

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"=30'

LEGEND

- Found unrecorded monument as described as per Survey Number 024-1994
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Survey Number 024-1994
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Partition Plat Number 1994-17
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Partition Plat Number 1995-25
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER", set by Survey Number 046-2019
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- Original Platted line of Partition
- Record measurement as per Survey Number 68-77
- Record measurement as per Partition Plat 1994-17
- Record measurement as per Survey Number 046-2019

REFERENCE MATERIAL

Plat of Arnson's Addition to La Grande  
Plat of Townsite of Le Grand  
Survey Number 68-77  
Survey Number 024-1994  
Survey Number 040-1999  
Survey Number 028-2015  
Survey Number 046-2019  
Partition Plat Number 1994-17  
Partition Plat Number 1995-25

DEED REFERENCES

Book 127, Page 395  
Microfilm Document No. 32199  
Microfilm Document No. 71389  
Microfilm Document No. 107047  
Microfilm Document No. 156301  
Microfilm Document No. 20071095  
Microfilm Document No. 20212301

NARRATIVE

This survey was done at the request of Julie Younggren, owner of the accruing tract of this lot line adjustment. Mrs. Younggren wanted to adjust the common line with the adjoining property as shown. I recover monuments and find them harmonious with Partition Plat 1994-17 and Survey Number 046-2019. The SE corner of Outlot 1 has since been paved over. To avoid future needs to excavate asphalt, I set a cotton spindle at ground level over the monument. I place 2nd Street as per Partition Plat 1994-17. There is some discrepancies in the deeds in this area with reference to the South line of Arnson's Subdivision, with some deeds noting a 10 foot offset and other noting an 11 foot offset to the North line of these tracts. This was likely caused by the 1 foot strip of land along the South side of Miller Drive (platted as Valley View Drive) on the original plat. Either way, the intent of the North line of both tracts appears to be to hold a point 100 feet North of the Section line (also being the South line of Outlot No. 1 of the Townsite of Le Grande). I find no other unusual conditions with this survey.

CITY APPROVAL

Approved as a Lot Line Adjustment this 3<sup>RD</sup> day of October, 2025.

Michael J. Boquist  
Community Development Director  
City of La Grande

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JUNE 2, 2010  
JEFFREY S. HSU  
83571

Renewal Date: June 30, 2027.

UNION COUNTY  
SURVEYOR

Date Received 10/3/25

Date Filed 10/3/25

By

File No. 037-2025

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

Map of Survey  
LOT LINE ADJUSTMENT  
Situated in the Southeast quarter of Section 7 and the  
Northeast quarter of Section 18, Township 3 South,  
Range 38 East of the Willamette Meridian

SURVEYED FOR Julie Younggren  
SURVEYED BY J. S. H.  
Scale: 1" = 30' Drawn by: J. S. H. Oct. 2025

SURVEY NUMBER 037-2024