 4 to be 110 feet by 40 feet, which fits the fences and construction on the ground. The map in the plat files is a hand reproduction which incorrectly transferred the south dimension of Lot 4 into the record. I find that the exterior of the block fits quite well with the true distance from the original plat filing. I establish the centerline of "N" Avenue by the lead plugs at Sixth and "N" and drive the line through a point 40 feet South of the monuments set by Minor Partition Number 1994-04, and a point 40 feet North of the monuments set by Survey Number 036-1993. Washington Avenue was established from the centerline monuments set by Survey Number 63-73. I accept the location of the Centerline of Ninth Street as established by Minor Partition Number 1994-04 and Survey Number 036-1993. I then establish McIntosh's Subdivision by intersecting the South Line of Washington and the South line of "O" Avenue, also by intersecting the South line of Washington Avenue and the North line of "N" Avenue. I establish the West line of said subdivision with a line 40 feet East of the established centerline of Ninth Street, intersecting the North line of "N" Avenue and the South line of "O" Avenue. I then proportion the deficiency along the South and West lines in the standard manner. I have placed half of the vacated alley to Mr. Lubeck's East line. I find that the existing fence lines along the North and South line of Lubeck fit very well. I find no other problems with this survey.

**SCALE: 1"=50'**  
**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**

- Union County Surveys 1-60, 14-66, 63-73, 18-89, 036-1993
- Minor Partition MP 1994-04
- Plat of Coggan's Addition
- Plat of McIntosh Subdivision
- Alley Vacation Ordinance #382



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 9/26/01

Date Filed 10/23/01

By R. ROBINSON, DEPUTY

File No. 031-2001

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

Located in Lot 1 of McIntosh's Subdivision of Block 11 of Coggan's Addition to LaGrande Union County, Oregon

SURVEYED FOR Michael and Alice Lubeck

SURVEYED BY G.T.B.

Scale: 1"=50' Drawn by: G.T.B. 9-13-2001

SURVEY NUMBER 031-2001