

NARRATIVE TO ACCOMPANY SURVEY No. 58-78



**BAGETT, GRIFFITH & ASSOCIATES**

P. O. Box 576  
La Grande, Ore. 97850  
Phone 963-6092

NARRATIVE FOR SURVEY IN  
COGGANS SECOND ADDITION

**UNION COUNTY  
SURVEYOR**

Property Surveys  
Date Received Topographic Surveys  
Construction Surveys  
Subdivisions 2-5-85  
Date Filed Tellurometer Control Surveys

By G. LANGRISH DEPUTY

File No. NARRATIVE 1/3

April 24, 1978

Coggans addition is nearly unurveyable when using the record distances for the various lots and blocks. Cove Avenue and the Railroad Right of Way are the Natural monuments that I used to govern the Northern and the Southern most boundaries. Honans Addition can be retraced pretty well, and so we found that its west boundary was 4.18 feet longer than record from the South R/W line of Cove Avenue to the North R/W line of the Railroad. I then proportioned this deficiency along the West line of Honans Addition to locate the Right of Ways for "N" and "O" avenues.

Due to the excess of 18.50 feet for Coggans Addition, Block D, and the Defeciency of 11 feet plus in Block F, I decided to follow A. H. McLains' lead and compromise the right of Way on East "O" Avenue and move the Right of Way 10.00 feet North of the R/W in Honans Addition. This in effect made the distance along the East line of Coggans Addition Block D, 8.50 feet longer than call, and the East line of Coggans Block F, 1.28 feet shorter than record. By doing this we would fit most all of the improvements. The sidewalk, however, at the N.E. corner of Coggans Addition would encroach onto private property.

In block D of Coggans Addition, when using the record calls for the plat, I found that 3 houses encroached into the R/W by more then 4feet, and in Block C, one house encroached more than 10. feet. Therefore by using the method as explained above and as shown on the plat, the houses would be setting on their own property without affecting any of the other improvements. By examining my plat you will see that I didnot proportion the 8.50 feet on the west line of block D throughout the block. I left the entire 8.50 feet to the south of the block. I did so because a proportion would disturb all of the lines of occupancy from the north, and would again cause several house encroachments along the West line of block D . It appears that the improvements developed from Cove Avenue, South, and a proportion would seriously and adversely affect their lines.

Block "F" and "G" also were addressed in this survey.

The R/W along the East line of the subdivision having been proportioned in, and locating the North and South lines of East "N" A venue, I found the Northwest corner of block G set by James G. Voelz. I then ran a straight line from the proportioned corner on the south line of the R/W, westerly to the Voelz corner, thus creating an angle point at the subdivision line. The angle point was necessary as a straight line would againcut into houses and various improvements. The angle point created a defeciency of 8.11 feet on the West line of Block F. A proportion from the northwest corner to the southwest corner does not create any problems with existing structures. The fence or occupancy line at the Northwest corner of Block F is on the proportioned line, the next fence south is 1.80 feet South of the proportioned corner, the following fence south is 2.3 feet north of the proportioned corner. All in all considering the problems involved, I felt that these solutions were based on sound judgement, and a massave survey that tied in fences, sidewalks, houses, survey monuments, and other lines of occupancy that may have been pertinent.

I would also like to mention that the Cove Apartments, surveys # 38-78 and 39-78 by Don Stabler, were based on Cove Avenue being 40 feet to the centerline. I have proven to my satisfaction that Cove Avenue is 30 feet to the centerline. Dons monuments are actually 10.00 feet south of their proper position. Don states that he found the southeast corner of block D Coggans Addition. I am certain that the pipe he found was the southwest corner of the tract surveyed for Charles Nelson by A. H. McLain, survey # 78. This survey is in Honans Addition.

*Gregory T. Blackman*  
Gregory T. Blackman  
P.L.S. 991  
Bagett-Griffith & Assoc.