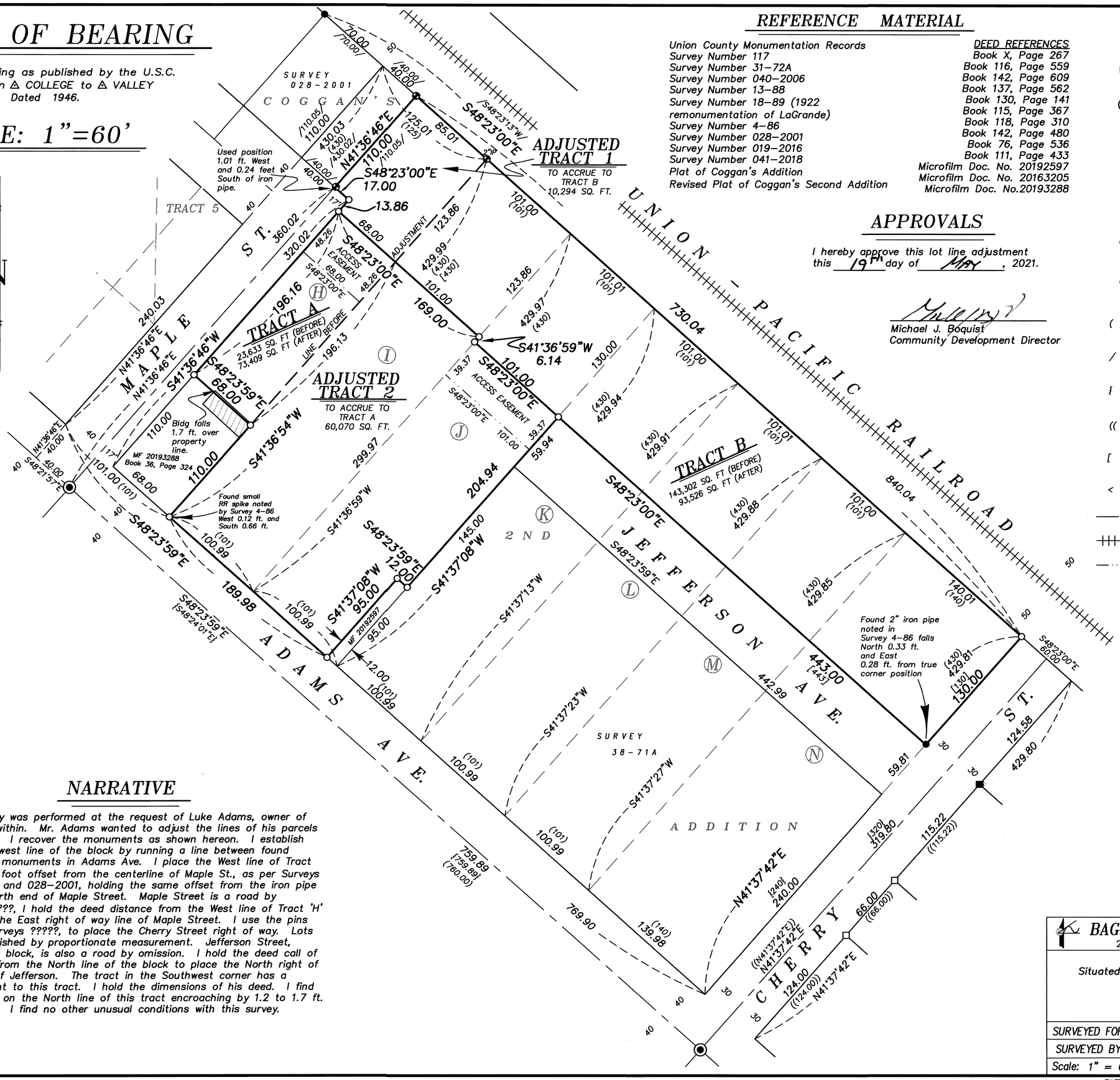
BASIS OF BEARING

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

SCALE: 1"=60'



REFERENCE MATERIAL

	DEED REFERENCES
Union County Monumentation Records	Book X, Page 267
Survey Number 117	Book 116, Page 559
Survey Number 31-72A	Book 142, Page 609
Survey Number 040-2006	Book 137, Page 562
Survey Number 13-88	Book 130, Page 141
Survey Number 18-89 (1922 remonumentation of LaGrande)	Book 115, Page 367
Survey Number 4-86	Book 118, Page 310
Survey Number 028-2001	Book 142, Page 480
Survey Number 019-2016	Book 76, Page 536
Survey Number 041-2018	Book 111, Page 433
Plat of Coggan's Addition	Microfilm Doc. No. 20192597
Revised Plat of Coggan's Second Addition	Microfilm Doc. No. 20163205
	Microfilm Doc. No.20193288

APPROVALS

I hereby approve this lot line adjustment this 19th day of May, 2021.

Michael J. Boquist
Community Development Director

LEGEND

- ■ Found iron pin set by Survey Number 1-72
- ◉ Found brass cap set by Survey Number 13-88
- ◕ Found 3/4" iron pipe (unless otherwise specified) set by Survey Number 117
- □ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 040-2006
- ● Found monument as noted by Survey Number 4-86
- ○ Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- ( ) Record measurement as per plat of Coggan's 2nd Addition
- / / Record measurement as per Survey Number 028-2001
- { } Record measurement as per Survey Number 38-71A
- (( )) Record measurement as per Survey Number 019-2016
- [ ] Record measurement as per Survey Number 4-86
- < > Record measurement as per Survey Number 041-2018
- Centerline
- Railroad
- Easement Line

REGISTERED
PROFESSIONAL LAND SURVEYOR
OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571
Renewal Date: June 30, 2021

UNION COUNTY SURVEYOR
Date Received 5/20/21
Date Filed 5/20/21
BY
File No. 020-2021

NARRATIVE

This survey was performed at the request of Luke Adams, owner of the land within. Mr. Adams wanted to adjust the lines of his parcels as shown. I recover the monuments as shown hereon. I establish the Southwest line of the block by running a line between found centerline monuments in Adams Ave. I place the West line of Tract 'H' by 40 foot offset from the centerline of Maple St., as per Surveys 041-2018 and 028-2001, holding the same offset from the iron pipe at the North end of Maple Street. Maple Street is a road by omission????, I hold the deed distance from the West line of Tract 'H' to place the East right of way line of Maple Street. I use the pins set by Surveys ?????, to place the Cherry Street right of way. Lots are established by proportionate measurement. Jefferson Street, within this block, is also a road by omission. I hold the deed call of 130 feet from the North line of the block to place the North right of way line of Jefferson. The tract in the Southwest corner has a senior right to this tract. I hold the dimensions of his deed. I find a building on the North line of this tract encroaching by 1.2 to 1.7 ft. as shown. I find no other unusual conditions with this survey.

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

Situated in Lots H, I, J, K, L, M, and N of Coggan's 2nd Addition, City of La Grande

UNION COUNTY, OREGON

SURVEYED FOR	Luke Adams	
SURVEYED BY	J. S. H.	
Scale: 1" = 60'	Drawn by: K. A. T.	April-May 2021

SURVEY NO. 020-2021