



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"=40'

LEGEND

- Found 5/8" iron pin with plastic cap marked APA, set by Plat of Highland Hills Addition
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat 1994-21
- Found 2 1/2" aluminum cap in valve box, set by Survey Number 029-2010
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Set brass screw in concrete with brass washer marked OPLS 83571
- Centerline
- Record measurement as per Plat of Highland Hills Addition
- Record measurement as per Partition Plat 1994-21
- Record measurement as per Survey Number 015-2002
- Record measurement as per Survey Number 029-2010

NARRATIVE

This survey was done at the request of John Walmsley, owner of the land within. Mr. Walmsley wanted to monument the exteriors of his property in preparation for sale. I find many of the original monuments of Block E of Highland Hills Addition have been removed. There are a few surveys that did do accurate retracements of the monuments of Highland Hills. Partition Plat 1994-21 recovered the Southwest corner of Lot 4 and the Southeast corner of Lot 6. It set a monument along the South line of Lot 3. A lot line adjustment, monumented by Survey 015-2002 also recovered several monuments along the South line of Block E of Highland Hills and also set the Southeast corner of the Walmsley tract. This monument, however, has also been removed, though a steel T post does fall very near to the position. Survey 029-2010 placed the intersection of Highland Drive and 12th Street.

I find that the bearing and distances between the pin on the South line of Lot 3, (NW corner of Parcel 3 of Partition Plat 1994-21) and the Southeast corner of the Lot 5 match harmoniously with Survey Number 015-2002 and hold positions for the Southeast and Southwest corners of Lot 4 as per said survey. I hold pins at the Southeast and Northeast of Lot 5, though I find the distance to be short by about 0.4 feet from record. To verify the position, I recover the Northwest corner of Lot 7 and find that the monuments match harmoniously. I therefore hold these monuments in place as being on the South right of way line of that portion of Highland Drive lying East of Aquarius Way.

As there are no remaining monuments from the Northeast corner of Lot 5 clear back to South 12th Street, I establish the West line of the subdivision from the pin at the Northwest corner of Lot 1, Block A and the Southeast corner of Lot 1 Block E. From the intersection of the centerline of Highland Drive with the West line of the subdivision, I run the record 357.33 feet, and offset 30 feet to place the curve point on the South right of way line. I find the distances from this curve point back to the Northwest corner of Lot 1, Block E to be very harmonious with the plat and I place the Northwest corner of Lot 5 at a proportionate position.

Along the North line of Lots 5 and 6, Block E, I extend the line from the monuments found at the NE corner of Lot 6 and the NW corner of Lot 7 the record distance. Using a record 70 foot radius for the curve will violate tangency rules for a curve, however, placement as such will preserve the intent of the original plat.

To place the Southeast corner of the Walsmley Tract, I extend the line running from the Northeast corner of Lot 6, through the pin at the Southeast corner of Lot 5, and extend it the record 35.00 feet, as per Survey Number 015-2002.

A concrete driveway extends over the West property line as shown. I find no other unusual conditions with this survey.

REFERENCE MATERIAL

Plat of Highland Hills Addition
Survey Number 051-1992
Survey Number 015-2002
Partition Plat 1994-21
Partition Plat 1997-26
Partition Plat 2002-011

DEED REFERENCES
Microfilm Document No. 20022870
Microfilm Document No. 20045189
Microfilm Document No. 20150997
Microfilm Document No. 20171216
Microfilm Document No. 20232779

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571
Renewal Date: June 30, 2027.

UNION COUNTY
SURVEYOR
Date Received 8/27/25
Date Filed 8/27/25
By [Signature]
File No. 029-2025

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey
Situating in Block E, Highland Hills Addition and in the SW1/4NE1/4 Section 17, Township 3 South, Range 38 East of the Willamette Meridian City of La Grande UNION COUNTY, OREGON
SURVEYED FOR John Walmsley
SURVEYED BY J. S. H.
Scale: 1" = 40' Drawn by: J. S. H. Aug. 2025

SURVEY NUMBER 029-2025