

# LOT LINE ADJUSTMENT

## BASIS OF BEARING

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

SCALE: 1"=60'

## LEGEND

- Found monument in valve box as per Union County Monumentation records
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 039-2019
- Found 5/8" iron pin with 1 1/2" aluminum cap set by Survey Number 026-2009
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Partition Plat 1999-018
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 39-84
- ◆ Found 5/8" iron pin with plastic cap set by Survey Number 26-78
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- ( ) Record measurement as per Survey Number 39-84
- [ ] Record measurement as per Partition Plat 1999-018
- { } Record measurement as per Survey Number 4-65
- - - Record measurement as per Survey Number 26-78
- < > Record measurement as per Survey Number 012-2011
- Centerline

## REFERENCE MATERIAL

Union County Monumentation Records  
 Survey Number 4-65  
 Survey Number 54-70  
 Survey Number 13-71  
 Survey Number 26-78  
 Survey Number 39-84  
 Survey Number 028-1993  
 Survey Number 026-2009  
 Survey Number 012-2011  
 Survey Number 046-2018  
 Partition Plat Number 1999-018

## DEED REFERENCES

Book 150, Page 572  
 Microfilm Document Number 20170680  
 Union County Court Order 2009-41  
 (Legalization of 12th Street)

## NARRATIVE

This survey was done at the request of David Daniels, owner of the land within. Mr. Daniels wanted to adjust the line between his ownerships as shown hereon. I recover monuments and find them harmonious with record data from filed surveys. Survey 39-84 surveyed along the North line of this tract. This was retraced in Partition 1999-18. I hold this line by extension of the found monuments which differs from the deed call of 198 feet from the Section line by approx. 0.3 feet. 12th Street was legalized in 2012 and monumented by Survey 012-2011. Finding monuments harmonious with the map, I hold pins as found on the ground. At the SE corner of the Daniels ownership, the monument set by this survey was intended to mark right of way and not necessarily land ownership. It is fairly close and I show the offset distance here. I place the East line of the Southwest quarter of Section 8 as per Minor Partition 1998-18. I find no other unusual conditions with this survey.

## APPROVALS

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

*Michael J. Boquist*  
 Michael J. Boquist  
 Community Development Director

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JUNE 2, 2010  
 JEFFREY S. HSU  
 83571

Renewal Date: June 30, 2021

UNION COUNTY  
 SURVEYOR

Date Received 8/4/20

Date Filed 8/4/20

By *J. S. H.*

File No. 027-2020

**BAGETT, GRIFFITH & BLACKMAN**  
 2006 Adams Avenue, LaGrande, Oregon

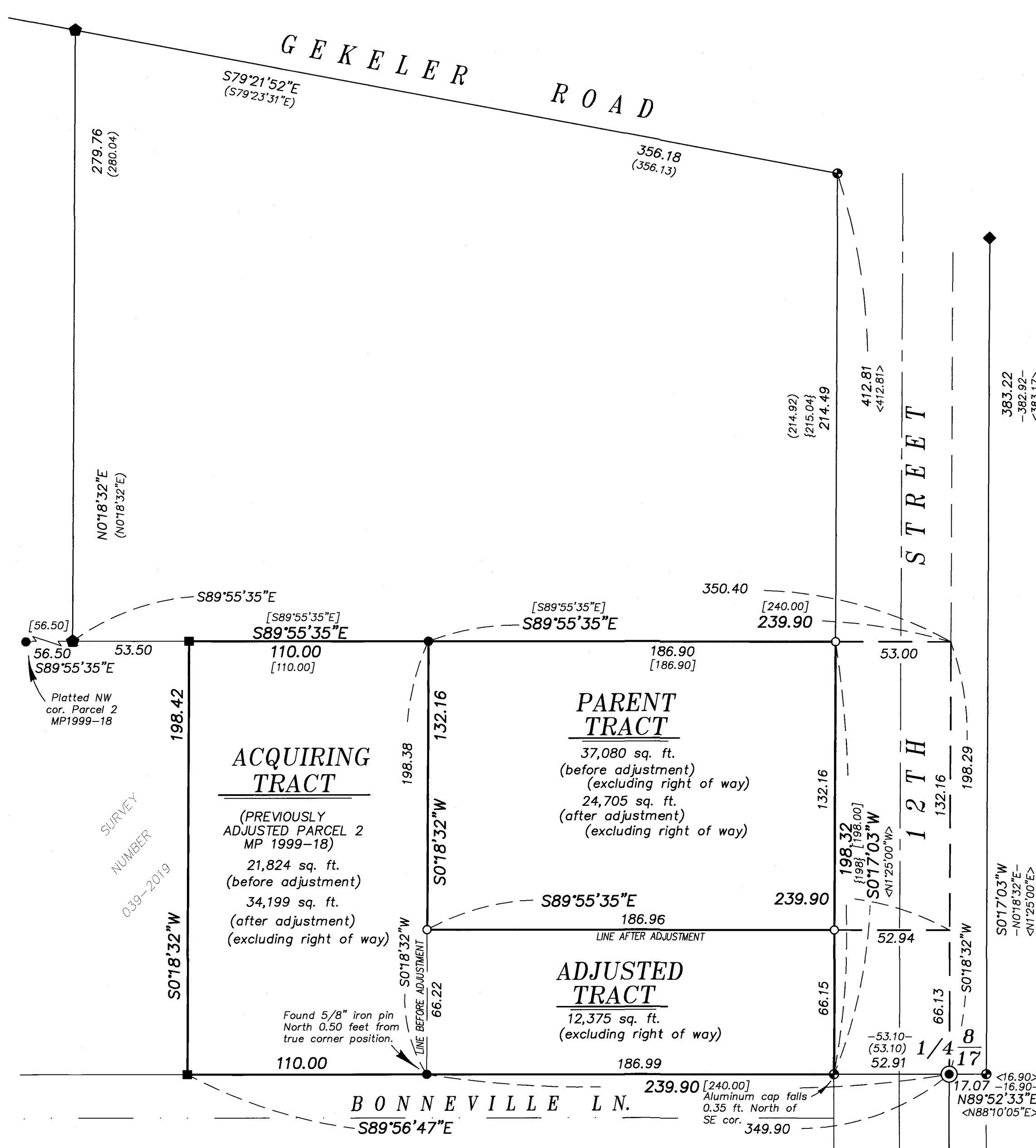
Map of Survey  
 Situate in the Southwest quarter of Section 8,  
 Township 3 South, Range 38 East of the  
 Willamette Meridian, City of La Grande

UNION COUNTY, OREGON

SURVEYED FOR David Daniels

SURVEYED BY J. S. H.

Scale: 1" = 40' Drawn by: J. S. H. July 2020



# LOT LINE ADJUSTMENT

Parent Tract (before adjustment)

Situated in the Southeast quarter of the Southwest quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Southeast quarter of the Southwest quarter,

Thence: North 198 feet,

Thence: West, along the South line of the land conveyed to the Northwest District of the Lutheran Church—Missouri Synod (Book 150, Page 572, deed records of Union County, Oregon, 240 feet,

Thence: South 198 feet to the South line of said subdivision,

Thence: East, 240 feet to the Point of Beginning.

Containing 37,080 sq. ft. (excluding 12<sup>th</sup> St. right of way)

Accruing Tract (before adjustment)

Parcel 2 of Partition Plat 1999-18, filed as Microfilm Number 9993237 and stored in Slide 542, Plat Cabinet 'B', plat records of Union County, Oregon.

EXCEPTING THEREFROM, a portion of said Parcel 2 of Partition Plat 1999-18, more particularly described as follows, with reference to Survey Number 039-2019, as filed in the office of the Union County Surveyor,

Beginning at the Northwest corner of said Parcel 2,

Thence: South 89°55'35" East, along the North line of said Parcel 2, a distance of 110.00 feet,

Thence: South 0°18'32" West, along a line parallel with and 110.00 feet East of the West line of said Parcel 2, a distance of 198.42 feet, to the South line of the Southwest quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian,

Thence: North 89°56'47" West, along said South line, a distance of 110.00 feet, to the West line of said Parcel 2,

Thence: North 0°18'32" East, along said West line, a distance of 198.46 feet, to the Point of Beginning.

Containing 21,824 sq. ft.

Adjusted Tract

Situated in the Southeast quarter of the Southwest quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows, with reference to Survey Number 027-2020, as filed in the office of the Union County Surveyor,

Beginning at the Southeast corner of said Southeast quarter of the Southwest quarter of said Section 8,

Thence: North 0°18'32" East, along the East line of said Southeast quarter of the Southwest quarter, a distance of 66.13 feet,

Thence: North 89°55'35" West, a distance of 239.90 feet, to the East line of Parcel 2 of Partition Plat 1999-18, filed as Microfilm 993237 and stored in Slide 542, Plat Cabinet 'B', plat records of Union County, Oregon,

Thence: South 0°18'32" West, along said East line, a distance of 66.22 feet, to the South line of said Section 8,

Thence: South 89°56'47" East, along said South line, a distance of 239.90 feet, to the Point of Beginning.

Subject to the rights of the public in 12<sup>th</sup> Street.

Containing 12,375 sq. ft. (excluding 12<sup>th</sup> St. right of way)

Parent Tract (after adjustment)

Situated in the Southeast quarter of the Southwest quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows, with reference to Survey Number 027-2020, as filed in the office of the Union County Surveyor,

Beginning at a point on the East line of said Southeast quarter of the Southwest quarter of Section 8, said point which bears North 0°18'32" East, a distance of 66.13 feet from the South quarter corner of said Section 8,

Thence: North 0°18'32" East, along said East line, a distance of 132.16 feet, to the Southeast corner of that tract conveyed to The Northwest District of the Lutheran Church—Missouri Synod by deed recorded in Book 150, Page 572, deed records of Union County, Oregon,

Thence: North 89°55'35" West, along the South line of said tract, a distance of 239.90 feet, to the Northeast corner of Parcel 2 of Partition Plat 1999-18, filed as Microfilm 993237 and stored in Slide 542, Plat Cabinet 'B', plat records of Union County, Oregon,

Thence: South 0°18'32" West, along the East line of said Parcel 2, a distance of 132.16 feet,

Thence: South 89°55'35" East, a distance of 239.90 feet, to the Point of Beginning.

Subject to the rights of the public in 12<sup>th</sup> Street.

Containing 24,705 sq. ft. (excluding 12th St. right of way)

Accruing Tract (after adjustment)

Parcel 2 of Partition Plat 1999-18, filed as Microfilm Number 9993237 and stored in Slide 542, Plat Cabinet 'B', plat records of Union County, Oregon.

EXCEPTING THEREFROM, a portion of said Parcel 2 of Partition Plat 1999-18, more particularly described as follows, with reference to Survey Number 039-2019, as filed in the office of the Union County Surveyor,

Beginning at the Northwest corner of said Parcel 2,

Thence: South 89°55'35" East, along the North line of said Parcel 2, a distance of 110.00 feet,

Thence: South 0°18'32" West, along a line parallel with and 110.00 feet East of the West line of said Parcel 2, a distance of 198.42 feet, to the South line of the Southwest quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian,

Thence: North 89°56'47" West, along said South line, a distance of 110.00 feet, to the West line of said Parcel 2,

Thence: North 0°18'32" East, along said West line, a distance of 198.46 feet, to the Point of Beginning.

ALSO INCLUDING, a tract situated in the Southeast quarter of the Southwest quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows, with reference to Survey Number 027-2020, as filed in the office of the Union County Surveyor,

Beginning at the Southeast corner of said Southeast quarter of the Southwest quarter of said Section 8,

Thence: North 0°18'32" East, along the East line of said Southeast quarter of the Southwest quarter, a distance of 66.13 feet,

Thence: North 89°55'35" West, a distance of 239.90 feet, to the East line of Parcel 2 of Partition Plat 1999-18, filed as Microfilm 993237 and stored in Slide 542, Plat Cabinet 'B', plat records of Union County, Oregon,

Thence: South 0°18'32" West, along said East line, a distance of 66.22 feet, to the South line of said Section 8,

Thence: South 89°56'47" East, along said South line, a distance of 239.90 feet, to the Point of Beginning.

Subject to the rights of the public in 12<sup>th</sup> Street.

Containing 34,199 sq. ft.



Renewal Date: June 30, 2021

UNION COUNTY SURVEYOR	
Date Received	8/4/20
Date Filed	8/4/20
By	<i>J. S. H.</i>
File No.	027-2020

<b>BAGETT, GRIFFITH &amp; BLACKMAN</b> 2006 Adams Avenue, LaGrande, Oregon Map of Survey	
Situate in the Southwest quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande	
UNION COUNTY, OREGON	
SURVEYED FOR	David Daniels
SURVEYED BY	J. S. H.
Scale: 1" = 40'	Drawn by: J. S. H. July 2020