

# BASIS OF BEARING

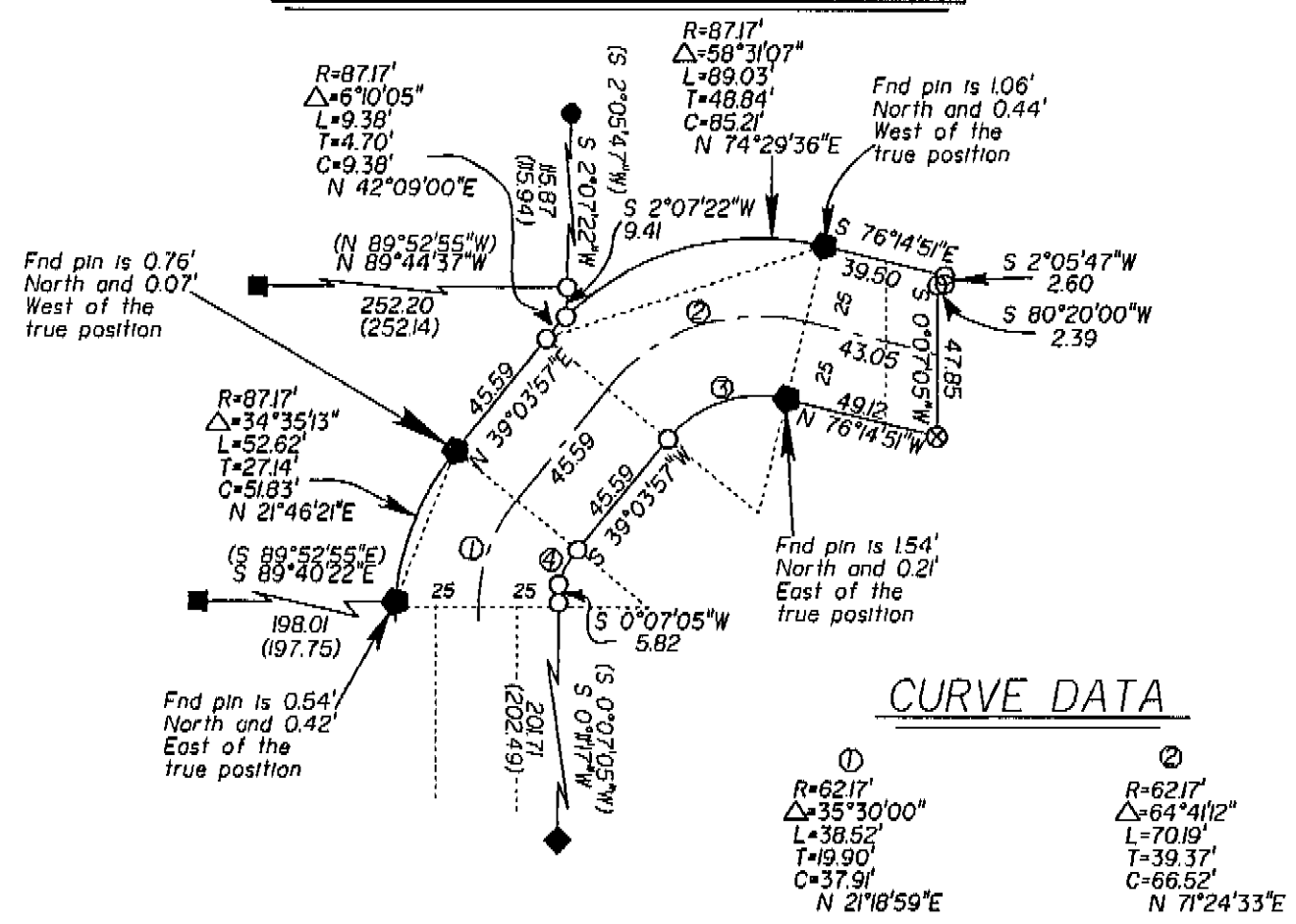
Forward bearing as published by the U. S. C. and G. S. from COLLEGE to VALLEY Dated 1946.

SCALE: 1"=300'

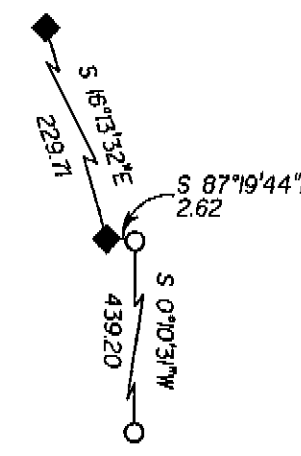
# REFERENCE MATERIAL

Plat of Modaire Heights II  
Amended Plat of Modaire Drive Street Extension  
Union County Monumentation Records  
Survey Number 106-77  
Survey Number 58-79  
Survey Number 60-79  
Survey Number 1-80  
Survey Number 3-81  
Survey Number 024-1996  
Survey Number 009-1996  
Union County Deed Records  
MF 150883  
MF 125591  
MF 675333  
MF 962495

## Detail No. 1 SCALE: 1"=100'



## Detail No. 2 SCALE: 1"=20'



## APPROVAL FOR LOT LINE ADJUSTMENT

Examined and approved this 16 day of April, 1997 by the Union County Planning Director.

*Robert Jenkins*  
Robert Jenkins, Planning Director

## LEGEND

- Found brass or aluminum monument as per Union County Monumentation Records
- Found 5/8" Iron pin set by Survey Number 58-79
- Found 5/8" Iron pin as per Plat of Modaire Heights II
- ◆ Found 5/8" Iron pin set by Survey Number 3-81
- ▲ Found 5/8" Iron pin set by Survey Number 60-79
- Found 5/8" Iron pin with yellow plastic cap marked BGA SURVEY MARKER set by Survey Number 106-77
- ⊙ Set 5/8" x 30" iron pin with 1 1/2" aluminum cap. See monumentation sheet filed separately
- Set 5/8" x 30" iron pin with yellow plastic cap marked BGS SURVEY MARKER
- ⊗ Chiseled "X" in concrete driveway surface
- Centerline
- LaGrande - Morgan Lake Pipeline
- Centerline of Bonneville Transmission Lines

## NARRATIVE

This survey was done at the request of Ted and David Miller, on behalf of the Miller family members shown on the map. The purpose of this survey is to adjust the line of ownership between Helen Miller and the Robert Sherer tract. Initially there was to be an adjustment between David Miller and Helen Miller in that David Miller was to acquire an additional 40 acres of property north of his present tract. This transfer would make the Helen Miller tract fall below the 160 acre minimum and thus Helen Miller would lose the farm deferral status. I originally monumented the 40 acre tract, and have left the monuments in place at the request of the Millers. The South line of the David Miller tract was located 50 feet South and parallel with the LaGrande-Morgan Lake water pipeline, as per deed call. The most Northerly line of the Helen Miller tract is the South right of way line of Deal Canyon Road. This was placed at a 30 ft. Offset Southerly from the centerline of the road as it exists on the ground. The adjusted line between Helen Miller and the Sherer tract was placed as directed by the owners. The purpose of this adjustment was to allow for enough land to allow the Sherer tract to accommodate an existing septic system and drain lines. The monument marking the Northwest corner of MODELAIRE HEIGHTS II was set at a time when the owners of the subdivision also owned the surrounding property and the position was not dependent on the location of the 1/16th line. The Northeast corner of the Helen Miller tract on this survey is at the intersection of the West line of Modaire Heights II and the 1/16th line, which is not in common with the Northwest corner of the subdivision. I find no other unusual conditions on this survey.

## CURVE AND LINE DATA

① R=285.00' Δ=30°37'20" L=52.34' T=78.03' C=50.52' S 83°23'49"E	② R=420.00' Δ=44°22'29" L=105.37' T=178.23' C=100.00' N 86°28'03"E	③ R=453.60' Δ=26°39'04" L=101.02' T=150.72' C=100.00' S 88°59'37"E	④ R=200.00' Δ=26°39'04" L=97.68' T=49.74' C=96.60' S 88°59'22"E	⑤ R=240.00' Δ=26°39'04" L=118.64' T=156.65' C=100.63' S 88°55'22"E	⑥ R=423.60' Δ=24°45'36" L=104.34' T=147.36' C=94.14' S 88°59'37"E	⑦ R=530.00' Δ=10°21'06" L=109.75' T=148.01' C=95.62' N 86°28'03"E	⑧ R=315.00' Δ=30°37'20" L=108.36' T=186.24' C=69.26' S 83°23'49"E	⑨ R=736.00' Δ=41°29'01" L=149.41' T=174.00' C=147.22' N 84°39'48"E	⑩ R=86.00' Δ=30°37'20" L=15.92' T=22.97' C=16.97' N 58°54'00"E	⑪ R=186.00' Δ=30°37'20" L=15.92' T=22.97' C=16.97' N 58°54'00"E	⑫ R=239.00' Δ=40°07'22" L=133.88' T=146.97' C=133.85' N 70°08'59"E
---	--	--	---	--	---	---	---	--	--	---	--

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Gregory T. Blackman*  
GREGORY T. BLACKMAN  
991  
Renewal Date: Dec. 31, 1997

UNION COUNTY SURVEYOR  
Date Received 4-17-97  
Date Filed 4-17-97  
By R. Roenigk, Deputy  
File No. 047-1996

BAGETT, GRIFFITH & BLACKMAN  
2006 Adams Avenue, LaGrande, Oregon  
Map of Survey  
Lot line adjustment of parcels in the West half of Sections 7 and 18 Township 3 South, Range 38 East of the Willamette Meridian  
UNION COUNTY, OREGON  
SURVEYED FOR Helen Miller  
SURVEYED BY GTB 10-96  
Scale: 1" = 300' Drawn by: GTB 12-96