

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"=50'

LEGEND

- Found monument as described, set by Plat of Modelaire Heights Addition
- Found 3/4" iron pipe set by 1922 monumentation of La Grande (Survey Number 18-89)
- ⊙ Found 2" iron pipe, set by initial point of Bruecher's Subdivision
- ◆ Found 5/8" iron pin set by plat of Bruecher's Subdivision
- Found 1" iron pipe, set by Survey Number 37
- ◆ Found 5/8" iron pin with yellow plastic cap marked BGA SURVEY MARKER, set by Survey Number 62-77
- Found 5/8" iron pin with yellow plastic cap marked BGA SURVEY MARKER, set by Survey Number 31-88
- Found 5/8" iron pin with yellow plastic cap marked BGB SURVEY MARKER, set by Survey Number 028-2021
- Set 5/8" iron pin with yellow plastic cap marked BGB SURVEY MARKER
- () Record measurement as per Plat of Modelaire Heights
- / / Record measurement as per Survey 16-69
- - Record measurement as per Survey 62-77
- { } Record measurement as per Survey 31-88
- [] Record measurement as per 1922 monumentation of La Grande (Survey 18-89)
- ~ ~ Record measurement as per Plat of Bruecher's Subdivision
-) (Record measurement as per Survey 004-2013

NARRATIVE

This survey was done at the request of Tim Gleeson, owner of the land within. Mr. Gleeson wanted the exteriors of his property monumented. The deed for Mr. Gleeson's property is a portion of Block 10 of Arnold's Addition, beginning at a point on the South line 140 feet West of the SE corner of said block. As such, there is no overlap in deeds between his and the property to the East.

Arnold's Addition was originally a paper plat. A David Slight survey, filed as Survey 37 and done in 1950 monumented several corners of Block 9 and 10. Modelaire Heights subdivided the North 52 feet of Block 10 as well as lands to the West in 1962, and Bruecher's Subdivision subdivided a portion of that portion of Modelaire Heights falling within the North 52 feet of Block 10. A survey of an irregular tract, comprising a portion of the NW corner of Block 10 was done in Survey 16-69. The Southwest corner of Block 10 was monumented in survey 31-88 by retracement of surveys in Block 11 to the South. I did a select study of this area in Surveys 028-2021 and 020-2023.

That being said, all the surveys that have retraced and monumented the presumptive exteriors of Block 10, and the line 52 feet South of the North line of Block 10, do not particularly mesh well with each other. However, the monuments have had conveyances that are based on the monuments set by these surveys. Due to their long standing nature and reliance of these monuments by landowners, I hold these corners as shown.

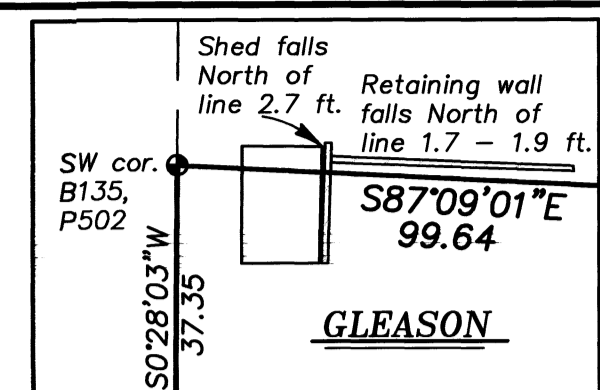
I establish the block as per Survey 004-2013, holding the position of the pins along the South line of Bruecher's Subdivision (pipe along the East line of Block 10 has since been lost) and running a line through pins in Block 11, set by Survey 62-77. I establish the centerline intersection of Walnut St and C Ave. as per Survey 004-2013. From this point I drive a line to a point 40 feet from the SW corner of Block 10, established by Survey 31-88.

I hold the railroad iron on the West side of the block (SE cor Block 21, Modelaire Heights), as was done in Survey 028-2021 as well as the pipe set by Survey 16-69 at a point 52 feet South of the NW corner of Block 10 (erroneously called NW cor. Block 10 in Survey 028-2021). I hold monuments set by Bruecher's Subdivision for the North line and drive a line to the pipe set by Survey 16-69.

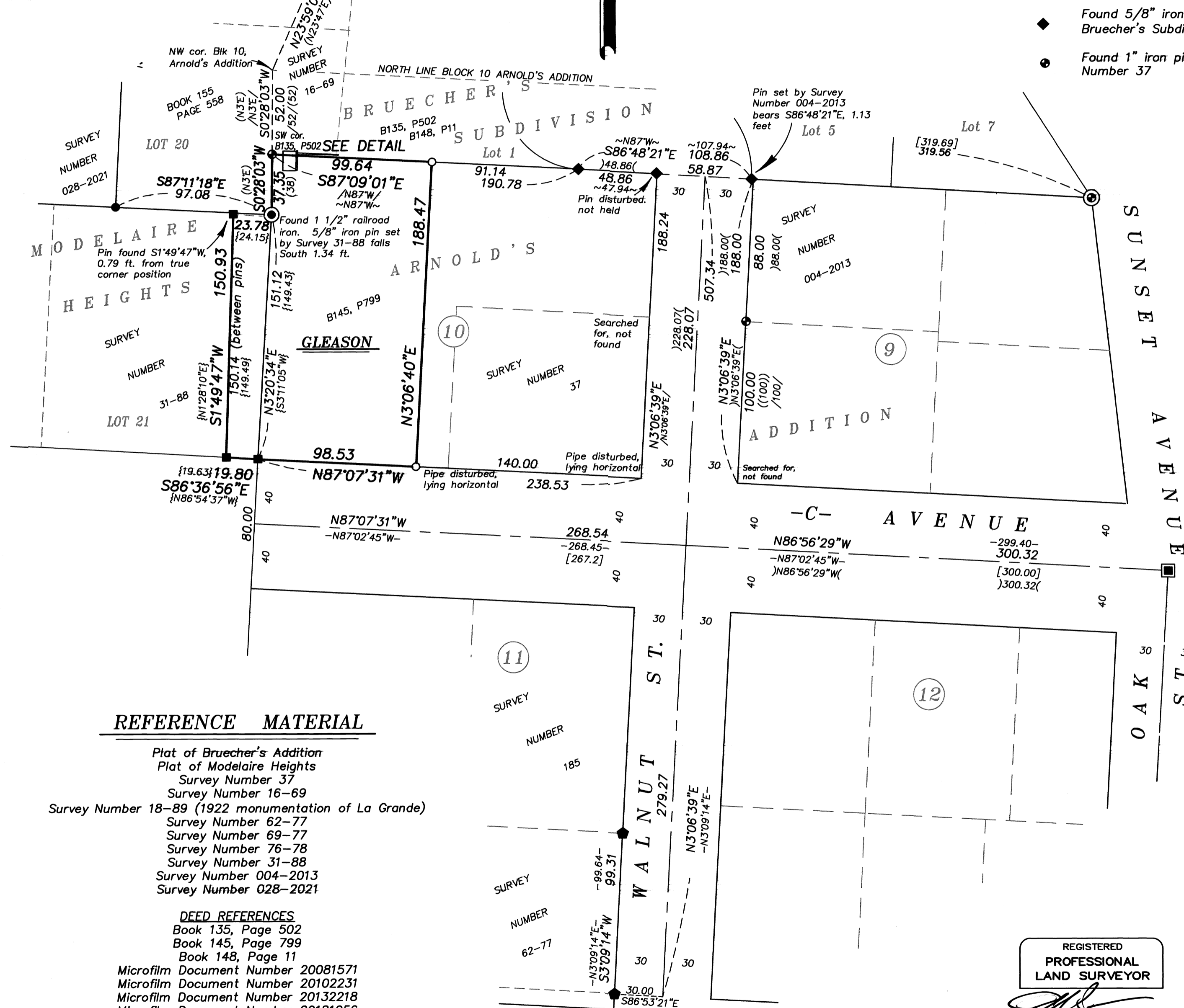
For the East line, I hold a line parallel with the East line of Block 10, beginning at a point 140 feet West of the SE corner of said Block, as it appears that this is the intent of the deeds.

A shed on the land to the North. It is not set on a foundation, and it was the landowners intent to move this shed pending this survey.

I find no other unusual conditions with this survey.



DETAIL SCALE: 1"=20'



REFERENCE MATERIAL

- Plat of Bruecher's Addition
- Plat of Modelaire Heights
- Survey Number 37
- Survey Number 16-69
- Survey Number 18-89 (1922 monumentation of La Grande)
- Survey Number 62-77
- Survey Number 69-77
- Survey Number 76-78
- Survey Number 31-88
- Survey Number 004-2013
- Survey Number 028-2021

DEED REFERENCES

- Book 135, Page 502
- Book 145, Page 799
- Book 148, Page 11
- Microfilm Document Number 20081571
- Microfilm Document Number 20102231
- Microfilm Document Number 20132218
- Microfilm Document Number 20181056

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2025

UNION COUNTY SURVEYOR

Date Received 6/12/24

Date Filed 6/12/24

By [Signature]

File No. 021-2024

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey

A tract of land situated in Block 10, Arnold's Addition and Lot 21 of Modelaire Heights City of La Grande

UNION COUNTY, OREGON

SURVEYED FOR	Tim Gleeson
SURVEYED BY	J. S. H.
Scale: 1" = 50'	Drawn by: J. S. H. May 2024

SURVEY NUMBER 021-2024