

LOT LINE ADJUSTMENT

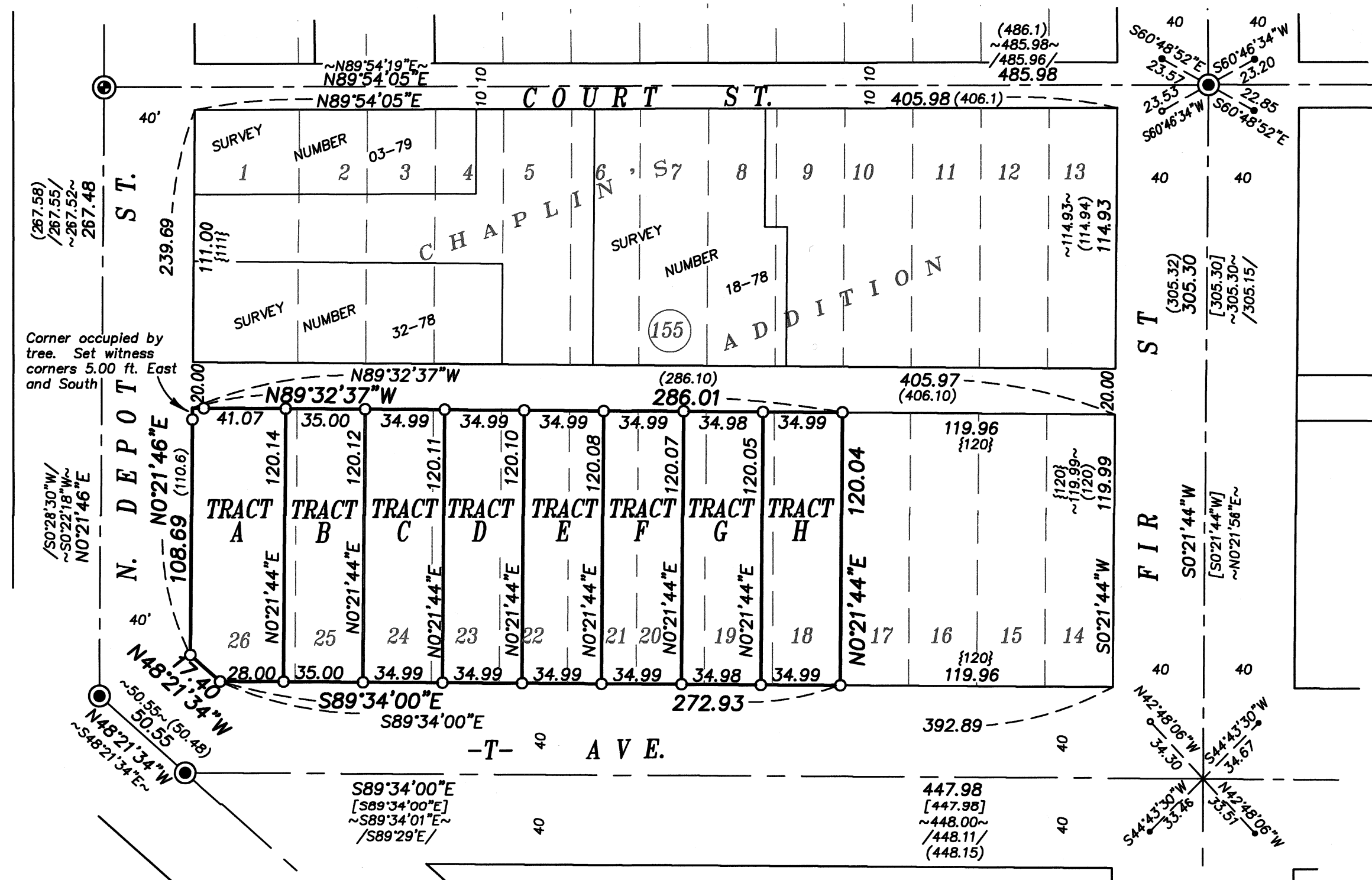
BASIS OF BEARING

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

SCALE: 1"=50'

LEGEND

- ⊙ Found brass screw in concrete monument, set by Survey Number 18-89 (1922 monumentation)
- ⊙ Found 3/4" ID iron pipe set by Survey Number 18-89 (1922 monumentation)
- Found brass screw in lead plug, set by Survey Number 18-89 (1922 monumentation)
- Found brass screw with washer marked OPLS 83571, set by Survey Number 013-2018
- Set 5/8" x 30" iron pin with yellow plastic cap marked BGB SURVEY MARKER
- Centerline
- { } Record measurement as per Plat of Chaplin's Supplemental Addition to La Grande
- () Record measurement as per Survey Number 18-89 (1922 monumentation of La Grande)
- / / Record measurement as per Survey Number 18-78
- ~ ~ Record measurement as per Survey Number 132-78 and 03-79
- [] Record measurement as per Survey Number 013-2018



APPROVALS

I hereby approve this lot line adjustment this 3rd day of September, 2026.

Michael J. Boquist
Michael J. Boquist
Community Development Director
City of La Grande

NARRATIVE

This survey was done at the request of Tony Magee, on behalf of True Construction, owner of the land within. Mr. Magee wanted to adjust the lines between the lots as shown. I recover monuments as shown to establish the block. Dimensions on the original plat of Chaplin's Addition are sparse for this block. There are dimensions shown on the 1922 McIn survey which I use to as a basis for proportion. I place the alley at proportionate position along the East side and use the record 111 foot dimension from the Northeast corner of the Block to the alley along the West side of the Block. This is the methodology used in Surveys 18-78, 132-78 and 03-79. I then proportion along the North line of the South half of the Block based on the dimensions from the 1922 McIn survey. The South line of Lot 26 is not dimensioned in either the plat of Chaplin's Addition or the 1922 McIn survey. I therefrom run lines parallel with the East line of the block from the proportioned lot positions on the North line of the South half of lots. The East and West lines of the block are nearly parallel. In order to adjust the lines to the configuration desired, this is a six-phase lot line adjustment. Individual phases are depicted on Page 2. I find no unusual conditions with this survey.

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

UNION COUNTY
SURVEYOR
Date Received 9/3/26
Date Filed 9/5/26
By *Jeffrey S. Hsu*
File No. 034-2026

REFERENCE MATERIAL

Survey Number 18-78
Survey Number 132-78
Survey Number 03-79
Survey Number 18-89 (1922 monumentation)
Survey Number 013-2018
Supplemental Plat of Chaplin's Addition

DEED REFERENCES
Microfilm Document Number 20261959

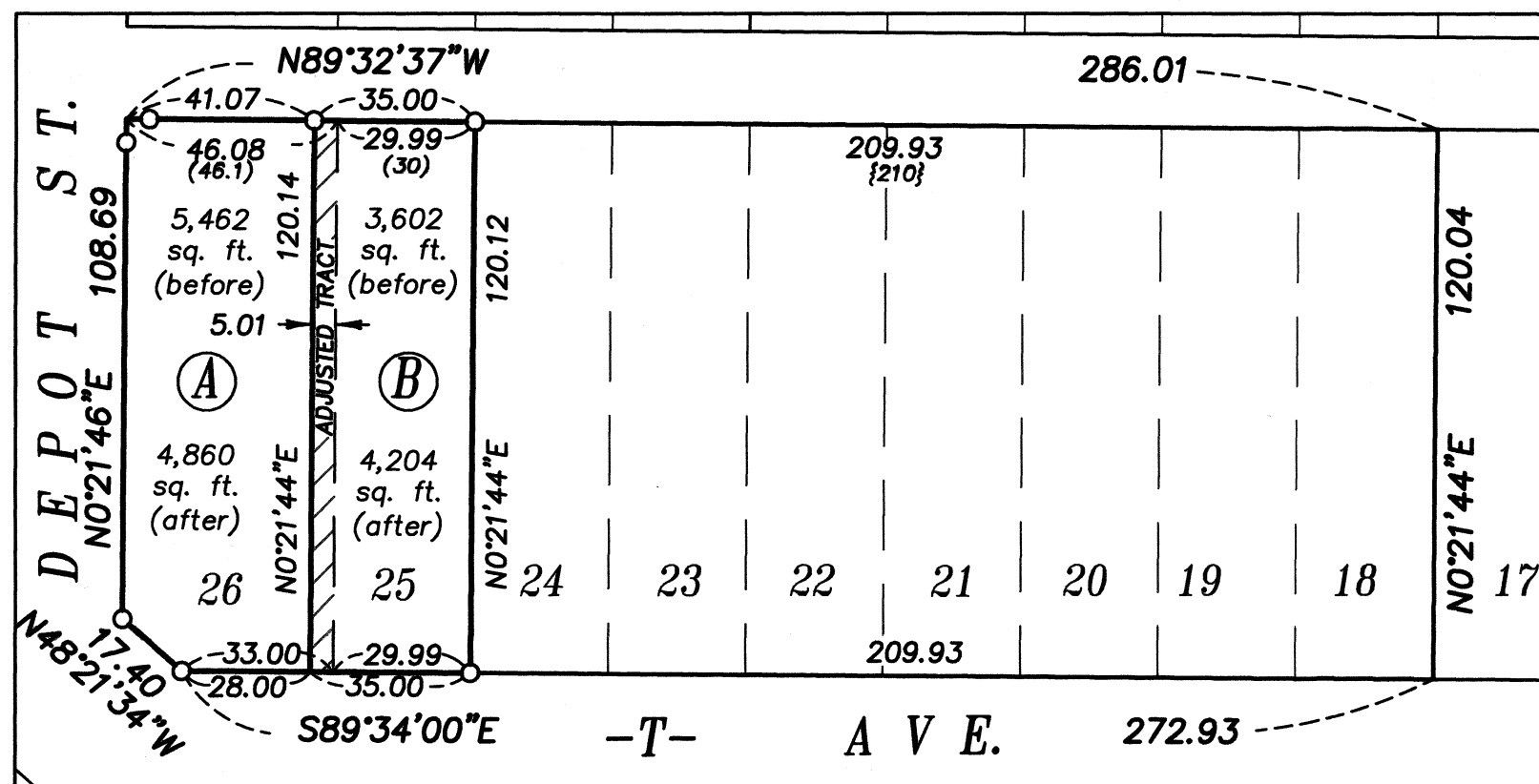
BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey
Lots 18-26, Block 155 Chaplin's Addition
City of La Grande
NE1/4SW1/4 Sec 5, T3S, R38E
UNION COUNTY, OREGON
SURVEYED FOR Tony Magee
SURVEYED BY J. S. H.
Scale: 1" = 50' Drawn by: J. S. H. Aug. 2026

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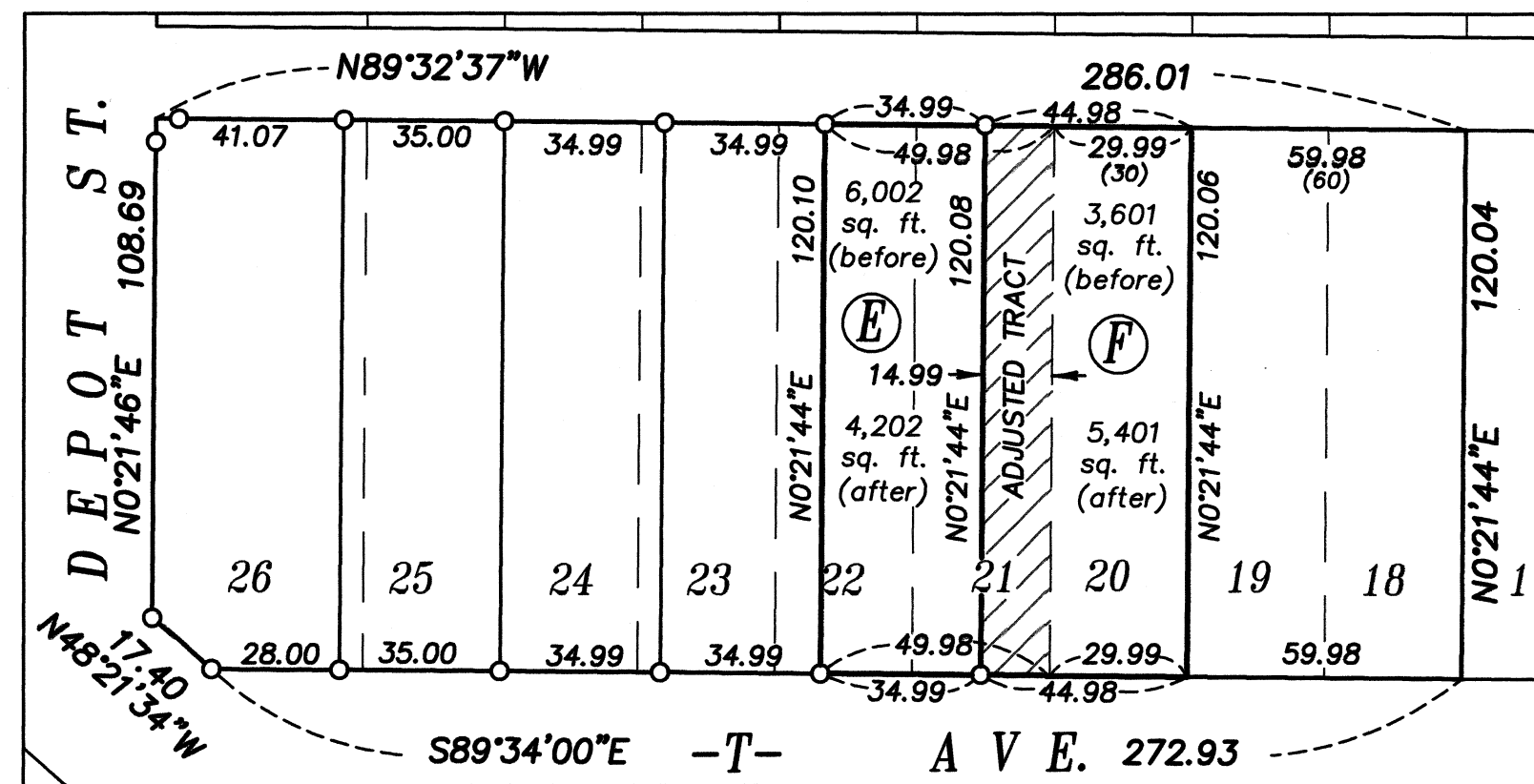
SCALE: 1"=40'



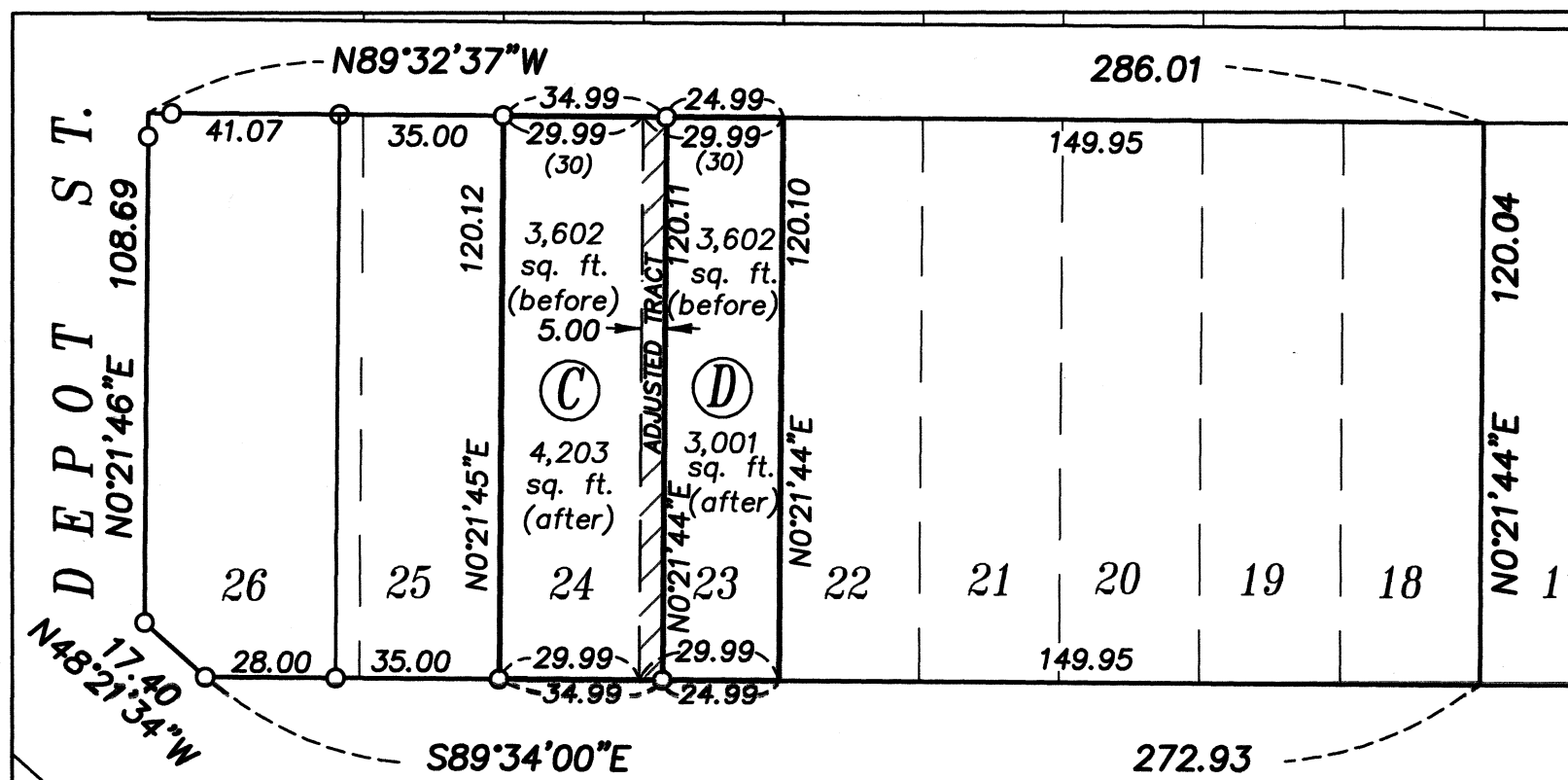
PHASE 1



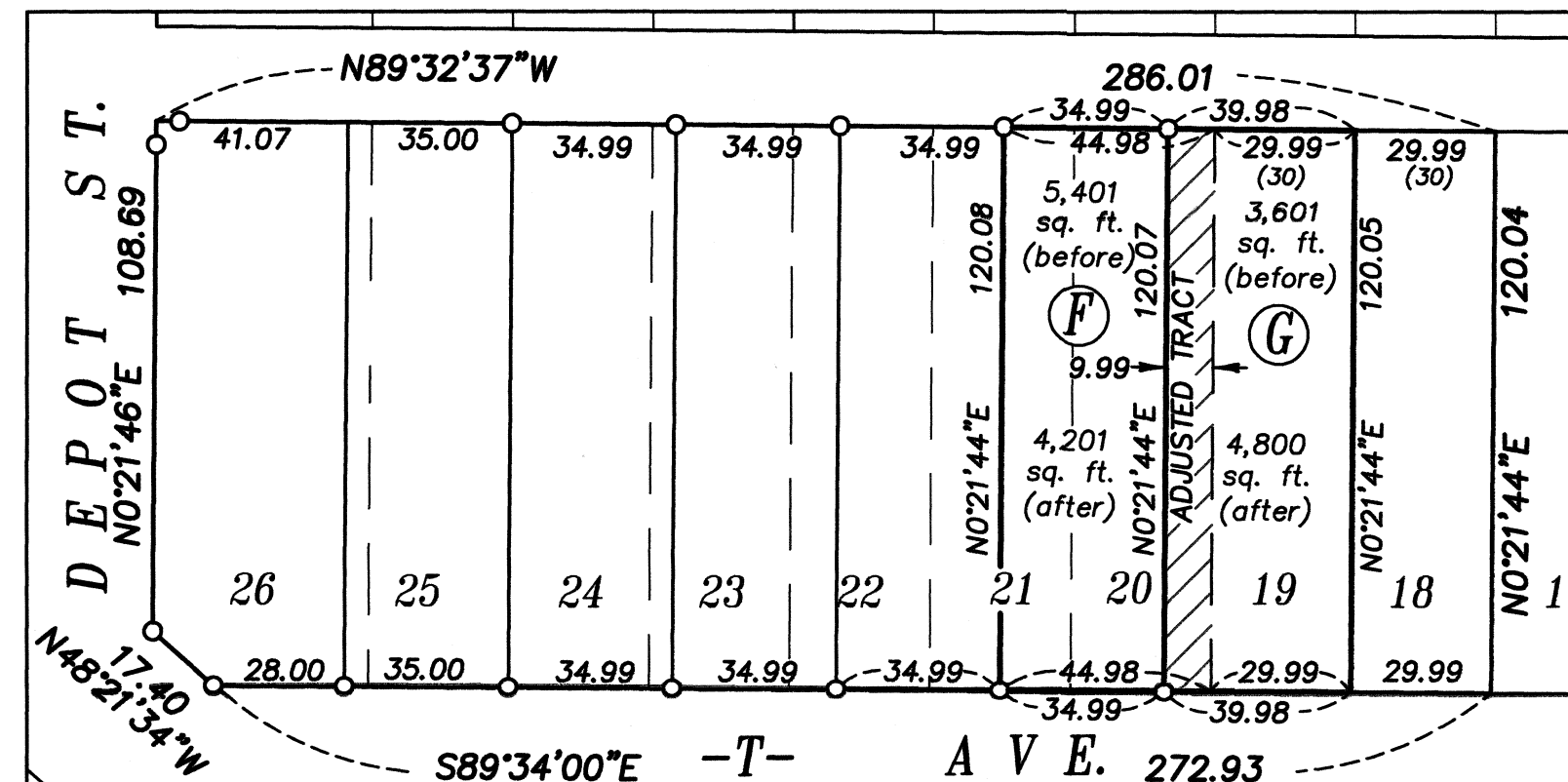
PHASE 4



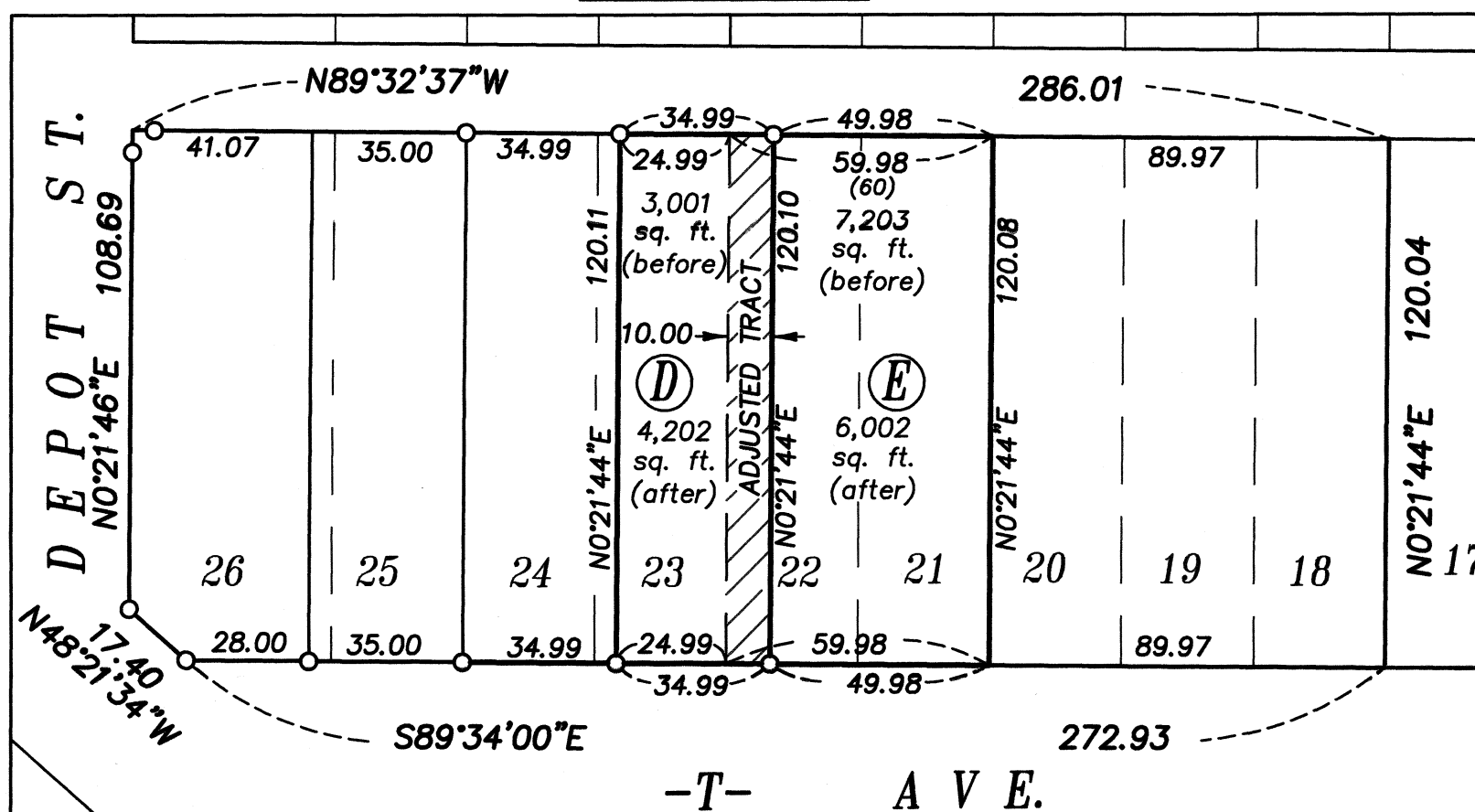
PHASE 2



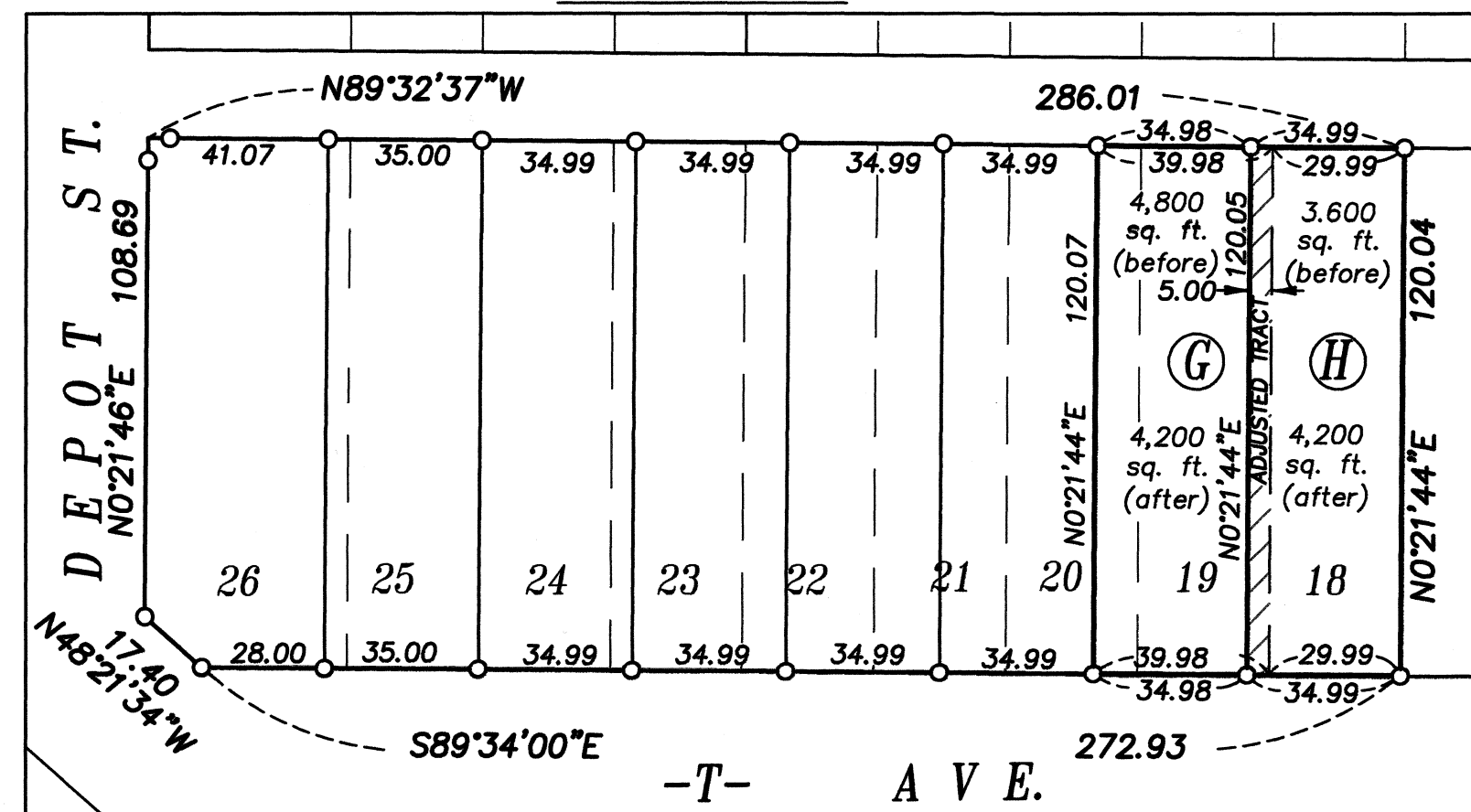
PHASE 5



PHASE 3



PHASE 6



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571
Renewal Date: June 30, 2027

UNION COUNTY
SURVEYOR
Date Received 9/5/26
Date Filed 9/5/26
By [Signature]
File No. 084-2026

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