

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 5/8" iron pin set with plastic cap marked BGA SURVEY MARKER, set by Survey Number 62-77
- Found 1" iron pipe, set by Survey Number 37
- ⊙ Found 3/4" iron pipe, set by Survey Number 18-89 (1922 monumentation of La Grande)
- ⊙ Found 2" iron pipe, set as initial point of Bruecher's Subdivision
- ◆ Found 5/8" iron pin set by Bruecher's Subdivision
- Set 5/8" iron pin with yellow plastic cap marked BGB SURVEY MARKER
- () Record measurement as per Survey Number 62-77
- [] Record measurement as per plat of Bruecher's Subdivision
- { } Record measurement as per Survey Number 18-89
- / / Record measurement as per Survey Number 37
- (()) Record measurement as per deed call
- x- Existing fenceline
- - - Centerline

NARRATIVE

This survey was done at the request of Shawn Mangum, owner of the land within. Mr. Mangum wanted the exterior of his property surveyed and monumented.

The parent tract that this parcel came from was originally owned by Douglas and Emma Holman by deed recorded in Book 129, Page 621, where they owned the entire Block 9 of Arnold's Addition. They broke off the four tracts within Block 9 by deeds recorded in Book 137-Page 7, Book 137-Page 8, Book 140-Page 546, and Book 142-Page 320. These descriptions are all metes and bounds descriptions commencing at the Southwest corner of Block 9 and bounded by a line 52 feet South of the North line of Block 9 of Arnolds Addition on the North and the extension of Oak Street (also known as Alder Street and currently known as Sunset Ave) on the East. There are no conflicting elements within the deed descriptions.

In the 1922 monumentation of La Grande (filed as Survey Number 18-89), McLain monuments the centerline of C Avenue through this area. David Slight monumented several lots within Blocks 9 and 10 in Survey Number 37, performed in 1956. James Voelz placed monuments along the line 52 feet South of the North line of Block 9 of Arnold's Addition in the plat of Bruecher's Subdivision. In survey Number 62-77, Duane Griffith monuments tracts located in Block 11 of Arnold's Addition. I recover the monuments as shown hereon. To place the Walnut Street right of way, I hold the pin set by Survey Number 62-77 at the Southeast corner of Block 11 and drive a line through the Slight pipe, set by Survey Number 37 on the East line of Block 10. This is harmonious with the recovered Slight pipe on the East side of the Walnut Street right of way, however, there appears to be a 1.13 foot discrepancy between this position and the position of the Walnut Street right of way as placed by Bruecher's Subdivision. To place the C Avenue right of way I compute a position at the extension of the West line of the Walnut Street right of way at record distance from monument at the Southeast corner of Block 11, as per Survey Number 62-77. I then drive a line from the found pipe at Oak St and C Ave. to this point to establish the C Avenue centerline. Establishing the block from these centerlines, I find this is harmonious with both the Slight pipe at the Southwest corner of the Mangum tract as well as the line 52 feet South of the North line of Block 9, as established by Bruecher's Subdivision. As all the tracts within this block commence at the Southwest corner of the block, I run all lines of the metes and bounds descriptions parallel with the South and West lines of the block. As the description for the Mangum tract calls to the line 52 feet South, I take the deficiency out in this course (the East line).

The pipe at the SE corner of Block 9, set by Slight was treated as a closing corner and held to establish the West right of way of Sunset Ave. This pipe does not necessarily represent the Southeast corner of Block 9, as platted by Arnold's Addition, and no resolution for the Southeast corner of Block 9 is implied by this survey.

A shed encroaches along the South line as shown hereon. The fencelines fit title lines very well. There is a minor 1.0 foot encroachment on the North line.

I find no other unusual conditions with this survey.

REFERENCE MATERIAL

- Plat of Arnold's Addition to La Grande
 Plat of Bruecher's Subdivision to La Grande
 Survey Number 37
 Survey Number 18-89 (1922 monumentation)
 Survey Number 62-77
 Survey Number 69-77
 Survey Number 76-78

- DEED REFERENCES**
 Book 129, Page 621
 Book 137, Page 7
 Book 137, Page 8
 Book 140, Page 546
 Book 142, Page 320
 Microfilm Document Number 20082952
 Microfilm Document Number 20111750
 Microfilm Document Number 20004427
 Microfilm Document Number 20104056
 Microfilm Document Number 20124284

UNION COUNTY SURVEYOR
 Date Received 2/11/13
 Date Filed 2/11/13
 By [Signature]
 File No. 004-2013

REGISTERED PROFESSIONAL LAND SURVEYOR
 [Signature]
 OREGON JUNE 2, 2010
 JEFFREY S. HSU
 83571
 Renewal Date: June 30, 2013

BAGETT, GRIFFITH & BLACKMAN
 2006 Adams Avenue, LaGrande, Oregon
 Map of Survey
 A tract of land situate in Block 9 of Arnold's Addition to the City of La Grande
 UNION COUNTY, OREGON
 SURVEYED FOR Shawn Mangum
 SURVEYED BY J. S. H.
 Scale: 1" = 40' Drawn by: J. S. H. Feb. 2013

SURVEY NUMBER 004-2013

