

MODELAIRE HEIGHTS II

AND AMENDMENT OF MODELAIRE DRIVE STREET EXTENSION
AND A REPLAT OF THE NORTHWEST PORTION OF LOT 1,
MODELAIRE HEIGHTS ADDITION TO LA GRANDE



BASIS OF BEARING

FORWARD BEARINGS AS PUBLISHED BY U.S.C.
AND G.S. FROM Δ COLLEGE TO Δ VALLEY

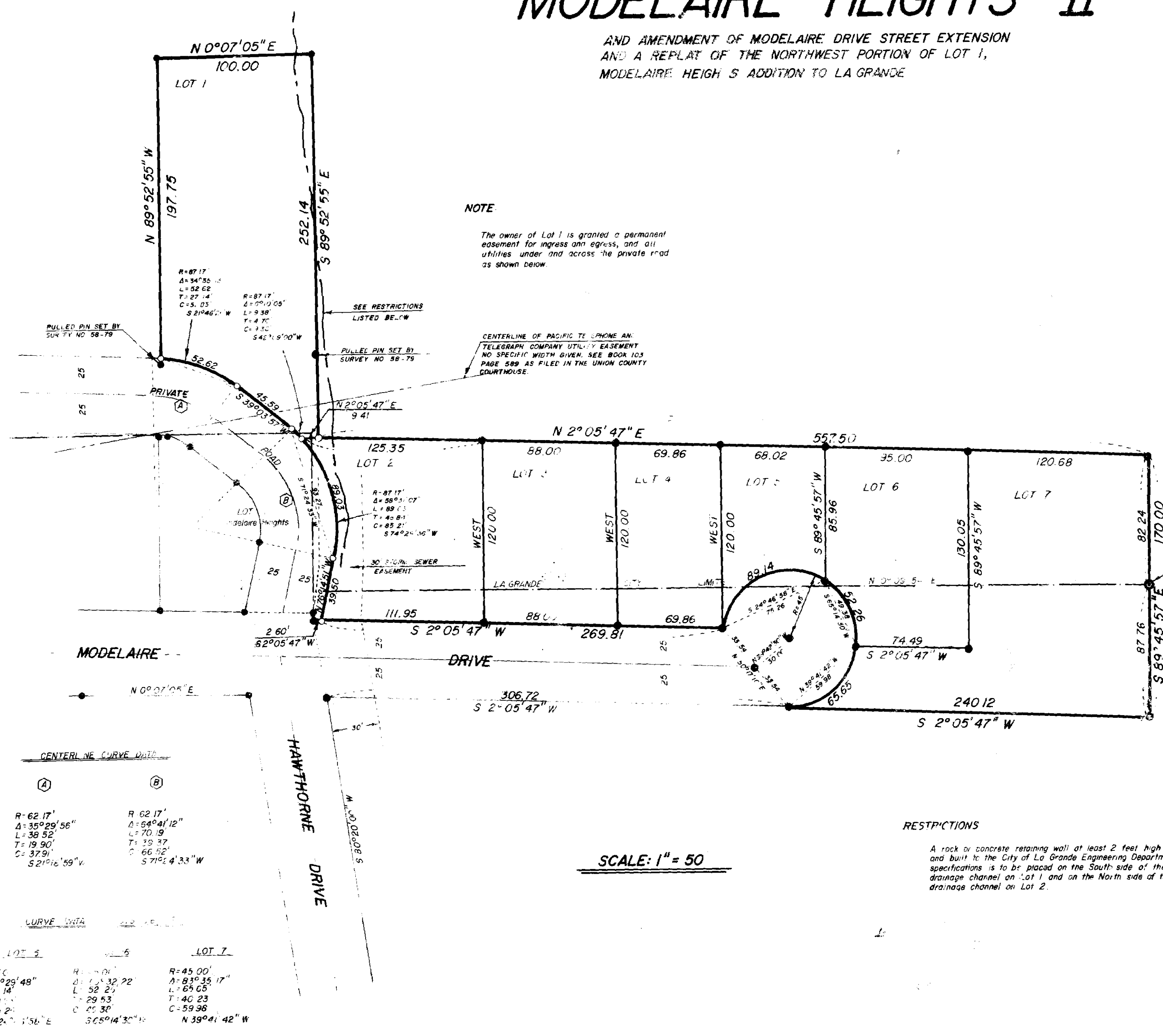
NOTE

The owner of Lot 1 is granted a permanent easement for ingress and egress, and all utilities under and across the private road as shown below.

NOTE

STATE PLANT COORDINATE OF INITIAL POINT
611,382.82
618,763.86
Derived from State Plane Coordinate by the Oregon State Highway Department at the Northwest corner of Section 6, T3S, R38E, W.M. Map number 64-3E-3, dated May, 1966

INITIAL POINT
Center of Section 7
T3S, R38E, W.M.
T3S R38E
C1/4-S7
1980
DPLS 991



CENTERLINE CURVE DATA

(A)	(B)
R-62.17'	R-62.17'
$\Delta=35^{\circ}29'56''$	$\Delta=64^{\circ}41'12''$
L=38.52'	L=70.19'
T=19.90'	T=39.37'
C=37.91'	C=66.82'
S 21^{\circ}16'59'' W	S 71^{\circ}14'33'' W

CURVE DATA

LOT 5	LOT 6	LOT 7
R-45.00'	R-45.00'	R-45.00'
$\Delta=132^{\circ}29'48''$	$\Delta=125^{\circ}32'22''$	$\Delta=83^{\circ}35'17''$
L=85.14'	L=52.22'	L=65.65'
T=68.11'	T=29.53'	T=40.23'
C=75.21'	C=25.30'	C=59.98'
S 21^{\circ}15'56'' E	S 65^{\circ}14'30'' W	N 39^{\circ}41'42'' W

SCALE: 1" = 50'

RESTRICTIONS

A rock or concrete retaining wall at least 2 feet high and built to the City of La Grande Engineering Department specifications is to be placed on the South side of the drainage channel on Lot 1 and on the North side of the drainage channel on Lot 2.

LEGEND

- FOUND MONUMENT OF RECORD
- ~ DRAINAGE CHANNEL
- SET 5/8" x 30" IRON PIN WITH PLASTIC CAP MARKED B & A SURVLY MARKER
- ⊙ INITIAL POINT AND CENTER OF SECTION 7 REPLACED 3/4" PIPE WITH 2 1/2" x 30" IRON PIPE WITH BRASS CAP MARKED AS SHOWN

PROFESSIONAL
LAND SURVEYOR

OREGON
GREGORY T. BLACKMAN
991

MODELAIRE HEIGHTS II

DEDICATION

STATE OF OREGON SS:
COUNTY OF UNION

We, Earl H. Miller and Helen G. Miller, husband and wife, James E. Tolman Jr. and Shari Sue Tolman, husband and wife, and Randal B. Nelson and Janet V. Nelson, husband and wife, depose and say that we are the owners of Modelaire Heights II subdivision described in the annexed surveyor's certificate, that we did cause the same to be surveyed and platted as shown on the annexed map.

Earl H. Miller James E. Tolman Jr. Randal B. Nelson
Helen G. Miller Shari Sue Tolman Janet V. Nelson

STATE OF OREGON
COUNTY OF UNION SS:

Be it remembered that on this 14 day of January, 1980, personally appeared before me Earl H. Miller and Helen G. Miller, husband and wife, James E. Tolman Jr. and Shari Sue Tolman, husband and wife, and Randal B. Nelson and Janet V. Nelson, husband and wife, who are known to me to be the identical persons described in and who executed the above instrument and who acknowledged to me that they executed the same freely and voluntarily.

In witness where of, I hereunto set my hand and affix my official notary seal this 14 day of January, 1980

Mary Lou Dean
Mary Lou Dean
NOTARY PUBLIC - OREGON
My Commission Expires 12/1/80

FILING STATEMENT

UNION COUNTY CLERK

Filed for record this 14 day of July, 1980, at 10:30 o'clock A.M. in book 3 on page 99 of plats of Union County. Microfilm number #90489

By Marilyn Miller Deputy

APPROVALS

UNION COUNTY ASSESSOR

I hereby certify that pursuant to O.R.S. 92.095, all ad valorem taxes and all special assessments, fees and other charges required by law to be placed on the 1980-81 tax roll which became a lien during this calendar year but not yet certified to the tax collector for collection have been paid to me.

Date 2/12/80 Assessor Kog L. Long By Patty Jo Joderham Deputy

UNION COUNTY TREASURER

I hereby certify that all ad valorem taxes and all special assessments, fees and other charges required by law to be placed on the tax roll which have become a lien on this subdivision and that are now due and payable have been paid to me.

Date 2/12/80 Treasurer Barbara Dean

CITY OF LA GRANDE PLANNING COMMISSION

Approved this 13th day of FEBRUARY 1980 Barbara Dean

CITY OF LA GRANDE ENGINEER

Examined and recommended for approval this 13th day of FEBRUARY, 1980

Wm A. Hamilton

UNION COUNTY COURT

Approved this 14 day of January, 1980
Gregory T. Blackman - Shari Sue Tolman

SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Surveyor, being duly sworn, depose and say that I have surveyed and platted Modelaire Heights II subdivision situated in the South 1/2 of Section 7, Township 3 South, Range 38 East, Willamette Meridian, more particularly described as follows:

Beginning at the center 1/4 corner of Section 7, Township 3 South, Range 38 East, of the Willamette Meridian, thence, S 89°45'57" E, 87.76 feet, thence, S 2°05'47" W, 240.12 feet to the intersection of a 45 foot radius cul de sac of Modelaire Drive Street Extension, thence; Northwestery around said cul de sac 207.05 feet to the intersection of the Westerly Right of Way line of Modelaire Drive (long chord bears S 50°17' W, 67.08 feet), thence, S 2°05'47" W along said Right of Way line, 269.81 feet to a point which is N 2°05'47" E, 2.60 feet from the Initial Point of Modelaire Drive Street Extension, said point also being at the intersection of the Northerly Right of Way line of a 50 foot privately owned roadway, thence; N 76°14'51" W, along said private Right of Way line, 39.50 feet to the beginning of a 87.17 foot radius curve left, thence; around said curve (whose long chord bears S 71°24'33" W, 93.27 feet) 98.41 feet, thence; S 39°03'57" W, continuing along said private Right of Way line, 45.59 feet to the beginning of a 87.17 foot radius curve left, thence, around said curve (whose long chord bears S 21°46'21" W, 51.83 feet) 52.62 feet, thence, N 89°52'55" W, 197.75 feet, thence; N 0°07'05" E, 100.00 feet, thence; S 89°52'55" E, 252.14 feet, thence; N 2°05'47" E, 557.50 feet, thence S 89°45'57" E, 82.24 feet to the point of beginning of this description,

that I made such a survey and plat by order of and under the direction of the owners thereof, that all corners are marked with iron pins as shown on the annexed map in accordance with O.R.S. 92.050 and 92.060, and that the width of Modelaire Drive is as shown on the annexed map.

Subscribed and sworn before me
this 14 day of January, 1980

Mary Lou Dean
Mary Lou Dean
NOTARY PUBLIC - OREGON
My Commission Expires 12/1/80

Gregory T. Blackman
Baggett, Griffith and Associates
Partner, O.R.S. 991

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gregory T. Blackman
OREGON
JULY 9, 1979
GREGORY T. BLACKMAN
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