

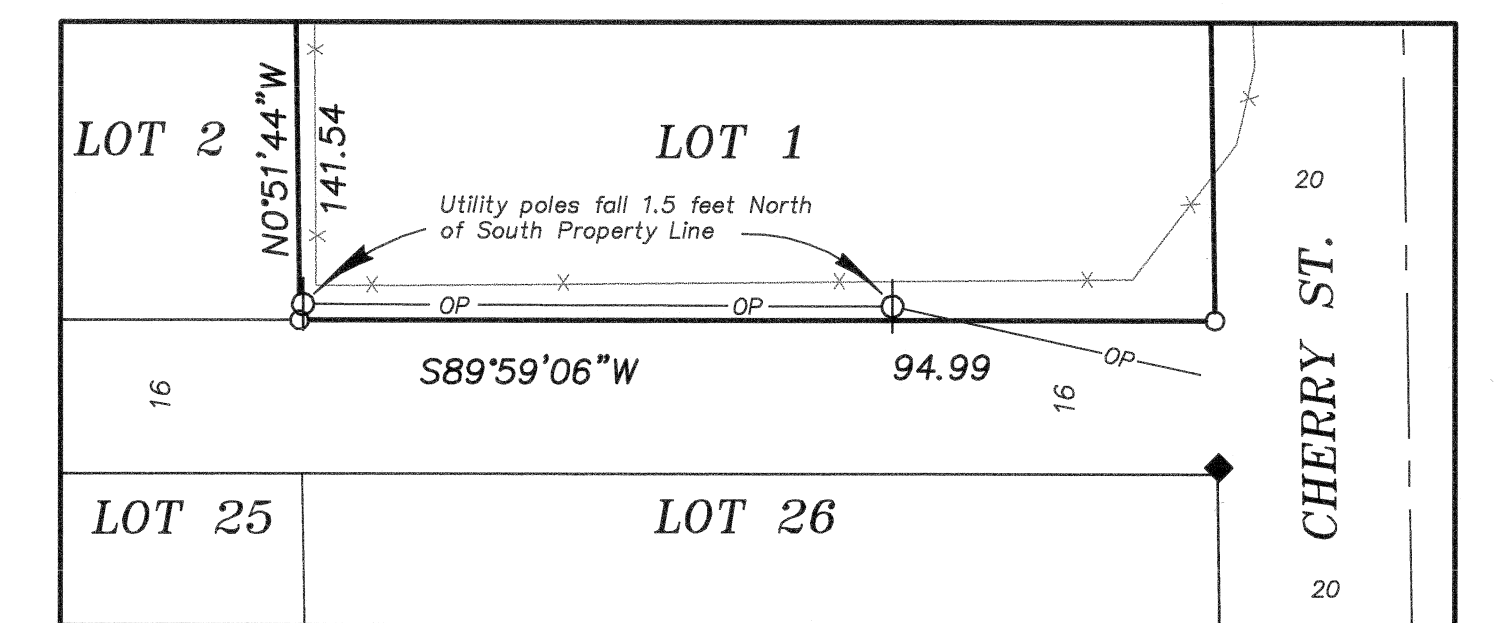
BASIS OF BEARING

Forward bearing as published by the U.S.C. and G.S. from Δ COLLEGE to Δ VALLEY Dated 1946.

SCALE: 1" = 60'

LEGEND

- Found 2 1/2" Brass cap, set by Survey Number 021-1987
- ⊙ Found 1 1/2" brass plaque in concrete set by Survey Number 006-2011
- ◆ Found 5/8" iron pin set by Survey Number 48-74
- Found chiseled "X" in concrete, set by Survey Number 63-74
- ▲ Found 5/8" iron pin set by Survey Number 97-77
- ⊗ Found lead plugs in curbs by Survey 18-89, unless otherwise noted
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- () Record measurement as per Survey Number 18-89
- [] Record measurement as per Survey Number 97-77
- { } Record measurement as per Original Plat of Pleasant Home Addition to La Grande (1903)
- (()) Record measurement as per Survey Number 63-74
- {{ }} Record measurement as per Survey Number 72-80
- [[]] Record measurement as per Survey Number 22-82
- ⊕ Utility Pole
- OP Overhead Power
- X Existing Fenceline



DETAIL SCALE 1" = 20'

REFERENCE MATERIAL

- Survey Number 84
- Survey Number 38-74
- Survey Number 63-74
- Survey Number 22-76
- Survey Number 97-77
- Survey Number 81-79
- Survey Number 84-79
- Survey Number 72-80
- Survey Number 22-82
- Survey Number 18-89 (1922 Monumentation)
- Survey Number 021-1997
- Survey Number 009-2006
- Survey Number 023-2007
- Survey Number 006-2011
- Minor Partition Number 20070005T
- Plat of Pleasant Home Addition to La Grande (1902)
- Plat of Pleasant Home Addition to La Grande (1903)

DEED REFERENCES
 Microfilm Document Number 156648
 Microfilm Document Number 20025693

NARRATIVE

This survey was done at the request of Mildred Vogan, owner of the land within. Ms. Vogan wanted the exteriors of her property monumented. The Spruce Street right of way was placed by the lead plugs referencing the original McIn monuments. The intersection monuments of Y Avenue and Maple and Pine Streets were established by Survey Number 021-1997. I place the alignment of X Avenue by record bearing and distance as per Survey Number 22-82. Intersection monuments along Cherry St. appear to have been removed. I place the intersection of Cherry St. and X Ave by said Survey 22-82. I then establish the alignment of Cherry Street by the found pin at the NE corner of Lot 26, set by James Voelz in Survey Number 48-74. I establish the Y Avenue alignment East of the intersection of Y Avenue and Pine Street by the pins set by Survey Number 97-77. By establishing it in this manner, the intersection of Y Ave and Cherry St. is relatively harmonious with said surveys.

As pointed out by Survey Number 72-80, the Y Avenue right of way was originally platted in Pleasant Home (1903) as a 41.5 foot right of way. The plat of Sugar Addition, the McIn 1922 monumentation and other subsequent surveys appear to use a 40 foot right of way width. I can find no vacation on this road and therefore use a 41.5 foot right of way.

The house on the property sits 3.2 feet into the Cherry Street right of way. A shed also encroaches as shown. There is a fenceline encroachment on the West property line, from 4 feet at the North end tapering to 1.7 feet at the South. A lean-to also encroaches as shown on the map. An overhead powerline that runs down the alley falls on property as shown.

I find no other unusual conditions with this survey.

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JEFFREY S. HSU
 83571
 Renewal Date: June 30, 2013

UNION COUNTY SURVEYOR
 Date Received 7/11/11
 Date Filed 7/11/11
 By R. ROBINSON, DEPUTY
 File No. 019-2011

BAGETT, GRIFFITH & BLACKMAN 2006 Adams Avenue, LaGrande, Oregon Map of Survey Lot 1, Block 1, Pleasant Home Addition to the City of La Grande (1903)	
UNION COUNTY, OREGON	
SURVEYED FOR	Mildred Vogan
SURVEYED BY	J. S. H.
Scale: 1" = 60'	Drawn by: J. S. H. July 2011