

# 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'

## LEGEND

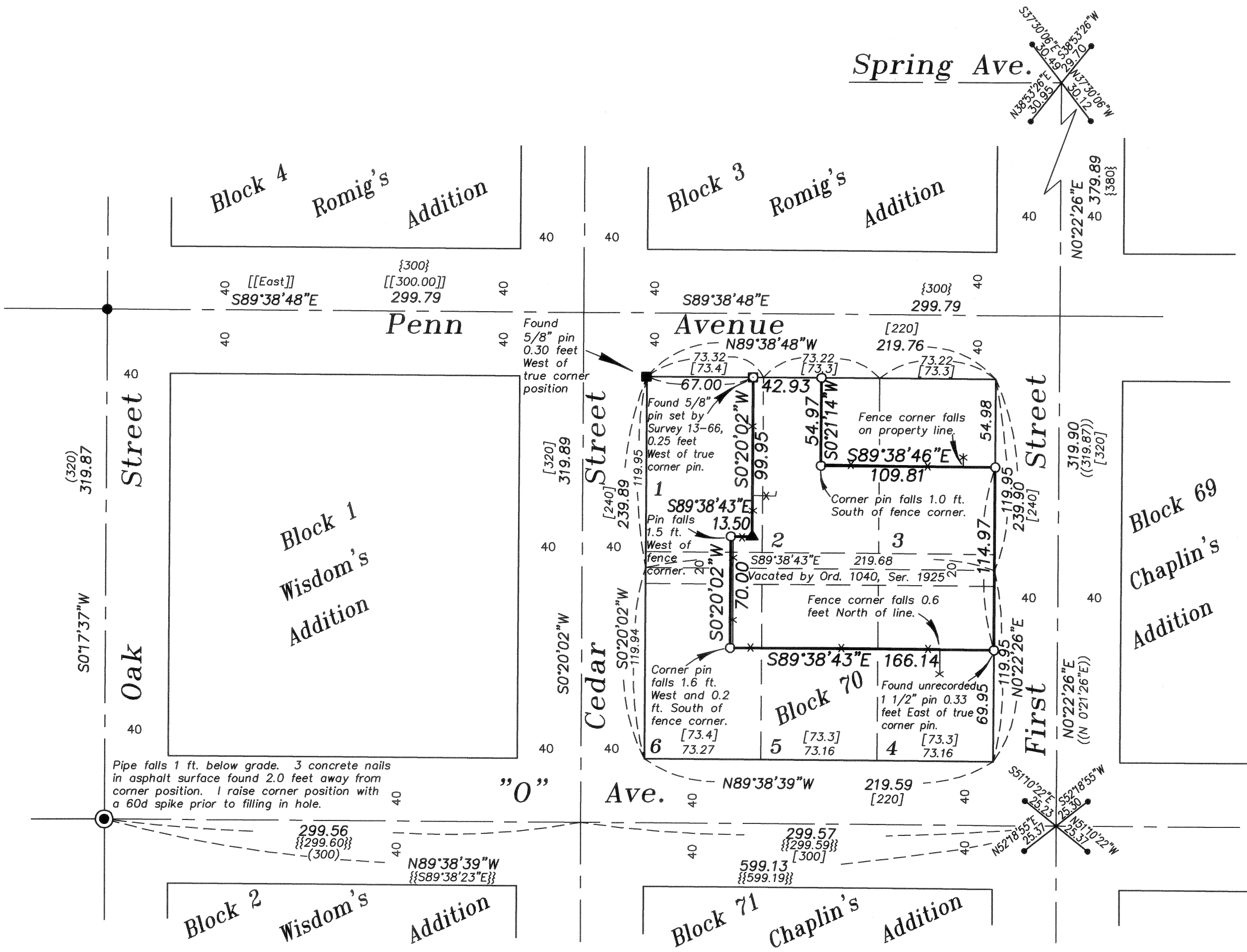
- Found 3/4" iron pipe set by Survey Number 18-89 (1922 monumentation)
- Found concrete nail in asphalt set by Survey Number 83-79
- Found 5/8" Iron pin set by Survey Number 13-66
- ▲ Found 3/4" iron pipe set by Survey Number 13-66
- ⊗ Found lead plugs with brass screw in curb
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- [ ] Record measurement of the Plat of Chaplin's Addition to La Grande
- { } Record measurement of the Plat of Romig's Addition to La Grande
- ( ) Record measurement of the Plat of Wisdom's Addition to La Grande
- (( )) Record measurement of Survey Number 68-79
- [[ ]] Record measurement of Survey Number 008-1999
- [[ ]] Record measurement of Survey Number 88-78
- Centerline
- x- Existing fenceline
- Original Lot Line Chaplin's Addition

## REFERENCE MATERIAL

Plat of Chaplin's Addition to La Grande  
 Plat of Romig's Addition to La Grande  
 Plat of Wisdom's Addition to La Grande  
 Survey Number 5-62  
 Survey Number 13-66  
 Survey Number 52-74  
 Survey Number 88-78  
 Survey Number 68-79  
 Survey Number 83-79  
 Survey Number 7-86  
 Survey Number 18-89  
 Survey Number 008-1999  
 Survey Number 036-2003  
 Survey Number 010-2008

**DEED REFERENCES**  
 Book 71, Page 293  
 Book 72, Page 402  
 Book 74, Page 162  
 Book 79, Page 46  
 Book 81, Page 529  
 Ordinance No. 1040 Series 1925  
 Book 81, Page 591  
 Book 87, Page 559  
 Book 90, Page 274  
 Book 91, Page 554  
 Book 94, Page 323  
 Book 99, Page 606  
 Book 101, Page 101  
 Book 101, Page 181  
 Book 108, Page 175  
 Book 111, Page 634  
 Book 117, Page 7  
 Book 134, Page 403  
 Book 151, Page 99

**DEED REFERENCES**  
 Microfilm Document Number 152535  
 Microfilm Document Number 160364  
 Microfilm Document Number 982639  
 Microfilm Document Number 20005607  
 Book 40 Page 427  
 Book 45, Page 493



## NARRATIVE

This survey was done at the request of Shawn Mangum, owner of the land within. Mr. Mangum wanted to have the exterior of his property marked. The centerlines of Penn Ave. and First St. are based on Survey Number 010-2008. The intersection of First and Penn was established by proportion along First Street. Penn and Cedar was established by proportion along Penn Avenue. The intersection of 'O' and Cedar is based on a proportion along O Ave. All proportionate distances are based the plats of Chaplin's, Wisdom's and Romig's Addition. I establish lot lines within the block by proportionate measurement based on the original Plat of Chaplin's Addition.

The current land description of Mr. Mangum's tract is a metes and bounds description, encompassing portions of all 6 lots within Block 70 of Chaplin's Addition. All descriptions were by undivided lot and block until 1919, when the South half of Lot 3 and the South half of the East half of Lot 2 was conveyed to Lester Murphy by Robert Newlin in deed recorded in Book 72, Page 402. The West half of Lot 2 was later conveyed by Robert Newlin to Nell Newlin and also described as 'West half of Lot 2'. I therefore divide the ownership within Lots 2 and 3 by half lot. Within Lot 1, a tract conveyed by Robert Newlin to George Richardson in deed recorded in Book 87, Page 559, described the tract as the West 55 feet of Lot 1. It was later expanded from 55 feet to 67 feet by deed recorded in book 111, Page 634. I therefore give this tract senior right and allocate the full 67 foot measure to the tract to the West. Within lot 5, the North/South division line in Lot 5 was created by conveyance from C.C. Welch to Laura M. Pierce, recorded in deed book 74, page 162, and describes the tract as the East half of Lot 5. The South half was then transferred in ownership to H.B. Coburn, who first sold the North 40 feet to M. Madeline Reuter in 1925, as recorded in Book 81, page 591. The East tract was later sold to Luther Henderson in 1930, and recorded in Book 90, Page 274. I therefore give full measure to what was the Reuter tract (North 40 feet of Lot 4 and E 1/2 of Lot 5). Within Lots 5 and 6, however, the senior tract is the tract conveyed from Hattie Kinzel to Robert Black by deed recorded in Book 111, page 634 and calls for the South 70 feet of Lot 6 and the South 70 feet of the West half of Lot 5. Technically, this would give the South tract full 70 foot measure. Since Kinzell also owned the North 40 feet of Lot 4 and the East half of Lot 5, I believe the intent to have the line be continuous. Along the West side of the Mangum tract, the portion that spans Lots 1 and 6, was conveyed by Hattie Kinzel to Stuart by Book 134, page 403 and is senior to the Mangum tract. I give this tract its full 53.5 foot measure from the West line of Block 70. The origins of the jog within the East/West line within Lot 1 (the 13.50 foot line) are from a deed from A.K. Parker to Charles Kinzel, recorded in Book 101, Page 182, wherein it grants 20 feet North of the North line of Lot 6 (including the vacated alley accruing to Lot 6). I therefore establish this line by 20 foot offset from the centerline of the alley.

I find an unrecorded 1 1/2" iron rod at the Southeast corner of the Mangum tract. These were very close to true corner position of existing ownerships, although the origin of them is unknown. Though the found unrecorded pin at the Southeast corner of the Mangum tract and the Northwest corner pin, set by Survey 13-66 were very close to true position, a new pin was set at the true corner position at the request of the landowner. Fencelines are mostly harmonious in this block with the exception of the West fenceline of the Mangum tract which runs approximately 1.5 feet East of the property line.

I find no other unusual conditions with this survey.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JUNE 2, 2010  
 JEFFREY S. HSU  
 83571

Renewal Date: June 30, 2011

UNION COUNTY  
 SURVEYOR

Date Received 8/27/10

Date Filed 8/27/10

By R. ROBINSON, DEPUTY

File No. 022-2010

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

A tract of land situated in Block 70, Chaplin's Addition to La Grande

UNION COUNTY, OREGON

SURVEYED FOR	Shawn Mangum
SURVEYED BY	J. S. H.
Scale: 1" = 60'	Drawn by: J. S. H. Aug. 2010

SURVEY NUMBER 022-2010