BASIS OF BEARING

FORWARD BEARING AS PUBLISHED BY U.S.C. & G.S.
FROM △ COLLEGE TO △ VALLEY

REFERENCE MATERIAL

ORIGINAL PLAT OF MODELAIRE HEIGHTS
PLAT OF MODELAIRE DRIVE STREET EXTENSION
SURVEY NO. 32 - 71
SURVEY NO. 41 - 75
SURVEY NO. 108 - 78
SURVEY NO. 109 - 78A

DRIVE S 2°05'47" W

S 2°05'47" W 114.55

S 2°05'47" W 306.72

S 80°20'00" W

S 80°20'00" W 51.07

2.39 S 80°20'00" W

NE Corner Lot 1

ROADWAY

OWNED

PRIVATELY

HAWTHORNE — DRIVE

S 76°14'51" E 49.12

41.96
R = 37.17'
Δ = 64°41'2"
L = 41.96'
T = 23.54'
C = 39.77'
N 71°24'33" E

N 39°03'57" E 45.59

R = 37.17'
Δ = 19°22'48"
L = 12.57'
T = 6.35'
C = 12.51'
N 29°22'33" E

12.57

5.82 S 0°07'05" W

120.18 LOT 1

N 89°52'55" W LOT 2

MODELAIRE

S 0°07'05" W
(S 0°35'00" W)

S 0°07'05" W

S 0°07'05" W

22.13
47.85
25.72
53.38

25

LEGEND

● FOUND MONUMENT OF RECORD

◉ FOUND INITIAL POINT OF MODELAIRE DRIVE STREET EXTENSION

○ SET 5/8" x 30" IRON PIN WITH PLASTIC CAP MARKED B-G-A SURVEY MARKER

( ) RECORD BEARING OR DISTANCE

——— CENTERLINE

┄┄┄ LIMITS OF EXISTING GRAVEL ROAD

Fnd. 5/8" rebar
(disturbed)

Fnd. 1/2" rebar
(disturbed)

SURVEYOR'S STATEMENT

SURVEY NO. 108-78 SHOWS THE PRIVATE ROADWAY OWNED
BY EARL MILLER AS A TAPERED WIDTH. WE HAVE SINCE
REDESIGNED THE ROAD TO HAVE A PARALLEL RIGHT OF
WAY OF 50 FEET IN WIDTH FOR POSSIBLE FUTURE
DEDICATION. NEW DEEDS ARE BEING DRAWN TO SHOW
THIS CHANGE.
WE HAVE ALSO ACCEPTED THE EXISTING 3/4" REBAR
AS THE TRUE SOUTHEAST CORNER OF LOT 1. THIS
CHANGE CAME ABOUT AFTER AN ADJUSTMENT IN OUR
TRAVERSE TYING IN OTHER MONUMENTS IN THE AREA.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
GREGORY T. BLACKMAN
991

BAGETT, GRIFFITH & ASSOCIATES		
La Grande, Oregon		
Map of Survey		
A PORTION OF LOT 1 MODELAIRE HEIGHTS ADDITION LA GRANDE UNION COUNTY, OREGON		
SURVEYED FOR	PASCO ARRITOLA	
SURVEYED BY	GTB	1/80
Scale: 1"= 20'	Drawn by: RGR	1/80

1-80