

LEGEND

- Found 1 1/2" aluminum cap monument, set by Survey Number 001-2002
 - Found 5/8" iron pin, set by Plat of Progress Plaza
 - Found 5/8" iron pin, set by Plat of Jordan East
 - Found 2 1/2" iron pipe with brass cap, set by Plat of Jordan East
 - Set 5/8"x30" iron pin with yellow plastic cap marked BGB SURVEY MARKER
- X SFNF Searched for, not found
 - - - Centerline
 - * - Fenceline
 () Record measurement as per Plat of Progress Plaza
 [] Record measurement as per Plat of Jordan East

NARRATIVE

This survey was done at the request of Stacy Torvend, owner of the land within. Ms. Torvend wanted to monument the exteriors of her property. Monuments were originally set by the Plat of Progress Plaza. The South line was retraced by Survey 42-72 and monuments set along the South line for Jordan East, the subdivision to the South of Progress Plaza. I recover monuments as shown. Many of the original monuments of Progress Plaza are lost. I recover the monuments at the Northeast corner of Lot 37 and the Northeast corner of Lot 36 and accept them in place. I place the Northwest corner of Lot 37 by proportionate measure between the pin at the Northwest corner of Lot 24, and the Northeast corner of Lot 36. A 30 foot offset to place the centerline of the North/South running portion of Progress Loop fits well with the monument in Cove Ave, set by Survey 001-2002. I place the Northwest corner of Lot 36 by proportionate measure between the Northeast corner of Lot 36 and the Northwest corner of Lot 35. It should be noted that a 60 foot offset from these pins does not particularly fit well with the pins marking the South line of Lot 29, though it does come close to splitting the difference. I include dimensions to these pins more for informational purposes and not necessarily as a rejection or acceptance of these pins positions.

Along the South line, there are very scant monuments set by Jordan East and the ones found appear to have some amount of disturbance. Jordan East based its North line based on pins from Progress Plaza and I hold the monuments set by Jordan East in place. I use proportionate measure to place all the lot corners along the South line of Progress Plaza. Doing so is harmonious with the record distances of the original plat.

Fencelines are off as shown. On the North end, there is an approximate 10 foot encroachment in the fence and the lawn. Their are a number of fences on the West, one being an old, dilapidated, and intermittent wire fence in a tree row and the other being a more modern chain link fence approx. 5-7 feet East of line.

I find no other unusual conditions with this survey.

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"=40'

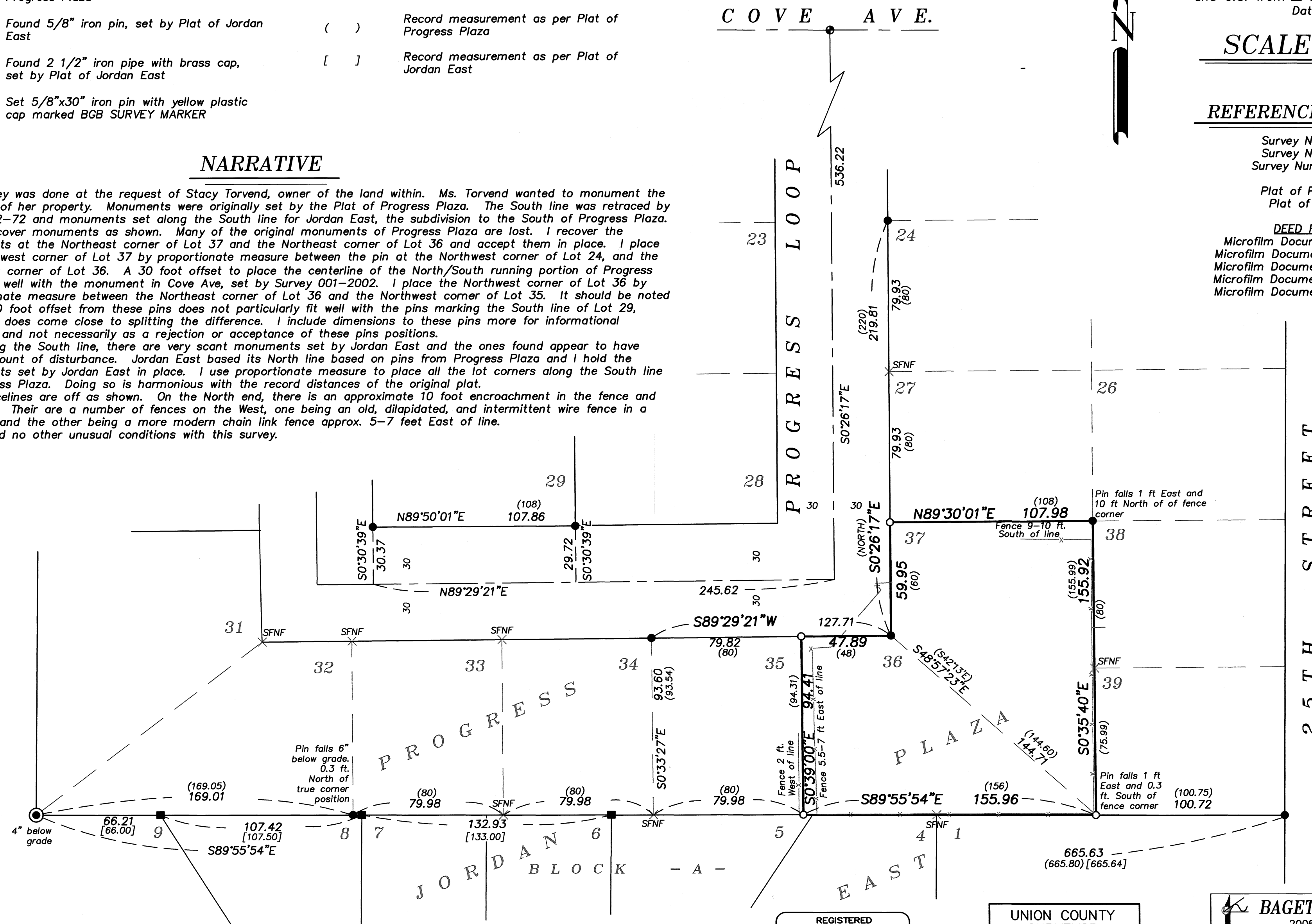
REFERENCE MATERIAL

Survey Number 69-70
Survey Number 42-72
Survey Number 001-2002

Plat of Progress Plaza
Plat of Jordan East

DEED REFERENCES

Microfilm Document Number 33324
Microfilm Document Number 20122716
Microfilm Document Number 20204210
Microfilm Document Number 20223904
Microfilm Document Number 20251549



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2027

UNION COUNTY
SURVEYOR
Date Received 9/5/25
Date Filed 9/5/25
By [Signature]
File No. 250-2025

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey
Lots 36 and 37 of Progress Plaza
NE1/4, NW1/4 Section 9, Township 3 South,
Range 38 East of the Willamette Meridian
City of La Grande
UNION COUNTY, OREGON
SURVEYED FOR Stacy Torvend
SURVEYED BY J. S. H.
Scale: 1" = 40' Drawn by: J. S. H. August 2025

SURVEY NUMBER 030-2025