

# 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 3/4" iron pipe set by Survey Number 18-89 (1922 monumentation of La Grande), or perpetuation thereof, as described
- ⊙ Found 2 1/2" Brass cap, set as initial point of Evan's Subdivision
- Found 5/8" iron pin set by Survey 10-71
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, unless otherwise specified, set by or tied in Survey Number 109-77
- ▼ Found 5/8" iron pin set by Survey Number 33-80
- ◆ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 61-81
- ⊙ Found 2 1/2" brass cap in concrete marked BGA SURVEY MARKER, set by Survey Number 13-88
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 001-1993
- ◆ Found 5/8" iron pin set by Partition Plat Number 1996-08
- Found 2" brass cap in concrete marked BGB SURVEY MARKER, set by Survey Number 033-2015
- ▲ Found 5/8" iron pin with plastic cap marked ODOT CONTROL, set by Survey Number 044-2017
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- × Monument searched for, not found
- Centerline
- Fence
- ( ) Record measurement as per Supplemental Plat of Grandy's Second Addition
- / / Record measurement as per Survey Number 109-77
- < > Record measurement as per Survey Number 61-81
- - Record measurement as per Survey Number 13-88
- [ ] Record measurement as per Survey Number 001-1993
- \* \* Record measurement as per Survey Number 033-2015
- ~ ~ Record measurement as per Survey Number 044-2017

## REFERENCE MATERIAL

Supplemental Plat of Grandy's Second Addition  
 Plat of Evan's Subdivision  
 Union County Monumentation Records  
 Survey Number 28-67  
 Survey Number 10-71  
 Survey Number 66-76  
 Survey Number 109-77  
 Survey Number 30-79  
 Survey Number 61-81  
 Survey Number 13-88  
 Survey Number 18-89  
 Survey Number 001-1993  
 Survey Number 033-2015  
 Survey Number 044-2017  
 Vac. Ord. 2645 Series 1981

## DEED REFERENCES

Microfilm Document Number 964131  
 Microfilm Document Number 20054001  
 Microfilm Document Number 20062222  
 Microfilm Document Number 20060553  
 Microfilm Document Number 20162257  
 Microfilm Document Number 20191688

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JEFFREY S. HSU  
 63571

Renewal Date: June 30, 2023

UNION COUNTY  
 SURVEYOR

Date Received 3/16/23

Date Filed 3/16/23

By [Signature]

File No. 007-2023

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

Map of Survey  
 Situated in Block 14 of Grandy's Second Addition  
 and a portion of the Southeast quarter of  
 Section 6, Township 3 South, Range 38 East of  
 the Willamette Meridian

UNION COUNTY, OREGON  
 SURVEYED FOR All Phase Construction LLC.  
 SURVEYED BY J. S. H. Feb. 2023  
 Scale: 1" = 40' Drawn by: J. S. H. March 2023

SURVEY NUMBER 007-2023

## NARRATIVE

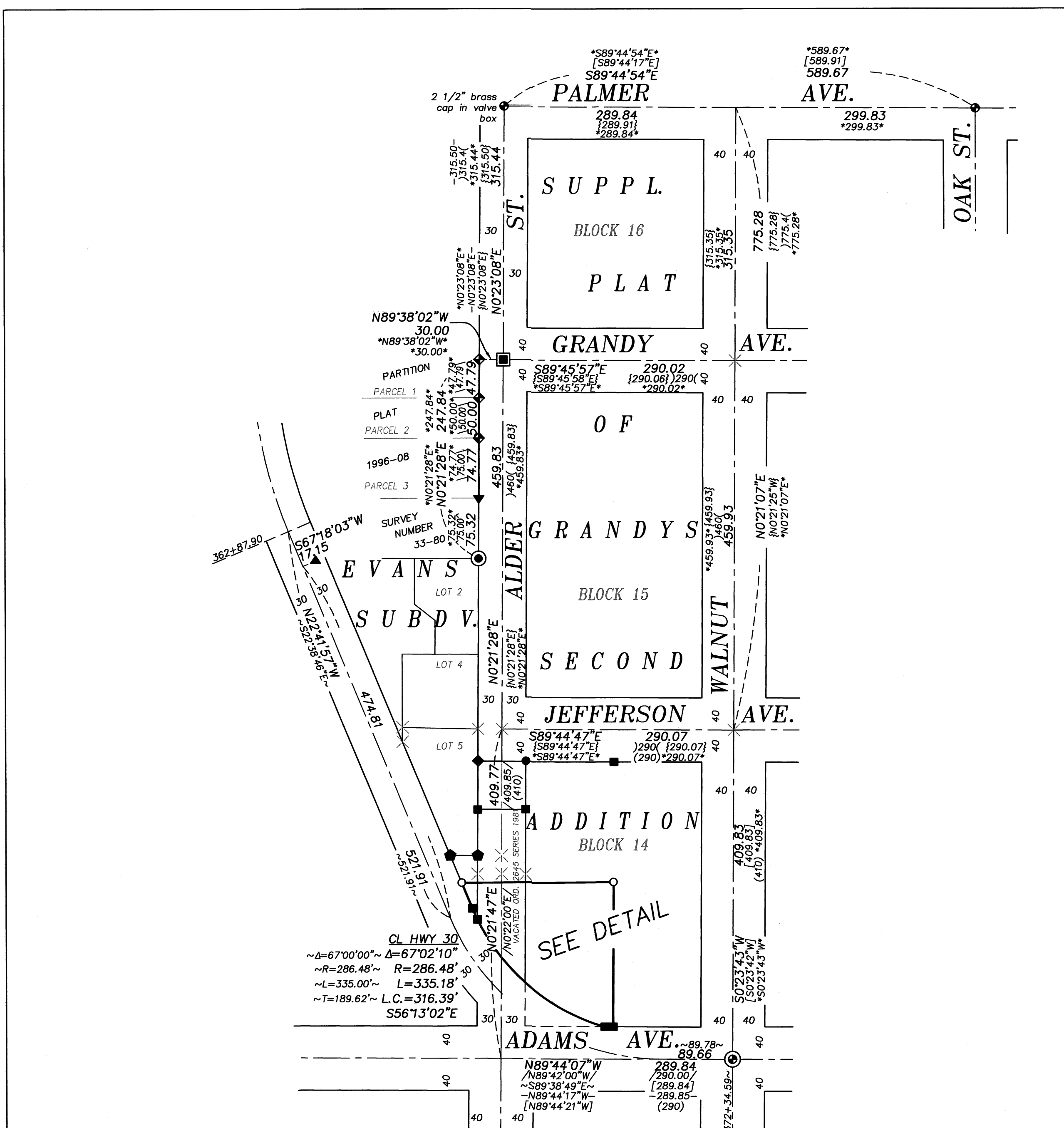
This survey was done at the request of Scott Leonard, on behalf of All Phase Electrical Construction LLC, owner of the land within. Mr. Leonard wanted to monument the exterior of the property. I recover monuments as shown. I base the location of Jefferson Avenue and Walnut Street on Survey 033-2015 and find it to harmonious with found monuments, with exception of the pins at the North end of the vacated portion of Alder Street. These fall in an area where commercial development has occurred and have likely been disturbed. To place Adams Ave. along the South line of the block, I hold the monument at Adams Ave. and Walnut Street and drive a line through the pins set on the South line of Block 14 (set by Survey 001-1993). I run record distance as per said survey to place the intersection of Alder St. and Adams Ave. Establishment of Alder Street in this manner is relatively harmonious with the undisturbed pins set along the vacated portion of Alder Street.

A portion of the Highway 30 right of way was resolved in ODOT Survey filed as Survey 044-2017. Though the portion along this property does not specifically fall in the area noted as having a resolved boundary, I find the placement of the centerline by this survey to be relatively harmonious with existing survey pins. I hold Control Point 1, the centerline monument at Adams Ave. and Walnut as per said survey, as well as the location of the point at the PC curve point at station 368+09.81 (accounting for the offset distance) and hold the radius of the curve as per the ODOT survey to place the highway right of way.

Deed Microfilm Number 20191688 (the subject property) and Deed Microfilm Number 20062222 (the property lying Northerly) both begin at a point "150.67 feet South 0°22'00" West from the Northwest corner of Block 14 in GRANDY'S SECOND ADDITION". The intent of the deeds appears to adjust the line 10.00 feet from the South line of the tract surveyed in Survey Number 109-77. I hold this distance South from said Northwest corner. I then drive a line to a point record distance South along the centerline of Block 14. I extend this line Westerly to intersection the highway right-of-way line to place the North line of the property.

I find a portable shed owned by the property owner to the North lying completely on the subject property, as well as a concrete pad which encroaches as shown. Fenceline is off as shown. I find no other unusual conditions with this survey.

## BLOCK BREAKDOWN SCALE: 1"=100'



TOTAL PROPERTY  
 NE ROW HWY 30  
 $\Delta=50^{\circ}59'02''$   
 $R=256.48'$   
 $L=228.23'$   
 $L.C.=220.77'$   
 $S48^{\circ}11'28''E$

CL HWY 30  
 $\Delta=67^{\circ}02'10''$   
 $R=286.48'$   
 $L=335.18'$   
 $L.C.=316.39'$   
 $S56^{\circ}13'02''E$

Found pin 0.13 East and 0.41 North of computed position  
 $N89^{\circ}44'47''W$   
 $S89^{\circ}44'47''E$

Found pin 0.15 NE of PC of ROW  
 $N89^{\circ}38'13''E$   
 $S89^{\circ}38'13''W$

Found pin 0.12 East of true corner position  
 $N89^{\circ}44'07''W$   
 $S89^{\circ}44'21''W$

Found pin 0.27 East of true corner position  
 $N89^{\circ}44'54''E$   
 $S89^{\circ}44'54''E$

Found pin 0.27 East of true corner position  
 $N89^{\circ}44'07''W$   
 $S89^{\circ}44'21''W$

Found pin 0.27 East of true corner position  
 $N89^{\circ}44'07''W$   
 $S89^{\circ}44'21''W$

Found pin 0.27 East of true corner position  
 $N89^{\circ}44'07''W$   
 $S89^{\circ}44'21''W$

Found pin 0.27 East of true corner position  
 $N89^{\circ}44'07''W$   
 $S89^{\circ}44'21''W$

Found pin 0.27 East of true corner position  
 $N89^{\circ}44'07''W$   
 $S89^{\circ}44'21''W$

Found pin 0.27 East of true corner position  
 $N89^{\circ}44'07''W$   
 $S89^{\circ}44'21''W$

Found pin 0.27 East of true corner position  
 $N89^{\circ}44'07''W$   
 $S89^{\circ}44'21''W$

Found pin 0.27 East of true corner position  
 $N89^{\circ}44'07''W$   
 $S89^{\circ}44'21''W$

Found pin 0.27 East of true corner position  
 $N89^{\circ}44'07''W$   
 $S89^{\circ}44'21''W$

Found pin 0.27 East of true corner position  
 $N89^{\circ}44'07''W$   
 $S89^{\circ}44'21''W$

Found pin 0.27 East of true corner position  
 $N89^{\circ}44'07''W$   
 $S89^{\circ}44'21''W$

Found pin 0.27 East of true corner position  
 $N89^{\circ}44'07''W$   
 $S89^{\circ}44'21''W$

Found pin 0.27 East of true corner position  
 $N89^{\circ}44'07''W$   
 $S89^{\circ}44'21''W$

Found pin 0.27 East of true corner position  
 $N89^{\circ}44'07''W$   
 $S89^{\circ}44'21''W$

Found pin 0.27 East of true corner position  
 $N89^{\circ}44'07''W$   
 $S89^{\circ}44'21''W$

Found pin 0.27 East of true corner position  
 $N89^{\circ}44'07''W$   
 $S89^{\circ}44'21''W$

Found pin 0.27 East of true corner position  
 $N89^{\circ}44'07''W$   
 $S89^{\circ}44'21''W$

Found pin 0.27 East of true corner position  
 $N89^{\circ}44'07''W$   
 $S89^{\circ}44'21''W$

Found pin 0.27 East of true corner position  
 $N89^{\circ}44'07''W$   
 $S89^{\circ}44'21''W$