

LOT LINE ADJUSTMENT

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"=60'

REFERENCE MATERIAL

Plat of La Grande Business and
Technology Park
Microfilm Document No. 20213226

LEGEND

- Found 5/8" iron pin with yellow plastic cap
marked CITY OF LA GRANDE
- Centerline
- () Record measurement as per Plat of La Grande
Business and Technology Park

NARRATIVE

This survey was done at the request of Dan O'Connor of O'Connor West, LLC, on behalf of the potential purchaser of this property. Mr. O'Connor wanted to consolidate the lots shown hereon by lot line adjustment. I recover monuments as shown and find them relatively harmonious with the original Plat of La Grande Business and Technology Park. Record radius of curves were 50.00 feet on the original plat. Mathematically these curves appear to be developed with a 50.00 foot tangent distance instead of a 50.00 foot radius. I hold these monuments in place. No new monuments were set in the process of this lot line adjustment. I find no unusual conditions with this survey.

LEGAL DESCRIPTION

Situated in the Northeast quarter of Section 16, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Union County, Oregon, being a consolidation of Lots 14, 15, and 16 of La Grande Business and Technology Park, more particularly described as follows:

Beginning at the Northeast corner of said Lot 16,

Thence: South 0°43'30" East, along the East line of said Lots 14, 15 and 16, a distance of 678.94 feet, to the PC of a 49.25-ft. radius curve to the right,

Thence: Along said curve, a distance of 78.10 feet, through a central angle of 90°52'05" (the long chord which bears South 44°42'32" West, a distance of 70.17 feet),

Thence: North 89°51'25" West, along the South line of said Lot 14, a distance of 379.14 feet, to the PC of a 50.75-ft. radius curve to the right,

Thence: Along said curve, a distance of 78.96 feet, through a central angle of 89°09'05" (the long chord which bears North 45°16'53" West, a distance of 71.23 feet),

Thence: North 0°42'20" West, along the West line of said Lots 14, 15, and 16, a distance of 678.80 feet to the Northwest corner of said Lot 16,

Thence: South 89°52'28" East, along the North line of said Lot 16, a distance of 478.89 feet to the Point of Beginning.

APPROVALS

I hereby approve this lot line adjustment this 2ND day of January, 2025.

Michael J. Bogdust
Michael J. Bogdust
Community Development Director
City of La Grande

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2025.

UNION COUNTY
SURVEYOR

Date Received 1/2/25

Date Filed 1/2/25

By *J.S.H.*

File No. 043-2024

BAGETT, GRIFFITH & BLACKMAN

2006 Adams Avenue, LaGrande, Oregon
Map of Survey

Lots 14, 15 and 16, La Grande Business and
Technology Park

UNION COUNTY, OREGON

SURVEYED FOR Dan O'Connor

SURVEYED BY J. S. H.

Scale: 1" = 60' Drawn by: J. S. H. Dec. 2024

SURVEY NUMBER 043-2024

