

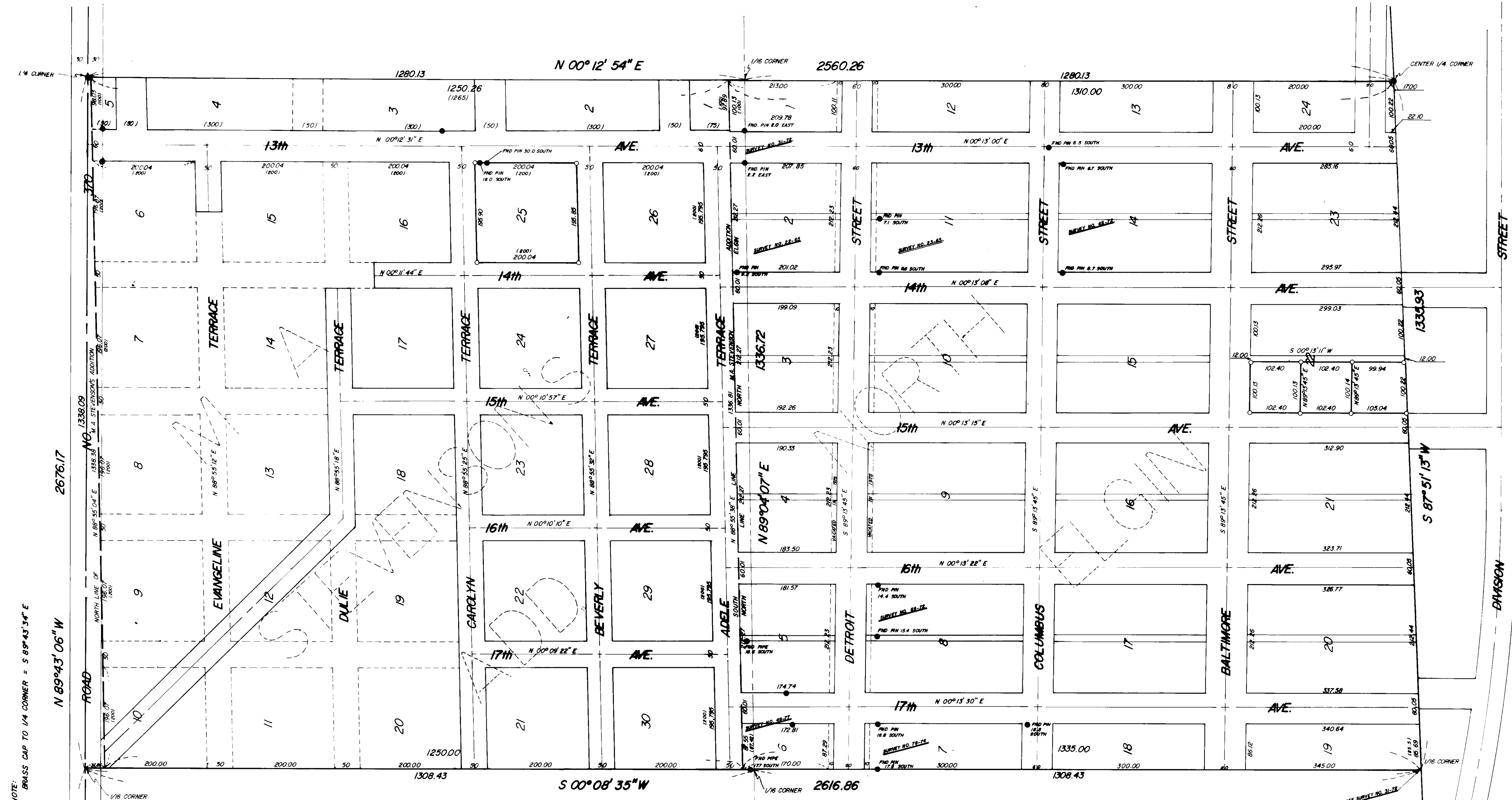


BASIS OF BEARING

SURVEY NO. 31-72

REFERENCE MATERIAL

- PLAT OF NORTH ELGIN
- PLAT OF M.A. STEVENSON
- MAPS OF SURVEY
- 22-65
- 23-65
- 3-71 NO PINS FOUND
- 70-71
- 31-72
- 45-72
- 69-72
- 25-74
- 78-74
- 5-75
- 47-77 NO PINS FOUND
- 49-77



NOTE: BRASS CAP TO 1/4 CORNER = S 89°43'34" E
 SET 0.37 SOUTH OF 1" IRON PIN

NOTE: FOUND BRASS CAP SET AFTER SURVEY NO. 31-72
 SET 0.37 SOUTH OF 1" IRON PIN

LEGEND

- FOUND MONUMENT OF RECORD
- FOUND UNRECORDED MONUMENT
- SET 5/8" x 30" IRON PIN
- () RECORD BEARING AND DISTANCE (IF OTHER THAN TRUE)
- - - - - INDICATED PORTIONS
- - - - - 1/16th LINE
- STREET

SURVEYORS STATEMENT

I, DUANE I. GRIFFITH, DO HEREBY CERTIFY THAT I MADE THE SURVEY HEREON SHOWN. THE FOLLOWING IS A STATEMENT OF THE BASIS FOR THE LOCATION OF NORTH ELGIN AND M.A. STEVENSON'S ADDITION TO ELGIN:

THESE SUBDIVISIONS WERE CREATED IN THE E/2 OF SECTION 15, T.1N., R.30E., W.M. UNION COUNTY OREGON IN THE CITY OF ELGIN. THE PLAT OF NORTH ELGIN IS DATED MAY 1890 AND THE PLAT OF M.A. STEVENSON ADDITION IS DATED MAY 1891. THERE ARE NO MONUMENTS SHOWN AS HAVING BEEN SET ON EITHER PLAT. SURVEY NUMBER 31-72 AS FILED IN THE OFFICE OF THE UNION COUNTY SURVEYOR LOCATES THE E/2 OF THE NW 1/4 OF SAID SECTION 15. I FOUND THE FOLLOWING FACTS AS TO THE NORTH ELGIN PLAT: THE PLAT HAS A STATEMENT BY J.W. MCGOMAS THAT THE SUBDIVISION IS IN THE SE 1/4 OF THE NW 1/4 OF SECTION 15, HOWEVER THE DESCRIPTION DESCRIBES THE SOUTH 180 FEET OF THIS SAID E/2 OF THE NW 1/4. THE PLAT ALSO PLAINLY SHOWS THE NORTH END OF NORTH ELGIN DOES GO NORTH BEYOND THE NORTH LINE OF THE SE 1/4 OF THE NW 1/4. THERE ARE NO DIMENSIONS GIVEN FOR THE REGULAR LOTS OR BLOCKS. IN STUDYING PAST MAPS AND RECORDS I FIND A 25 FOOT BY 100 FOOT LOT HAS BEEN IN USE SINCE EARLY IN 1890. ALSO BY THE CONSTRUCTION OF THE DESCRIPTION ON THE PLAT (MCGOMAS PORTION), AN EAST-WEST DIMENSION OF 100 FEET IS BORNE OUT, THE MCGOMAS DESCRIPTION ALSO INFERS A 12 FOOT ALLEY. I FIND THE ALLEYS SINCE ABOUT 1960 HAVE BEEN CALLED 12.5 FEET. I FIND USING A 12 FOOT ALLEY AND 100 FOOT LOT THAT THE EAST-WEST WIDTH OF THE SUBDIVISION WILL FIT EXISTING EAST-WEST MEASUREMENT BY LESS THAN 4 FEET ON BOTH THE NORTH AND SOUTH ENDS OF THE SUBDIVISION. I THEREFORE WILL USE 100 FOOT BY 25 FOOT AS A REGULAR LOT AND 12 FEET AS THE ALLEY WIDTH TO PLACE THE NORTH LINE OF NORTH ELGIN. I CONSIDERED THE M.A. STEVENSON ADDITION PLAT. I FIND THE FOLLOWING CONDITIONS ON THIS PLAT: THE PLAT CALLS THIS SUBDIVISION IN THE NE 1/4 OF THE NW 1/4 OF SECTION 15. THE PLAT SHOWS A DISTANCE ON THE EAST LINE OF GRACE STREET (NOW 15th AVENUE) OF 1265 FEET AND ON THE WEST SIDE OF GRACE STREET A DISTANCE OF 1260 FEET. A CLOSE INSPECTION OF THE DRAWING ON THE PLAT INDICATES THAT BLOCK 4 WAS DRAWN LESS THAN 300 FEET. IT IS MY OPINION THIS 300 FOOT CALL IS IN ERROR. THE OVERALL SCHEME INDICATES A NORTH-SOUTH DIMENSION OF 1260 FEET. I THEREFORE WILL USE THIS MEASURE. THE EAST-WEST DISTANCE GIVEN ON SAID PLAT IS 1360 FEET, THIS EXCEEDS THE WIDTH OF THE AREA BY APPROXIMATELY 23 FEET. I FIND NO DISCREPANCY IN EAST-WEST SCALING DISTANCES, SO I EQUALLY PROPORTIONED THIS DISTANCE, USING THE 1260 FEET ON THE EAST LINE OF M.A. STEVENSON ADDITION AND THE RECORD DISTANCE, (1360 FEET), FOR NORTH ELGIN. THIS DISTANCE WILL FIT EXISTING DISTANCES TO WITHIN 0.85 FEET. I THEREFORE PLACE THE NE CORNER OF NORTH ELGIN, WHICH IS ALSO THE SE CORNER OF M.A. STEVENSON ADDITION, AT THE RECORD 1360 FEET NORTHERLY ON THE SUBDIVISION LINE FROM THE CENTER 1/4 CORNER OF SAID SECTION 15. THE WEST LINE OF THESE SUBDIVISIONS ADD UP TO APPROXIMATELY 32 FEET SHORT OF THE TRUE DIMENSION OF THE WEST LINE OF SAID E/2 OF THE NW 1/4. IN APRIL 1891, ABOUT A MONTH BEFORE THE PLAT OF M.A. STEVENSON ADDITION WAS RECORDED, THE COUNTY OPENED A ROAD ALONG THE NORTH LINE OF SECTION 15, WHICH HAD BEEN PETITIONED FOR. THIS 32 FOOT EXCESS, THOUGH IT HAS BEEN GENERALLY ACCEPTED THAT THE 32 FEET EXCESS LAID TO THE SOUTH OF 4th STREET (NOW ADELE TERRACE). I FOUND THIS IS ENORMOUS. I MADE A CAREFUL STUDY OF THE EXISTING LOCATION OF STREETS AND OTHER LINES OF OCCUPANCY AND FOUND THAT BY FAR THE BEST FIT IS TO PLACE THE NW CORNER OF NORTH ELGIN, WHICH ALSO IS THE SW CORNER OF M.A. STEVENSON ADDITION, AT RECORD DISTANCE 1335 FEET NORTHERLY FROM THE SW CORNER OF SAID E/2. AS M.A. STEVENSON ADDITION WAS CREATED ABOUT ONE YEAR AFTER NORTH ELGIN, THERE WAS IN ALL PROBABILITY SOME MARKS OF THE LOCATION OF NORTH ELGIN AND THEREFORE M.A. STEVENSON ADDITION DEVELOPED NORTH FROM NORTH ELGIN SUBDIVISION IN MY OPINION. THEREFORE WILL PLACE M.A. STEVENSON ADDITION ADJACENT TO AND PARALLEL WITH NORTH ELGIN. I USE RECORD DISTANCES NORTH ALONG THE WEST LINE. I FIND THE EXISTING STREETS AND OTHER LINES OF OCCUPANCY TO FIT IN A REASONABLY HARMONIOUS RELATIONSHIP IN BOTH SUBDIVISIONS.

Duane I. Griffith
 Duane I. Griffith PLS 644

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Duane I. Griffith
 OREGON
 JUL 15 1964
 DUANE I. GRIFFITH
 644

BAGETT, GRIFFITH & ASSOCIATES			
La Grande, Oregon			
Map of Survey			
BLOCK 22 OF NORTH ELGIN			
BLOCK 25 OF M.A. STEVENSON			
ELGIN			
UNION COUNTY, OREGON			
SURVEYED FOR	S. HUTSON	D. HARRISON	
SURVEYED BY	DIG		9-78
Scale: 1" = 100'	Drawn by: AGR		11-78