

BASIS OF BEARING

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

SCALE: 1"=60'

LEGEND

- Record position of monument as described, as per Survey Number 028-1998
- Found 1/2" iron pin, unrecorded, held for centerline position by Survey Number 026-2016
- Found iron pipe, set by Survey Number 158
- ▲ Found 1/2" iron pin set by Survey Number 50-64
- Found 5/8" iron pin set by Survey Number 17-86
- Found 5/8" iron pin set by Survey Number 23-88
- ◆ Found 5/8" iron pin with plastic cap, set by Survey Number 028-1998
- ◆ Found 5/8" iron pin with plastic cap marked HDJ DESIGN GROUP, set by Survey Number 026-2016
- × Calculated position as per QDOT monument recovery survey filed as Survey Number 045-2003, unless otherwise noted
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER, unless otherwise specified
- { } Record measurement as per Survey Number 026-2016
- [] Record measurement as per Survey Number 17-86
- / / Record deed measurement

REFERENCE MATERIAL

- Union County Monumentation Records
 Plat of Hindman's Addition
 Plat of Thompson's Addition
 Survey Number 158
 Survey Number 159
 Survey Number 50-64
 Survey Number 20-65
 Survey Number 24-69
 Survey Number 28-73
 Survey Number 05-76
 Survey Number 32-77
 Survey Number 16-78
 Survey Number 17-86
 Survey Number 23-88
 Survey Number 028-1998
 Survey Number 045-2003
 Survey Number 002-2011
 Survey Number 026-2016

- DEED REFERENCES**
 Book 60, Page 607
 Book 120, Page 373
 Book 123, Page 108
 Book 138, Page 434
 Book 139, Page 532
 Book 140, Page 340
 Book 140, Page 499
 Book 141, Page 175
 Book 148, Page 470
 Microfilm Document Number 53031
 Microfilm Document Number 66445
 Microfilm Document Number 119932
 Microfilm Document Number 20037317
 Microfilm Document Number 20050338
 Microfilm Document Number 20052646
 Microfilm Document Number 20072986
 Microfilm Document Number 20113712
 Microfilm Document Number 20171214
 Microfilm Document Number 20171916

NARRATIVE

This survey was done at the request of the City of Elgin. The purpose of this survey is to determine the extents of 14th Street between Alder and Birch Street. The right-of-ways of Alder Street, Birch Street and 14th Street between Hindman's Addition and Thompson's Addition are all created by omission and have no formal dedication or petition, except the portion of 14th Street North of Alder.

The properties in the area between Hindman's Addition and Thompson's Addition are all described by metes and bounds with different tracts having different commencement points. Most of the lots North of Alder Street commence at Block 68 of Hindman's Addition, except portions on the far West end, which commence at Thompson's Addition. By addition of nominal dimensions of deed calls, it appears as though there was assumed to be an exact 990 feet between the two. In actuality, there is about 1003.

Deeds South of Alder Street and East of 15th Street are mostly all described by commencing at the Southwest corner of the Northeast quarter of the Southwest quarter. There was a 3/4" iron pipe in this approximate location, called out in previous surveys (Survey 17-86, 16-78), however, it appears to have been removed. The position of this pipe and the one established by true subdivision of the section, done in Survey 028-1998 by Rick Robinson, is approximately 15 feet, the pipe falling NE of the true aliquot corner. Origins of the pipe are unknown. Furthermore, within this area, there are several deeds that commence at the center quarter corner, and other that commence at the Southeast corner of the Northeast quarter of the Southwest quarter.

By examining lines of possession in the area, it appears as though there are several ways that title may have developed and several things that may need to be considered due to the inconsistent nature of the legal descriptions in this area. The Eastings of the lines of possession between Alder and Birch Streets, are somewhat consistent with the true aliquot corner, however, the Northings appear to have a very consistent shift. Furthermore, due to the skew in the angle of the aliquot line, it is unlikely a true section break was undertaken to determine this line at the time these parcels were created. Fencelines appear to indicate that the East/West lines in this area run parallel with the centerline of Alder Street. This was a similar conclusion of Surveys 045-2003 and 026-2016, which establish portions of the centerline of Alder Street.

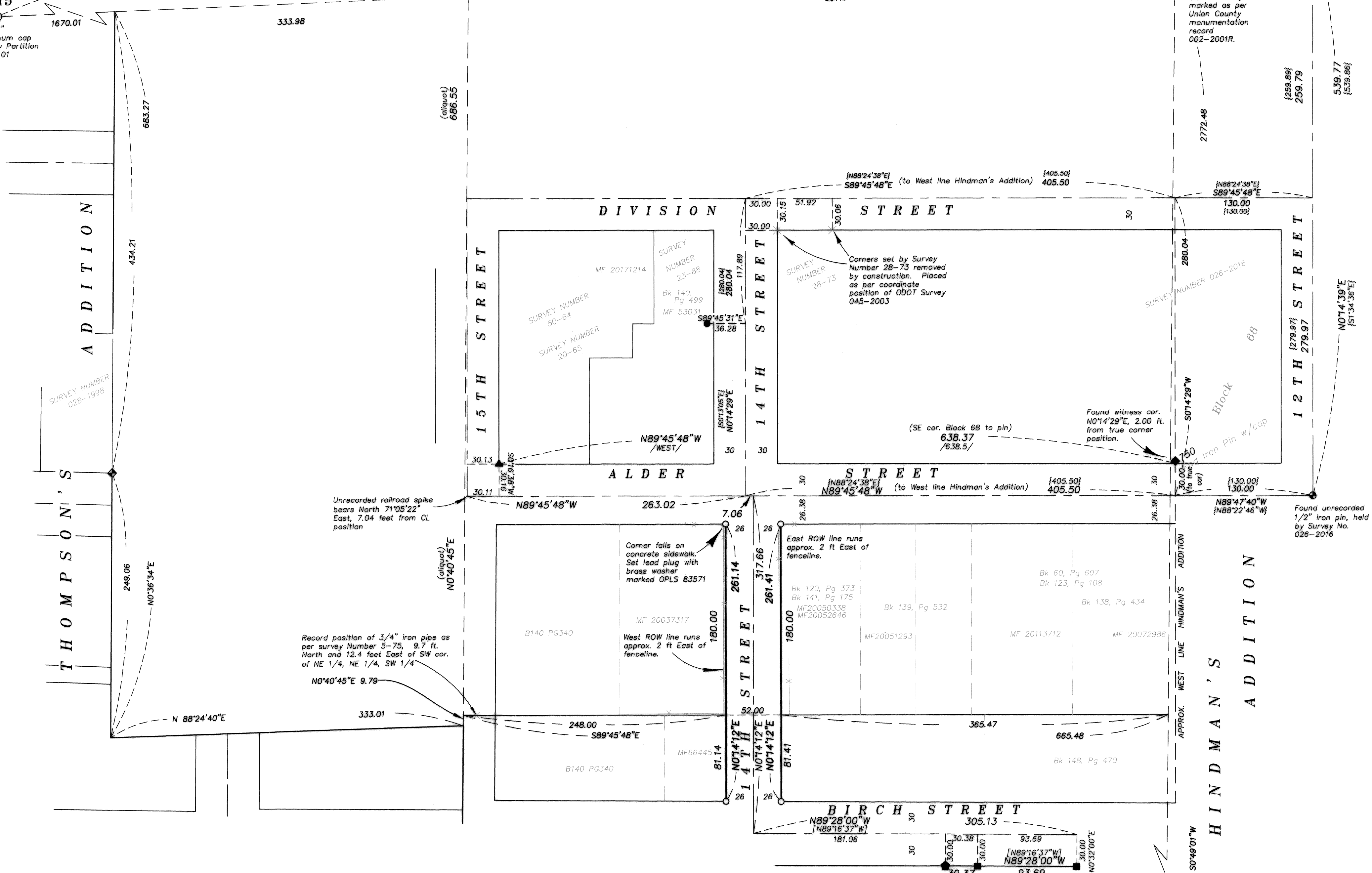
Though the origins of the 3/4" pipe located 15 feet NE of the SE 1/16th corner are suspect, it cannot be discounted that lines of possession in the North/South dimension almost certainly indicate that it was utilized as a point of local control. Therefore, concerning the tier of parcels between Hindman's and Thompson's Addition, on the South side of Alder Street, to establish the commencement point and the South line of these lots, I first hold the true SW corner of the Northeast quarter of the Southwest quarter, but shift the Northing to the position of the 3/4" pipe. I run the South line of the lots parallel with the Alder Street right of way, as established by Survey Number 026-2016. Establishing the South line of the lots in this manner appears to be consistent with the dimension calls on the lots on the North side of Birch Street. Some lines of possession appear to have been developed by record distances from the corners of Hindman's Addition. The only deeds in this area that actually make a call to Hindman's Addition are the lots directly adjacent to said subdivision, and make more or less calls indicating any excesses or deficiencies should be taken out in this line. In reality, individual property surveys in this area will require a thorough examination of junior/senior rights to determine true title lines.

As mentioned before, there does not appear to be a dedication of Alder Street, nor is there any reason other than by assumption that Alder Street is a 60 foot wide right-of-way. I therefore consider the right-of-way to have a junior right to the rights of the private landowner and therefore give full measure to the lots.

I place my pins to mark the extents of 14th Street. Pins fall approximately 2 feet East of existing fence corners. Though this survey marks the extents of the right-of-way, a thorough deed record investigation would need to be conducted to place true title lines on the properties between 14th Street and Hindman's Addition. I find no other unusual conditions with this survey.

1/4
16/15
2 1/2" aluminum cap set by Partition 1994-01

ALBANY STREET
 Found unrecorded 1/2" iron pin, held by Survey No. 026-2016
 2 1/2" aluminum cap marked as per Union County monumentation record 002-2001R.



REGISTERED PROFESSIONAL LAND SURVEYOR
 JEFFREY S. HSU
 OREGON JUNE 4, 2010
 83571
 Renewal Date: June 30, 2019

UNION COUNTY SURVEYOR
 Date Received 7/6/18
 Date Filed 7/6/18
 By [Signature]
 File No. 027-2018

BAGETT, GRIFFITH & BLACKMAN
 2008 Adams Avenue, LaGrande, Oregon
 Map of Survey
 14th Street Right of Way between Alder St. and Birch St. Situated in the Northeast quarter of the Southwest quarter, Section 15, Township 1 North, Range 39 East of the Willamette Meridian, City of Elgin
 UNION COUNTY, OREGON
 SURVEYED FOR City of Elgin
 SURVEYED BY J. S. H.
 Scale: 1" = 60' Drawn by: J. S. H. May-June 2018