

BASIS OF BEARING

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

SCALE: 1"=50'

LEGEND

- Found 3/4" iron pipe, set by Survey Number 17-68
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 30-80
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 80-80
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 038-1997
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 024-2024
- Found unrecorded 5/8" iron pin
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Plat of True Subdivision
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- Record measurement as per Homesite Acres
- Record measurement as per Survey 30-80
- Record measurement as per Survey 80-80
- Record measurement as per Survey 038-1997
- Record measurement as per Survey 024-2024
- Record measurement as per Plat of True Subdivision

REFERENCE MATERIAL

Plat of Homesite Acres
Survey Number 04-64
Survey Number 42-67
Survey Number 17-68
Survey Number 22-68
Survey Number 79-71
Survey Number 86-71
Survey Number 52-76
Survey Number 124-78
Survey Number 30-80
Survey Number 80-80
Survey Number 032-1990
Survey Number 015-1991

Survey Number 038-1997
Survey Number 044-1998
Survey Number 024-2024
Partition Plat 1993-18

DEED REFERENCES
Book 157, Page 464
Book 149, Page 43
Book 149, Page 45
Microfilm Document No. 37353
Microfilm Document No. 51382
Microfilm Document No. 65066
Microfilm Document No. 65067

DEED REFERENCES
Microfilm Document No. 88639
Microfilm Document No. 113826
Microfilm Document No. 120627
Microfilm Document No. 144249
Microfilm Document No. 129759
Microfilm Document No. 964225
Microfilm Document No. 20015267
Microfilm Document No. 20035975
Microfilm Document No. 20064149
Microfilm Document No. 20073539
Microfilm Document No. 20183480
Microfilm Document No. 20212365

NARRATIVE

This survey was done at the request of Tony Magee, purchaser of the land within. Mr. Magee wanted to monument the exteriors of the property prior to development. Homesite Acres was originally platted in 1927 by Roscoe Neal. As described in Survey 30-80, there are numerous mathematical deficiencies and closure issues in the original plat that make it difficult to discern the original intent of the plat. Furthermore there is a history of fences in this area not conforming to the platted lines of Homesite Acres, beginning with Survey 04-64 by James Voelz, which was remedied by boundary line agreements recorded in Book 149, Pages 43 and 35. Other resolved boundaries are along the South line of the Western portion of Homesite Acres where it abuts the cemetery (Book 157, Page 464). Survey 30-80 placed exteriors of Homesite Acres by holding record on the West line, and placed the East line by holding the SW corner of Highway Acres, as placed by survey 124-78. The monument set by this survey at the SE corner of Lot 12 matches record platted distance from the NE corner within 0.4 ft. Interior lot lines were later placed by surveys 80-80, 038-1997, 044-1998, and Partition Plat 1993-18. Lots were placed along the East line at proportionate position. Surveys 30-80 and 80-80 placed the East/West running lines of Lots 11 and 12 parallel to the South line of Lot 12 and at the proportionate position established along 16th Street. In Survey 038-1997, Robinson held the proportionate position along the East line of the subdivision, but opted for a distance 0.07 feet longer than this distance along the West line, to place the Northwest corner of Lot 10. I can only surmise that this is a scrivener error and opt to place the North line of Lot 10 parallel with the South line of Lot 12, holding the proportioned position along 16th Street. In Survey 024-2024 I held the pin at the NW corner of Lot 10 set by Survey 038-1997, but placing the position of this corner as previously described, it makes the distances along the West lines of Lots 10, 11 and 12 more in line with a true proportioned position. Placement as such makes a minimal amount of difference with the location of the pins along the North line of this tract, pins falling approximately 0.15 feet North.

Fencelines are off as shown. There is a shed encroachment along the North line as shown. I find no other 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 5/1/25

Date Filed 5/1/25

By [Signature]

File No. 019-2025

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

Lot 10, Homesite Acres
City of La Grande

UNION COUNTY, OREGON

SURVEYED FOR	Tony Magee
SURVEYED BY	J. S. H.
Scale: 1" = 50'	Drawn by: J. S. H. April 2025

SURVEY NUMBER 019-2025

