

LOT LINE ADJUSTMENT

BASIS OF BEARING

APPROVALS

I hereby approve this lot line adjustment this 9th day of January, 2025.

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

Forward bearing as published by the U.S.C. and G.S. from Δ COLLEGE to Δ VALLEY Dated 1946.

SCALE: 1"=40'

NARRATIVE

This survey was done at the request of Rod Sands, contract purchaser of the acquiring tract. The purpose of this survey is to monument a lot line adjustment. I recover monuments as shown. I place the intersection of 4th Street and Washington Street (East) at record distance North from the intersection of Washington Street (West) as per Survey 63-73. I place the intersection of Depot St (East) and Fourth St. by proportionate measure based on Survey 18-89. Placement of Depot St. as such is harmonious with the monument set by Survey 36-81 and building ties as per Survey Number 26-80. I place the alley in Block 104 by proportionate measure, and place the corners along the Southeast line of the block by standard proportion. I run NW/SE running interior lot lines parallel with the Northeast line of the block. As the original plat of Chaplin's Addition only has distances along the North line of Lots 10 and 11 and the North line of Lots 12 and 13, I place these corners by standard proportion and run the lines between them parallel with the SE block line. I place the adjusted line at the direction of Mr. Sands. The NE corner of Lot 10 is occupied by the building. No monument was set. I find no other unusual conditions with this survey.

REFERENCE MATERIAL

Plat of Chaplin's Addition to La Grande Survey Number 18-89 (1922 monumentation of La Grande)
 Survey Number 63-73
 Survey Number 30-74
 Survey Number 26-80
 Survey Number 36-81
 Survey Number 11-83
 Survey Number 13-88
 Survey Number 013-2024
 Survey Number 005-2024
DEEDS
 Microfilm 20241138
 Microfilm 971471
 Microfilm 20210166
 Microfilm 20162514

LEGEND

- Found lead plug in valve box set by Survey 18-89 (1922 monumentation of La Grande)
- ◆ Found 3/4" iron pipe with lead plug set by Survey 18-89 (1922 monumentation of La Grande)
- Found screw in lead plug reference
- Found Brass cap set by Survey 63-73 (1973 remonumentation for City of La Grande) unless otherwise noted
- × Building corner used as reference as per Survey 26-80
- ◆ Found 1/2" iron pin set by Survey 30-74
- ▲ Found 5/8" iron pin set by Survey 36-81
- Set 5/8" x 30" iron pin with yellow plastic cap marked BAGETT GRIFFITH & BLACKMAN
- Centerline
- () Record measurement as per Plat of Chaplin's Addition
- [] Record measurement as per Survey 18-89
- - - Record measurement as per Survey 63-73
- { } Record measurement as per Survey 30-74
- / / Record measurement as per Survey 39-77
- ~ ~ Record measurement as per Survey 26-80
- * * Record measurement as per Survey 36-81
- < > Record measurement as per Survey 014-2013
- ▨ Portion to be adjusted (900 sq. ft.)
- ▩ Edge of Building

DETAIL

SCALE: 1"=20'

UNION COUNTY SURVEYOR
 Date Received 1/9/25
 Date Filed 1/9/25
 By [Signature]
 File No. 001-2025

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON JUNE 2, 2010
 JEFFREY S. HSU
 83571
 Renewal Date: June 30, 2025

BAGETT, GRIFFITH & BLACKMAN
 2006 Adams Avenue, LaGrande, Oregon
 Map of Survey
LOT LINE ADJUSTMENT
 Situated in Lots 10, 11, 12, and 13, of Block 104, Chaplin's Addition, City of La Grande
 UNION COUNTY, OREGON

SURVEYED FOR	Rod Sands
SURVEYED BY	J. S. H.
Scale: 1" = 40'	Drawn by: K. A. T. Jan. 2025

SURVEY NUMBER 001-2025

