

# LOT LINE ADJUSTMENT

## BASIS OF BEARING

Geodetic North at the South quarter corner of Section 12, Township 1 South, Range 39 East of the Willamette Meridian, as determined by GPS observation

**SCALE: 1"=100'**

## LEGEND


- Found 2 1/2" aluminum pipe with 2 1/2" aluminum cap marked as per Union County Monumentation Record 010-2007R
- ⊙ Found 2 1/2" aluminum cap, marked as per Union County Monumentation Record 003-2020R
- × Position of PK nail, as per Survey 93-78, not found
- Found 5/8" iron pin, with plastic cap marked BGA SURVEY MARKER, set by Survey Number 98-79
- Found 5/8" iron pin, with plastic cap marked BGA SURVEY MARKER, set by Survey Number 030-1994
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 003-1996
- ▲ Found 5/8" iron pin, with plastic cap marked BGB SURVEY MARKER set by Survey Number 028-1997
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Fenceline
- ( ) Record measurement as per Plan of Summerville (Book 1, Page 57, book of Plats)
- [ ] Record measurement as per Survey Number 98-79
- / / Record measurement as per Survey Number 030-1994
- | | Record measurement as per Survey Number 003-1996
- ~ ~ Record measurement as per Survey 038-2019

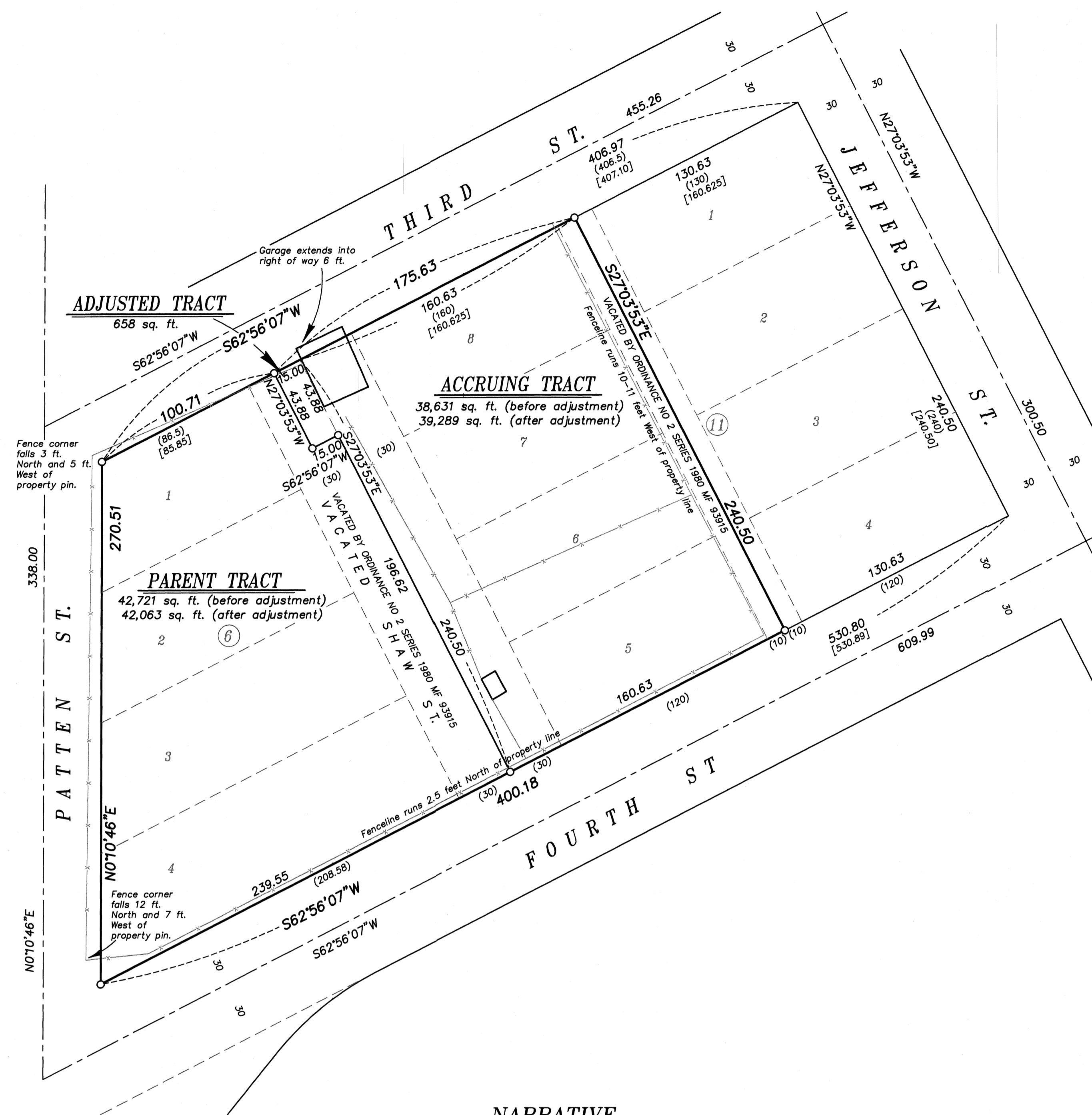
## REFERENCE MATERIAL

Union County Monumentation Records  
 Plat of Shaw's Addition (18840002) Book G, Page 575  
 Plat of Shaw's Addition (18870003)  
 Plat of Summerville (18730001)  
 Plan of Summerville 1894 (Book 1, Page 57)  
 Survey Number 61-74  
 Survey Number 46-76  
 Survey Number 64-76  
 Survey Number 93-78  
 Survey Number 98-79  
 Survey Number 003-1996  
 Survey Number 030-1994  
 Survey Number 038-2019  
 ODOT Strip Map 58-35-11

### DEED REFERENCES

Microfilm Document No. 93915  
 Microfilm Document No. 1221111  
 Microfilm Document No. 145149  
 Microfilm Document No. 20173868

REGISTERED  
**PROFESSIONAL  
 LAND SURVEYOR**  
  
 OREGON  
 JUNE 2, 2019  
**JEFFREY S. HSU  
 83571**  
 Renewal Date: June 30, 2021



## NARRATIVE

This survey was done at the request of Jeff Evans, purchaser of the accruing tract of this lot line adjustment. Mr. Evans wanted to adjust the lines such that there were adequate setbacks from the existing garage. The dimensions of the Town of Summerville are based on the 1888 plat, done by C.M. Foster, which also depicted the lots within Shaw's Addition. There was no monumentation at the time, and the first instance of a recorded survey within the Town of Summerville was done by Greg Blackman in Survey 98-79. This involved a study tying existing fencelines, roads and improvements to best fit the original plat to existing conditions. This was later accepted in Surveys 030-1994 and 003-1996 (which placed lines within Blocks 2 and 13. I find monuments from these surveys as shown, and find them relatively harmonious with the record dimensions of Survey 98-79. The exception being that in a survey in Block 8 of Shaw's Addition done by myself, (Survey 038-2019) I held the center quarter corner position (originally established by Old Book Survey Page 357 and perpetuated in Survey 93-78 by a PK Nail), to establish the East right-of-way line of Main Street. This makes for minor differences in pins along Main Street.

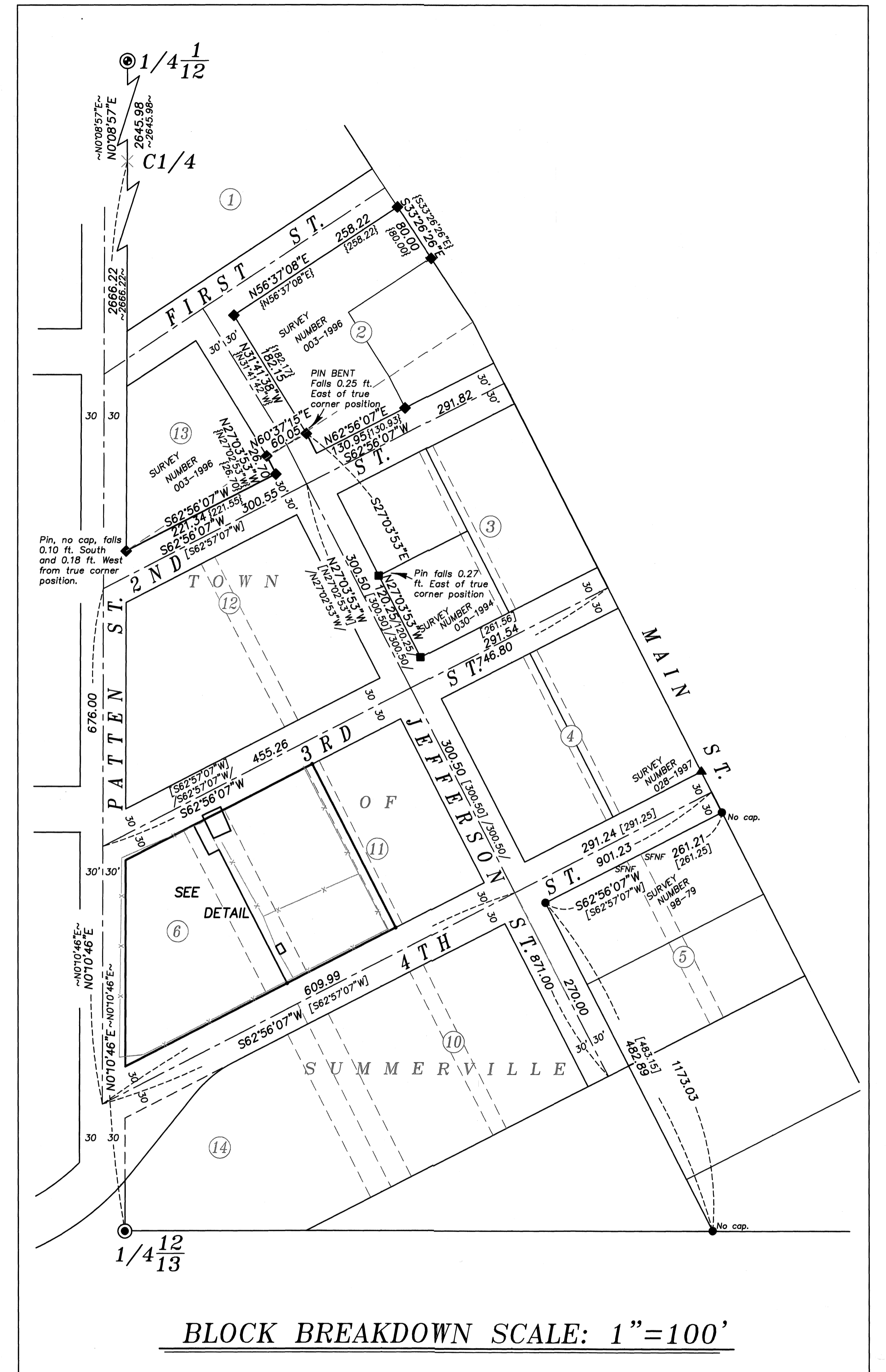
I hold dimensions of block, as per Survey 98-79, with exception of taking the difference out on the West line of the Block due to holding the center quarter corner position. I place the adjusted line at the direction of the Mr. Evans. The fenceline along the East side of the property appears to have been constructed prior to the vacation of the alley and is therefore off of the true title line as shown.

I find no other unusual conditions with this survey.

## LEGAL DESCRIPTION OF ADJUSTED AREA

A portion of vacated Shaw Street, accruing to Lot 1 of Block 6, Town of Summerville by Vacation Ordinance No. 2, Series 1980, recorded August 8, 1980, as Microfilm Document No. 93915, more particularly described as follows, with reference to Survey Number 008-2023, as filed in the office of the Union County Surveyor:

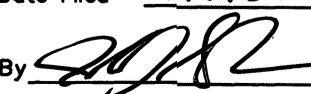
- Beginning at the intersection of the centerline of vacated Shaw Street and the South right-of-way line of Third Street,
- Thence: South  $27^{\circ}03'53''$  East, along said centerline, a distance of 43.88 feet,
- Thence: South  $62^{\circ}56'07''$  West, a distance of 15.00 feet,
- Thence: North  $27^{\circ}03'53''$  West, a distance of 43.88 feet, to said South right-of-way line of Third Street,
- Thence: North  $62^{\circ}56'07''$  East, a distance of 15.00 feet, to the Point of Beginning.



## APPROVALS

I hereby approve this lot line adjustment this 15<sup>th</sup> day of APRIL, 2023.

  
 Sheri Rogers  
 Mayor, City of Summerville

UNION COUNTY  
 SURVEYOR  
 Date Received 4/1/23  
 Date Filed 4/1/23  
 By   
 File No. 008-2023

**BAGETT, GRIFFITH & BLACKMAN**  
 2006 Adams Avenue, LaGrande, Oregon  
 Map of Survey  
 Block 6 and 11  
 Town of Summerville  
 UNION COUNTY, OREGON  
 SURVEYED FOR Jeff Evans  
 SURVEYED BY J. S. H.  
 Scale: 1" = 40' Drawn by: J. S. H. March 2023

SURVEY NUMBER 008-2023