

# 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" = 60'

## REFERENCE MATERIAL

Plat of Arnold and Dray's Addition  
 Survey Number 20-80  
 Survey Number 24-85  
 Survey Number 11-87  
 Survey Number 18-89 (1922 Remonumentation)  
 Survey Number 028-2005  
 Survey Number 002-2007  
 Minor Partition Plat Number 1992-20

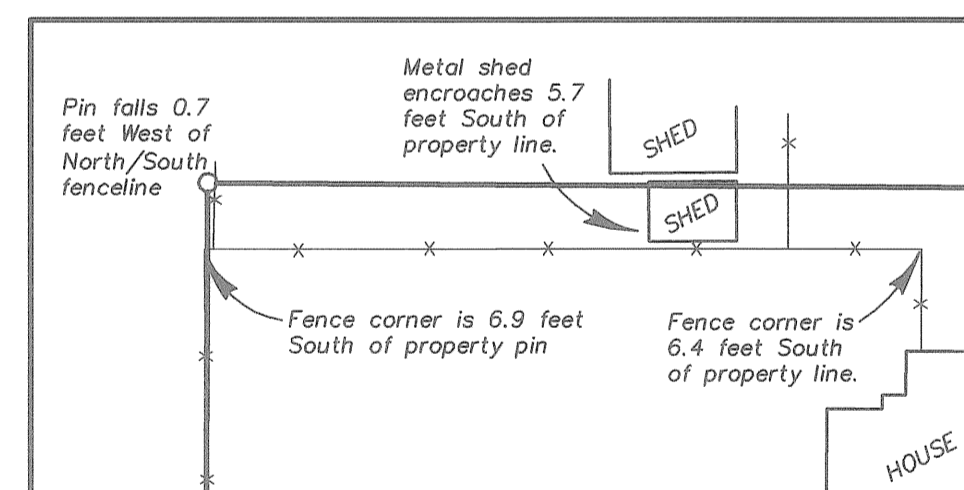
### DEED REFERENCES

Book B, Page 396  
 Book 118, Page 65  
 Book 143, Page 247  
 Book 145, Page 742  
 Book 152, Page 295  
 Book 158, Page 561  
 Microfilm Document Number 970405  
 Microfilm Document Number 20010305  
 Microfilm Document Number 20031747  
 Microfilm Document Number 20076626  
 Microfilm Document Number 20084780

## LEGEND

- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER unless otherwise noted, set by Survey Number 11-87
- Found unrecorded 1/2" iron pin
- ▲ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 002-2007
- ⋈ Found brass screws in lead plugs for centerline references, set by Survey 18-89
- Centerline
- x- Existing Fenceline
- Existing Building
- ( ) Record measurement as per Survey Number 24-85
- [ ] Record measurement as per Survey Number 11-87
- { } Record measurement as per Survey Number 002-2007
- (( )) Record measurement of Plat of Arnold and Dray's Addition

## ENCROACHMENT DETAIL SCALE: 1" = 20'



## NARRATIVE

This survey was done at the request of Meredee Lloyd, owner of the land within. The purpose of this survey was to monument the exteriors of her property. The current deed to the property (MF 20010305) is described by metes and bounds, giving full 60 foot measure to the property, as well as the tract to the South (MF 20084780). The tract to the south is described as the South half of Lots 5 and 6. Tracing the deeds back through the chain of title, it appears as though the original description was the North half of Lots 5 and 6 (Book 143, Page 247), which began to be described both as North half of said lot and block and as a metes and bounds in Book 145, Page 742, eventually containing only the metes and bounds description, as it does today. I therefore treat the intent of the conveyance to be the North half of said Lots 5 and 6, Block 9 of Arnold and Dray's Addition. No recorded vacation of the alley in Block 9 could be found. All sources make mention that it was vacated prior to the recording of the plat. I discussed this with Abstract and Title Company, who has insured title to the center of the alley for ownerships within this block. I place my pins on this basis.

Centerline monumentation around the block appears to be removed by construction. I establish the centerline of Third Street from the found pin set by Survey 002-2007 by running record bearing and distance North along the East right of way of Third St. From the centerline of 4th Street and 'G' Avenue, I run a record bearing, as per Survey 24-85, West to establish the Third Street and 'G' Ave. intersection. From there I run record bearing and distance around the block as per Survey Number 11-87. There appears to be a scrivener error on said survey in the bearing of 'F' Avenue. The intent appears to be "N 89°39'45" W", and not "N 89°38'45" W". This allows for proper closure of the block and maintains a consistent angular relationship between 2nd Street and F Avenue centerlines when compared to other surveys in the area. I find the pin along F Avenue set by Survey 11-87 to be in good condition, though the one along Third Street appears to be disturbed and is out of position as noted. A half inch rebar at the NE corner of the tract, pointed out by the client, occupies the true corner position, though there does not appear to be any record of it. The majority of a small metal shed encroaches onto the North side of the property and the fences on that boundary deviate from the property line as shown on the map. Fences along the West and South side are on the property line.

I see no other unusual conditions with this survey.

UNION COUNTY SURVEYOR  
 Date Received 4/15/09  
 Date Filed 4/15/09  
 By Gregory J. Blackman 007-2009  
 File No. 007-2009

REGISTERED PROFESSIONAL LAND SURVEYOR  
 RICK G. ROBINSON  
 JULY 17, 1988  
 2219  
 Renewal Date: Dec. 31, 2010

BAGETT, GRIFFITH & BLACKMAN  
 2006 Adams Avenue, LaGrande, Oregon  
 Map of Survey  
 A tract of land situated in the North half of Lots 5 and 6, Block 9, Arnold and Dray's Addition to La Grande  
 UNION COUNTY, OREGON  
 SURVEYED FOR Meredee Lloyd  
 SURVEYED BY R. G. R.  
 Scale: 1" = 60' Drawn by: J. S. H. 4/2009

SURVEY NUMBER 007-2009