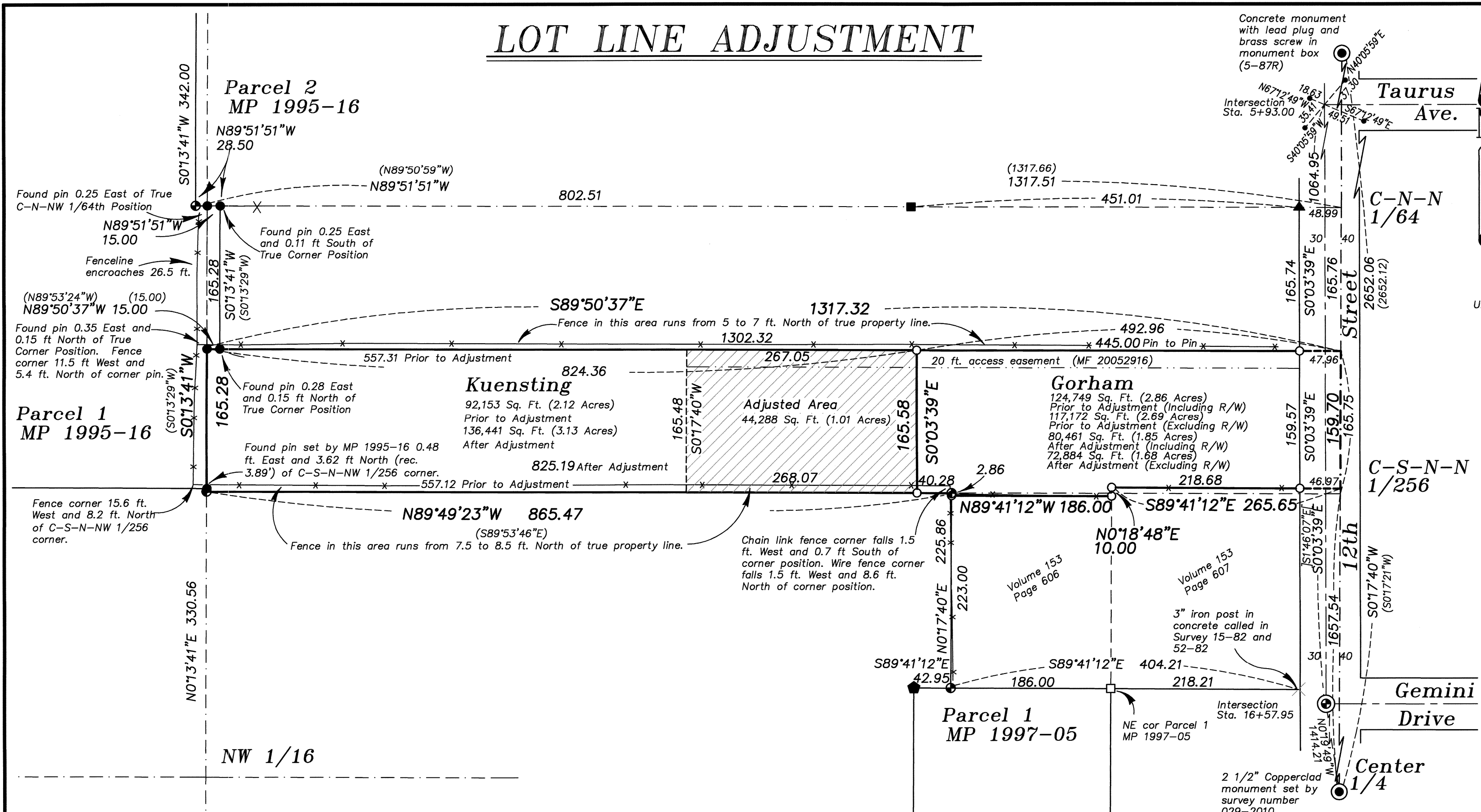


LOT LINE ADJUSTMENT



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" = 100'

REFERENCE MATERIAL

- | | |
|------------------------------------|----------------------------------|
| SURVEY RECORDS | DEED RECORDS |
| Union County Monumentation Records | Volume 104 Page 439 |
| Survey Number 15-82 | Volume 109 Page 111 |
| Survey Number 52-82 | Volume 122 Page 322 |
| Survey Number 028-1993 | Volume 153 Page 606 |
| Survey Number 020-2000 | Volume 153 Page 607 |
| Survey Number 006-2009 | Volume 153 Page 643 |
| Survey Number 026-2009 | Volume 158 Page 209 |
| Survey Number 029-2010 | Volume 158 Page 282 |
| Survey Number 005-2013 | Volume 159 Page 308 |
| Partition Plat 1995-16 | Microfilm Number 41620 |
| Partition Plat 1997-05 | Microfilm Number 41621 |
| | Microfilm Number 41622 |
| | Microfilm Number 119320 |
| | Microfilm Number 152602 |
| | Microfilm Number 158741 |
| | Microfilm Number 20004395 |
| | Microfilm Number 20004396 |
| | Microfilm Number 20004397 |
| | Microfilm Number 20052916 |
| | Microfilm Number 20054672 |
| | Microfilm Number 20084690 |
| | Union County Court Order 2012-07 |

LEGEND

- Found monument as described as per Union County Monumentation Records
- Found unrecorded 1/2" iron pipe shown in Survey Number 046-1995
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by MP 1995-16
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 046-1995
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 020-2000
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 006-2009
- ⊙ Found 2 1/2" Aluminum cap in water valve box set by Survey Number 029-2010
- ⊗ Found brass screw in lead plug set by Survey Number 029-2010
- ▲ Found 5/8" iron pin marked BGB SURVEY MARKER set by Survey Number 005-2013
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- () Record measurement as per Survey Number 020-2000
- x- Existing Fenceline
- - - Centerline
- - - Aliquot Line
- - - Easement Line

NARRATIVE

This survey was done at the request of Elaine Kuensting and Lucille Gorham, owners of the land within this adjustment. The West line of the Kuensting ownership was monumented by Partition Plat 1995-16 and survey number 006-2009. The 2009 survey discusses the origin of the deeds in this area. The Kuensting and Gorham tracts as well as the long narrow tract immediately North was originally acquired by G.M. Spence as the S1/2,NE1/4,NW1/4 of Section 17. Since that time, the North and South lines have always been referred to as aliquot lines. The intermediate deeds are a mixture of metes and bounds and aliquot descriptions. I believe it was the intent of the crafters of the deeds to place the North line of the Kuensting and Gorham ownerships midway through the original tract. This is also reflected at the West line by survey 006-2009. The portion South of the Easterly portion of the Gorham ownership was also originally owned by Spence and transferred to John and Lucille (now Gorham) Ricker. The tracts in this area and to the South, were monumented by Mr. Ricker. This is discussed on the surveys in this area. Mr. Rickers monuments have been held as the property corners for these tracts. The Northeast corner of Partition Plat 1997-05 and the 3" post East of that corner are two of those monuments. In order to keep harmony with the deed calls, I place the tracts South of the Gorham ownership at record position from the found monuments. I begin at the NE Corner of the 1997 partition and follow the courses of survey number 006-2009 West, then place the South line of the Gorham tract at record distance (223 ft.) from the North line of Parcel 1 of the 1997 partition. I then run East at record distances of deed volume 153 page 606 to the South, parallel with the North line of Parcel 1 of the 1997 partition which was originally placed by the found Ricker monuments. I place the right of way of Twelfth Street (Union County Court Order Number 2012-07) by the found monuments as shown. The original dividing line between the Kuensting and Gorham ownership was placed at 760 feet West of the North-South centerline of Section 17. The adjusted line was placed at the direction of the owners. I find the fences to be away from the true property lines as shown. I find no other unusual conditions on this survey.

CITY APPROVAL

Approved as a Lot Line Adjustment this 20TH day of August, 2014

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

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Rick G. Robinson
 OREGON
 JULY 17, 1988
 RICK G. ROBINSON
 2219
 Renewal Date: Dec. 31, 2014

UNION COUNTY
 SURVEYOR

Date Received 8/20/14
 Date Filed 8/20/14
 By *R.G.R.*
 File No. 020-2014

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

Map of Survey
 LOT LINE ADJUSTMENT
 Tracts situated in the Northwest quarter of
 Section 17, Township 3 South, Range 38 East
 of the Willamette Meridian

UNION COUNTY, OREGON

SURVEYED FOR	Gorham/Kuensting	
SURVEYED BY	R.G.R.	8/14
Scale: 1" = 100'	Drawn by: R.G.R.	8/14

