



BASIS of BEARING

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



LEGEND

- Set 5/8" x 30" iron pin (rebar) with plastic cap marked "BGA SURVEY MARKER".
- ⊙ Found 2 1/2" brass plaque in water valve box set by the City of LaGrande in 1973 replacing a monument set by survey 18-89.
- Found 5/8" iron pin (rebar) from survey 10-71.
- Found 5/8" iron pin (rebar) from survey 109-77.
- △ Found 5/8" iron pin (rebar) with plastic cap marked "BGA SURVEY MARKER" from survey 61-81.
- ⊙ Found 3/4" pipe buried 1 foot under roadway from survey 18-89.
- ⊕ Found 2 1/2" brass plaque set in concrete from survey 13-88.
- ▲ Found 5/8" iron pin (rebar) from plat of Evans Subdivision.
- X — Fence line
- () Record information from ODOT right of way map 2B-16-6.

CURVE TABLE

C1
 $\Delta = 3^{\circ}21'36''$
 $R = 256.50$
 $T = 7.52$
 $L = 15.04$
 $LC = N 24^{\circ}22'31''W$
 15.04

C2
 $\Delta = 47^{\circ}37'55''$
 $R = 256.50$
 $T = 113.22$
 $L = 213.24$
 $LC = N 49^{\circ}52'18''W$
 207.15

TOTAL PROPERTY LINE CURVE
 $\Delta = 50^{\circ}59'31''$
 $R = 256.50$
 $T = 122.32$
 $L = 228.28$
 $LC = N 48^{\circ}11'28''W$
 220.82

CENTERLINE HIGHWAY CURVE
 $\Delta = 67^{\circ}02'50'' (67^{\circ})$
 $R = 286.50 (286.5)$
 $T = 189.80 (189.6)$
 $L = 335.26 (335.0)$
 $LC = N 56^{\circ}12'56''W$
 316.46

NARRATIVE

This survey was ordered by Dave Patee of Golden Pacific Real Estate on behalf of George McKenzie. I use surveys 26-81 and 13-88 to place the centerline of Alder Street, Walnut Street, Jefferson Avenue, and Adams Avenue around Block 14, and divide Block 14 in the standard manner. I find the monuments set on surveys 10-71, 109-77, and 61-81 and accept these for the various corners they represent.

To place the curve on Highway 30 I use the right of way as placed by Evans Subdivision for the tangent entering the curve and use the centerline of Adams Avenue as placed by survey 13-88 for the tangent exiting the curve. And I hold the record curve radius as shown on ODOT right of way map 2B-16-6. The resulting computed curve information matches very closely with the record curve data. Although easements are shown at the northwest corner of this tract, this map does not intend to show all the easements or other encumbrances which are appurtenant to this tract. Apparently there is no easement for the storage shed which encroaches onto this tract.

REFERENCE MATERIAL

UNION COUNTY SURVEYS	UNION COUNTY DEED RECORDS
10-71	Book 80 Page 418
109-77	Microfilm Nos.
30-79	100828 111578
26-81	103716 128349
46-81	111576 134345
61-81	
13-88	
18-89	

City of LaGrande Ordinance 2645 Series 1981
 Plat of Evans Subdivision

1/16/93
 1/30/93
 Hug Blum
 001-1993

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**

 OREGON
 JULY 10, 1964
DUANE I. GRIFFITH
 644

BAGETT-GRIFFITH & ASSOCIATES
 LaGrande, Oregon
 Map of Survey

A portion of Block 14 of Grandy's Second Addition to LaGrande and a portion of vacated Alder Street.

UNION COUNTY

SURVEYED FOR	GOLDEN PACIFIC REAL ESTATE	
SURVEYED BY	DIG	12-92
Scale: 1" = 40'	Drawn by: JPP	1-93

001-1993