



APPROVALS

This lot line adjustment hereby approved this 10th of September, 2025.

Karen Howton
Karen Howton, City of Island City Planning Officer

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2027

UNION COUNTY
SURVEYOR

Date Received 9/11/25

Date Filed 9/11/25

By [Signature]

File No. 032-2025

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon

Map of Survey
Situating in the Southeast quarter of the
Southwest quarter of Section 34, Township 2
South, Range 38 East of the Willamette Meridian,
City of Island City, Oregon

UNION COUNTY, OREGON
SURVEYED FOR Brian Kruse
SURVEYED BY J. S. H.
Scale: 1" = 40' Drawn by: J. S. H. Sept. 2025

LOT LINE ADJUSTMENT 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'

LEGEND

Found 5/8" iron pin, set by Survey Number 39-65	○	Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
Found 5/8" iron pin with plastic cap, set by Survey Number 9-88	()	Record measurement as per Survey Number 39-65
Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 044-1991	[]	Record measurement as per Survey Number 9-88
Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 055-1998	{ }	Record measurement as per Survey Number 16-88
Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 055-1998	~ ~	Record measurement as per Survey Number 055-1998
Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Partition Plat 1991-015	/ /	Record measurement as per Partition Plat 1991-015

REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 39-65
Survey Number 9-88
Survey Number 16-88
Survey Number 44-91
Survey Number 055-1998
Survey Number 007-2022
Partition Plat 1991-015

DEED REFERENCES
Book R, Page 23
Book 34, Page 413
Book 34, Page 496
Book 77, Page 330
Book 104, Page 496
Book 104, Page 497
Book 123, Page 236
Book 154, Page 641

Microfilm Document No. 57357
Microfilm Document No. 50135
Microfilm Document No. 50529
Microfilm Document No. 960450
Microfilm Document No. 20046477
Microfilm Document No. 20112774
Microfilm Document No. 20142715
Microfilm Document No. 20221076
Microfilm Document No. 20240689

NARRATIVE

This survey was done at the request of Brian Kruse, owner of the parent parcel of this lot line adjustment. Mr. Kruse wanted to adjust the line as shown. Deeds in the area North of Sterling's Second Addition commence at points from lot corners in said subdivision. Survey 39-65 initially monumented the ownerships in this area, and subsequent surveys have generally adhered to the methods of said survey. Survey 055-1998 later placed Blocks within Sterling's Second Addition by retracement of Survey 006-1993. There is an approximate 4 foot difference in Easting between the two surveys.

As most deeds in this area appear to be based on the earlier 1965 survey, I hold pins that are based on Survey 35-65. Survey 16-88 appears to place the South line of Railroad Ave by holding constant line from the North line of 9-88. In fact the deed records indicate a 2 foot jog at the West end of Survey 9-88. The position of the monument set by Survey 16-88 does curiously seem to account for this jog despite not showing it on the map. I surmise that this is an omission on the survey. I recreate the position of the NW corner of Lot 3, Block 23 as placed by Survey 39-65 by running record bearing and distance as per Survey 16-88. This puts the location 4 feet East and 0.7 ft South of the pin set by Survey 055-1998. This survey indicates that the pin fell North and West, however, reviewing the internal records of that survey, I believe this the directions are backwards. I therefore hold this point as the commencement point for Deed 154, Page 641 and run record distances in order to place the West line of the parcels involved in this lot line adjustment. All remaining lines I run record distance holding the lines parallel with the South line of Record Street and the West line of Survey 9-88. For the true South line of the In Him tract, I hold the North line of Sterling's Second Addition as placed by Survey 055-1998. Due to the discrepancy in the location of block corners of Sterling's Second Addition, the legal descriptions prepared for this adjustment utilize the quarter corner as a commencement point.

I place the new line at the direction of the landowners. I find no other unusual conditions with this survey.

SURVEY NUMBER 032-2025