



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" = 40'

LEGEND

- Found brass disk in water valve box set by survey number 040-2000
- Found 3/4" iron pipe set by survey number 78
- Found 3/4" iron pipe set by survey number 39-78
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 4-84
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Record distance of the plat of Coggan's Second Addition
- Manhole
- Utility Pole
- Electrical Transformer
- Existing Catch Basin
- Centerline
- 6" Concrete Curb
- Edge of Asphalt
- Easement Line
- Underground Power Line
- Storm Sewer Line
- Existing Fence Line (6 ft. chain link)

NARRATIVE

This survey was done at the request of Doug Chrisman. The purpose of this survey is to monument the exterior of this tract preparatory to an ALTA/ACSM Land Title Survey. When this tract was originally developed, the improvements and associated easements for the sewer and water were based on survey number 39-78 (dated March 20, 1972). Unfortunately, that survey erroneously gave Cove Avenue an 80 ft. right of way (40 feet each side of centerline). Consequently, the monuments set by that survey fall 10 feet South of the true corners. Surveys 29-75, 58-78, 86-78, 86-80, 93-80, 4-84, 32-87 and 040-2000 all use a 30 ft. right of way. The placement of this block was discussed in depth on the narrative (filed separately) of survey number 58-78. That survey was amended by survey number 86-80, which I use for the basis of the location for Block D. The general scheme is that the South line of Lot 1 was placed at record distance South (200 ft.) from the TRUE South right of way of Cove Avenue. The metes and bounds tracts in lot 4 were placed at record distance from the North line of Lot 4, with all of the excess in the block being placed along the South tier of ownerships in the block. Survey Number 4-84 exposed the 10 ft. conflict with the South line of this tract, and a deed was filed transferring the 10 ft. strip lying East of North Balm Street to the owners of this tract. Nothing has been done to resolve the conflict West of North Balm Street. The easements granted to the City of La Grande for water and sewer were placed from the erroneous survey, and the improvements were made on that basis. I show the location of those easements based on the erroneous survey, as that was the intent of the easements. The easement for the power line was placed using the physical location of the underground line as the centerline of the easement. Because of the 10 ft. discrepancy, the storm drain and line, the fence, and a portion of curb and asphalt encroach onto the South ownership as shown. I find no other unusual conditions on this survey.

REFERENCE MATERIAL

Plat of Coggan's Second Addition
 Survey Number 58
 Survey Number 78
 Survey Number 29-75
 Survey Number 38-78
 Survey Number 39-78
 Survey Number 58-78
 Survey Number 86-78
 Survey Number 86-80
 Survey Number 93-80
 Survey Number 4-84
 Survey Number 32-87
 Survey Number 040-2000

DEED REFERENCES

Microfilm Numbers:
 40487 46728 46729
 46730 97976 135825 976050
 Preliminary Title Report No. 05-16862
 prepared by Eastern Oregon Title, Inc.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Rick G. Robinson
 OREGON
 JULY 17, 1986
RICK G. ROBINSON
 2219

Renewal Date: Dec. 31, 2006

UNION COUNTY
 SURVEYOR

Date Received 11/28/05

Date Filed 11/28/05

By *Amy T. Blank*

File No. 024-2005

BAGETT, GRIFFITH & BLACKMAN
 2006 Adams Avenue, LaGrande, Oregon

Map of Survey
 Lot 1 and a portion of Lot 4,
 Block D,
 Coggan's Second Addition to La Grande

SURVEYED FOR		Doug Chrisman	
SURVEYED BY		R.G.R.	11/9/05
Scale: 1" = 20'	Drawn by:	R.G.R.	11/21/05

SURVEY NUMBER 024-2005