

# 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" = 40'

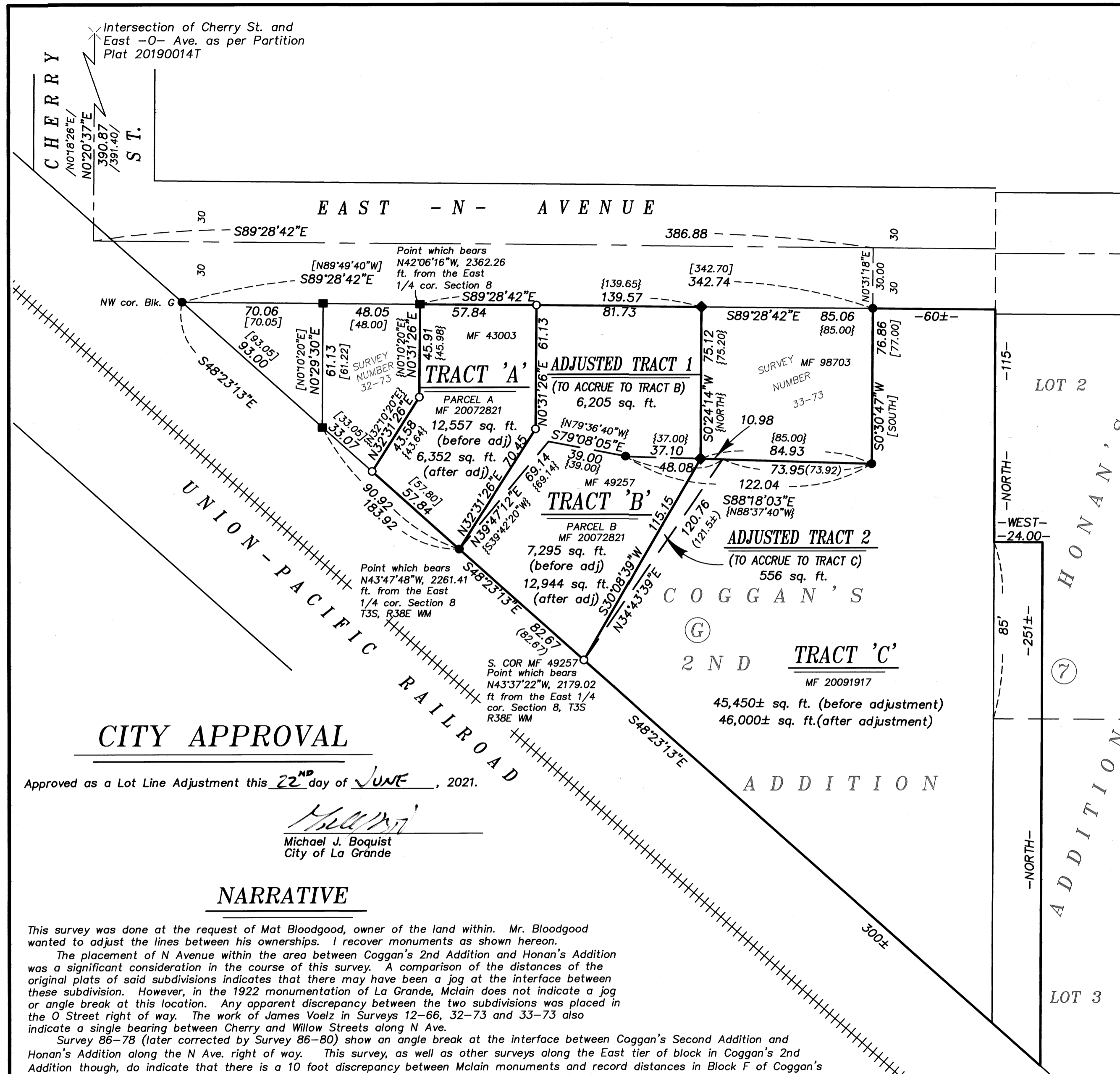
## LEGEND

- Found 5/8" iron pin set by Survey Number 12-66
- Found 5/8" iron pin set by Survey Number 32-73
- ◆ Found 5/8" iron pin set by Survey Number 33-73
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- [ ] Record measurement as per Survey Number 32-73
- { } Record measurement as per Survey Number 33-73
- ( ) Record measurement as per Deed MF number 20072821
- - Record measurement as per Deed MF number 20091917
- / / record measurement as per Survey Number 07-90

## REFERENCE MATERIAL

Plat of Honan's Addition to La Grande  
 Survey Number 79  
 Survey Number 6-81  
 Survey Number 7-81  
 Survey Number 27-81  
 Survey Number 33-81  
 Survey Number 32-87  
 Survey Number 025-2003  
 Minor Partition Plat Number 1996-10

DEED REFERENCES  
 Volume 128 Page 99  
 Microfilm Number 43003  
 Microfilm Number 49257  
 Microfilm Number 98703  
 Microfilm Number 960031  
 Microfilm Number 965646  
 Microfilm Number 20054106  
 Microfilm Number 20083742



## CITY APPROVAL

Approved as a Lot Line Adjustment this 22<sup>ND</sup> day of JUNE, 2021.

*Michael J. Boquist*  
 Michael J. Boquist  
 City of La Grande

## NARRATIVE

This survey was done at the request of Mat Bloodgood, owner of the land within. Mr. Bloodgood wanted to adjust the lines between his ownerships. I recover monuments as shown hereon.

The placement of N Avenue within the area between Coggan's 2nd Addition and Honan's Addition was a significant consideration in the course of this survey. A comparison of the distances of the original plats of said subdivisions indicates that there may have been a jog at the interface between these subdivisions. However, in the 1922 monumentation of La Grande, McInain does not indicate a jog or angle break at this location. Any apparent discrepancy between the two subdivisions was placed in the O Street right of way. The work of James Voelz in Surveys 12-66, 32-73 and 33-73 also indicate a single bearing between Cherry and Willow Streets along N Ave.

Survey 86-78 (later corrected by Survey 86-80) show an angle break at the interface between Coggan's Second Addition and Honan's Addition along the N Ave. right of way. This survey, as well as other surveys along the East tier of block in Coggan's 2nd Addition though, do indicate that there is a 10 foot discrepancy between McInain monuments and record distances in Block F of Coggan's 2nd Addition. This manifests along Cherry Street, between O Ave and N Ave. The Narrative for Survey 07-90 explains this discrepancy.

Survey 010-2014 notes the existence of several unrecorded pipes along the South right of way of N Ave within Honan's Addition, which vary from the block used by this survey by approximately 1.5 ft. The position used for the intersection of N Ave and Willow St. are harmonious with the iron pipe set by Survey #79, which to date appears to be the only tie to the monument at N Ave. and Willow St.

As I can find no physical tie to the McInain monument at Cherry and N Ave, I find that to maintain harmony of lines of possession, I hold monuments found along East 'N' Avenue set by Voelz as marking the edge of the right of way. The distance to the intersection of Cherry Street and O Ave is relatively harmonious with the distance as per Survey Number 86-80 and 07-90. It exhibits a similar 10 foot shift as described in said survey when compared to the original plat of Coggan's Second Addition. Due to the reasons explained above, with the right of way established by acceptance of these Voelz pins, there may be a possible jog in the N Ave. right of way line between Coggan's 2nd Addition and Honan's Addition, which is beyond the scope of this survey to resolve.

As deeds within this block are based on the Voelz surveys, I hold pins set by Surveys 12-66, 32-73 and 33-73. I find these harmonious with record measurements. I place the original line between Tracts 'B' and 'C' at record distance along the railroad right of way from the SW corner of Tract 'B' at the South end, and at record distance from the SE corner of MF 98703 on the North end. The original line between Tracts 'A' and 'B' was established by holding record distances as per Survey 33-73. I use a proportionate position to establish the Southwest corner of Tract 'A'. From this position, I use a grant boundary adjustment method to place the West line. Placement as such is harmonious with lines of possession.

I place the adjusted lines at the direction of the landowner. I find no other unusual conditions with this survey.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Jeffrey S. Hsu*

OREGON  
 JUNE 2, 2010  
 JEFFREY S. HSU  
 83571

Renewal Date: June 30, 2023.

UNION COUNTY  
 SURVEYOR

Date Received 6/22/21

Date Filed 6/22/21

By *J.S.H.*

File No. 027-2021

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

Situated in Block G of Coggan's 2nd Addition to the City of La Grande

UNION COUNTY, OREGON

|                 |                                  |
|-----------------|----------------------------------|
| SURVEYED FOR    | Mat Bloodgood                    |
| SURVEYED BY     | J. S. H.                         |
| Scale: 1" = 40' | Drawn by: J. S. H. May-June 2021 |

SURVEY NUMBER 027-2021