



**BASIS OF BEARING**

Using assumed bearing of due North on the East line of Block 2, Fehrenbach Addition to La Grande, between found pipes.

**LINE TABLE for DEAL CREEK**

NUM	DISTANCE	BEARING
L1	18.12'	S68°26'42"E
L2	20.71'	S72°07'55"E
L3	17.68'	S72°39'03"E
L4	20.03'	S88°20'05"E
L5	11.93'	S63°25'29"E
L6	10.36'	S74°30'55"E
L7	16.30'	N87°09'18"E
L8	8.52'	S89°55'25"E

**ADJUSTED AREAS**

**TAX LOT 3101**  
 Before Adjustment: 0.15 Acres. 6350.00 Sq.ft.  
 After Adjustment: 0.16 Acres. 6867.59 Sq.ft.

**TAX LOT 3100**  
 Before Adjustment: 0.27 Acres. 11750.00 Sq.ft.  
 After Adjustment: 0.26 Acres. 11233.68 Sq.ft.

**UNION COUNTY SURVEYOR**

Date Received: 12/18/03  
 Date Filed: 12/31/03  
 By: P.C. Elder  
 File No. 044-2003

REGISTERED PROFESSIONAL LAND SURVEYOR

*Peter C. Elder*

OREGON  
 JULY 13, 1999  
 PETER C. ELDER  
 51277  
 Renewal Date: December 31, 2003

**LEGEND**

- Set 5/8 in. dia. by 30 in. long iron rod with yellow plastic cap marked: "ELDER LS51277"
- Set Witness corner to the center of Deal Creek. Witness corner is on the West line of Tax Lot 3100 and the monument set is the same as described above.
- ⊙ Found 3/4 in. iron pipe, down 11", set 5/8 in. dia. by 30 in. long iron rod with yellow plastic cap marked: "ELDER LS51277" inside of found pipe at found position.
- ⊙ Found monument, 1/4 corner, as described.
- Found monument from record survey as described
- Found unrecorded monument.
- SFNF Searched for, not found.
- ( ) Record bearing and distance from plat of Fehrenbach Addition
- [ ] Record bearing and distance from 1922 Remonumentation Survey also known as Survey No. 18-89
- < > Record bearing and distance from Plat of Crisman Addition
- { } Record bearing and distance from Survey No. as shown

**NARRATIVE**

The purpose of this survey is to perform a Lot Line Adjustment between two properties in Block 2 of Fehrenbach Addition to La Grande. Because the new common boundary line is irregular, a survey is required. The new line is the line conforming to the centerline of Deal Creek as it exists at the time of this survey. This line is not a water boundary but is a fixed line. It being impractical to set monuments in a creek bed, the courses shown in the line table, as surveyed along Deal Creek, hold as the line.

I encountered two major problems in this survey. First, the monumentation at the centers of the street intersections, set in the 1922 Remonumentation of La Grande, have mostly been destroyed due to the City's policy of constructing sewer lines along the center of the streets. Therefore, I have to rely on recovering the record surveys that lie within the blocks. That leads to the second problem which is that it is likely that some monuments have been moved or replaced by landowners due to the construction of improvements such as landscaping, etc., through the years, and it is unknown if all monuments are in their original position.

I endeavored to gather enough evidence to be able to understand and show the relationship between the surveys performed in Block 2 and the surrounding blocks. Supporting evidence for the validity of the surveys done within Block 2 is the fact that they were conducted by A.H. McLain, the same surveyor who performed the 1922 Remonumentation of La Grande, said survey establishing the centers of the street intersections which are now lost.

After analyzing all the evidence, I hold the found monuments in Block 2, with some adjustment for error, and give full record distance to lots in Block 2. I show the resulting street intersections and the excess or deficiencies that result using the limited found control and record distances.

On the streets north and south of Block 2: I project centerline from a record monument at the end of "N" Ave. parallel with the block solution and show the resulting street widths. I use record distance along the West line of Fehrenbach Addition to project a line parallel with the block solution along "O" Avenue and show the resulting street widths.

On the streets east and west of Block 2: I hold record street width along these sides of the block and project lines that are parallel to the block and show the resulting distances along the street centerlines. On the West side of the block there is a deficiency in record distance.

**REFERENCES**

DEEDS	SURVEYS
Deed MF No. 115973	Survey No. 60
Deed MF No. 157084	61
Deed MF No. 962769	62
Deed MF No. 20032018	16-64
	28-66
	79-75
	75-78
	13-87
	Survey No. 18-89
	(also known as 1922 survey of La Grande)

**OTHER SOURCES**  
 Plat of Fehrenbach Addition  
 Plat of Crisman Addition  
 Union County Monumentation Records

**Peter C. Elder Land Surveying**  
 610 16th St. La Grande Oregon (541) 663-0606

**MAP of SURVEY for LOT LINE ADJUSTMENT**  
 Lots 7,8,9 and 10 and the East 17.5 ft. of Lots 4,5, and 6, all in Block 2, Fehrenbach Addition to the City of La Grande, Oregon, located in the NE 1/4 of Section 7, T.3 S., R.38 E., W.M.

<b>DRAWN BY:</b> PCE	<b>SCALE:</b> 1" = 50'
<b>SURVEYED FOR:</b> Douglas Wright	<b>DATE:</b> December 17, 2003
<b>SURVEYED:</b> Oct. and Nov., 2003	<b>SHEET:</b> 1 OF 1

**SURVEY NUMBER 044-2003**