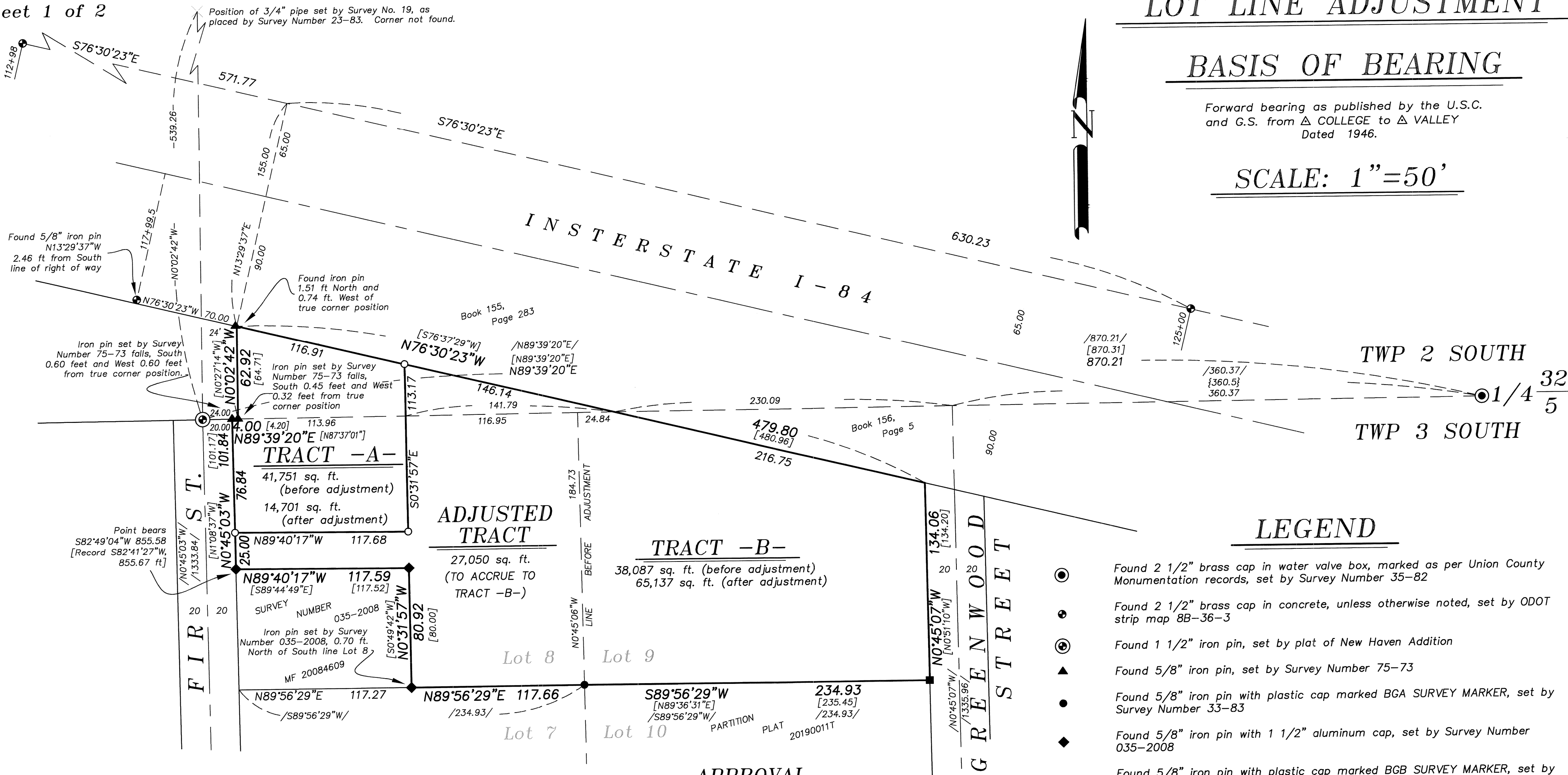


LOT LINE ADJUSTMENT

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" = 50'



LEGEND

- Found 2 1/2" brass cap in water valve box, marked as per Union County Monumentation records, set by Survey Number 35-82
- Found 2 1/2" brass cap in concrete, unless otherwise noted, set by ODOT strip map 8B-36-3
- ⊙ Found 1 1/2" iron pin, set by plat of New Haven Addition
- ▲ Found 5/8" iron pin, set by Survey Number 75-73
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 33-83
- ◆ Found 5/8" iron pin with 1 1/2" aluminum cap, set by Survey Number 035-2008
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat 20190011T
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- { } Record measurement as per plat of New Haven Addition
- [] Record measurement as per Survey Number 035-2008
- - Record measurement as per Survey Number 23-83
- / / Record measurement as per Partition Plat 20190011T
- Centerline

REFERENCE MATERIAL

Union County Monumentation Records
 Survey Number 19
 Survey Number 75-73
 Survey Number 73-76
 Survey Number 35-82
 Survey Number 23-83
 Survey Number 33-83
 Survey Number 035-2008
 Partition Plat Number 20190011T
 ODOT Strip Map 8B-36-3
 Plat of New Haven Addition

DEED REFERENCES
 Book 155, Page 283
 Book 156, Page 5
 Book 156, Page 43
 Microfilm Document Number 981626
 Microfilm Document Number 20071161
 Microfilm Document Number 20084609
 Microfilm Document Number 20161959
 Microfilm Document Number 20191414

APPROVAL

I hereby approve this lot line adjustment this 12TH day of MARCH, 2020.

[Signature]
 Michael J. Boquist
 Community Development Director
 City of La Grande

NARRATIVE

This survey was done at the request of Henry Manjarres, owner of the land within. Mr. Manjarres wanted to adjust the lines as shown. I tie the monuments as shown hereon. The pin set on the South right of way of Interstate 84 at station 117+99.5 does not match the offset to the monuments set for the centerline. These were all set by ODOT Strip map 8B-36-3. I hold the centerline monuments and place the North line of this tract at 155.00 foot offset. Pins set by Survey 75-73 do not match the 20 and 24 foot calls along the North line of New Haven Addition or the placement of the Interstate right of way. I call these monuments out as shown. I place the bearing of the line heading North from the monument at the end of Fir St by using the position of the pipe set by Survey Number 19, as determined by Survey Number 23-83. The pin on the South line of Lot 8, set by Survey Number 035-2008 appears to use a breakdown of the block proportioning from the original plat of New Haven Addition. Other surveys in the area have historically used the 1922 monumentation of La Grande (Survey 18-89) for proportioning of the lots within the block. For placement of Division -B- of New Haven Addition, I use the same break as is shown on Partition Plat 20190011T. See said Partition for Block placement. For the tract surveyed in 2008, I hold the position of the pins set by Survey Number 035-2008 as found in place, extending the East line Southerly through the SE corner pin to the South line of Lot 8. I place the dividing line at the direction of Mr. Manjarres. 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, 2021

UNION COUNTY
 SURVEYOR

Date Received 3/16/20

Date Filed 3/16/20

By *[Signature]*

File No. 004-2020

[Signature] BAGETT, GRIFFITH & BLACKMAN
 2006 Adams Avenue, LaGrande, Oregon

Map of Survey
 Situated in Lots 8 and 9, Division -B-, New Haven Addition and the Southeast quarter of the Southwest quarter of Section 32, Township 2 South, Range 38 East of the Willamette Meridian, City of La Grande

UNION COUNTY, OREGON

SURVEYED FOR Henry Manjarres

SURVEYED BY J. S. H.

Scale: 1" = 50' Drawn by: J. S. H. Feb. 2020

LEGAL DESCRIPTIONS LOT LINE ADJUSTMENT

Tract 'A' - Parent Tract (Before Adjustment)

Lot 8 of Division "B" of New Haven Addition to La Grande, Union County, Oregon, according to the recorded plat of said addition, EXCEPTING THEREFROM all that portion conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded in Book 156, page 5, deed records of Union County, Oregon.

ALSO EXCEPT that portion of said Lot 8 that lies Southerly and Westerly of the following described line, with reference to Survey Number 035-2008, as filed in the office of the Union County Surveyor,

Beginning at a point on the Easterly right of way line of North Fir Street, said point being South 82°41'27" West, 855.67 feet from the North quarter corner of Section 5, Township 3 South, Range 38 East of the Willamette Meridian,

Thence: South 89°44'49" East, 117.52 feet,

Thence: South, 0°49'42" East, 80.00 feet to the Southerly boundary of said Lot 8.

TOGETHER WITH, a tract of land in the Southeast quarter of the Southwest quarter of Section 32, Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows:

Beginning on the South line of said Section 32, a distance of 24 feet East of the center of North Fir Street, as platted in New Haven Addition to La Grande, Union County, Oregon, said point of beginning being approximately 846.5 feet West of the Southeast corner of the Southeast quarter of the Southwest quarter of said Section 32,

Thence: North, parallel with the sectional subdivision line, 65 feet, more or less, to the Southerly line of land conveyed to the State of Oregon, by and through its State Highway Commission (Deed Book 155, Page 283, deed records of Union County, Oregon),

Thence: Southeasterly, along the Southerly line of said State of Oregon land, 205 feet, more or less, to its intersection with the South line of said Section 32,

Thence: West, along said sectional subdivision line, 231 feet, more or less, to the Point of Beginning.

ALSO INCLUDING, a permanent easement over and across a strip of land 24 feet in width West of and adjoining tract described above for ingress and egress from property.

Containing 41,751 sq. ft.

Tract 'B' - Accruing Tract (Before Adjustment)

Lot 9 of Division "B" of New Haven Addition to La Grande, Union County, Oregon, according to the recorded plat of said addition, EXCEPTING THEREFROM all that portion conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded in Book 156, page 5, deed records of Union County, Oregon.

Containing 38,087 sq. ft.

Adjusted Tract

A portion of Lot 8, Division "B", New Haven Addition to the City of La Grande, and a tract of land situated in the Southeast quarter of the Southwest quarter of Section 32, Township 2 South, Range 38 East of the Willamette Meridian, more particularly described as follows, with reference to Survey Number 004-2020, as filed in the office of the Union County Surveyor,

Beginning at the Southeast corner of said Lot 8,

Thence: North 0°45'06" West, along the East line of said Lot 8, a distance of 184.73 feet, to the Northeast corner of said Lot 8, said point being on the South line of the Southwest quarter of Section 32, Township 2 South, Range 38 East of the Willamette Meridian,

Thence: North 89°39'20" East, along said South line, a distance of 24.84 feet, to the South line of that tract granted to the State of Oregon, by and through its State Highway Commission by deed recorded in Book 155, Page 283, deed records of Union County, Oregon (Interstate I-84),

Thence: North 76°30'23" West, along said South line, a distance of 146.14 feet,

Thence: South 0°31'57" East, a distance of 113.17 feet,

Thence: North 89°40'17" West, a distance of 117.68 feet, to the East right of way line of Fir Street,

Thence: South 0°45'03" East, along said East right of way line, a distance of 25.00 feet, to the Northwest corner of that tract conveyed to Braden M. Manjarres by deed recorded as Microfilm Document Number 20084609, deed records of Union County, Oregon,

Thence: South 89°40'17" East, along the North line of said Manjarres tract, a distance of 117.59 feet (record South 89°44'49" East, 117.52 feet), to the Northeast corner of said Manjarres tract,

Thence: South 0°31'57" East, along the East line of said Manjarres tract, a distance of 80.92 feet, (record South 0°49'42" East, 80.00 feet) to the South line of said Lot 8,

Thence: North 89°56'29" East, along said South line, a distance of 117.66 feet, to the Point of Beginning.

Containing 27,050 sq. ft.

Tract 'A' - Parent Tract (After Adjustment)

A portion of Lot 8, Division "B", New Haven Addition to the City of La Grande, and a tract of land situated in the Southeast quarter of the Southwest quarter of Section 32, Township 2 South, Range 38 East of the Willamette Meridian, more particularly described as follows, with reference to Survey Number 004-2020, as filed in the office of the Union County Surveyor,

Beginning at the Northwest corner of said Lot 8,

Thence: North 89°39'20" East, along the North line of said Lot 8, a distance of 4.00 feet,

Thence: North 0°02'42" West, a distance of 62.92 feet, to the South line of that tract granted to the State of Oregon, by and through its State Highway Commission by deed recorded in Book 155, Page 283, deed records of Union County, Oregon (Interstate I-84),

Thence: South 76°30'23" East, along said South line, a distance of 116.91 feet,

Thence: South 0°31'57" East, a distance of 113.17 feet,

Thence: North 89°40'17" West, a distance of 117.68 feet, to the East right of way line of Fir Street,

Thence: North 0°45'03" West, along said East right of way line, a distance of 76.84 feet, to the Point of Beginning.

ALSO INCLUDING, a permanent easement over and across a strip of land 24 feet in width West of and adjoining portion of the tract within Section 32, as described above, for ingress and egress from property.

Containing 14,701 sq. ft.

Tract 'B' - Accruing Tract (After Adjustment)

Lot 9 of Division "B" of New Haven Addition to La Grande, Union County, Oregon, according to the recorded plat of said addition, EXCEPTING THEREFROM all that portion conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded in Book 156, page 5, deed records of Union County, Oregon.

TOGETHER WITH, a portion of Lot 8, Division "B", New Haven Addition to the City of La Grande, and a tract of land situated in the Southeast quarter of the Southwest quarter of Section 32, Township 2 South, Range 38 East of the Willamette Meridian, more particularly described as follows, with reference to Survey Number 004-2020, as filed in the office of the Union County Surveyor,

Beginning at the Southeast corner of said Lot 8,

Thence: North 0°45'06" West, along the East line of said Lot 8, a distance of 184.73 feet, to the Northeast corner of said Lot 8, said point being on the South line of the Southwest quarter of Section 32, Township 2 South, Range 38 East of the Willamette Meridian,

Thence: North 89°39'20" East, along said South line, a distance of 24.84 feet, to the South line of that tract granted to the State of Oregon, by and through its State Highway Commission by deed recorded in Book 155, Page 283, deed records of Union County, Oregon (Interstate I-84),

Thence: North 76°30'23" West, along said South line, a distance of 146.14 feet,

Thence: South 0°31'57" East, a distance of 113.17 feet,

Thence: North 89°40'17" West, a distance of 117.68 feet, to the East right of way line of Fir Street,

Thence: South 0°45'03" East, along said East right of way line, a distance of 25.00 feet, to the Northwest corner of that tract conveyed to Braden M. Manjarres by deed recorded as Microfilm Document Number 20084609, deed records of Union County, Oregon,

Thence: South 89°40'17" East, along the North line of said Manjarres tract, a distance of 117.59 feet (record South 89°44'49" East, 117.52 feet), to the Northeast corner of said Manjarres tract,

Thence: South 0°31'57" East, along the East line of said Manjarres tract, a distance of 80.92 feet, (record South 0°49'42" East, 80.00 feet) to the South line of said Lot 8,

Thence: North 89°56'29" East, along said South line, a distance of 117.66 feet, to the Point of Beginning.

Containing 65,137 sq. ft.

UNION COUNTY SURVEYOR	
Date Received	3/16/20
Date Filed	3/16/20
By	<i>MLG/min</i>
File No.	004-2020

REGISTERED PROFESSIONAL LAND SURVEYOR
<i>J.S.H.</i>
OREGON JUNE 2, 2010 JEFFREY S. HSU 83571
Renewal Date: June 30, 2021

BAGETT, GRIFFITH & BLACKMAN			
2006 Adams Avenue, LaGrande, Oregon			
Map of Survey			
Situated in Lots 8 and 9, Division -B-, New Haven Addition and the Southeast quarter of the Southwest quarter of Section 32, Township 2 South, Range 38 East of the Willamette Meridian, City of La Grande			
UNION COUNTY, OREGON			
SURVEYED FOR	Henry Manjarres		
SURVEYED BY	J. S. H.		
Scale: 1" = 50'	Drawn by: J. S. H.	Feb. 2020	