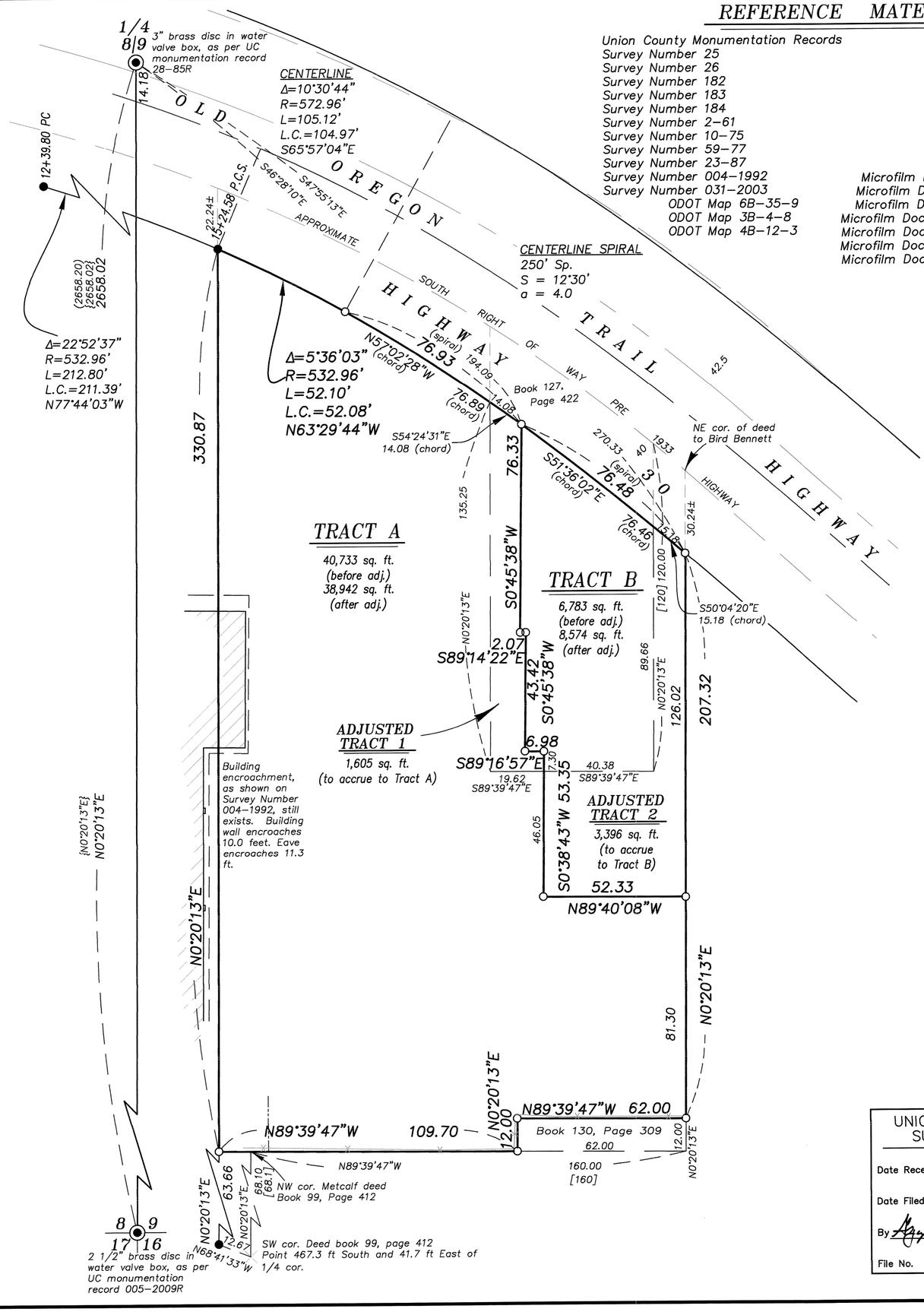
LOT LINE ADJUSTMENT



REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 25
Survey Number 26
Survey Number 182
Survey Number 183
Survey Number 184
Survey Number 2–61
Survey Number 10–75
Survey Number 59–77
Survey Number 23–87
Survey Number 004–1992
Survey Number 031–2003
ODOT Map 6B–35–9
ODOT Map 3B–4–8
ODOT Map 4B–12–3

DEED REFERENCES
Book 85, Page 41
Book 99, Page 412
Book 126, Page 624
Book 127, Page 422
Book 127, Page 460
Book 127, Page 462
Book 130, Page 309
Book 133, Page 10
Book 156, Page 513
Microfilm Document Number 64484
Microfilm Document Number 126167
Microfilm Document Number 137774
Microfilm Document Number 20121957
Microfilm Document Number 20160418
Microfilm Document Number 20172336
Microfilm Document Number 20190144

BASIS OF BEARING

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

SCALE: 1"=30'

LEGEND

- Found monument as described, as per Union County Monumentation Records
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 004–1992
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- Existing Fenceline
- ( ) Record measurement as per Survey Number 182
- { } Record measurement as per Survey Number 004–1992
- [ ] Record measurement as per deed

NARRATIVE

This survey was done at the request of Karl Baum, potential purchaser of Tract B. The purpose of this lot line adjustment was to adjust the existing lot lines to fit the existing building. The parent tract of these parcels was originally owned by Gekeler in Deed Book 85, Page 41. Deeds were then issued to Metcalf (Book 99, Page 412) on the lands South and East of this tract and to Bird Bennett by an unrecorded deed for this property, eventually recorded in Book 126, Page 624. In terms of determining Junior/Senior rights this is problematic as the the Metcalf deed calls to the Bennett deeds, however subsequent deeds from the Bennett tract call to the Metcalf deed. There is a consistent call of the East line of the Bennett deed as being 201.7 feet East of the Section line and I place this line as such. The legal description for this tract begins along the Old Highway alignment, prior to 1933 and heads South. I find the alignment prior to 1933 difficult to retrace as the stations on strip maps 3B–4–8 and 4B–12–3 are ambiguous. I show it's approximate location hereon. To place the South line, I rely on the closing call distance of 68.1 feet, of the Metcalf deed as the best evidence of the original intent. I place the South line of this tract 68.1 feet North of the POB of the Metcalf deed. This appears to be the same methodology employed in Survey 182, 183 and 184. I find that placement as such is harmonious with existing lines of possession. I adjust the interior lines as shown. A building encroaches from the property on the West side as shown. Fences on the South side fall approximately 1 ft. North of property line. Legal descriptions have been prepared separately. I find no other unusual conditions with this survey.

APPROVALS

I hereby approve this lot line adjustment this 10TH day of MAY, 2019.

Michael J. Boquist, City Planner
City of La Grande

UNION COUNTY SURVEYOR
Date Received 5/10/19
Date Filed 5/10/19
By Mary T. Blevins Deputy.
File No. 007-2019

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

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey
Situated in the Northwest quarter of the Southwest quarter of Section 9, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande
UNION COUNTY, OREGON

SURVEYED FOR	Karl Baum	
SURVEYED BY	J. S. H.	
Scale: 1" = 30'	Drawn by: J. S. H.	May 2019

SURVEY NUMBER 007–2019