



REFERENCE MATERIAL

Plat of Hindman's Addition
Survey Number 76-77
Survey Number 46-80
Survey Number 21-86
Survey Number 12-87
Survey Number 036-1997
Survey Number 016-1999
Survey Number 018-2003
Survey Number 031-2006
Survey Number 001-2015
Survey Number 007-2020
Survey Number 003-2022

DEED REFERENCES

Book 81, Page 123
Book 139, Page 167
Book 133, Pages 621-623
Microfilm Document Number 69022
Microfilm Document Number 82337
Microfilm Document Number 113005
Microfilm Document Number 161992
Microfilm Document Number 20035672
Microfilm Document Number 20053652
Microfilm Document Number 20241609
Microfilm Document Number 20250726
City of Elgin Resolution 5-2025

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

- Found unrecorded Railroad Spike, held as intersection monument
- ⊙ Found unrecorded 5/8" iron pin, held as intersection monument
- ◆ Found 5/8" iron pin, with plastic cap marked BGB SURVEY MARKER, set by Survey Number 031-2006
- Found 5/8" iron pin, disturbed, set by Survey Number 93-77, removed and replaced with 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- () Record measurement as per plat of Hindman's Addition
- [] Record measurement as per Survey Number 46-80
- / / Record measurement as per Survey Number 21-86
- ! ! Record measurement as per Survey Number 031-2006
- ~ ~ Record measurement as per Survey Number 007-2020

NARRATIVE

This survey was done at the request of Brad McLaughlin, owner of the land within. Mr. McLaughlin wanted to have the exteriors of his property monumented prior to construction. I recover centerline monuments as shown. Recovered centerline monuments have a long history of acceptance and I find them to be harmonious with platted distances. To place the intersection of Baltimore Street and 9th Street, I proportion between monuments at the intersection of Baltimore St. and 10th Ave, and Baltimore Street and 6th Ave. The monument at 9th Ave. and Detroit Street has not been recovered by previous survey, yet I find it to be very harmonious with the monuments at 10th Ave. and Detroit St and the monument at Detroit Street and 7th Ave and accept it in place. I hold the proportioned position of 9th Street along Baltimore St. and drive a line to this monument to place 9th Street. To place the intersection of 10th Avenue and Columbus Street, I proportion between the intersection monuments at Baltimore St./10th Street and Detroit Street/10th Street. From here I drive a line to the monument at Columbus Street and 7th Avenue. I find this to be harmonious with the monuments on Columbus Street between 6th and 7th Avenues. I hold a bearing intersection position for the centerline intersection of 9th Ave. and Columbus Street. I establish lots within these blocks by standard proportion.

I find many of the monuments set by Survey 031-2006 to be removed, however, I use the remaining monuments as well as the same methodology to place Railroad Street, holding a 170 foot offset from the main track of the railroad for the East right of way line.

The portion of the Southwest corner of Block 41, originally granted to the city for additional right of way, was deemed unnecessary for public use and was vacated by recent Resolution 5-2025. A quitclaim deed was recorded as Microfilm Number 20250726. I monument the SW block corner.

There are a number of encroachments. A storage shed utilized by the other owner within Block 41 falls 19 feet North of the property line. Within Lot 15 of Block 34, the landowner to the North appears to have utilized the property to the existing railroad tracks and a number of sheds encroach. They are currently in discussion to do a lot line adjustment here to remedy any encroachments.

I find no other unusual conditions with this survey.

UNION COUNTY
SURVEYOR

Date Received 4/15/25

Date Filed 4/15/25

By JMS

File No. 003-2025

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010

JEFFREY S. HSU
83571

Renewal Date: June 30, 2025

BAGETT, GRIFFITH & BLACKMAN

2006 Adams Avenue, LaGrande, Oregon

Map of Survey

Situated in Blocks 41 and 34,
Hindman's Addition to the City of Elgin

UNION COUNTY, OREGON

SURVEYED FOR	Brad McLaughlin	
SURVEYED BY	J. S. H.	Dec. 2024
Scale: 1" = 60"	Drawn by: K. A. T.	Apr. 2025

SURVEY NUMBER 003-2025