

# BASIS OF BEARING

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

SCALE: 1" = 40'

## LEGEND

- Found 1/2" iron pin, accepted as monument set by plat of Modelaire Heights
- Found 1" iron pipe, accepted as monument set by plat of Modelaire Heights
- ⊙ Found monument as described, accepted as monument set by plat of Modelaire Heights
- ▲ Found 5/8" iron pin set by plat of Bruechers Subdivision
- ◆ Found 1/2" iron pin set by Survey Number 41-75
- Set 5/8" iron pin (unless otherwise noted) with yellow plastic cap marked BGB SURVEY MARKER
- x- Fenceline
- ( ) Record measurement as per Plat of Modelaire Heights
- { } Record measurement as per Survey Number 16-69
- - - Record measurement as per Survey Number 41-75
- [ ] Record measurement as per Plat of Brucher's Subdivision

## REFERENCE MATERIAL

Plat of Arnold's Addition to La Grande  
 Plat of Bruecher's Subdivision  
 Plat of Modelaire Heights  
 Survey Number 81  
 Survey Number 121  
 Survey Number 16-69  
 Survey Number 43-65  
 Survey Number 41-75  
 Survey Number 31-88  
 Survey Number 028-1991

DEED REFERENCES  
 Book 155, Page 558  
 Microfilm Document No. 32870  
 Microfilm Document No. 45064  
 Microfilm Document No. 20132218  
 Microfilm Document No. 20192870

UNION COUNTY SURVEYOR  
 Date Received 6/11/21  
 Date Filed 6/11/21  
 By [Signature]  
 File No. 028-2021

REGISTERED PROFESSIONAL LAND SURVEYOR  
 [Signature]  
 OREGON JUNE 2, 2010  
 JEFFREY S. HSU 83571  
 Renewal Date: June 30, 2023

BAGETT, GRIFFITH & BLACKMAN  
 2006 Adams Avenue, LaGrande, Oregon  
 Map of Survey  
 A tract of land situated in Lots 13, 14 and 20 of Modelaire Heights, City of La Grande  
 UNION COUNTY, OREGON  
 SURVEYED FOR Andy Spoehr-Labutta  
 SURVEYED BY J. S. H.  
 Scale: 1" = 40' Drawn by: J. S. H. June 2021

## NARRATIVE

This survey was done at the request of Andy Spoehr-Labutta, owner of the land within. He wanted the exteriors of his property defined and monumented. I recover the monuments as shown. The original plat of Modelaire Heights is not specific with respect to the type of monument that was set, and there are many different types of ferrous materials found in the course of this survey. The 1/2" iron pins and the 1" iron pipes that were found are relatively harmonious with record measurement as per plat. What is considered harmonious within this subdivision is relative, as I find there to be a some amount of derivation in comparing record and measured distances. I find monuments that I hold in this survey to be within about 1:150 precision. There are 5/8" painted rebars at the Northwest corner of Lot 13 and the Southeast corner of Lot 19 that fall directly adjacent to the accepted monuments. These rebars appear to be similar in nature to the one set at the Southwest corner of Lot 14 and appear to be intended to add visibility to corner locations only. I therefore do not accept these as original. I can find no confirmable original monument at the Southwest corner of Lot 14. Since I hold the original monuments of Modelaire Heights as marking the right of way, rather than assigning a platted width to the road, I reset this corner by proportionate measure between the SE corner of Lot 6 and the NE corner of Lot 15. The railroad iron set at the Southeast corner of Lot 20 was not accepted by Robinson in Survey Number 13-88. I find that the distance to the Northwest corner of Block 10 of Arnold's Addition is harmonious with the plat, as well as being relatively on line with the other monuments on the South line of Lot 14. I therefore accept this railroad iron as an original corner of Modelaire Heights. I tie monuments on the East line of Lot 20, 28 and 27 to show relativity of the position of the iron pipe at the Northwest corner of Block 10 of Arnold's Addition with the original plat. I establish the Northeast corner of Lot 13 at proportionate position between the Northeast corner of Lot 19 and the Northwest corner of Lot 13. The Northwest corner of Lot 14 I establish at proportionate position between the Northwest corner of Lot 13 and the Southwest corner of Lot 14. The pin at the Northeast corner of Lot 14 falls 18 inches below ground, underneath a large tree root and appears to be bent to the Northeast. I find that a bearing/bearing intersect position falls very near where it appears to have been set, and I set a new monument at this position. The East line of this property is defined as the West 130 feet of Lot 20, which I establish by perpendicular offset. For the triangular exception in the Northeast corner, I hold the 30 foot distance along the 130 ft. offset line, as per deed MF 32870. I find no other unusual conditions with this survey.

