

# 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 1 1/2" aluminum cap monument, set by Survey Number 001-2002
- Found brass screw reference, set by Survey Number 001-2002
- Found 5/8" iron pin, set by Plat of Progress Plaza
- Set 5/8"x30" iron pin with yellow plastic cap marked BGB SURVEY MARKER
- Centerline
- \*— Fenceline
- ( ) Record measurement as per Plat of Progress Plaza
- [ ] Record measurement as per Survey Number 001-2002

## NARRATIVE

This survey was done at the request of Christine Matteson, owner of the land within. Ms. Matteson wanted to adjust the line between her two ownerships as shown. I recover monuments of Progress Plaza as well as the centerline monuments in Cove Ave as set by Survey 001-2002. Most of the pins are relatively harmonious with the plat. The primary exception being in the North tier of lots, when compared with the Cove Ave. centerline monuments, shows an approximate 0.3 ft. deficiency. As the monuments set by 001-2002 were set by retracement of the section line, I hold a 30 foot offset between these monuments to place the North line of the block. Finding the pins along the midline of the block in line, I extend this line to the South right of way line of Cove Ave. to place the West side of these lots. I hold the pin found at the Southwest corner of lot 12, and place the Southeast corner of Lot 12 by proportion. Pins along the West side of the block are in line and a 30 foot offset is harmonious with the centerline monument in Cove Ave. I place the adjusted line at the direction of Ms. Matteson. I find no other unusual conditions with this survey.

## REFERENCE MATERIAL

Survey Number 001-2002  
Survey Number 39-70  
Plat of Progress Plaza

DEED REFERENCES  
Microfilm Document Number 20230442  
Microfilm Document Number 20036588  
Microfilm Document Number 986840

## APPROVALS

I hereby approve the lot line adjustment this 12<sup>th</sup> day of JUNE, 2023.



Michael J. Boquist  
Community Development Director  
City of La Grande

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JUNE 2, 2010  
JEFFREY S. HSU  
83571

Renewal Date: June 30, 2025.

UNION COUNTY SURVEYOR

Date Received 6/13/23  
Date Filed 6/13/23  
By [Signature]  
File No. 013-2023

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

Situated in Lots 2, 9 and 12 of Progress Plaza  
City of La Grande

UNION COUNTY, OREGON

SURVEYED FOR	Christine Matteson
SURVEYED BY	J. S. H.
Scale: 1" = 40'	Drawn by: J. S. H. May-June 2023

SURVEY NUMBER 013-2023

