

# LOT LINE ADJUSTMENT

## LEGAL DESCRIPTION

## BASIS OF BEARING

**Brownlon - Tract 'A' (before adjustment)**  
 Outlots 2 and 3 of Chaplin's Addition to the City of La Grande, Oregon.

**Brownlon - Tract 'B' (before adjustment)**  
 Outlot 12 of Chaplin's Addition to the City of La Grande, Oregon.

**Glabe (before adjustment)**  
 A parcel of land in the Southwest quarter of the Southwest quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, being a portion of Outlots 4 and 11 of Chaplin's Addition to La Grande, Oregon, more particularly described as follows, with reference to map of survey number 12-85, as filed in the office of the Union County Surveyor,

Beginning at a point on the West line of said Lot 11, said point being North 01°5'29" East, 293.55 feet (293.55 feet North and 1.31 feet East) from the Southwest corner of said Lot 11,

Thence: North 01°5'29" East, along the West line of said Lot 11 and Lot 4, a distance of 200.00 feet,

Thence: South 89°42'15" East, 106.98 feet,

Thence: South 01°5'28" West, 200.00 feet,

Thence: North 89°42'15" West, 106.98 feet, to the Point of Beginning.

ALSO a perpetual non-exclusive easement for ingress and egress, described as that certain Easement Agreement dated April 16, 1996, recorded April 16, 1996 as Microfilm Document Number 961596, Records of Union County, Oregon.

**Adjusted Tract 'A' (to accrue to Glabe from Brownlon Tract 'A')**  
 Situated in Outlot 3 of Chaplin's Addition to the City of La Grande, Oregon, more particularly described as follows with reference to Survey Number 017-2020, as filed in the office of the Union County Surveyor,

Beginning at the Southeast corner of said Outlot 3,

Thence: North 01°4'26" East, along the East line of said Outlot 3, a distance of 53.28 feet,

Thence: North 85°24'11" West, a distance of 125.28 feet, to the West line of said Outlot 3,

Thence: South 01°4'27" West, along said West line, a distance of 62.83 feet, to the Southwest corner of said Outlot 3,

Thence: South 89°46'44" East, along the South line of said Outlot 3, a distance of 124.91 feet, to the Point of Beginning.

**Adjusted Tract 'B' (to accrue to Glabe from Brownlon Tract 'B')**  
 Situated in Outlot 3 of Chaplin's Addition to the City of La Grande, Oregon, more particularly described as follows with reference to Survey Number 017-2020, as filed in the office of the Union County Surveyor,

Beginning at the Northeast corner of said Outlot 12,

Thence: South 01°4'26" West, along the East line of said Outlot 12, a distance of 53.07 feet to the Southwest corner of that tract conveyed to David K. Glabe and Erin E. Glabe by deed recorded as Microfilm Document No. 20170644, deed records of Union County, Oregon,

Thence: North 89°40'11" West, along the Westerly prolongation of the South line of said Glabe tract, a distance of 124.91 feet, to the West line of said Outlot 12,

Thence: North 01°4'27" East, along said West line, a distance of 52.85 feet, to the Northwest corner of said Outlot 12,

Thence: South 89°46'44" East, along the North line of said Outlot 12, a distance of 124.91 feet, to the Point of Beginning.

**Brownlon - Tract 'A' (after adjustment)**  
 Outlots 2 and 3 of Chaplin's Addition to the City of La Grande, Oregon.

EXCEPTING THEREFROM, a tract of land situated in said Outlot 3, more particularly described as follows with reference to Survey Number 017-2020, as filed in the office of the Union County Surveyor,

Beginning at the Southeast corner of said Outlot 3,

Thence: North 01°4'26" East, along the East line of said Outlot 3, a distance of 53.28 feet,

Thence: North 85°24'11" West, a distance of 125.28 feet, to the West line of said Outlot 3,

Thence: South 01°4'27" West, along said West line, a distance of 62.83 feet, to the Southwest corner of said Outlot 3,

Thence: South 89°46'44" East, along the South line of said Outlot 3, a distance of 124.91 feet, to the Point of Beginning.

**Brownlon - Tract 'B' (after adjustment)**  
 Outlot 12 of Chaplin's Addition to the City of La Grande, Oregon.

EXCEPTING THEREFROM, a tract of land situated in said Outlot 12, Oregon, more particularly described as follows with reference to Survey Number 017-2020, as filed in the office of the Union County Surveyor,

Beginning at the Northeast corner of said Outlot 12,

Thence: South 01°4'26" West, along the East line of said Outlot 12, a distance of 53.07 feet to the Southwest corner of that tract conveyed to David K. Glabe and Erin E. Glabe by deed recorded as Microfilm Document No. 20170644, deed records of Union County, Oregon,

Thence: North 89°40'11" West, along the Westerly prolongation of the South line of said Glabe tract, a distance of 124.91 feet, to the West line of said Outlot 12,

Thence: North 01°4'27" East, along said West line, a distance of 52.85 feet, to the Northwest corner of said Outlot 12,

Thence: South 89°46'44" East, along the North line of said Outlot 12, a distance of 124.91 feet, to the Point of Beginning.

**Glabe (After Adjustment)**  
 A parcel of land in the Southwest quarter of the Southwest quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, being a portion of Outlots 3, 4, 11, and 12 of Chaplin's Addition to La Grande, Oregon, more particularly described as follows, with reference to Survey Number 017-2020, as filed in the office of the Union County Surveyor,

Beginning at a point on the West line of said Lot 11, said point being North 01°4'26" East, a distance of 293.52 feet (record North 01°5'29" East, 293.55 feet) from the Southwest corner of said Lot 11,

Thence: South 89°40'11" East, a distance of 106.98 feet,

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

**SCALE: 1"=50'**

## LEGEND

- Found monument as noted, marked as per Union County monumentation records
- Found unrecorded 1" iron pipe
- Found 5/8" iron pin, set by Survey Number 59-78
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 21-82
- ▲ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 12-85
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 043-2008
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 043-2008
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Plat of The Ridge
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Amended Plat of The Ridge
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Original Platted line of Supplemental Plat of Chaplin's Addition
- Centerline
- { } Record measurement as per Supplemental Plat of Chaplin's Addition
- - - Record measurement as per Survey Number 21-82
- ( ) Record measurement as per Survey Number 12-85
- [ ] Record measurement as per Survey Number 030-1999

## REFERENCE MATERIAL

Union County Monumentation Records	DEED REFERENCES
Survey Number 59-78	Microfilm Document Number 115753
Survey Number 21-82	Microfilm Document Number 115754
Survey Number 12-85	Microfilm Document Number 118755
Survey Number 049-1998	Microfilm Document Number 118756
Survey Number 030-1999	Microfilm Document Number 20080598
Survey Number 043-2008	Microfilm Document Number 20082377
Partition Plat 20070016T	Microfilm Document Number 20170644
Plat of The Ridge	
Amended Plat of The Ridge	

## LEGAL DESCRIPTION cont.

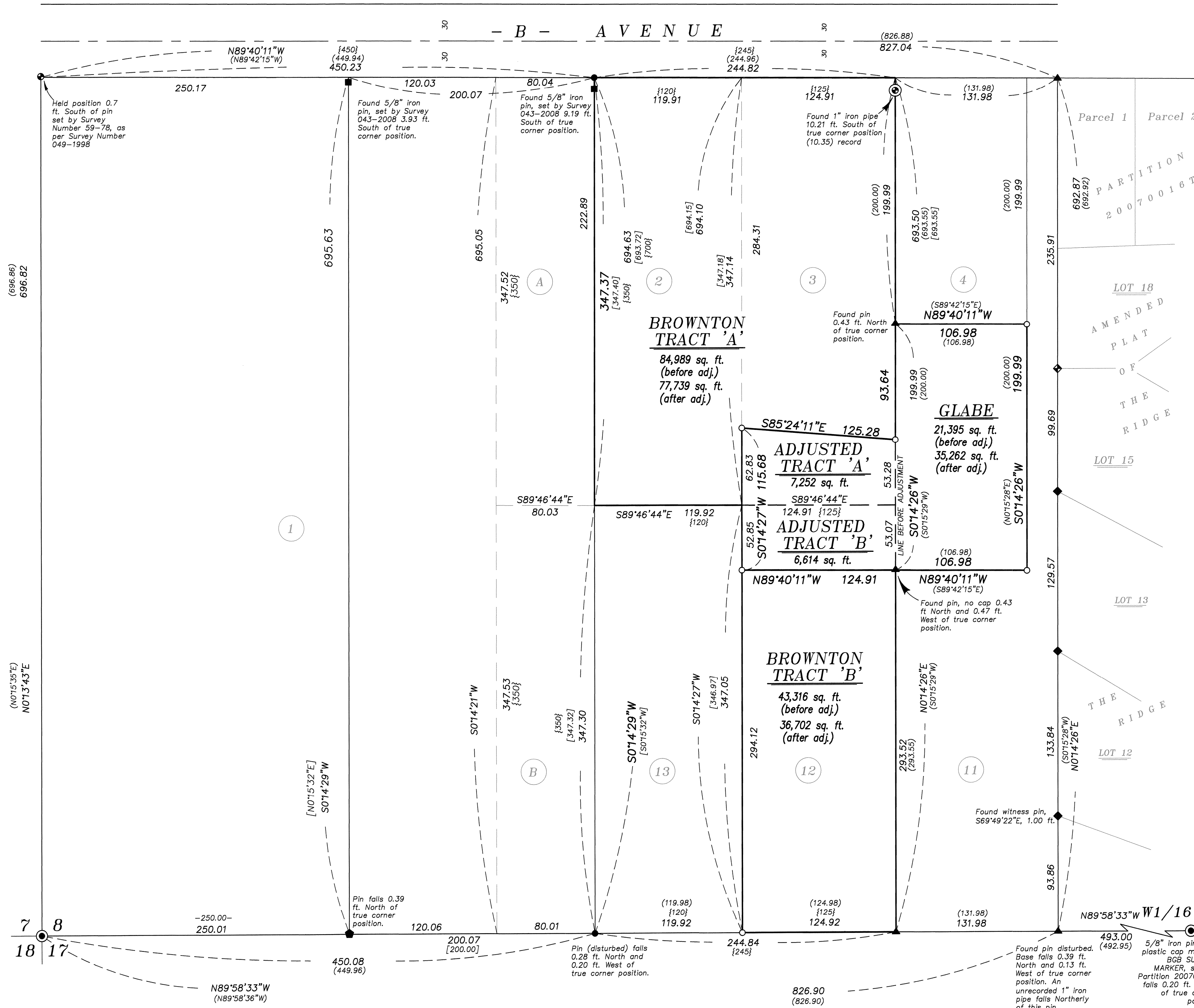
- Thence: North 01°4'26" East, a distance of 199.99 feet,
- Thence: North 89°40'11" West, a distance of 106.98 feet, to the West line of said Outlot 4,
- Thence: South 01°4'26" East, along said West line, a distance of 93.64 feet,
- Thence: North 85°24'11" West, a distance of 125.28 feet, to the West line of said Outlot 3,
- Thence: South 01°4'27" West, along the West lines of said Outlots 3 and 12, a distance of 115.68 feet,
- Thence: South 89°40'11" East, a distance of 124.91 feet, to the Point of Beginning.
- ALSO a perpetual non-exclusive easement for ingress and egress, described as that certain Easement Agreement dated April 16, 1996, recorded April 16, 1996 as Microfilm Document Number 961596, Records of Union County, Oregon.

<b>UNION COUNTY SURVEYOR</b>	
Date Received	6/4/20
Date Filed	6/4/20
By	<i>[Signature]</i>
File No.	017-2020

<b>REGISTERED LAND SURVEYOR</b>
<i>[Signature]</i>
OREGON JUNE 2, 2010 <b>JEFFREY S. HSU</b> 83571
(Renewal Date: June 30, 2021)

<b>BAGETT, GRIFFITH &amp; BLACKMAN</b>	
2006 Adams Avenue, LaGrande, Oregon Map of Survey	
Situated in Outlots 2, 3, 4, 11 and 12, Chaplin's Addition to the City of La Grande	
UNION COUNTY, OREGON	
SURVEYED FOR	David Glabe
SURVEYED BY	J. S. H.
Scale: 1" = 50'	Drawn by: J. S. H. May 2020

SURVEY NUMBER 017-2020



## NARRATIVE

This survey was done at the request of David Glabe, owner of the receiving tract of this lot line adjustment. Mr. Glabe wanted to adjust the lines here as shown. I recover monumentation as shown. I find the measurements to be relatively harmonious with the block break as shown on Surveys 12-85 and 049-1998. The South line of the block is defined by the Section line. I hold the Section corner at the Southeast corner of Section 8 and the West 1/16th common to Section 8 and 17. The pin at the Southeast corner of Outlot 11 appears to be disturbed. I place it South of the Section line and the West line of The Ridge Subdivision. At the Northwest corner of this block, I hold a position 0.7 feet by intersection of the Section line and the West line of The Ridge Subdivision. At the Northwest corner of Outlot 4 to establish the South right of way line of B Ave. I hold the unrecorded pipe that falls 10 feet South of the Northwest corner of Outlot 4 and the pin at the Southwest corner of Lot 11 to determine the West line of Outlots 4 and 11. The distance is harmonious with the position determined by Survey 12-85. The pins at the Northwest and Southwest corners of the Glabe property, however, are not. As the ownership within this tier of lots is based on Survey 12-85 and was conveyed based on the survey, I opt to treat these using rules of a simultaneous conveyance and prorate the distances along the West line to determine the true position. Pins are off as shown. To determine the West line of Lots 2 and 13, I hold the pins at the Northwest corner and drive a line through the pin at the Southwest corner of Outlot 13, set by Survey Number 030-1999, to the Section line. The Southwest corner of Lot 13 appears to be slightly disturbed, but establishing the position in this manner is consistent with the measurements to the Section corner and the pin on the South line of the Section set by Survey 21-82. I then use proportionate measurement to place the East line of Lots 2 and 13. Due to an angle point on the North line of the Block, the East/West centerline through the block does not exactly split the lots in half. I use the record measurements as per Survey 030-1999 to prorate the distances along the East and West lines of Lots 2 and 13 to place this line. The adjusted tract is intended to follow an existing fence line on the North side and be an extension of Glabe's South property line on the South side. I find no other unusual conditions with this survey.

## APPROVALS

I hereby approve this lot line adjustment this 4<sup>TH</sup> day of JUNE, 2020.

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