

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

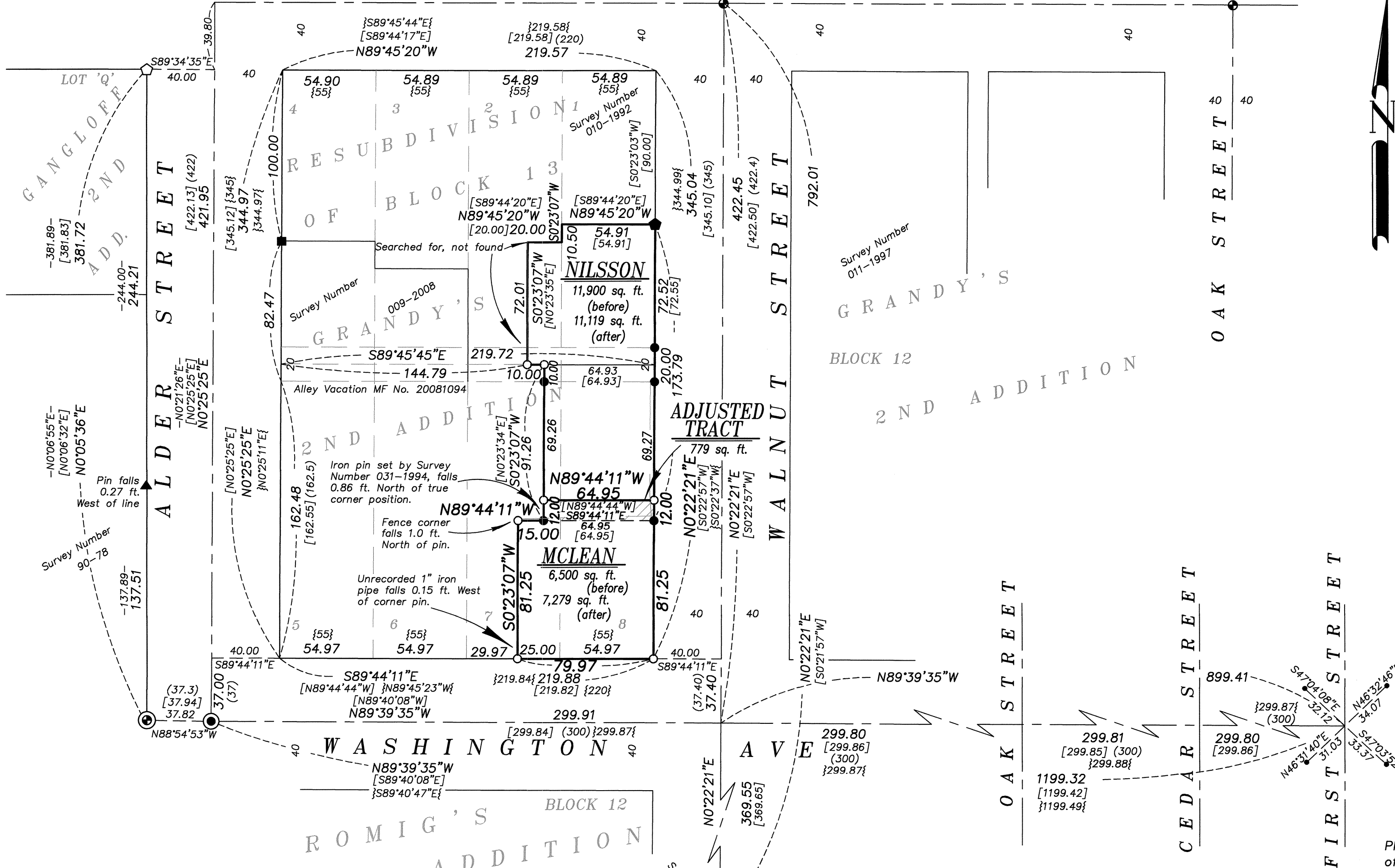
- Found 3/4" iron pipe, set by Survey 18-89 (1922 monumentation)
- Found 2 1/2" brass cap marked BAGETT GRIFFITH & ASSOC, set by Survey Number 13-88
- ⊗ Position established by found lead plug references, set by Survey Number 18-89
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 031-1994
- ⬠ Found 1/2" iron pipe set by Survey Number 66
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 009-2008
- ▲ Found 5/8" iron pin, set by Survey 90-78
- ◆ Found chisel mark in concrete driveway, set by Survey Number 031-1994
- ⊙ Found 1 1/4" pipe set by plat of Foley Addition to the City of La Grande
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- { } Record measurement as per Resubdivision of Block 13 of Grandy's Second Addition
- () Record measurement as per Survey Number 18-89 (1922 monumentation)
- [] Record measurement as per Survey 031-1994
- / / Record measurement as per Survey 13-88
- - Record measurement as per Survey 90-78
- } } Record measurement as per Survey 010-1992

REFERENCE MATERIAL

Plat of Resubdivision of Block 13 of Grandy's 2nd Addition
 Plat of Grandy's 2nd Addition
 Plat of Gangloff's 2nd Addition
 Plat of Foley Addition
 Survey Number 90-78
 Survey Number 13-88
 Survey Number 18-89
 Survey Number 010-1992
 Survey Number 031-1994
 Survey Number 009-2008

DEED REFERENCES
 Book 111, Page 262
 Book 110, Page 589
 Microfilm Document No. 982354
 Microfilm Document No. 135237
 Microfilm Document No. 20073432
 Microfilm Document No. 20081094

Intersection established by driving a line from found pipe at Alder and Washington North through a point 40 feet East of iron pipe at NE corner Lot 'Q' and intersecting with a line extended between monuments along Adams at Oak and Walnut Intersections.



NARRATIVE

This survey was done at the request of Don McLean, owner of the land within. Mr. McLean wanted to adjust the common line between his land and the lands of Nilsson, as shown. I recover the monuments as shown hereon and accept them as found. The intersection of Washington Ave and Walnut St. was established by intersection, as per Survey Number 31-94. Survey 010-1992 established the intersection by single proportion along Washington between the monuments at Alder St. and First St. The difference between these measurements is negligible. I place the intersection of Adams Ave. and Alder by extending the centerline of Adams between the monuments at the intersection of Oak and Walnut Westerly and intersecting with a line driven from the intersection of Washington and Alder Northerly through a point 40 feet East of the pipe set at the NE corner of Gangloff's 2nd Addition. This is consistent with methodologies of all surveys in this block. The width of Washington Ave. right of way was established as per Survey Number 18-89 (1922 monumentation) Measurements of the block are harmonious with said surveys.

Subdivision of the block was done as per standard method. The McLean tract has the senior right within Lot 7 and I give it full measure. I find an unrecorded 1" iron pipe very near the SW corner of the property as noted. The exteriors of the Nilsson tract was resolved in 031-1994 and Survey 010-1992. The alley has since been vacated and I extend the lines to the centerline of the alley. At the request of the Nilsson's, they did not want the monuments along the North line revisited. I place the locations hereon as per Survey Number 031-1994.

The dividing line was placed at the direction of Mr. McLean and Mr. Nilsson. I find no other unusual conditions with this survey.

REGISTERED PROFESSIONAL LAND SURVEYOR
 JEFFREY S. HSU
 83571
 OREGON
 JUNE 2, 2010
 Renewal Date: June 30, 2019

UNION COUNTY SURVEYOR
 Date Received 8/23/17
 Date Filed 8/23/17
 By [Signature]
 File No. 031-2017

APPROVALS

I approve this Lot Line Adjustment this 23rd day of August, 2017.

[Signature]
 Michael J. Boquist, City of La Grande Planner

BAGETT, GRIFFITH & BLACKMAN 2006 Adams Avenue, LaGrande, Oregon	
Map of Survey LOT LINE ADJUSTMENT	
Situate in Lots 1, 2, 7 and 8, Resubdivision of Block 13 of Grandy's 2nd Addition, La Grande	
UNION COUNTY, OREGON	
SURVEYED FOR	Don McLean
SURVEYED BY	J. S. H.
Scale: 1" = 50'	Drawn by: J. S. H. July 2017

SURVEY NUMBER 031-2017