

GRANDY
AVE.

BASIS OF BEARING

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

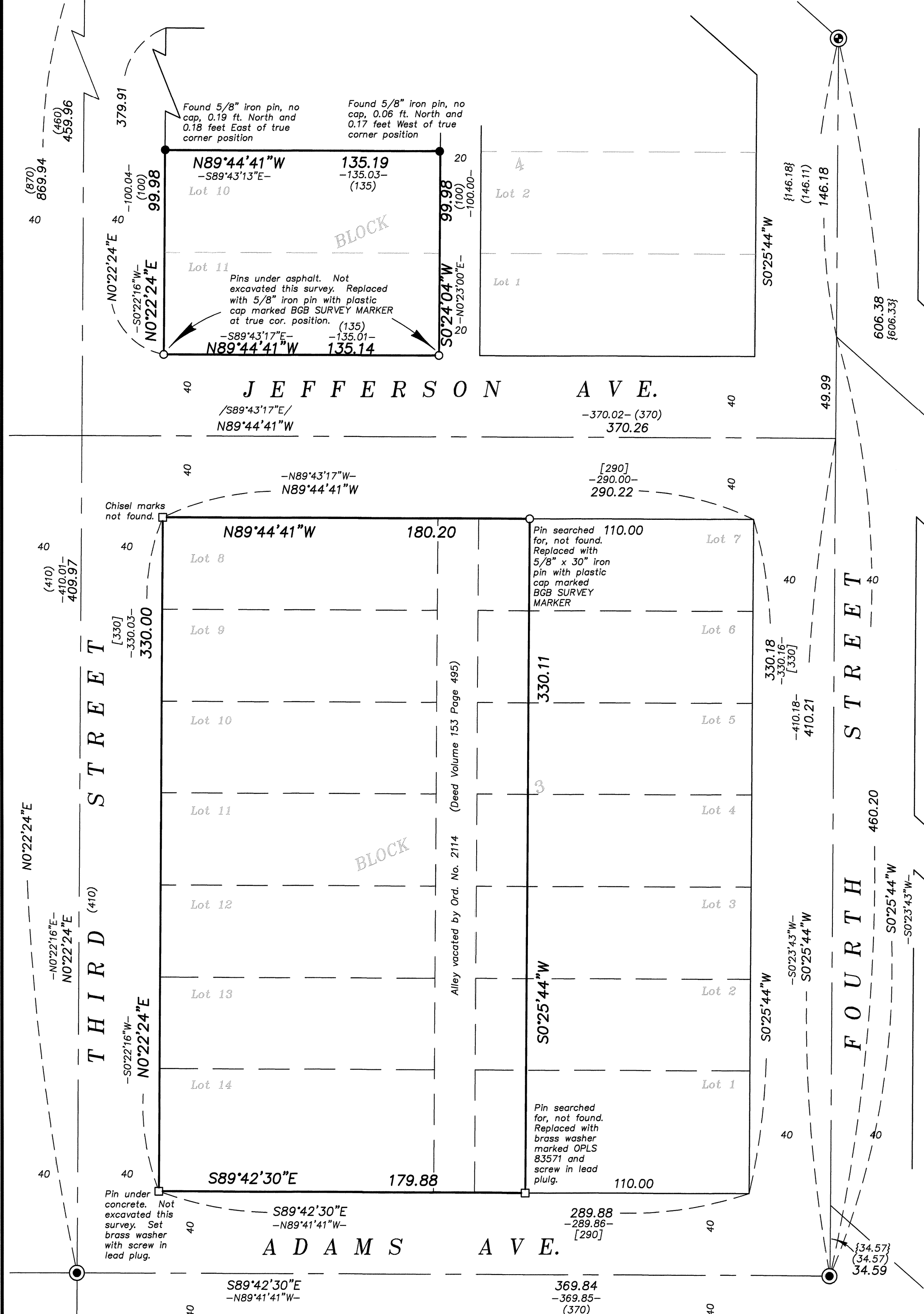
SCALE: 1"=40'

LEGEND

- Found 2" brass disc in concrete set by Survey Number 13-88
- ⊙ Found brass tablet in concrete, set by Survey Number 63-73
- Found 5/8" iron pin, set by Survey Number 56-80
- Found 1" iron pipe, set by Survey Number 18-89
- Set 5/8"x15" iron pin, unless otherwise noted with plastic cap marked BGB SURVEY MARKER
- Set brass screw with brass washer marked OPLS 83571 in lead plug, unless otherwise noted
- Centerline
- - - Lot line, as per plat of Grandy's Addition
- () Record measurement as per Survey Number 18-89
- - - Record measurement as per Survey Number 037-2002
- { } Record measurement as per 63-73
- [] Record measurement as per plat of Grandy's Addition

REFERENCE MATERIAL

- Survey Number 46-65
- Survey Number 59-70
- Survey Number 9-71
- Survey Number 63-73
- Survey Number 58-74
- Survey Number 75-75
- Survey Number 89-77
- Survey Number 56-80
- Survey Number 13-88
- Survey Number 18-89(1922 monumentation)
- Survey Number 037-2002
- Survey Number 003-2005
- Survey Number 018-2012
- Plat of Grandy's Addition to La Grande
- DEED REFERENCES
- Book 153, Page 473
- Book 153, Page 495
- Microfilm Document Number 20027378
- Microfilm Document Number 20062286



NARRATIVE

This survey was done at the request of David Shaffer on behalf of MODA. The purpose of this survey was to monument the exteriors of the property in preparation for an ALTA Survey. Though the exteriors of the block were monumented by Survey Number 037-2002 and 003-2005, subsequent construction has removed traces of the monuments or rendered them unrecoverable. The brass caps, set by Survey Number 13-88, set at the intersections of Adams/Third St. and Adams(West)/Fourth Street were recovered in place, as was the concrete monument with brass plaque set at the North end of Fourth Street and the 1" iron pipe at Grandy and Third.

The intersection of Jefferson and Third was established at proportionate distance between Adams and Grandy. The position of Jefferson and Fourth was established at proportionate distance between the monument at Adams and the one at the North end of Fourth, as per Survey Number 018-2012. Establishment as such is relatively harmonious with measurements in Surveys 56-80, 037-2002 and 003-2005.

The block was surveyed by Duane Griffith in Survey Number 56-80, which also monumented Lots 10 and 11 of Block 4 of Grandy's Addition. In Survey Number 037-2002, Rick Robinson replaces missing monumentation in the block, where certain corners appear to have been removed by concrete construction. In Survey Number 003-2005, Norm Paullus monuments the East line of this tract, by 110 foot offset from the East line of the block. The only recoverable pins I find fall at the North end of Lot 10, Block 4, set by Survey 56-80. In Survey 037-2002, Mr. Robinson notes these are disturbed. I note the offset to true corner position.

The bearing along the access road along the Northeast line of Block 4 could not be established as controlling monuments along the access road as per Survey 18-89 have since been removed. I establish the East corners of Lots 5-11 of Block 4 by proportionate measurement and establish the East/West running lines parallel with the centerline of Jefferson St. I establish the centerline of the alley at mean bearing between the centerlines of Third and Fourth Streets.

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, 2017

UNION COUNTY
SURVEYOR

Date Received 5/10/17

Date Filed 5/10/17

By *[Signature]*

File No. 013-2017

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

Situate in Block 3 and Lots 10 and 11 of Block 4, Grandy's Addition to the City of La Grande

UNION COUNTY, OREGON

SURVEYED FOR	MODA Health
SURVEYED BY	J. S. H.
Scale: 1" = 40'	Drawn by: J. S. H. Apr.-May 2017