

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'

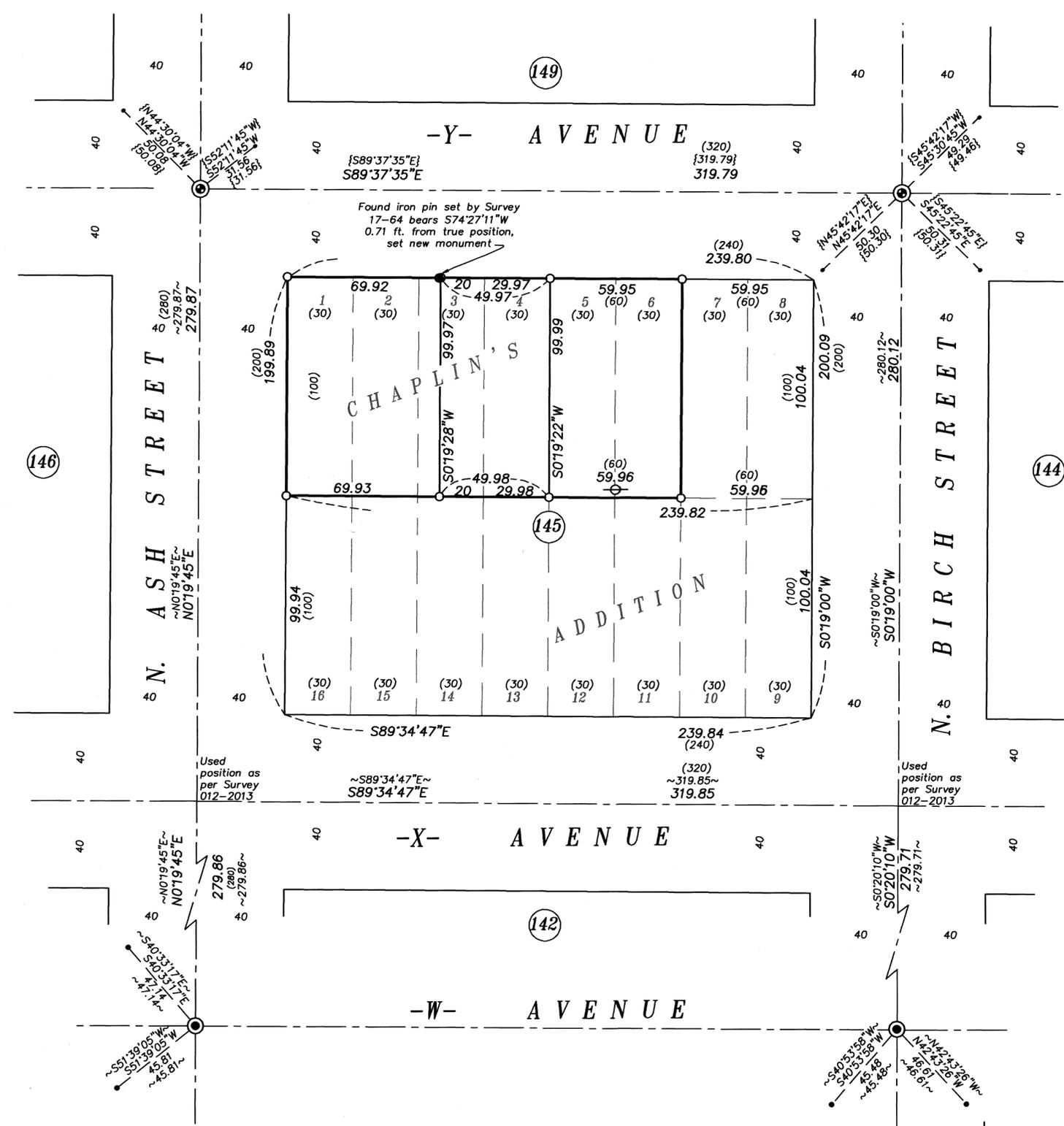
LEGEND

- ⊙ Found 1 1/2" brass disc in concrete, set by Survey Number 009-2012
- Found lead plug with brass screw, set by Survey Number 18-89 (1922 monumentation)
- Found brass screw in lead plug with brass washer marked OPLS 83571, set by Survey 009-2012 or 012-2013
- ⊙ Found 2" brass disc in concrete, set by Survey Number 012-2013
- Found 5/8" iron pin set by Survey Number 17-64
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- ⊖ Light pole with power line extending to the Southeast
- Centerline
- () Record measurement as per Plat of Chaplin's Addition
- [] Record measurement as per Survey Number 18-89
- { } Record measurement as per Survey Number 009-2012
- ~ ~ Record measurement as per Survey Number 012-2013

REFERENCE MATERIAL

- Survey Number 17-64
- Survey Number 10-86
- Survey Number 18-89
- Survey Number 33-84
- Survey Number 10-85
- Survey Number 009-2012
- Survey Number 012-2013
- Plat of CHAPLIN'S ADDITION

DEED REFERENCES
Microfilm No. 20081674
Microfilm No. 20152303
Book 150, Page 169



NARRATIVE

This survey was done at the request of Shawn Sealey, on behalf of Grace Lutheran Bible Church, owner of the land within. Mr. Sealey wanted the exteriors of the three lots monumented. I recover monuments set by Survey 009-2012 and 012-2013. The monumented street intersections all had four references however the ones not shown have been removed. Survey 012-2013 placed the intersection of Birch Street and X Ave by retracement of Survey 10-86 and the intersection of Ash Street and X Ave by proportionate measurement. I hold the positions of these intersections as per said survey. Placement as such is harmonious with the platted distance of Chaplin's Addition and I place interior lot lines by standard proportion. The line running through Lot 3 was established by deed recorded in Book 150, page 169, where the land to the East has the senior right. I give full 20 foot measure to this lot. Survey 17-64 does not show controlling monuments or any attempt at resolving junior/senior rights, and I reject this monument. A light pole on lots 5 and 7 with power from lots 9, 10, and 11 may be an encroachment that needs addressed upon division of parcels. I find no other unusual conditions with this survey

UNION COUNTY SURVEYOR
Date Received 3/5/26
Date Filed 3/5/26
By [Signature]
File No. 006-2026

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON JUNE 2, 2010
JEFFREY S. HSU 83571
Renewal Date: June 30, 2027.

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey
Block 145, Chaplin's Addition to La Grande SW1/4NW1/4 Sec. 5, T3S, R38E WM
UNION COUNTY, OREGON
SURVEYED FOR Shawn Sealey
SURVEYED BY J. S. H.
Scale: 1" = 40' Drawn by: J. S. H. Feb. 2026