## LOT LINE ADJUSTMENT BASIS OF BEARING M I L L E R D R I V EForward bearing as published by the U.S.C. and G.S. from A COLLEGE to A VALLEY (VALLEY VIEW DR) Dated 1946. NE cor Parcel 2 P1994-07 Found pin, leaning North, 0.74 ft North of true corner {\$89°38'08"W} [N89°38'08"E] SCALE: 1"=30' SOUTH\_\_\_LINE\_\_\_ARNSONS\_\_\_SUBDIMSION\_ 279.15 N89°38'08"E DEDICATION BY MF 156301 164.52 114.62 $\delta$ 100.00 60.01 [60.01] (100.01) [100.01] 1**79.15** [179.15] LEGEND {100.01} {179.15} Found unrecorded monument as described as per Survey Number Z **YOUNGGREN** 024-1994 PARCEL 3 P1994-17 Q 10,214 sq. ft. MILLER Found 5/8" iron pin with plastic cap (before adjustment) marked "BGA SURVEY MARKER" set by 12,222 sq. ft. 31,122 sq. ft. Survey Number 024-1994 (after adjustment) (before adjustment) [\$89`38'08"W] [30.01] (\$89`38'35"W) Found 5/8" iron pin with plastic cap 29,114 sq. ft. SE Cor MF 155969 marked "BGA SURVEY MARKER" set by (after adjustment) Partition Plat Number 1994-17 S89°38′08"W Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Partition Plat Number 1995-25 S89.38'08"W (27.88)[27.09] SE cor. Outlot 1 N89°38'08"E Townsite of Le Grand (589'38'35"W) Pin falls under asphalt. Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER", set From set pin, an (S89°38'35"W) [N89°38'08"E] Set a cotton spindle at ground level. by Survey Number 046-2019 PARCEL 2 P1994-17 unrecorded 5/8" iron REFERENCE MATERIAL pin falls West 2.08 ft. and South 0.31 ft. Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER" Plat of Arnson's Addition to La Grande Position falls in a Plat of Townsite of Le Grand concrete driveway. Centerline No monument set. Survey Number 68-77 Survey Number 024-1994 Original Platted line of Partition Survey Number 040-1999 Fnd. 1/2" ID (1" OD) iron Record measurement as per Survey Survey Number 028-2015 Number 68-77 pipe N89°38'W, 1.59 ft. Survey Number 046-2019 from true corner [record Partition Plat Number 1994-17 N82°47W 1.72] Record measurement as per Partition Partition Plat Number 1995-25 Plat 1994-17 DEED REFERENCES Record measurement as per Survey Book 127, Page 395 Number 046-2019 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** Fnd 5/8" iron pin This survey was done at the request of Julie Younggren, owner of the accruing tract of this lot line true corner (dimensions adjustment. Mrs. Younggren wanted to adjust the common line with the adjoining property as shown. to true corner) 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. BAGETT, GRIFFITH & BLACKMAN UNION COUNTY REGISTERED Approved as a Lot Line Adjustment this 3<sup>pb</sup> day of *Cetasen*, 2025. 2006 Adams Avenue, LaGrande, Oregon SURVEYOR **PROFESSIONAL** Map of Survey LAND SURYEYOR Date Received 10/3/25

Community Development Director

City of La Grande

OREGON

JEFFREY S. HSU

83571

Renewal Date: June 30, 2027

Drawn by: J. S. H.

Oct. 2025

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

UNION COUNTY, OREGON

Julie Younggren

J. S. H.

SURVEYED FOR

SURVEYED BY

Scale: 1" = 30'