

**NARRATIVE**

This survey was done at the request of Katelyn Smith, owner of the land within. She wanted to do a lot line adjustment between two of her ownerships, as well as an adjustment to remedy a shed encroachment with an adjoining property owner.

Placement of Park Addition was done by Survey 63-80, based on a Circuit Court decision. I recover monuments as shown. I hold brass caps along Pine Street set by Survey 021-1997. The placement of Russell Avenue centerline and Cherry Street was done as per Survey 009-2019. The bearing along Cherry St differs from Partition 1992-02 and Survey 015-2018. These surveys used a record bearing as per Survey 63-80. I find the block break by Survey 009-2019 to be a more thorough retracement of Survey 63-80 and thus utilize this to establish Cherry Street. Note that there is a scrivener error in the total distances from the SW corner of Lot 56 North to the Section line in said Survey 015-2018. The segment distances are correct.

I find no remains of the monument at the intersection of Z Ave. and Cherry Street. Survey 97-77 did recover this monument. I place the centerline of Z Ave. at record 29.4 feet North of the recovered pins from Survey 97-77.

The original plat of Park Addition has a jog in the right of way where Z Ave. and Cherry Street meet. Since this only affects Lot 37 within this block, for purposes of the proportion of the lots, I hold an extension of the East and South lines of the block.

Lot 23 was owned in its entirety by L.G.F. Inc (MF 32013). There is a land sales contract recorded in MF 32865 for the West 60 feet, however this was not conveyed to this contract owner (Comstock), and was not conveyed until 1979 in MF 57336 to George and Betty Root. The East 140 feet was conveyed to John and Willie May Meyers in MF 45846 in 1973 and I give this tract full measure, giving the excess to the West 60 feet.

I place the adjusted lines at the direction of the landowners. Fencelines are off as shown. I find no other unusual conditions with this survey.

**REFERENCE MATERIAL**

- Union County Monumentation Records  
 Plat of Park Addition  
 Survey Number 62-71  
 Survey Number 46-72  
 Survey Number 67-72  
 Survey Number 80-74  
 Survey Number 07-76  
 Survey Number 08-76  
 Survey Number 52-77  
 Survey Number 97-77  
 Survey Number 63-80  
 Survey Number 021-1997  
 Survey Number 020-1999  
 Survey Number 015-2018  
 Survey Number 009-2019  
 Partition Plat 1992-02
- DEED REFERENCES**  
 Book 133, Page 271  
 Book 157, Page 426  
 Book 159, Page 329  
 Microfilm Document No. 32013  
 Microfilm Document No. 32865  
 Microfilm Document No. 45846  
 Microfilm Document No. 57336  
 Microfilm Document No. 20192588  
 Microfilm Document No. 20221604



**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"=30'**

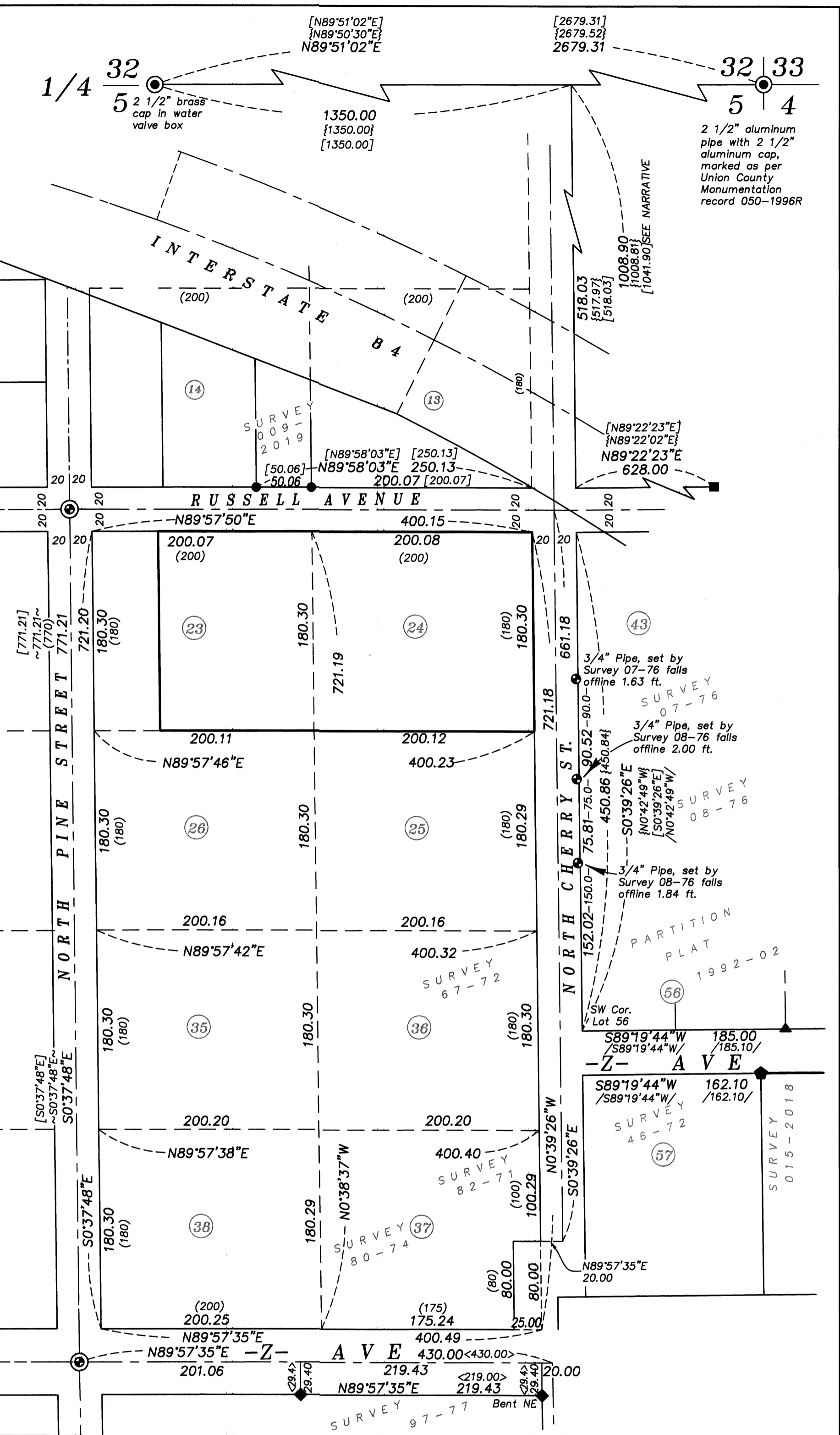
**LEGEND**

- Monument as noted, marked as per Union County Monumentation records. Used Union County GPS Network coordinate
- Found brass cap in concrete, set by Survey Number 021-1997
- Found 3/4" iron pipe set by Survey Number 07-76 or 08-76
- ◆ Found 5/8" iron pin with plastic cap marked APA, set by Survey Number 97-77
- ▲ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Partition Plat 1992-02
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 008-2009
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 015-2018
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 009-2019
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Fenceline
- ( ) Record measurement as per plat of Park Addition
- < > Record measurement as per Survey Number 97-77
- { } Record measurement as per Survey Number 63-80
- ~ ~ Record measurement as per Survey Number 021-1997
- / / Record measurement as per Survey Number 015-2018
- [ ] Record measurement as per Survey Number 009-2019
- ▨ Area to accrue to Smith Tract 1 from Smith Tract 2
- ▩ Area to accrue to Smith Tract 1 from Kelly
- ▧ Area to accrue to Kelly from Smith Tract 2

**APPROVAL**

I hereby approve this lot line adjustment this 9<sup>th</sup> day of July, 2024.

*Michael J. Boquist*  
 Michael J. Boquist  
 City of La Grande  
 Community Development Director



**SCALE: 1"=60'**

UNION COUNTY SURVEYOR

Date Received 7/9/24

Date Filed 7/9/24

By *[Signature]*

File No. 025-2024

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

Situated in Lots 23 and 24, Park Addition to the City of La Grande

UNION COUNTY, OREGON

SURVEYED FOR Katelyn Smith

SURVEYED BY J. S. H.

Scale: 1" = 30' Drawn by: J. S. H. July 2024