

# 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 brass screw in lead plug references, set by Survey Numbers 040-2000 and 001-2002, unless otherwise noted
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat 20040010T
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat 1996-10
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by plat of Walters Subdivision
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Partition Plat 1997-07
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- [ ] Record measurement as per plat of Honan's Addition
- { } Record measurement as per Survey Number 18-89
- ( ) Record measurement as per Survey Number 001-2002
- / / Record measurement as per Survey Number 040-2000
- - Record measurement as per Survey Number 136-78
- (( )) Record measurement as per plat of Walter's Subdivision
- [[ ]] Record measurement as per Partition Plat 1996-10
- [[ ]] Record measurement as per Partition Plat 20040010T

## REFERENCE MATERIAL

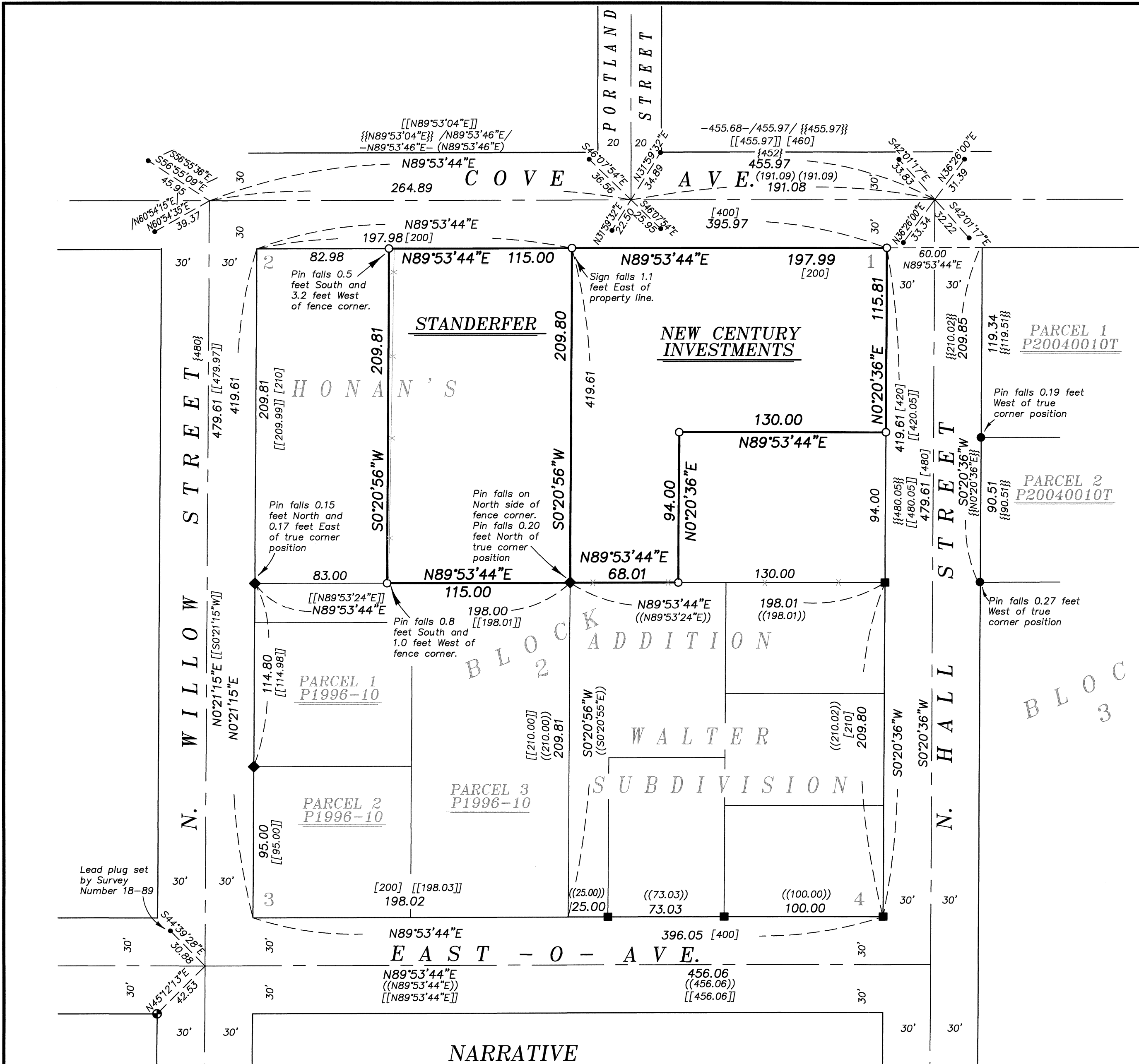
Union County Monumentation Records  
 Survey Number 001-2002  
 Survey Number 040-2000  
 Survey Number 22-74  
 Survey Number 19-63  
 Survey Number 11-61  
 Partition Plat Number 1996-10  
 Partition Plat Number 20040010T  
 Plat of Honan's Addition

DEED REFERENCES  
 Microfilm Document Number 54181  
 Microfilm Document Number 56335  
 Microfilm Document Number 150266  
 Microfilm Document Number 981849  
 Microfilm Document Number 20062284  
 Microfilm Document Number 20092900  
 Microfilm Document Number 20151617

UNION COUNTY SURVEYOR  
 Date Received 11/30/15  
 Date Filed 11/30/15  
 By *Jeffrey S. Hsu*  
 File No. 067-2015

REGISTERED PROFESSIONAL LAND SURVEYOR  
 OREGON JUNE 2, 2010  
 JEFFREY S. HSU 83571  
 Renewal Date: June 30, 2017

**BAGETT, GRIFFITH & BLACKMAN**  
 2006 Adams Avenue, LaGrande, Oregon  
 Map of Survey  
 Portions of Lots 1 and 2, Block 2,  
 Honan's Addition to the City of La Grande  
 UNION COUNTY, OREGON  
 SURVEYED FOR Joan Standerfer/Stuart Martin  
 SURVEYED BY J. S. H.  
 Scale: 1" = 50' Drawn by: J. S. H. Nov. 2015



### NARRATIVE

This survey was done at the request of Joan Standerfer and Stuart Martin, owners of the lands within. They wanted the exterior of their ownerships monumented and the location of a disputed sign in relation to the property lines determined. I tie the monument references set by Surveys 040-2000 and 001-2002 and find these relatively harmonious with said surveys. The monument at O Ave and Willow has been paved over. Placement of the intersections along O Ave was done by retracement of Partition Plat 1996-010 and Walter Subdivision. The 1922 monumentation of La Grande (Survey 18-89) shows an 8 foot deficiency along Cove Avenue between the Willow St. intersection and the SE corner of Section 5. Surveys in this area have thus placed the position of Hall and Cove Ave at proportionate position. I find the monumentation set by Survey 001-2002 to be consistent with this method, showing a 4 foot deficiency in the East/West direction of the block when compared to the Honan's Addition plat. Division of the lots within the block is placed by standard proportion.

The Standerfer tract was originally created by deed recorded as Document Number 56335, conveying the East 115 feet of Lot 2. This was conveyed from the Lyon ownership, which owned the entire lot 2 (MF 54181). Subsequent deeds on the West portion of Lot 2 make no exceptions to the East 115 feet (MF 150266 and 20062284). The Standerfer tract, however, has the senior right and I place the monuments giving full measure. The ownerships within Lot 1 are metes and bounds descriptions with no gaps or overlaps and I place the property lines as per legal description.

The location of the sign along Cove Avenue servicing the Standerfer tract falls East of the property line on the New Century Investments property. A fenceline along the West side of the Standerfer tract falls from 1-3 feet West of the property line. I find no other unusual conditions with this survey.