

BASIS OF BEARING

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

SCALE: 1"=50'

LEGEND

- Found 3/4" iron pipe, set by Survey Number 18-89 (1922 remonumentation)
- ◆ Found 5/8" Iron Pin (unless otherwise specified) set by Survey Number 94-72
- Found 5/8" Iron Pin set by Survey Number 62-77
- Found 5/8" Iron Pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 76-78
- ▲ Found 5/8" Iron Pin with plastic cap marked APA set by Survey Number 46-84
- ◆ Found 5/8" iron Pin with aluminum cap marked APA OR2849 WA41295 set by Survey Number 023-2017
- Set 5/8" X 30" Iron Pin with yellow plastic cap marked BGB SURVEY MARKER
- - - Record measurement as per Survey Number 18-89 (1922 monumentation of La Grande)
-] [Record measurement as per Survey Number 94-72
- () Record measurement as per Survey Number 62-77
- [] Record measurement as per Survey Number 76-78
- (()) Record measurement as per Survey Number 78-78
- / / Record measurement as per Survey Number 004-2013
- { } Record measurement as per Survey Number 017-2014
- < > Record measurement as per Survey Number 023-2017
- - - Centerline

NARRATIVE

This survey was done at the request of Greg Thurman, owner of the land within. Mr. Thurman wanted the exteriors of the property monumented. I recover monuments as shown. Since this area of La Grande has had many of the original McIn pipes removed, I rely on record position established by recent surveys for several of the intersections. I hold the position of Walnut Street and C Avenue as placed by Survey Number 004-2013. The intersections of Walnut Street and B Avenue, as well as Second Street and B Avenue were positioned in Survey 017-2014. I use record position from this survey for these intersections. The monument at the South end of Oak Street is extant and I use monuments from Survey Number 76-78 to place the angle point in the centerline. Surveys 76-78 and 023-2017 held an intersection position holding the line from the angle point of Oak Street to the intersection of Oak Street and C Ave. and intersecting with the B Avenue centerline to place the intersection of Oak Street and B Ave. I employ the same methodology in this survey.

Deeds within this block, though all metes and bounds, have qualifying clauses that indicate the intent was to divide the block along the East/West running centerline between the South and North tier of lots. I hold the centerline of the block for the North line. Within the South half of the block, the creating deeds for these all make calls from the West line of the Block. There are no overlaps, however the tract to the East of the Thurman tract has the junior right. I grant the excess from the block to this tract.

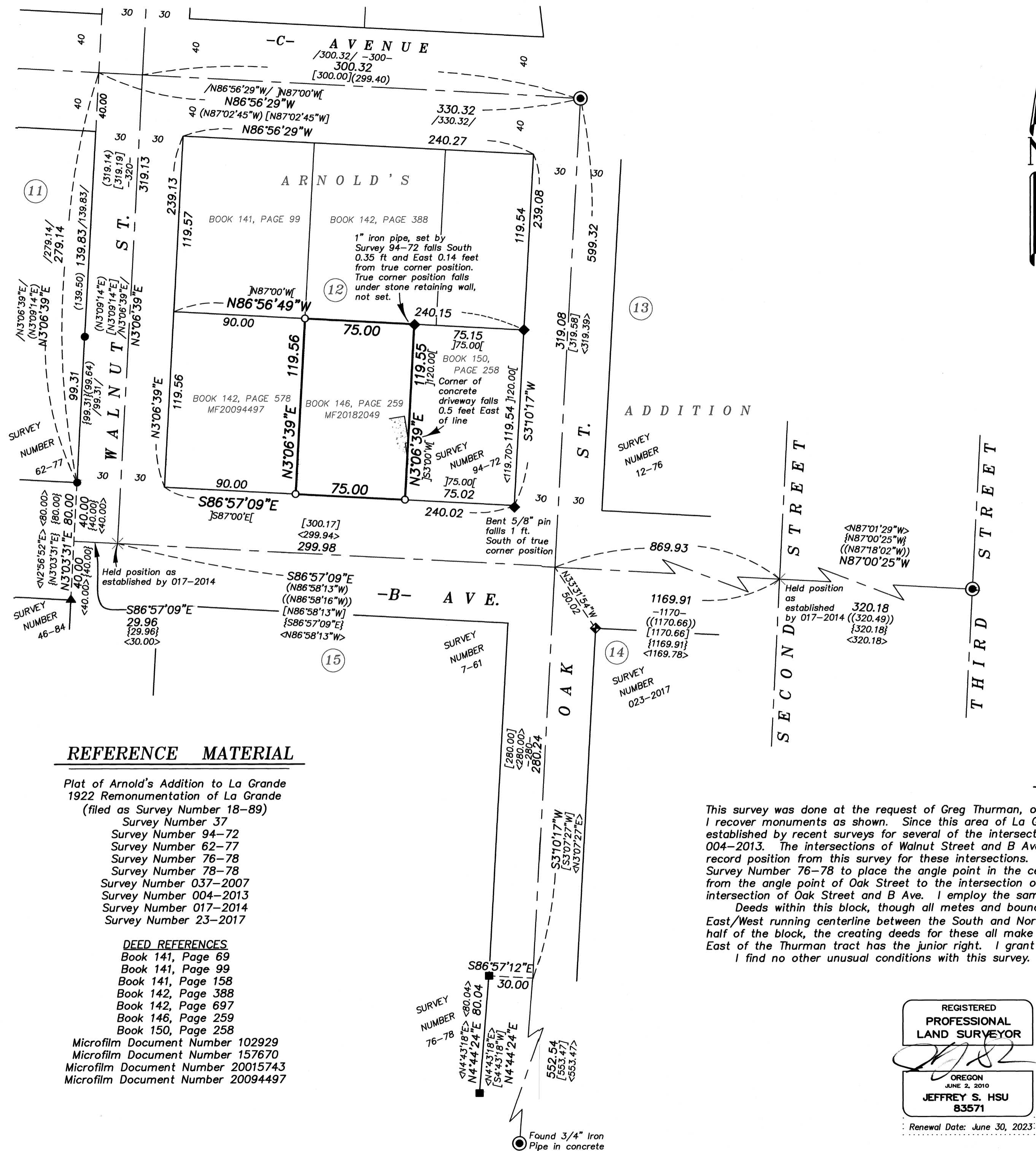
I find no other unusual conditions with this survey.

REFERENCE MATERIAL

Plat of Arnold's Addition to La Grande
1922 Remonumentation of La Grande
(filed as Survey Number 18-89)
Survey Number 37
Survey Number 94-72
Survey Number 62-77
Survey Number 76-78
Survey Number 78-78
Survey Number 037-2007
Survey Number 004-2013
Survey Number 017-2014
Survey Number 23-2017

DEED REFERENCES

Book 141, Page 69
Book 141, Page 99
Book 141, Page 158
Book 142, Page 388
Book 142, Page 697
Book 146, Page 259
Book 150, Page 258
Microfilm Document Number 102929
Microfilm Document Number 157670
Microfilm Document Number 20015743
Microfilm Document Number 20094497



REGISTERED
PROFESSIONAL
LAND SURVEYOR

JEFFREY S. HSU
JUNE 2, 2010
83571
Renewal Date: June 30, 2023

UNION COUNTY
SURVEYOR
Date Received 5/13/22
Date Filed 5/13/22
By [Signature]
File No. 016-2022

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey
Sited in Block 12 of
Arnold's Addition To La Grande,
City of La Grande
UNION COUNTY, OREGON
SURVEYED FOR Greg Thurman
SURVEYED BY J. S. H. May 2022
Scale: 1" = 50' Drawn by: J. S. H. May 2022

SURVEY NUMBER 016-2022