

LOT LINE ADJUSTMENT SURVEY

A LOT LINE ADJUSTMENT between Lots 37 and 38, Lakeshore Tracts
Situating in the Northwest quarter of Section 8, Township
3 South, Range 45 East of the Willamette Meridian

BASIS OF BEARING

The bearing between the quarter corner and the West 1/16th
corners common to Sections 8 and 17, Township 3 South,
Range 45 East of the Willamette Meridian being S89°53'38"W

SCALE: 1"=30'

LEGEND

- Found 1/2" iron pin, set by plat of Lakeshore Tracts or Lakeshore Tracts II
- Found 5/8" iron pin, set by plat of Lakeshore Tracts or Lakeshore Tracts II
- ▲ Found 1/2" iron pin, with yellow plastic cap marked LS 427, set by Survey Number CS 81-023, unless otherwise noted
- ◆ Found 5/8" iron pin, with yellow plastic cap marked BGB SURVEY MARKER, set by Survey Number CS 94-017
- Set 5/8"x30" iron pin with yellow plastic cap marked BGB SURVEY MARKER
- ✕ Searched for monument of record, not found
- ⊕ Power pole
- Powerline easement locations as constructed
- Concrete
- Approx. High Water Line
- () Record measurement as per Plat of Lakeshore Tracts or Lakeshore Tracts II
- [] Record measurement as per Survey Number CS 81-023
- { } Record measurement as per Survey Number CS 94-017

NARRATIVE

This Lot Line Adjustment Survey was made at the request of Robert Bates, Landowner of Lots 38 and 39, after discovering a concrete driveway encroachment. Both landowners came to an agreement to adjust the dividing line to the edge of the concrete. I base my survey on the Lake Shore Tracts Subdivision plat. The East line of this subdivision is notorious for lost monuments as the reservoir has eroded most banks where monuments were once set. The area also is notorious for disturbed monumentation as lands have been disturbed with development. I find select original monuments as shown along the East right of way line of Lake Shore Drive and drive lines between them. I also find the monuments along the South line of Lot 39 set by Survey 81-23 and hold them in place as they are undisturbed and have been in existence for over 45 years. For the dividing line between Lots 37 and 38, I use found monuments set by Survey 94-17 and drive a line through them and Westerly to terminate it at the intersection with the East right of way line with platted measurement Easterly. For the dividing line between Lots 36 and 37 I proportion between found original monuments using record dimensions of said Survey 94-17. I drive said line record distance into the lake and rotated to a point intersecting with the East line recreated by coming record distances and angle from the Southeast corner of Lot 37 and rotated to the intersection point. I then establish the dividing line between Lots 38 and 39 by beginning at the original monument along the East right of way of Lakeshore Drive and driving a line record distance to a proportionate position along the East line using platted distance. I place the adjusted line at the greatest offset to encompass the new concrete drive while maintaining the bearing. I set offset monuments to reduce the likelihood of disturbance. I note additional encroachments along the North and advise the owner of such. I find no other unusual conditions with this survey.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

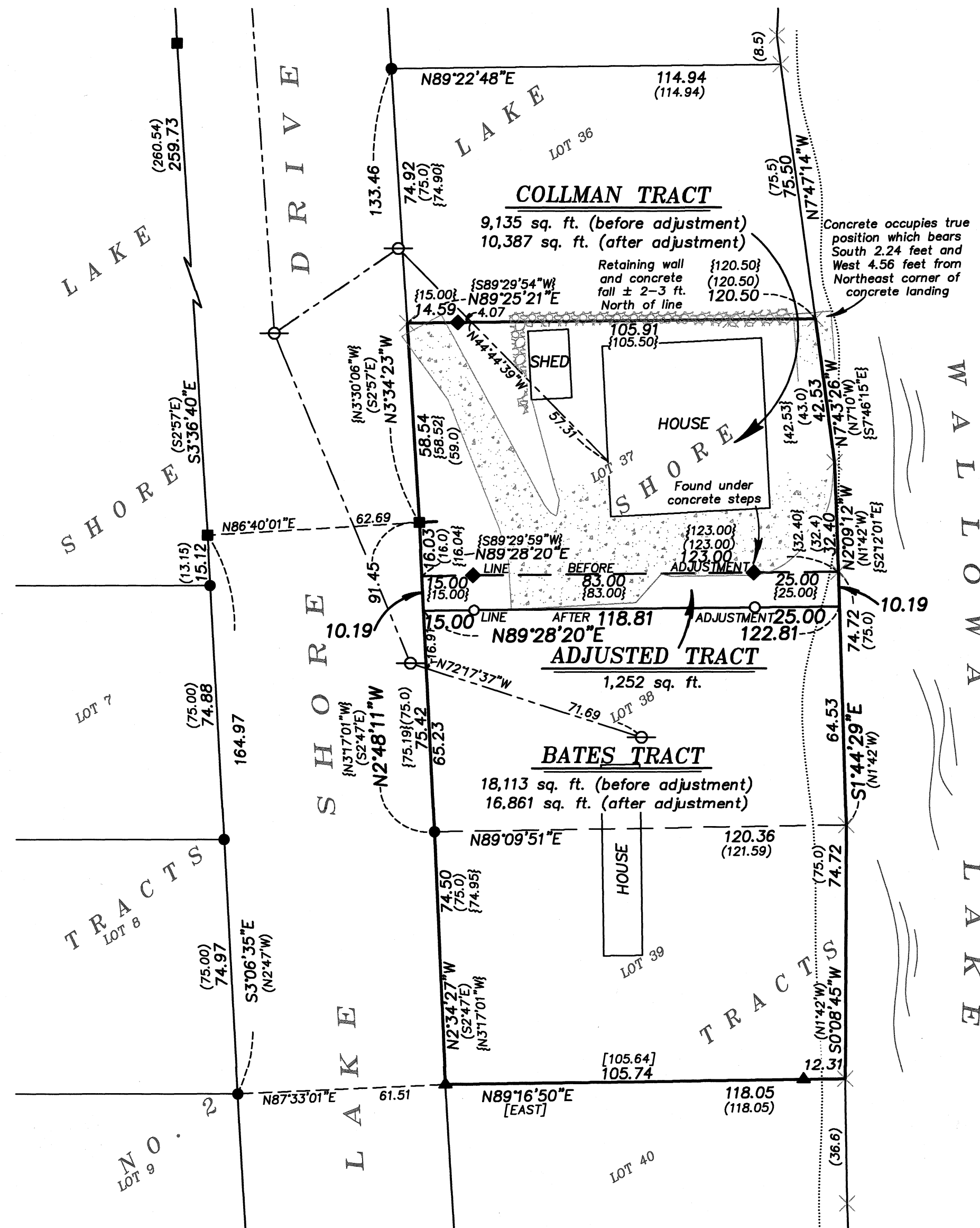
OREGON
MAY 12, 2026
KYLE A. TUCKER
106926

Renewal Date: June 30, 2028

WALLOWA COUNTY SURVEYOR
RECEIVED 9-29-2026
FILED 9-29-2026
INDEX CS 2026-024

BAGETT, GRIFFITH & BLACKMAN 2006 Adams Avenue, LaGrande, Oregon Map of Survey	
Lots 37, 38, and 39, Lakeshore Tracts Situating in the Northwest quarter of Section 8, Township 3 South, Range 45 East of the Willamette Meridian WALLOWA COUNTY, OREGON	
SURVEYED FOR	Bates, Robert
SURVEYED BY	K. A. T.
Scale: 1" = 30'	Drawn by: K. A. T. Sept. 2026

SURVEY NUMBER CS 2026-024



REFERENCE MATERIAL

Plat of Lakeshore Tracts
Plat of Lakeshore Tracts No. 2
Survey Number CS 81-008
Survey Number CS 81-023
Survey Number CS 94-017
Survey Number CS 15-010
Survey Number CS 2020-028

Preliminary Title Reports No.'s
32332 and 32333 (JDR) dated
Sept. 2, 2026

DEED REFERENCES
Book 25, Page 69
Book 27, Page 86
Book 35, Page 179
Book 56, Page 423
Book 62, Page 588
Book 63, Page 16
Book 64, Page 502
Book 65, Page 423
Microfiche Number 88815
Microfiche Number 92467