



BASIS OF BEARING

Solar observation taken at the North 1/4 corner of Section 15, Township 1 North, Range 39 East of the Willamette Meridian

LEGEND

- Found monument as described
- Set 5/8" x 30" iron pin with plastic cap marked BGA SURVEY MARKER
- () Record bearing and distance
- Existing fence line

NARRATIVE

This survey was ordered by Ed Heidi. I establish the West line of Hindman's Addition by driving a line from the South 1/4 corner of Section 15 to the Center 1/4 corner of Section 15. The Southwest corner of Block 75 is the Center South 1/16 corner. I then traversed to the 12 inch cedar post called the Southeast corner of Section 15 by survey number 156. I then established the position of the Northeast corner of Section 15 from the survey ties to survey number 35-78. I then proportion the South 1/16 corner between Sections 15 and 14. I then drive a line from the Center South 1/16 corner to the aforementioned 1/16 corner establishing the South line of Hindman's Addition. The East line of Block 75 of Hindman's Addition was established by projecting the bearing of Twelfth Avenue between Birch and Cedar Streets South to the South boundary of Hindman's Addition. I ran the North line of Cedar Street parallel with Birch Street as established by survey number 5-76. The Heidi property is a metes and bounds description that fits North of the Dumler tract (deed 107226) and Heidi is senior to Dumler. Heidi's property lays South of the Scantling property and is junior to the Scantling South line (deed 103559). Heidi's West line calls "194.2 feet to the East line of the land conveyed to School District No. 23" (deed volume 138 page 646). Survey number 5-76 found a 3/4" pipe at the Northeast corner of the school property and establishes the East line of the school property parallel to and 208.71 feet West of the Center of Section line. I find no evidence in the school deed to suggest this East line jogs East, and in my professional opinion I believe it was intended to be parallel to the Center of Section line. I hold with survey number 5-76, which makes Heidi's call to the adjoiner hold to the school line rather than the 194.2 feet. I held the North and South line parallel to Birch Street as shown on survey number 5-76. At this point I find that the South line of survey number 5-76 to be incorrect by about 5.4 feet. I find the South documented line of survey number 5-76 too far North. I checked the survey file in our office and found a transposed number in the northing of the coordinate of the South 1/4 corner of Section 15. The transposition amounted to 9.45 feet. This is also born out by my distance along the center of section line. There will be an amended plat filed to correct survey number 5-76.

The easement staked for the Dumler property to the South is written with the assumption that the Northwest corner of Block 75 and the Northeast corner of the Heidi property are one and the same. As you can see, they are not. The intent of the easement was clear, and I pinned it as shown.

You will note two found unrecorded survey markers set by Bernard Sutton, L.S. 1848. Mr. Ernie Baker told me this survey was done over 1 year ago, and I still have no recording of these pins.

I find no other problems with this survey.

REFERENCE MATERIAL

- Plat of Hindman's Addition
 Plat of South Elgin
 Survey Number 156
 Survey Number 13-72
 Survey Number 2-74
 Survey Number 36-75
 Survey Number 5-76
 Survey Number 35-78

- Deed Records**
- Volume 109 Page 30
 - Volume 112 Page 241
 - Volume 112 Page 245
 - Volume 132 Page 58
 - Volume 135 Page 559
 - Volume 138 Page 646
 - Volume 141 Page 694
 - Volume 150 Page 281
- Microfilm numbers**
- 33885 42362 103559
 - 34184 72647 104161
 - 41176 72510 107226

BAGETT - GRIFFITH & ASSOCIATES
 La Grande, Oregon
 Map of Survey
 Block 75, Hindman's Addition to Elgin and parcels in the Northeast quarter of the Southwest quarter of Section 15, Township 1 North, Range 39 East, Willamette Meridian
 UNION COUNTY, OREGON

SURVEYED FOR Ed Heidi
SURVEYED BY G.T.B. 4/86
Scale: 1" = 60' **Drawn by:** R.G.R. 4/86

4-25-86
 4-30-86
 G. LANGUIZ, DEPUTY