

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'

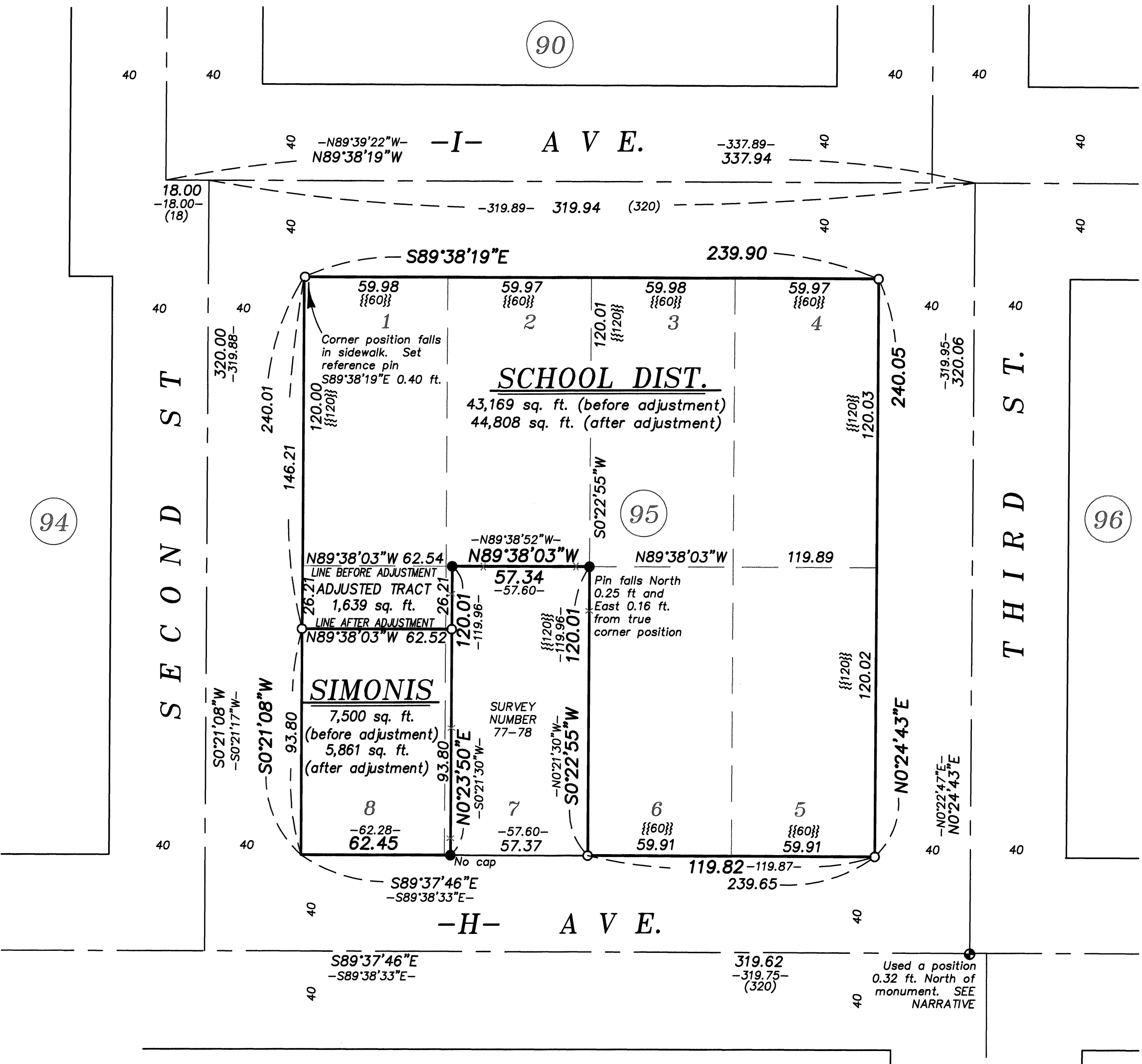
LEGEND

- Found monument as described, marked as per Union County Monumentation Records
- Found 2 1/2" brass cap, set by Survey Number 028-2005
- Found 1 1/2" brass cap, set by Survey Number 005-2011
- Found brass screw in lead plug, set by Survey Number 18-89
- Found brass screw in lead plug, set by Survey Number 028-2005
- Found brass screw in lead plug, set by Survey Number 008-2012
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 77-78
- Set 5/8"x30" iron pin with plastic cap marked BCB SURVEY MARKER
- Centerline
- Fenceline
- [] Record measurement as per Survey Number 64-77
- - - Record measurement as per Survey Number 77-78
- [] Record measurement as per Survey Number 42-79
-) (Record measurement as per Survey Number 53-79
- { } Record measurement as per Survey Number 4-80
- () Record measurement as per Survey Number 18-89
- / / Record measurement as per Survey Number 005-2011
- ~ ~ Record measurement as per Survey Number 008-2012
- { } Record measurement as per Plat of Chaplin's Addition

REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 64-77
Survey Number 77-78
Survey Number 42-79
Survey Number 53-79
Survey Number 4-80
Survey Number 18-89
Survey Number 028-2005
Survey Number 005-2011
Survey Number 008-2012

DEED REFERENCES
Microfilm Document No. 20201985
Microfilm Document No. 20223676
Microfilm Document No. 20250757



NARRATIVE

This survey was done at the request of George Mendoza on behalf of the La Grande School District. Mr. Mendoza wanted to adjust the common line between the School District ownership and the Simonis ownership. I recover monuments as shown. Monuments along H Avenue have all been removed from sewer line installation, and I can find no remaining monument at the intersection of I Avenue and 2nd Street (North). The monument at Third Street and H Avenue was replaced in Survey 005-2011 by a distance-distance intersection based on Survey Number 53-79. The position of this monument is not particularly harmonious with the position of the found monument along the South line of Block 95, set by Survey 77-78, which did utilize the original Melain monument at Third St and H Ave. Though it is worthy to note that he found it disturbed at the time. I find that holding a record bearing and distance from the monument at Fourth Street and H Avenue, as per Survey 53-79, it is a much more harmonious fit to the monuments set by Survey 77-78. This position falls 0.32 feet North of the centerline monument set by 005-2011.

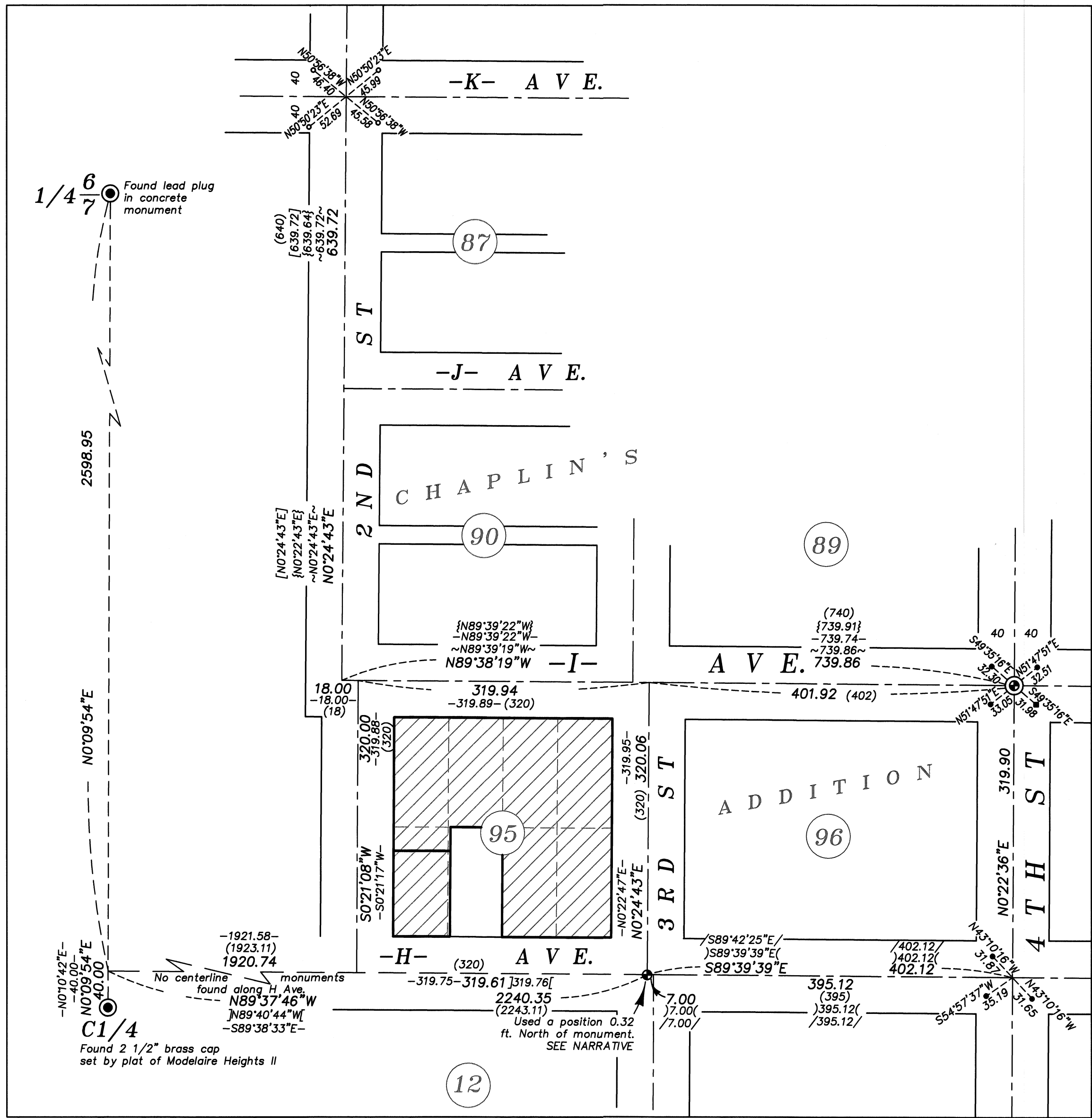
From this position, I run a line to a point 40.00 feet North of the Center 1/4 corner of Section 7, as per Melain survey. I hold a proportionate position to place the intersection of H Avenue and 2nd Street. To place the intersection of I Avenue and 2nd Street North, I hold the record position as per Survey 008-2012. I place all intermediate intersection positions by proportion. Doing so is a relatively good fit with the record measurements of the block as per Survey 77-78. The legal description of the Simonis tract, as well as the tract surveyed by 77-78 are described with reference to this survey. I therefore hold the pins as found. The North and East side of that tract surveyed by 77-78 is defined by lot lines and I hold the lines as per my block breakdown.

I place the adjusted line at the direction of Mr. Mendoza at the agreed upon position. 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, 2027



BLOCK PLACEMENT SCALE: 1"=100'

APPROVALS

I hereby approve this lot line adjustment this 8th day of SEPTEMBER, 2025.

Michael J. Baquist
Community Development Director
City of La Grande

UNION COUNTY
SURVEYOR
Date Received 9/8/25
Date Filed 9/8/25
By [Signature]
File No. 033-2025

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey
Block 95, Chaplin's Addition to the City of La Grande
Situated in the SW1/4NE1/4 Section 7
Township 3 South, Range 38 East WM
UNION COUNTY, OREGON
SURVEYED FOR La Grande School District
SURVEYED BY J. S. H.
Scale: 1" = 40" Drawn by: J. S. H. Sept. 2025

SURVEY NUMBER 033-2025