

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" = 40'

LEGEND

- Found 2 1/2" aluminum or brass cap monument marked as per Union County Monumentation Records
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER", or perpetuation thereof, as described, set by Survey Number 94-73
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by the Survey Number 59-79
- ◇ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Survey Number 02-80
- ◆ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Partition Plat number 2006-0007
- ▲ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 001-2012
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 051-2013
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- () Record measurement as per plat of Modelaire Heights II
- [] Record measurement as per Survey Number 051-2013
- - - Record measurement as per Survey Number 001-2012
- { } Record measurement as per deed MF 20034529
- Centerline

REFERENCE MATERIAL

Union County Monumentation Records
Plat of Modelaire Heights II Subdivision
Plat of Grande Ronde Medical Center
Survey Number 94-73
Survey Number 108-78
Survey Number 58-79
Survey Number 59-79
Survey Number 2-80
Survey Number 3-80
Survey Number 001-2012
Survey Number 051-2013
Partition Plat 2006-0007


DEED REFERENCES
Microfilm Document No. 27558
Microfilm Document No. 20034529
Microfilm Document No. 20231252

NARRATIVE

This survey was done at the request of Alma Crow, owner of the acquiring tract of this survey. Ms. Crow wanted to adjust the lines to correct a retaining wall encroachment on the adjoining property. I recover monuments as shown. Pins of Modelaire Heights II were set by a number of different surveys and I accept the monuments in place as shown. Survey Number 003-2013 accepted a 6' rebar as the SW corner of Lot 4. I find this monument on line between the Northwest corner of Lot 4 and the SW corner of Lot 3 and too accept it in place. The NW corner of Lot 5 was removed by construction of the retaining wall. I replace it at proportionate position as per record data of Modelaire Heights II. I place the new line as per agreement by the landowners. I find no other unusual conditions with this survey.


APPROVAL


Approved this lot line adjustment this 23rd day of October, 2023.


Michael J. Boquist
Community Development Director

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571
Renewal Date: June 30, 2025.

UNION COUNTY
SURVEYOR
Date Received 10/24/23
Date Filed 10/24/23
By 
File No. 026-2023

 BAGETT, GRIFFITH & BLACKMAN 2006 Adams Avenue, LaGrande, Oregon Map of Survey Lot Line Adjustment Between Lot 5 of Modelaire Heights II Addition and a tract in the West half of Section 7, Township 3 South, Range 38 East of the Willamette Meridian UNION COUNTY, OREGON	
SURVEYED FOR	Alma Crow
SURVEYED BY	J. S. H.
Scale: 1" = 40'	Drawn by: J. S. H. Oct. 2023

SURVEY NUMBER 026-2023

