



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"=50'

LEGEND

- Found 1 1/2" iron pipe, 6" below grade, set by Survey Number 18-89 (1922 monumentation of La Grande)
- Intersection position based on found lead plugs with brass screw
- Found 3/4" iron pipe set by Survey Number 87
- Record position of intersection as per Survey Number 025-2006
- Centerline
- Fenceline
- Record measurement as per Survey Number 18-89
- Record measurement as per Corrected Plat of Predmore Addition
- Record measurement as per Survey Number 87
- Record measurement as per Survey Number 025-2006
- Adjusted tract to accrue to Lot 16 (465 sq. ft.)

NARRATIVE

This lot line adjustment was done at the request of Kelly Carreiro, owner of the land within. Mr. Carreiro wanted to adjust the lot line between Lots 15 and 16 of the Corrected Plat of Predmore Addition to be compliant with setback regulations for the existing house. I place the intersection of Spruce and V Ave from the lead plugs. I use record bearing as per Minor Partition 20080014T to place the centerline of Spruce Street to the U Avenue intersection. South of said intersection I place the centerline using the existing lead plugs. At intersections in Spruce Street where I could find no other existing monuments I use proportionate position based on the 1922 monumentation survey (Survey 18-89). I use the found lead plugs in Fir Street for intersection positions, but found the monumentation in Greenwood to be lacking. I hold the coordinate position of the PK Nail at the intersection of Court St. and Greenwood, as per Survey Number 025-2006, though I could find no existing PK Nail for the intersection of Court St. and Greenwood. I then drive a line to the monument at the intersection of Greenwood and Z Ave to establish the centerline of Greenwood. Based on the Mclain survey field notes, it appears that lines were run North/South, so I place the position of U and Greenwood and the position of Jackson Ave. and Greenwood by line/line intersection. The placement of U and Greenwood intersection is harmonious with the pipe at the NE corner of lot 2, set by Mclain in Survey 87. The dimensions of the block in an East/West direction did not match the original corrected plat of Predmore Addition by a significant amount, and using proportionate measurement based on said plat would not be harmonious with lines of possession. I therefore base the proportion on the distances given on the Mclain 1922 map (Survey 18-89), as this maintains harmony with both the actual distances and lines of possession. Doing so puts a 0.75 foot jog in the East line of Lot 10 of Block 26. To place the 16 ft. alley along Spruce Street I use the position of the midpoint of the line between the Northeast and Southeast block corners. There appears to be a stone planter with landscaping encroaching on the property at the Southeast corner. Fences appear to have a 2 foot shift in the East/West direction along the alley. I find no other unusual conditions with this survey.

REFERENCE MATERIAL

- Corrected Plat of Predmore Addition
- Survey Number 87
- Survey Number 88
- Survey Number 89
- Survey Number 23-82
- Survey Number 17-88
- Survey Number 17-89
- Survey 18-89 (1922 monumentation)
- Survey Number 025-2006
- Survey Number 023-2007
- Survey Number 016-2008
- Minor Partition No 20060023T
- Minor Partition No. 20080014T

DEED REFERENCES
Microfilm Document Number 20082004

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JUNE 2, 2010
JEFFREY S. HSU
83571
Renewal Date: Jun. 30, 2011

UNION COUNTY SURVEYOR

Date Received 7/8/2010
Date Filed 7/8/2010
By Jeffrey S. Hsu
File No. 017-2010

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

Map of Survey	
LOT LINE ADJUSTMENT	
Lots 14, 15, 16 and 17, Block 26	
Corrected Plat of Predmore Addition to La Grande	
UNION COUNTY, OREGON	
SURVEYED FOR	Kelly Carreiro
SURVEYED BY	J. S. H.
Scale: 1" = 50'	Drawn by: J. S. H. June 2010

APPROVALS

I approve of this lot line adjustment this 7th day of July, 2010.

Michael J. Boquist
Michael J. Boquist
City of La Grande Planner