

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'

REFERENCE MATERIAL

Plot of Hindman's Addition
 Survey Number 20-69
 Survey Number 73-73
 Survey Number 41-74
 Survey Number 76-77
 Survey Number 21-86
 Survey Number 12-87
 Survey Number 036-1997
 Survey Number 031-2006

DEED REFERENCES

Book 154, Page 92
 Microfilm Document Number 20090044
 Microfilm Document Number 20103263
 Microfilm Document Number 20113822
 Microfilm Document Number 20142637
 Microfilm Document Number 20191081
 Microfilm Document Number 24533
 (Ordinance No. 2 - 1903)
 Microfilm Document Number 57857
 (Ordinance No. 9 - 1975)

LEGEND

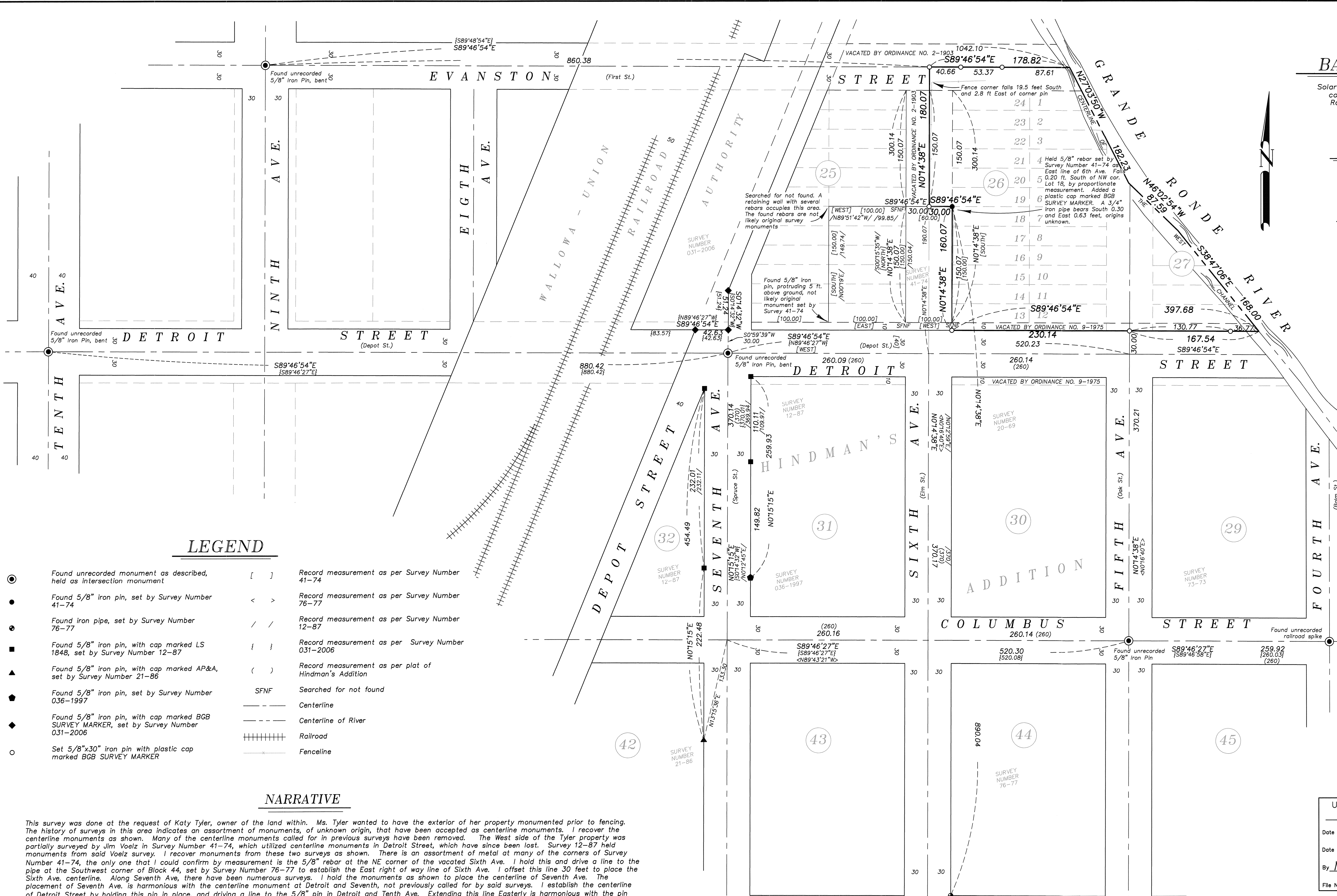
- | | | | |
|---|---|-------|--|
| ○ | Found unrecorded monument as described, held as intersection monument | [] | Record measurement as per Survey Number 41-74 |
| ● | Found 5/8" iron pin, set by Survey Number 41-74 | < > | Record measurement as per Survey Number 76-77 |
| ⊙ | Found iron pipe, set by Survey Number 76-77 | / / | Record measurement as per Survey Number 12-87 |
| ■ | Found 5/8" iron pin, with cap marked LS 1848, set by Survey Number 12-87 | { } | Record measurement as per Survey Number 031-2006 |
| ▲ | Found 5/8" iron pin, with cap marked AP&A, set by Survey Number 21-86 | () | Record measurement as per plot of Hindman's Addition |
| ◆ | Found 5/8" iron pin, set by Survey Number 036-1997 | SFNF | Searched for not found |
| ◇ | Found 5/8" iron pin, with cap marked BGB SURVEY MARKER, set by Survey Number 031-2006 | --- | Centerline |
| ○ | Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER | ----- | Centerline of River |
| | | +++++ | Railroad |
| | | ---- | Fenceline |

NARRATIVE

This survey was done at the request of Katy Tyler, owner of the land within. Ms. Tyler wanted to have the exterior of her property monumented prior to fencing. The history of surveys in this area indicates an assortment of monuments, of unknown origin, that have been accepted as centerline monuments. I recover the centerline monuments as shown. Many of the centerline monuments called for in previous surveys have been removed. The West side of the Tyler property was partially surveyed by Jim Voelz in Survey Number 41-74, which utilized centerline monuments in Detroit Street, which have since been lost. Survey 12-87 held monuments from said Voelz survey. I recover monuments from these two surveys as shown. There is an assortment of metal at many of the corners of Survey Number 41-74, the only one that I could confirm by measurement is the 5/8" rebar at the NE corner of the vacated Sixth Ave. I hold this and drive a line to the pipe at the Southwest corner of Block 44, set by Survey Number 76-77 to establish the East right of way line of Sixth Ave. I offset this line 30 feet to place the Sixth Ave. centerline. Along Seventh Ave, there have been numerous surveys. I hold the monuments as shown to place the centerline of Seventh Ave. The placement of Seventh Ave. is harmonious with the centerline monument at Detroit and Seventh, not previously called for by said surveys. I establish the centerline of Detroit Street by holding this pin in place, and driving a line to the 5/8" pin in Detroit and Tenth Ave. Extending this line Easterly is harmonious with the pin found at the NE corner of Survey 41-74. Survey 031-2006 establishes the centerline of Evanston by holding the pins at the centerlines of Tenth and Ninth Avenues. I can find no remains of the intersection at Evanston and Tenth Ave. but notice that this would put a significant angular discrepancy in the Evanston right of way when compared to other East/West running lines of Hindman's Addition. I therefore establish the Evanston Street centerline, as it runs East of Ninth Ave. parallel with the Detroit Street centerline. Placement in this manner is much more harmonious with the block dimensions of the original plot of Hindman's Addition as well as the surveys within these blocks. I establish the Fifth Ave. right of way by holding the 5/8" pin at the intersection of Columbus Street and Fifth Ave. I run a line parallel with Sixth Ave. North from this pin. The placement of the block in this manner is very harmonious with the original plot. I establish lot corners by proportionate measurement.

The original plot is ambiguous with respect to the East line, terminating at the Grande Ronde River, the potential ambiguity being that there appear to be two channels of the Grande Ronde River as it borders these blocks. The deed to the East (Book 154, page 92) makes a specific call in the area to the "center of the West channel of the Grande Ronde River". As this pictorially matches the lot layout of the original plot of Hindman's Addition, I hold the centerline of the West channel as the East boundary of the Tyler property. I set multiple witness corners along the North line to aid in fencing, and due to the fact that the most Easterly pin may be subject to disturbance by river flows.

Fencelines are off as shown, mostly along the North line of the property. I find no other unusual conditions with this survey.



UNION COUNTY SURVEYOR	
Date Received	3/24/20
Date Filed	3/24/20
By	Nick G. Meier
File No.	007-2020

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571
Renewal Date: June 30, 2021

BAGETT, GRIFFITH & BLACKMAN	
2006 Adams Avenue, LaGrande, Oregon	
Map of Survey	
Situated in Block 26 and 27, Hindman's Addition to the City of Elgin	
UNION COUNTY, OREGON	
SURVEYED FOR	Katy Tyler
SURVEYED BY	J. S. H.
Scale: 1" = 60'	Drawn by: J. S. H. Mar. 2020