

# 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

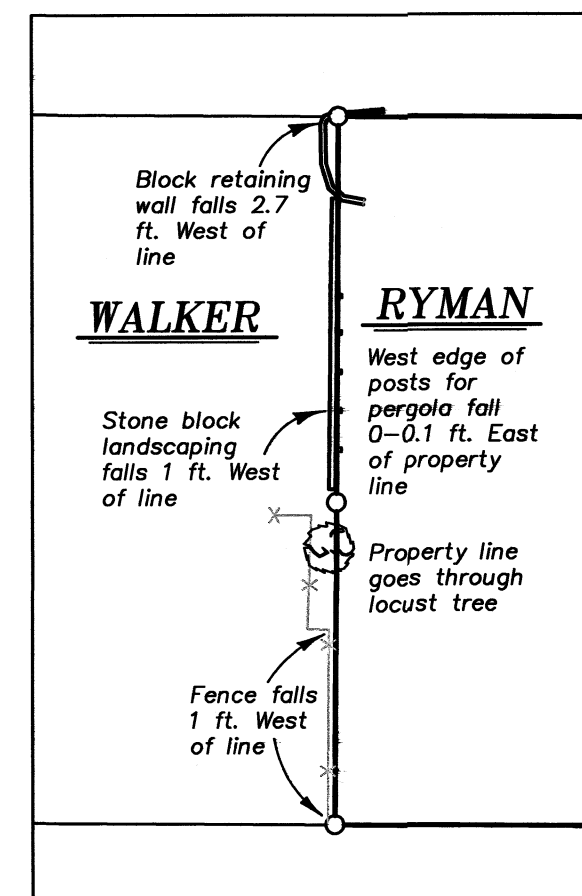
### REFERENCE MATERIAL

Plat of Chaplin's Addition to La Grande  
Survey Number 18-89  
(1922 monumentation of La Grande)  
Survey Number 42-79  
Survey Number 9-80  
Survey Number 16-85  
Survey Number 40-88  
Survey Number 008-2012  
Survey Number 006-2014  
Survey Number 025-2020  
Survey Number 006-2021

### DEED REFERENCES

Book 102, Page 21  
Book 102, Page 81  
Book 123, Page 599  
Book 150, page 110  
Microfilm Document Number 150471  
Microfilm Document Number 20043947  
Microfilm Document Number 20200865

- ⊙ Found 2" brass cap marked BAGETT, GRIFFITH & BLACKMAN, set by Survey Number 006-2014
- ⊙ Found 2" brass cap marked BAGETT, GRIFFITH & BLACKMAN, set by Survey Number 006-2021
- Found lead plug reference, set by Survey Number 18-89 (1922 monumentation of La Grande)
- Found brass screw with washer marked OPLS 83571, set by survey Number 006-2021
- Found brass screw with washer marked OPLS 83571, set by survey Number 006-2014
- ◆ Found 5/8" iron pin with yellow plastic cap marked AP&A, set by survey Number 40-88
- Set 5/8"x30" iron pin with yellow plastic cap marked BGB SURVEY MARKER
- ( ) Record measurement as per Plat of Chaplin's Addition
- [ ] Record measurement as per Survey 18-89 (1922 monumentation of La Grande)
- - Record measurement as per Survey Number 9-80
- ~ ~ Record measurement as per Survey Number 16-85
- / / Record measurement as per Survey Number 40-88
- (( )) Record measurement as per Survey Number 008-2012
- { } Record measurement as per Survey Number 006-2014
- < > Record measurement as per Survey Number 006-2021
- Centerline
- x- Fenceline



DETAIL SCALE  
1" = 30'

### NARRATIVE

This survey was done at the request of Sandy Ryman, owner of the land within. Ms. Ryman wanted the exteriors of the property monumented to check for potential encroachment issues.

The parent tract to the Walker and Ryman tracts was in Book 102, Page 21, where all of Lot 1 and the West half of Lot 2 were owned by Clyde Seitz. Seitz broke off the Ryman tract in Book 102, Page 81, which described the West half of Lot 2 and the East 8.3 feet of Lot 1. The Ryman tract has the senior right.

I base the block breakdown on centerline monuments set by Surveys 006-2014, 008-2012, and 006-2021. Establishment of the block in this manner is very harmonious with platted distances as well as the 1922 monumentation of La Grande. I prorate lots based on the plat of Chaplain's Addition and place the West line of the Ryman tract at 8.3 foot offset from the West line of Lot 2 and establish the East line of the Ryman tract at the centerline of Lot 2. I find encroachments as shown and place an additional monument on line at the request of the landowner. I find no unusual conditions with this survey.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JUNE 2, 2010  
JEFFREY S. HSU  
83571

Renewal Date: June 30, 2025

UNION COUNTY  
SURVEYOR

Date Received 2/8/24

Date Filed 2/8/24

By [Signature]

File No. 001-2024

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

Block 79, Chaplin's Addition  
to the City of La Grande

UNION COUNTY, OREGON

SURVEYED FOR	Sandra Ryman	
SURVEYED BY	J. S. H.	
Scale: 1" = 40'	Drawn by: J. S. H.	Jan. 2024

SURVEY NUMBER 001-2024