

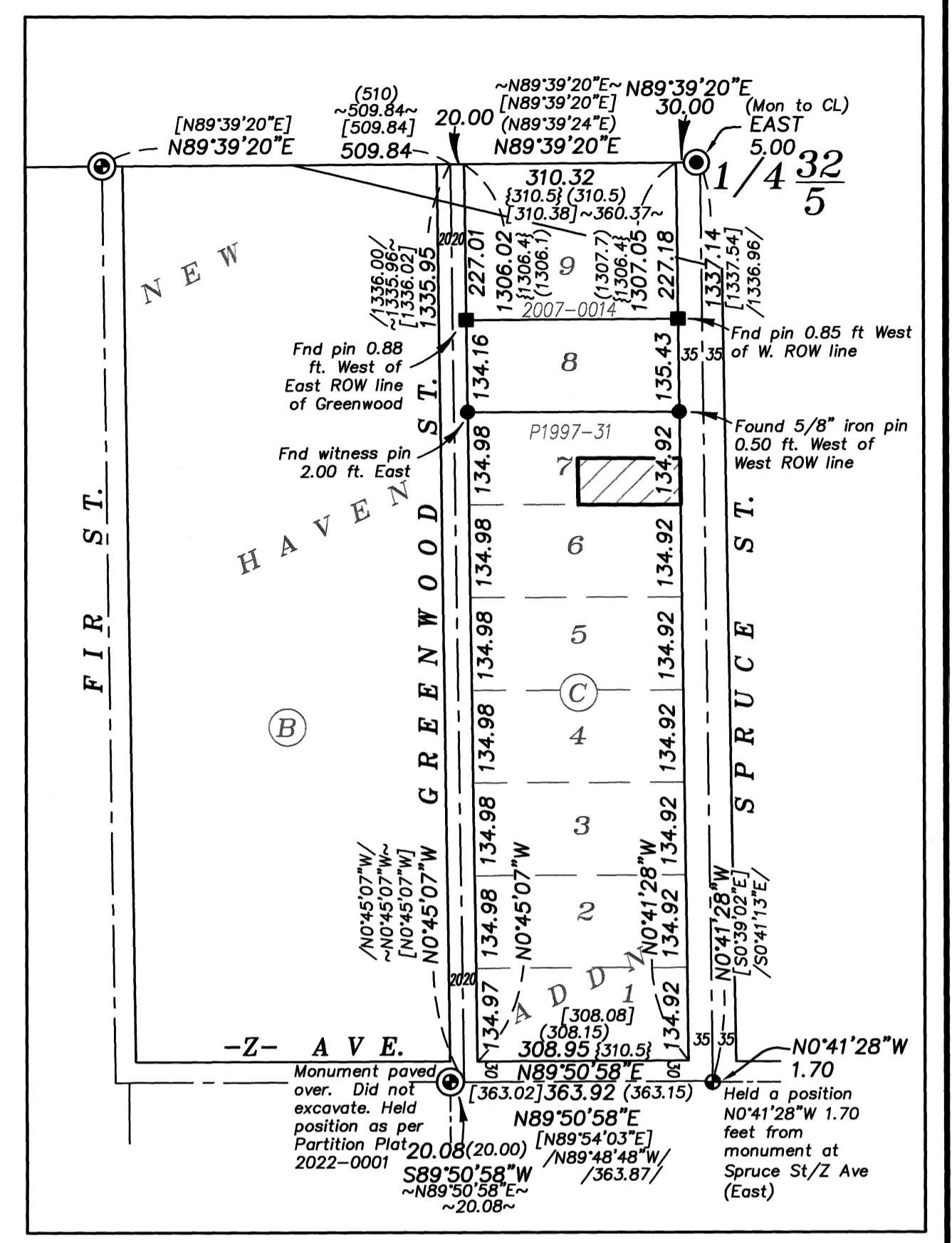
BASIS OF BEARING

Forward bearing as published by the U.S.C. and G.S. from Δ COLLEGE to Δ VALLEY Dated 1946.

SCALE: 1"=50'

LEGEND

- Found 2 1/2" brass cap in valve box, marked as per Union County Monumentation records
- Found 1 1/2" brass cap in concrete, set by Survey Number 006-2011
- ⊙ Found 1" OD iron pipe, set by Survey Number 18-89 (1922 monumentation of La Grande)
- Found 5/8" iron pin with plastic cap marked APA set by Partition Plat 1997-31
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Partition Plat 20070005T
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- { } Record measurement as per Plat of New Haven Addition
- () Record measurement as per Survey Number 18-89 (1922 monumentation of La Grande)
- [] Record measurement as per Partition Plat 1997-31
- / / Record measurement as per Partition Plat 20070005T
- ~ ~ Record measurement as per Partition Plat 20190011T



DIVISION -C-
SCALE: 1"=200'

NARRATIVE

This survey was done at the request of Lana Anderson, realtor for the seller of this property. A condition of sale was to have the exteriors of the property monumented. This block (Division 'C') in New Haven Addition has been surveyed by Partition 1997-31, 20070005T and 2020-0014.

Spruce Street had historically been shown as a dedicated 70 foot right of way. McLain's 1922 monumentation of La Grande set the centerline monument at Spruce Street and Z Ave at a nominal 35 foot width from the East line of New Haven. The original plat of New Haven Addition, however, shows the East line as being 30 foot off the center of section line. I can find no record of additional right of way taken along New Haven Addition. I therefore opt to hold a point 30 feet West of the North quarter corner as the NE corner of this block, running the centerline from the position at the intersection of Spruce St/Z Ave.(West) to a point 5 feet East of the quarter corner, then using a 35 foot offset to place the West right-of-way line. This is a similar methodology utilized in Partition 1997-31 and 20070005T. I hold the right of way of Greenwood Street as placed in Surveys 004-2020 and Partition 20190011T. Placement as such makes block dimensions relatively harmonious with the distances as per the 1922 monumentation of La Grande (Survey 18-89) as well as the aforementioned partitions.

Despite the relative harmony of measured distances of the block exteriors with record, there are slight differences between the measured distances in the monuments representing lot corner of this block. As these monuments have relative harmony with each other, and have shown landowner reliance for construction of fences, I opt to hold these monument locations in their found locations, despite this causing slight differences in each lot width. I therefore hold the monuments set along the North line of Lot 7, set by Partition 1997-31, and establish lot corners South of this by standard proportion.

This lands within Lot 6 and the South half of Lot 7 were extensively traded amongst Ethel May and Glen and Leta May, through a series of transactions, some of have overlapping legal descriptions. Though this tract was originally described in Book 147, Page 482, the entire South half of Lot 7 was consolidated by 1967, where Glen and Leta May owned the entirety of the South half of Lot 7, Division C. The East 150 feet was then conveyed by deed recorded in Book 156, Page 388, and holds the senior right.

Fencelines are relatively harmonious with title lines. I find no other unusual conditions with this survey.

REFERENCE MATERIAL

- Union County Monumentation Records
- Survey Number 006-2011
 - Survey Number 004-2020
 - Partition Plat 1997-31
 - Partition Plat 20070003T
 - Partition Plat 20070005T
 - Partition Plat 20190011T
 - Partition Plat 2020-0011
 - Partition Plat 2020-0014
 - Partition Plat 2022-0001
 - Plat of New Haven Addition
- DEED REFERENCES
- Book 69, Page 476
 - Book 128, Page 27
 - Book 136, Page 139
 - Book 147, Page 482
 - Book 147, Page 483
 - Book 155, Page 30
 - Book 156, Page 388
 - Microfilm Document Number 76909
 - Microfilm Document Number 795466
 - Microfilm Document Number 20161918
 - Microfilm Document Number 20230255

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2027.

UNION COUNTY
SURVEYOR

Date Received 3/16/26

Date Filed 3/16/26

By [Signature]

File No. 008-2026

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey

Situated in Lot 7, Division 'C', New Haven
Addition to the City of La Grande
NE1/4NW1/4 T3S R38E Section 5

UNION COUNTY, OREGON

SURVEYED FOR Lana Anderson

SURVEYED BY J. S. H.

Scale: 1" = 50' Drawn by: J. S. H. Mar. 2026