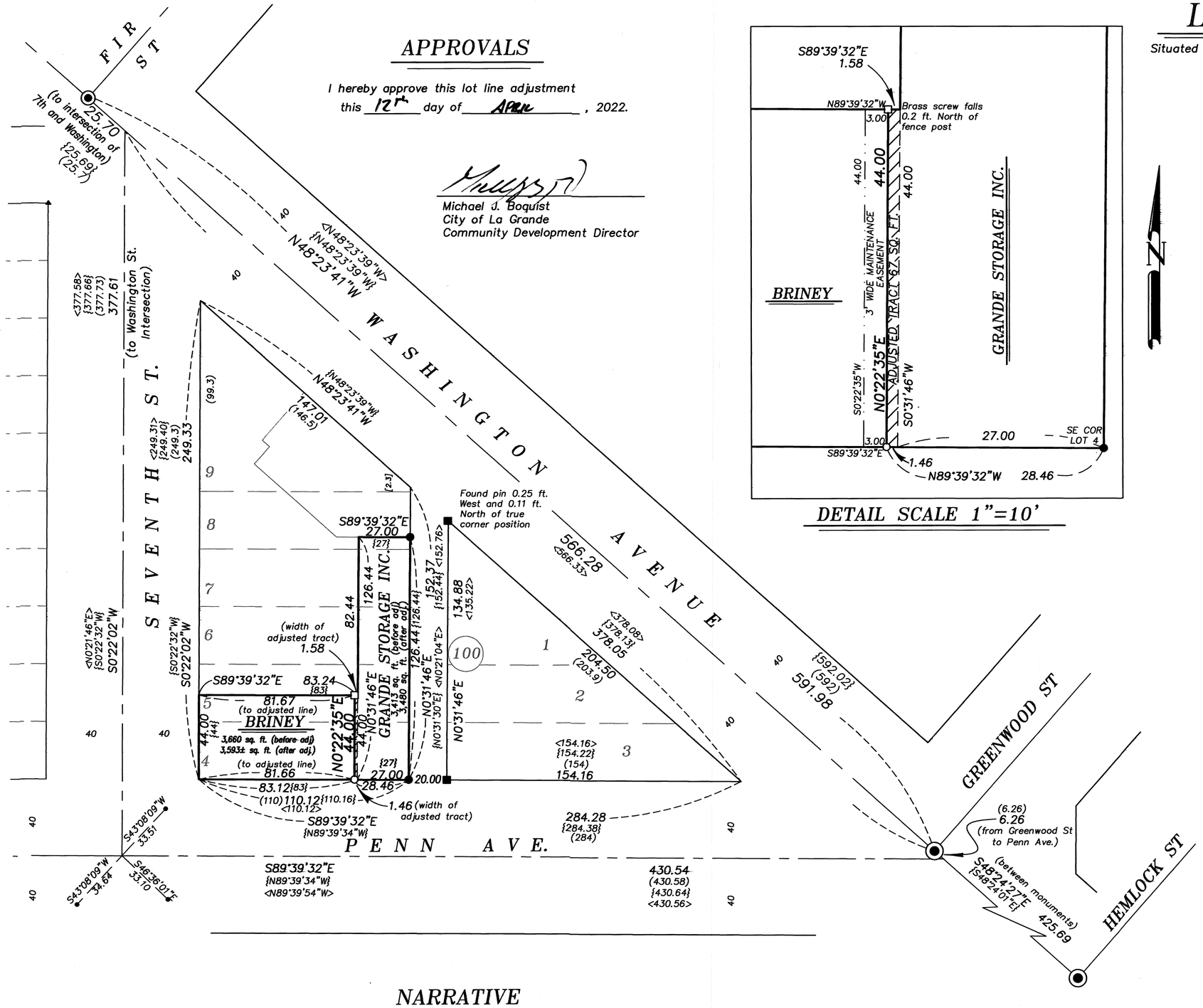
LOT LINE ADJUSTMENT

Situated in Block 100 of Chaplin's Addition to the City of La Grande, Oregon

APPROVALS

I hereby approve this lot line adjustment this 12th day of April, 2022.

Michael J. Boquist
City of La Grande
Community Development Director



DETAIL SCALE 1"=10'

BASIS OF BEARING

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

SCALE: 1"=40'

LEGEND

- Found brass cap set by Survey Number 63–73
- Lead plug centerline reference monument, set by Survey Number 63–73
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 08–86
- Found 5/8" iron pin with plastic cap marked APA, set by Survey Number 05–82
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Set brass screw with brass washer marked OPLS 83571
- [ ] Record measurement as per Plat of Chaplin's Addition
- ( ) Record measurement as per Survey Number 18–89 (1922 monumentation)
- { } Record measurement as per Survey Number 08–86
- < > Record measurement as per Survey Number 05–82
- Centerline
- Lot line as per plat of Chaplin's Addition
- Easement Line

REFERENCE MATERIAL

Survey Number 63–73	Microfilm Number 42816
Survey Number 23–76	Microfilm Number 79190
Survey Number 29–77	Microfilm Number 79209
Survey Number 05–82	Microfilm Number 84158
Survey Number 08–86	Microfilm Number 85155
Survey Number 18–89	Microfilm Number 89255
Survey Number 014–2010	Microfilm Number 89090
Plat of Chaplin's Addition	Microfilm Number 89091
	Microfilm Number 89254
DEED REFERENCES	Microfilm Number 90151
Book 89 Page 558	Microfilm Number 139104
Book 92 Page 239	Microfilm Number 136226
Book 99 Page 172	Microfilm Number 20025345
Book 143 Page 569	Microfilm Number 20150313
Book 157 Page 140	Microfilm Number 20171694
Book 157 Page 142	Microfilm Number 20172332

NARRATIVE

This survey was done at the request of Mike Rysavy, owner of Grande Storage. Inc. The purpose of this survey is to document the lot line adjustment being done between the parties to correct a building encroachment issue. The issue was pointed out in Survey 08–86, but deeds were never perfected to complete any adjustment. I recover monuments as shown and find them harmonious with Surveys 05–82 and 08–86. I hold the pins found on the West side of the alley set by Survey 08–86 for the alignment of the alley. In retracing deeds, I find that Grande Storage Inc. has the senior right, and I give this tract full measure, giving the minimal excess to the Briney Tract, however, after this adjustment, junior/senior rights should be rendered moot. I place the adjusted line at the direction of the landowners. There is the intent to create a 3 foot easement to the West of the adjusted tract, such that maintenance can be performed on the West side of the building. I find no other unusual conditions with this survey.

REGISTERED
PROFESSIONAL LAND SURVEYOR
OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571
Renewal Date: June 30, 2023

UNION COUNTY SURVEYOR
Date Received 4/12/22
Date Filed 4/12/22
By
File No. 010-2022

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey
Situated in Block 100 of Chaplin's Addition to the City of La Grande
UNION COUNTY, OREGON

SURVEYED FOR	Mike Rysavy	
SURVEYED BY	J. S. H.	
Scale: 1" = 40'	Drawn by: J. S. H.	Apr. 2022

SURVEY NUMBER 010–2022