

BASIS OF BEARING

Solar observation taken at the North quarter corner of Section 15, Township 1 North, Range 40 East of the Willamette Meridian.

SCALE: 1"=100'

REFERENCE MATERIAL

Plat of M.A. Stevenson's Addition Plat of Dean's Subdivision
 Survey Number 31-72 Survey Number 53-73
 Survey Number 25-74 Survey Number 21-75
 Survey Number 150-78 Survey Number 2-79
 Survey Number 26-79 Survey Number 36-79
 Survey Number 37-79 Survey Number 10-82
 Survey Number 3-83 Survey Number 8-83

DEED REFERENCES

Commissioner's Journal H Page 546
 Vacation Ordinance 2 Series 1973 Recorded as deed microfilm No. 67896
 Vacation Ordinance 1 Series 1975 Recorded as deed microfilm No. 54759
 Vacation Ordinance 6 Series 1976 Recorded as deed microfilm No. 64743
 Volume 107 Page 42 Volume 119 Page 211
 Volume 119 Page 212 Volume 136 Page 465
 Volume 138 Page 476 Volume 158 Page 131
 Volume 158 Page 621 Volume 159 Page 363
 Microfilm Numbers:
 45952 46644 54759 54990 67896
 91023 91438 103483 104039 106782
 106783 109083 132037 140898 152186
 964435 974791 20004562

LEGEND

- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by the plat of Dean's Subdivision
- Found Brass Cap monument set as the initial point by the plat of Dean's Subdivision
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey Number 150-78
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey Number 2-79
- ▲ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey Number 37-79
- ◆ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey Number 10-82
- ◇ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat No. 2000-11
- Set 5/8" x 30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- () Record measurement of Plat of M.A. Stevenson's Addition to Elgin
- - - Existing centerline of right of way
- - - Existing fence line
- ⓔ Existing Electric Meter
- Ⓣ Existing Telephone Riser
- Ⓢ Existing sewer clean out
- Ⓢ Existing Creek
- Ⓢ Existing asphalt surface

NARRATIVE

This survey was done at the request of Eldon Foster. The purpose of this survey is to locate the boundaries of the Foster ownership, currently being used as a mobile home park. The exterior of the plat of M.A. Stevenson Addition was originally located by Survey Number 31-72, which located 13th Street for the City of Elgin. Survey Numbers 53-73 and 25-74 also based their positions on this location. Survey Number 150-78 located the interior lines of both M.A. Stevenson Addition and the plat of North Elgin. The remaining surveys listed in the reference material done by 4 different surveying firms have all based their location on the 1978 survey. I also base the location of this property on the 1978 survey. The road along the East line of Block 22 appears to skew West as you move South along the block. This area is currently being studied and some form of road legalization/dedication will probably result from that study. I find the existing mobile homes along the South line of Blocks 21 and 22 encroach onto the street right of way as shown. I find no vacation for Beverly Terrace. The deed calls Mr. Foster's ownership to be all of Blocks 19-22 and the East 60 ft. of Block 18. I find the existing fence and a shed on the adjacent ownership to the East encroaches onto the Foster tract as shown. I can find no dedication for Palmer Street. This portion of the plat of M.A. Stevenson Addition was vacated by Commissioners Journal H, Page 546. The deeds do call courses to the "County Road", with some deeds referring to "Palmer Street". I place the right of way of Palmer Street 30 ft. each side of the existing constructed centerline. The existing fence along the North line of this tract also encroaches onto the Foster ownership. The manager of the mobile home park stated that this fence had recently been moved South, across the creek. The existing fence along the Westerly boundary of this tract fits reasonably well with the location by survey. I find no other unusual conditions on this survey.

CURVE DATA

Centerline	Total S. R/W
△ = 40°00'25"	△ = 40°00'25"
R = 260.00'	R = 290.00'
L = 181.55'	L = 202.49'
T = 94.65'	T = 105.57'
L.C. = 177.88'	L.C. = 198.41'
	S 63°40'13"E

Property R/W	R/W N of Property
△ = 14°24'01"	△ = 25°36'24"
R = 290.00'	R = 290.00'
L = 72.88'	L = 129.61'
T = 36.64'	T = 65.90'
L.C. = 72.69'	L.C. = 128.53'
	S 76°28'25"E
	S 56°28'12"E

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

By *Rick G. Robinson*
 RICK G. ROBINSON
 2219

Renewal Date: Dec. 31, 2002

UNION COUNTY
 SURVEYOR

Date Received 5/18/2001

Date Filed 7/2/01

By *R.G.R.*

File No. 019-2001

BAGETT, GRIFFITH & BLACKMAN
 2006 Adams Avenue, LaGrande, Oregon

Map of Survey
 A portion of Block 18, all of Blocks 19, 20, 21, 22,
 and adjacent vacated portions of 17th Ave., 16th Ave.,
 Dulcie Terrace, and Carolyn Terrace,
 M.A. Stevenson Addition to the City of Elgin

SURVEYED FOR	Eldon Foster
SURVEYED BY	R.G.R. 5/2001
Scale: 1" = 100'	Drawn by: R.G.R. 5/2001

SURVEY NUMBER 019-2001