

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"=100'

LEGEND

- ⊙ Monument as described, marked as per Union County Monumentation records, positioned as per Union County GPS network
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, unless otherwise specified, set by or tied in Survey Number 62-80
- ◆ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 08-82
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat 1996-08
- ▲ Found 5/8" iron pin with plastic cap marked ODOT CONTROL, set by Survey Number 044-1997
- ◆ Found iron pipe set by Survey 21-91
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- () Record measurement as per Survey Number 62-80
- [] Record measurement as per Survey Number 044-1997
- { } Record measurement as per Partition Plat 1996-08
- - - Record measurement as per Survey Number 08-82
- SFNF Monument searched for, not found

REFERENCE MATERIAL

Union County Monumentation Records
 Survey Number 62-80
 Survey Number 08-82
 Survey Number 044-1997
 Partition Plat 1996-08

DEED REFERENCES
 Book 110, Page 12
 Book 146, Page 320
 Microfilm Document Number 66908
 Microfilm Document Number 106365
 Microfilm Document Number 107360
 Microfilm Document Number 20163335

NARRATIVE

This survey was done at the request of Al Adelsberger, owner of the acquiring tract. I base the exteriors of the Rankin Tract on Survey 62-80. The highway was realigned in Survey Number 044-2017 and I base this alignment on this survey. I recover the monuments as shown. It appears as though the East/West center of section line was not accurately retraced in Survey 62-80. I base the location on recovered monuments of Partition Plat 1996-08. The exteriors of the Adelgoos tract I base on the monuments set by said Partition Plat 1996-08 and the boundary line agreement monumented in Survey Number 08-82. The monument at the SE corner of the Adelgoos tract was underneath a deck. I use the position as per Partition 1996-08 for this monument. The adjusted line was placed at the direction of Mr. Adelsberger. I find no other unusual conditions with this survey.

APPROVALS

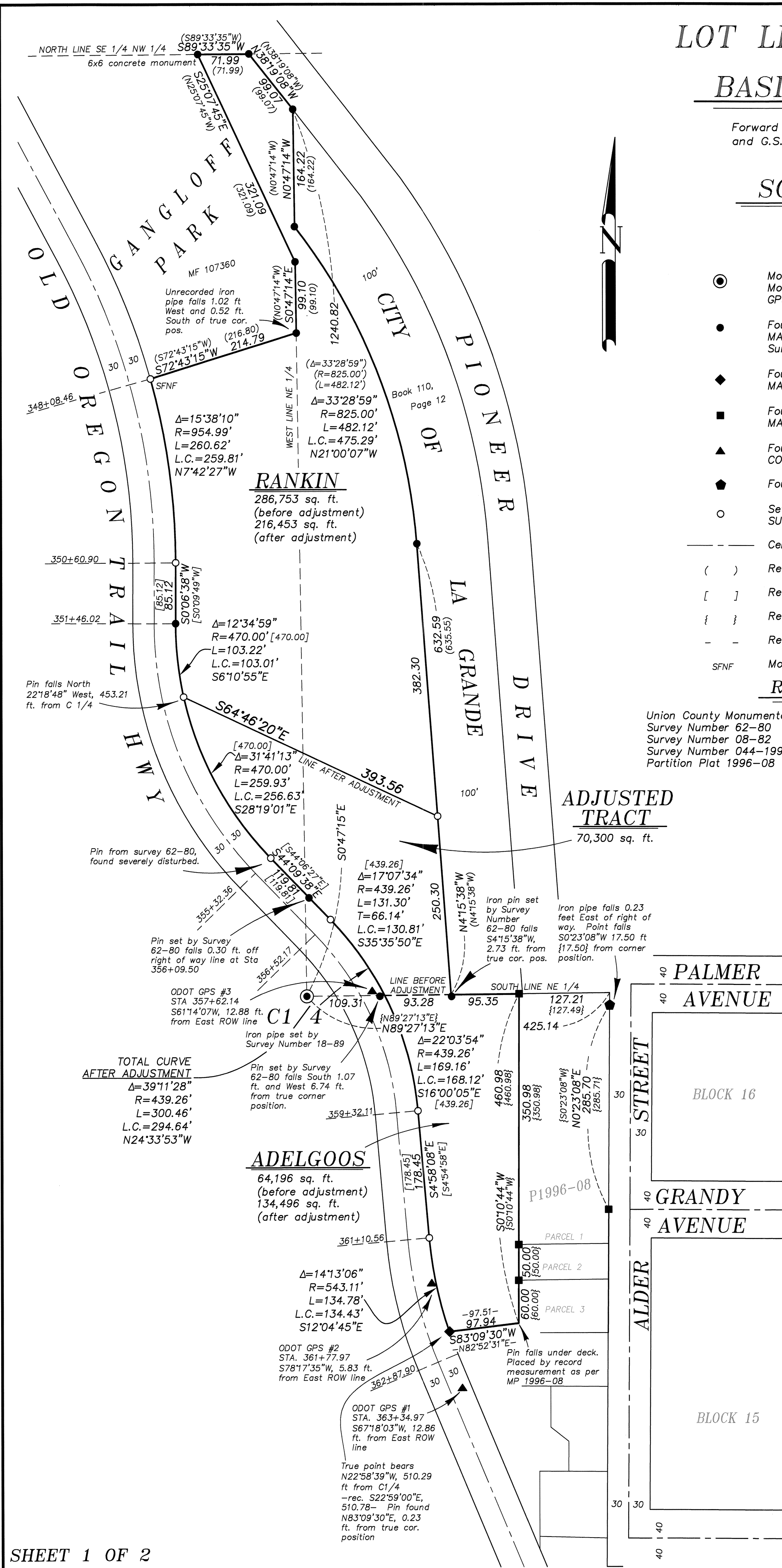
I hereby approve this lot line adjustment this 11th day of Apr, 2020.

Michael J. Boquist
 Michael J. Boquist
 City of La Grande
 Community Development Director

UNION COUNTY SURVEYOR
 Date Received 5/11/20
 Date Filed 5/11/20
 By [Signature]
 File No. 010-2020

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
 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 Section 6, Township 3 South, Range 38 East of the Willamette Meridian
 UNION COUNTY, OREGON
 SURVEYED FOR Al Adelsberger
 SURVEYED BY J. S. H.
 Scale: 1" = 100' Drawn by: J. S. H. Mar.-May 2020



LOT LINE ADJUSTMENT

Rankin – Before Adjustment

All that portion of the Southeast quarter of the Northwest quarter and all that portion of the Southwest quarter of the Northeast quarter of Section 6, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, lying Easterly of the Old Oregon Trail Highway and Westerly of the old county road; EXCEPT Gangloff Park, AND ALSO EXCEPTING a strip of land 100 feet in width along the Westerly side of the old county road, heretofore deeded to the City of La Grande, Union County, Oregon.

TOGETHER WITH, an easement 40 feet in width running from the old county road (now known as Pioneer Drive) across the Northwesterly end of the 100 foot strip conveyed to the City of La Grande by Book 110, page 12, deed records of Union County, Oregon.

Containing 286,753 sq. ft. (6.58 acres)

Adelgoos Investors, Ltd – Before Adjustment

A parcel of land situate in the Northwest quarter of the Southeast quarter of Section 6, Township 3 South, Range 38 East of the Willamette Meridian, La Grande, Union County, Oregon:

Beginning at a point on the Easterly line of the State Highway (formerly U.S. Highway 30) which has been found by survey No. 8-82, filed with the Union County Surveyor as being South 470.23 feet and East 199.44 feet (South 22°59'00" East, 510.78 feet) from the Northwest corner of the Southeast quarter of said Section 6,

Thence: Along the property line agreement recorded as Microfilm Document No. 106365, Union County, North 82°52'31" East, 97.51 feet to an iron pin,

Thence: North 1°09'East, along the East line of land conveyed to D. Donald Dempsey and wife by Deed recorded in Book 146, Page 320, deed records of Union County, Oregon, a distance of 460 feet, more or less, to a point on the North line of said Southeast quarter which is South 89°43' East, 297.65 feet from the Northwest corner of said Southeast quarter,

Thence: North 89°43' West, along said North line to the Easterly side of said highway,

Thence: Southerly, along the Easterly right of way line of said highway to the Point of Beginning.

Containing 64,196 sq. ft.

Adjusted Tract

A tract of land situated in the North half of Section 6, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows with reference to Survey Number 010-2020, as filed in the office of the Union County Surveyor,

Beginning at a point on the South line of the Northeast quarter of said Section 6, said point which bears North 89°27'13" East, a distance of 109.31 from the Southwest corner of said Northeast quarter, said point being on the East right-of-way line of Old Oregon Trail Highway (Highway 30),

Thence: North 89°27'13" East, along said South line, a distance of 93.28 feet, to the Southwest corner of that tract conveyed to City of La Grande by deed recorded in Book 110, Page 12, deed records of Union County, Oregon,

Thence: North 4°15'38" West, along the West line of said City of La Grande tract, a distance of 250.30 feet,

Thence: North 64°46'20" West, a distance of 393.56 feet, to said East right-of-way line, said point being on a 470.00-foot radius curve to the left,

Thence: Along said curve, also along said East right-of-way line, a distance of 259.93 feet, through a central angle of 31°41'13" (the long chord which bears South 28°19'01" East, a distance of 256.63 feet),

Thence: South 44°09'38" East, continuing along said East right-of-way line, a distance of 119.81 feet, to the PC of a 439.26-foot radius curve to the right,

Thence: Along said curve, also along said East right-of-way line, a distance of 131.30 feet, through a central angle of 17°07'34" (the long chord which bears South 35°35'50" East, a distance of 130.81 feet) to the Point of Beginning.

Containing 70,300 sq. ft. (1.61 acres)

Rankin – After Adjustment

Situated in the Southeast quarter of the Northwest quarter and the Southwest quarter of the Northeast quarter of Section 6, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows, with reference to Survey Number 010-2020, as filed in the office of the Union County Surveyor,

Beginning at a point on the East right of way line of Old Oregon Trail Highway (Highway 30), said point with bears North 22°18'48" West, a distance of 453.21 feet from the Southwest corner of the Northeast quarter of said Section 6, said point being on a 470.00-foot radius curve to the right,

Thence: Along said curve, also along said East right-of-way line, a distance of 103.22 feet, through a central angle of 12°34'59" (the long chord which bears North 6°10'55" West, a distance of 103.01 feet).

Thence: North 0°06'38" East, along said East right-of-way line, a distance of 85.12 feet, to the PC of a 954.99-foot radius curve to the left,

Thence: Along said curve, also along said East right-of-way line, a distance of 260.62 feet, through a central angle of 15°38'10" (the long chord which bears North 7°42'27" West, a distance of 259.81 feet), to the Southwest corner of that tract known as Gangloff Park, conveyed to the City of La Grande by deed recorded as Microfilm Document Number 107360, deed records of Union County, Oregon,

Thence: North 72°43'15" East, along the South line of said Gangloff Park, a distance of 214.79 feet, to the West line of the Northeast quarter of said Section 6,

Thence: North 0°47'14" West, along said West line, also along East line of said Gangloff Park, a distance of 99.10 feet, to an angle point in the exterior of said Gangloff Park,

Thence: North 25°07'45" West, a distance of 321.09 feet, to the North line of the Southeast quarter of the Northwest quarter of said Section 6,

Thence: North 89°33'35" East, along said North line, a distance of 71.99 feet, to the West right of way line of Pioneer Drive,

Thence: South 38°19'08" East, along said West right of way line, a distance of 99.07 feet, to the West line of the Northeast quarter of said Section 6, said line also being the Westerly line of that tract conveyed to City of La Grande by deed recorded in Book 110, Page 12, deed records of Union County, Oregon,

Thence: South 0°47'14" East, along said West line, a distance of 164.22 feet, to the PC of a 825.00-foot non-tangent curve to the right,

Thence: Along said curve, also along said West line of City of La Grande tract, a distance of 482.12 feet, through a central angle of 33°28'59" (the long chord which bears South 21°00'07" East, a distance of 475.29 feet),

Thence: South 4°15'38" East, along said West line, a distance of 382.30 feet,

Thence: North 64°46'20" West, a distance of 393.56 feet to the Point of Beginning.

Containing 216,453 sq. ft.

Adelgoos Investors, Ltd – After Adjustment

A parcel of land situate in the Northwest quarter of the Southeast quarter, the Southwest quarter of the Northeast quarter and the Southeast quarter of the Northwest quarter of Section 6, Township 3 South, Range 38 East of the Willamette Meridian, La Grande, Union County, Oregon, more particularly described as follows with reference to Survey Number 010-2020, as filed in the office of the Union County Surveyor,

Beginning at a point on the Easterly line of the Old Oregon Trail Highway (formerly U.S. Highway 30) from which the Northwest corner of the Southeast quarter bears North 22°58'39" West, a distance of 510.29 feet (record: South 22°59'00" East, 510.78 feet),

Thence: North 83°09'30" East, along the property line agreement recorded as Microfilm Document No. 106365, deed records of Union County, a distance of 97.94 feet,

Thence: North 0°10'44" East, along the West line of Parcels 1, 2 and 3 of Partition Plat 1996-08, filed as Microfilm Number 961885 and stored in Slide 425, Plat Cabinet 'B', plat records of Union County, Oregon, a distance of 460.98 feet, to the North line of said Southeast quarter,

Thence: South 89°27'13" West, along said North line, a distance of 95.35 feet, to the Southwest corner of that tract conveyed to City of La Grande by deed recorded in Book 110, Page 12, deed records of Union County, Oregon,

Thence: North 4°15'38" West, along the West line of said City of La Grande tract, a distance of 250.30 feet,

Thence: North 64°46'20" West, a distance of 393.56 feet, to the East right of way line of Old Oregon Trail Hwy (Highway 30), said point being on a 470.00-foot radius non-tangent curve to the left,

Thence: Along said curve, also along said East right of way line, a distance of 259.93 feet, through a central angle of 31°41'13" (the long chord which bears South 28°19'01" East, a distance of 256.63 feet),

Thence: South 44°09'38" East, along said East right of way line, a distance of 119.81 feet, to the PC of a 439.26-foot radius curve to the right,

Thence: Along said curve, also along said East right of way line, a distance of 300.46 feet, through a central angle of 39°11'28" (the long chord which bears South 24°33'53" East, a distance of 294.64 feet)

Thence: South 4°58'08" East, along said East right of way line, a distance of 178.45 feet, to the PC of a 543.11-foot radius curve to the left,

Thence: Along said curve, also along said East right of way line, a distance of 134.78 feet, through a central angle of 14°13'06" (the long chord which bears South 12°04'45" East, a distance of 134.43 feet) to the Point of Beginning.

Containing 134,496 sq. ft.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2021

UNION COUNTY
SURVEYOR

Date Received 5/11/20

Date Filed 5/11/20

By [Signature]

File No. 010-2020

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

Situated in Section 6, Township 3 South,
Range 38 East of the Willamette Meridian

UNION COUNTY, OREGON

SURVEYED FOR	Al Adelsberger		
SURVEYED BY	J. S. H.		
Scale: 1" = 100'	Drawn by: J. S. H.	Mar.-May 2020	