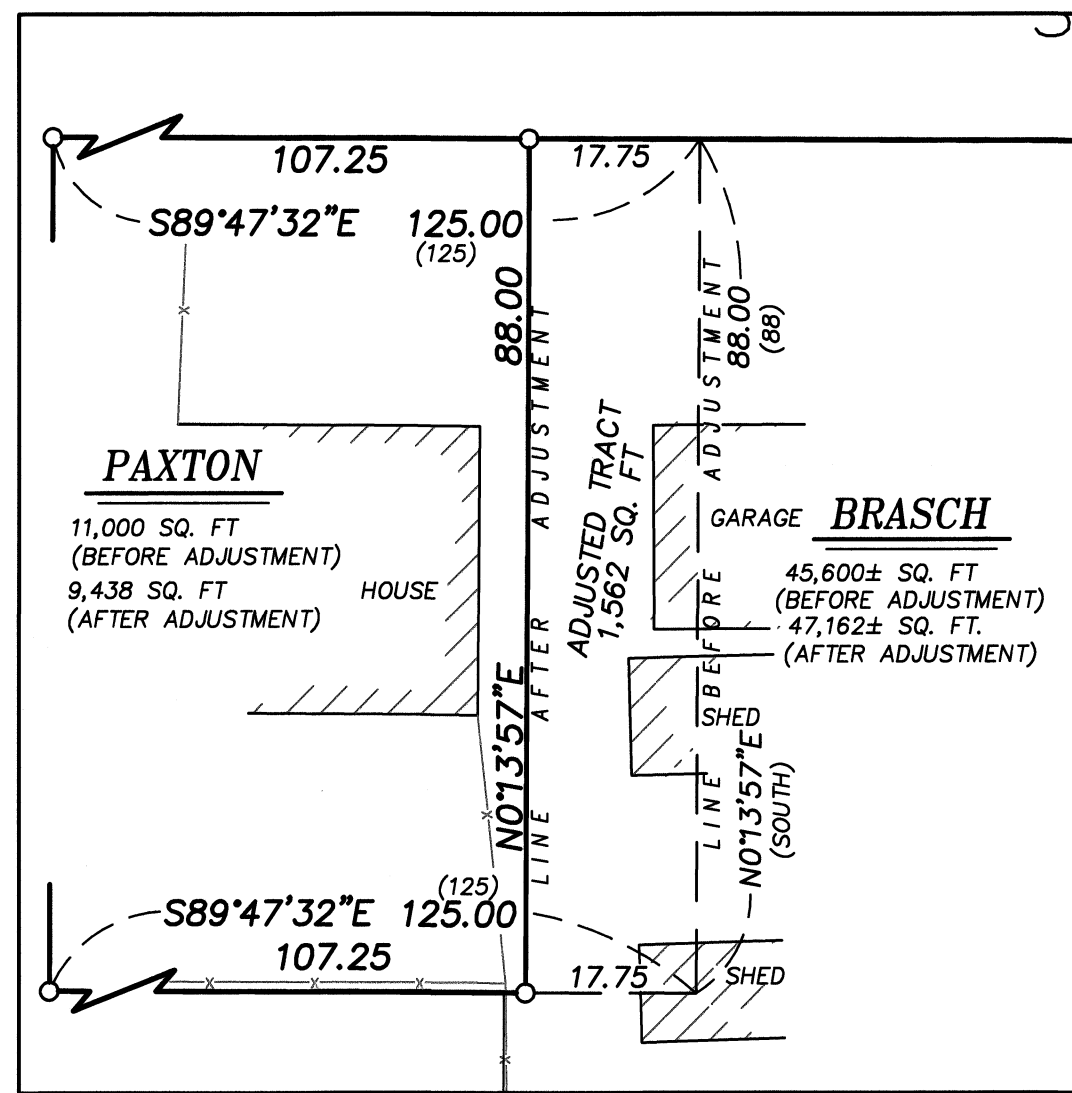
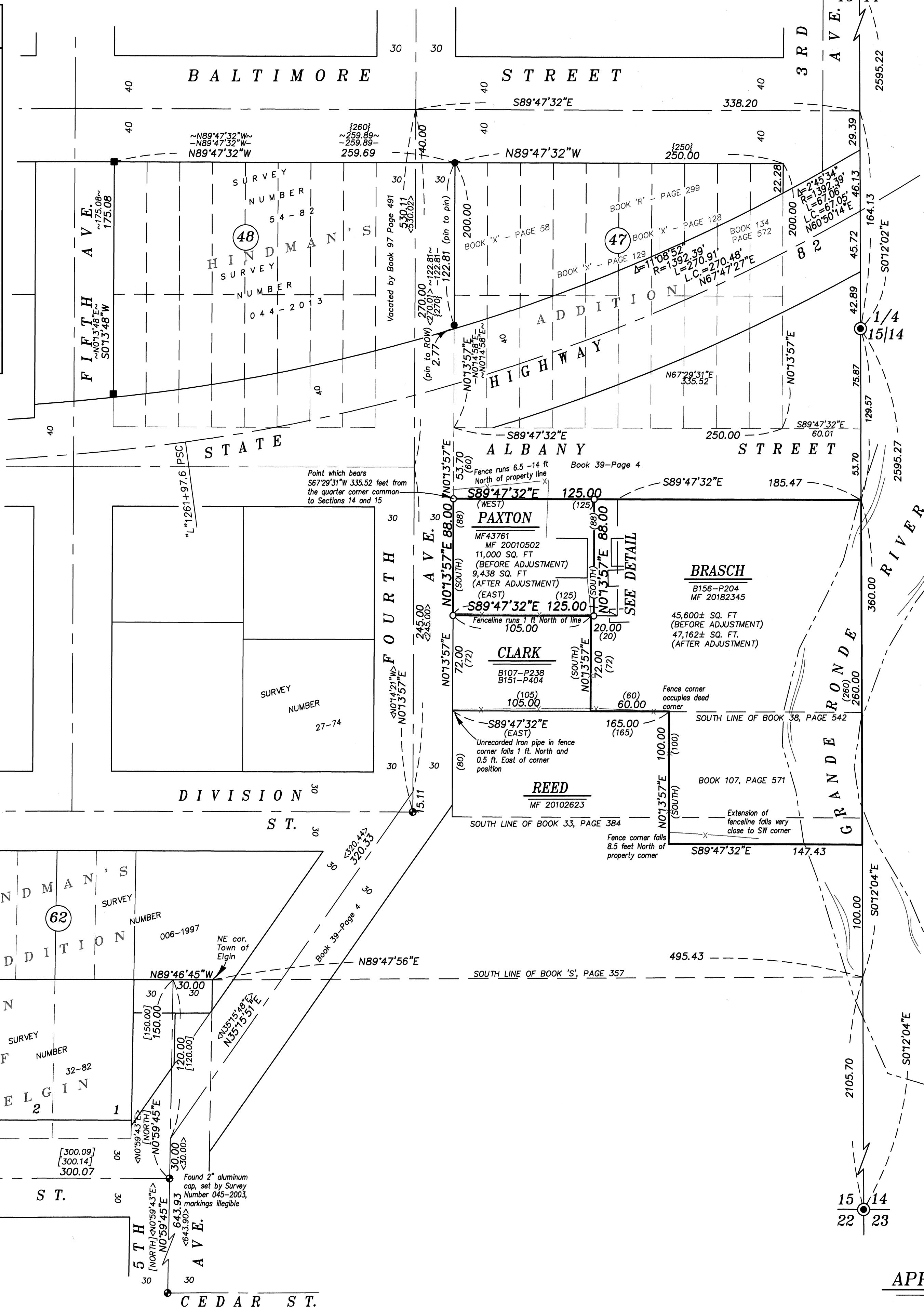


LOT LINE ADJUSTMENT



ADJUSTED TRACT DETAIL
SCALE: 1"=20'



REFERENCE MATERIAL

Survey Number 27-74
Survey Number 32-82
Survey Number 54-82
Survey Number 006-1997
Survey Number 013-2006
Survey Number 022-2006
Survey Number 038-11-10

Survey Number 044-2013
Survey Number 012-2020
Survey Number 012-2022
Plat of Hindman's Addition
Plat of Town of Elgin
Comm.'s Journal 'B', Page 6
Road Petition Num. 76

DEED REFERENCES

Book 'O', Page 363
Book 'O', Page 2
Book 'O', Page 508
Book 'R', Page 299
Book 'R', Page 332
Book 'S', Page 357
Book 'S', Page 361
Book 'W', Page 579
Book 'X', Page 58
Book 'X', Page 128
Book 'X', Page 129
Book 27, Page 69
Book 33, Page 229
Book 33, Page 384
Book 38, Page 542
Book 45, Page 189
Book 47, Page 155

Book 71, Page 145
Book 88, Page 110
Book 95, Page 450
Book 96, Page 450
Book 107, Page 238
Book 107, Page 571
Book 134, Page 572
Book 151, Page 404
Book 156, Page 204
Book 159, Page 619
Microfilm Document No. 43761
Microfilm Document No. 43762
Microfilm Document No. 43763
Microfilm Document No. 99351
Microfilm Document No. 110765
Microfilm Document No. 20010502
Microfilm Document No. 20102623
Microfilm Document No. 20101260
Microfilm Document No. 20182345

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"=50'

LEGEND

- Found 2 1/2" aluminum pipe with 2 1/2" aluminum cap, marked as per Union County Monumentation Records
- Found centerline monument, as described
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 54-82
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 044-2013
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- Fenceline
- Record measurement as per Survey Number 32-82
- Record measurement as per Survey Number 54-82
- Record measurement as per Survey Number 044-2013
- Record measurement as per Survey Number 006-1997
- Record measurement as per deed
- Record measurement as per Plat of Hindman's Addition

NARRATIVE

This survey was done at the request of Chuck Paxton, contract purchaser of the land within. Mr. Paxton wanted to monument the exteriors of his property. Deeds in this area East of Fourth Ave. and South of the highway are all metes and bounds descriptions nominally commencing at the SW corner of Block 47 of Hindman's Addition, using cardinal directions. There are no gaps or overlaps within these deeds.

To place Block 47 of Hindman's Addition, I hold the pin at the intersection of Fourth St. and Division St. and drive a line to a point 30 feet West of the pin set on the West line of Block 47. To establish the Baltimore Street right of way I hold the pin at the NW corner of Block 48 and run a line to the pin at the NW corner of Block 47, extending it to place the North line of Block 47. As Block 47 runs on the edge of Hindman's Addition, and the South end of the block falls within the Highway right-of-way, I place the South and East lines of the block by holding record distances as per plat running the South line parallel with the North and the East line parallel with the West line.

I initially lay out the deeds, running the North/South lines parallel with the Fourth Street centerline, and the East/West running lines parallel with the South line of Block 47 of Hindman's Addition. I notice there is a notable discrepancy in the Northings of the deed lines when compared to the existing lines of possession. As the SW corner of Block 47 falls within the Highway right-of-way, and may have been a difficult point to ascertain at the time of the original conveyance, I do an examination of the history of deeds, roads, and surveys within the area to determine if a local point of control was utilized for the commencement point of these tracts.

The Parent Tract of all these parcels was created in 1892 in a deed from J.L. Hindman to Zena Hill, recorded in Book 'S', Page 357, in 1892, two years after the plat of Hindman's Addition. The deed commences at a point 67 feet East of the NE corner of the Town of Elgin, heads East to the Section line, then runs North 360 feet, then West to a point 60 feet South of the SW corner of Block 47 of Hindman's Addition. Remaining courses run South 200 feet, and then SW to the point of beginning.

The first instance of a deed that commences at the SW corner of Block 47 (rather than the NE corner of the Town of Elgin) was a deed recorded in Book 33, Page 384, in 1901 which describes a tract 240 wide between Fourth Street and Section line, the North line bounded by Albany Street. This tract was further divided by a deed recorded in Book 38, Page 542, which described a tract 160 feet wide between Fourth Street and the Section Line, bounded on the North by Albany Street in March of 1903. This 160 foot call was the origins of the establishment of the South line of the Clark tract. Although it's important to note that at the time these tracts were created, Albany Street existed only as an omission in deeds. This was later dedicated by Book 39, Page 4 in May of 1903.

The parent tract to the lots as they are currently configured was when it was in the ownership of Paul and Wilma Cason, where they obtained title by Deeds recorded in Book 95, Page 450(1936) and Book 107, Page 571(1945). The tracts in this area were created in the form that they exist today by deeds from Wilma Cason. The Clark tract was created by Book 107, Page 238 (1944). The Brasch tract was created in 1967 by Deed Book 156, Page 204. The Paxton tract was the remnant junior tract and was first deeded by MF 43761 in 1973.

The purpose of examining the history of deeds is primarily to ascertain where the location of Block 47 may have been recognized at the time these parcels were created. Survey 006-1997 notes that there is a discrepancy in the North/South dimension of the blocks of Hindman's Addition. Modern surveys have taken the error out in the South tier of Blocks of Hindman's, where it abuts the Town of Elgin. However, this is evidence that a position that may have been utilized as the 'SW' corner of Block 47 of Hindman's Addition which may have been ascertained at the time these deeds were created would have differed from the location of the block as placed by modern retracement surveys.

In order to get a chronology of the placement of Block 47, I examine the history of the highway in the area. Petition Number 76 was a county road opened by Commissioner's Journal Book B, Page 6 in 1876. It ran in this area, though the exact location in the survey notes is difficult to accurately place. The plat of Elgin (1895) shows a possible vague reference to what may have been this road running East from what is now Alder Street. The plat of Hindman's Addition depicts a bridge crossing the Grande Ronde River at the Easterly extension of Baltimore Street. Wherever the county road was, it was likely absorbed into the plats of Elgin and/or Hindman's Addition. A dedication of the portion of Albany St. along the North side of these tracts, as well as Fourth Street down to the North line of the Town of Elgin was dedicated by Deed recorded in Book 39, Page 4. The legal description for this deed indicated the centerline ran along the South line of Block 47 to Fourth Street (referred to as Balm Street in the description). It heads South for 245 feet then SW to a point 30 feet East of the Northeast corner of Lot 1 of the Town of Elgin. In this deed it was mentioned that the consideration was the vacation of other streets within the City. It was nonspecific as to which roads these were. It may be important to note that the Southwesterly course differs considerably from the road as it exists today, as other surveys in the area have placed it.

Highway 82 was accepted into the Oregon State Highway system in 1917. ODOT strip map 38-11-10, dated 1923, shows it more or less, in the same location as it falls today. Several deeds to the highway located to the East of this block were obtained in fee by the Highway road department in 1919 (Book 71, Page 145). Unfortunately, I can find no records of the location of the highway as it existed prior to 1917. The important fact was, however, that at the time that the deed that ultimately placed the North line of Paxton and the South line of Clark (1929), the highway was in place and any evidence of the SW corner of Block 47 of Hindman's Addition would likely have been obliterated.

So all things being considered, namely that 1) the parent tract in 1892 is senior to the dedication of this portion of Albany Street, 2) there is a notable discrepancy in the North/South dimension of lots within this area of Hindman's Addition, 3) there was a potential lack of development within the South half of Block 47, the area being mostly contained within the highway right of way, I conclude that a more prudent method of placing these lots would be to base the location off of the commencement point of the original deed; the Northeast corner of the Town of Elgin.

To place the NE corner of the Town of Elgin, I hold the centerline monuments as recovered in Alder Street. I drive a line from the intersection of Fifth Ave and Cedar St., through the intersection monument at Fifth Street and Alder Street, extending it record 150.00 feet to establish the North line of the Town of Elgin. I then run 30.00 feet to the East, running parallel with the Alder Street centerline to establish the Northeast corner of the Town of Elgin. This is the same methodology used in Surveys 32-82 and 006-1997. From this point, I run a line, Easterly to and perpendicular of the Section line. I run the called 360.00 foot dimension North along the Section line to establish the Northeast corner of deed Book 'S', Page 357. From there I run the line West, parallel with the South line of Block 47, Hindman's Addition to establish the NW corner of said tract, said point also being the NW corner of the Paxton tract. Establishing lines by running the deed distances, the placement of lines within this area is relatively harmonious with lines of possession.

The main exception to the harmony being the East line of the Paxton tract, where there are a number of building encroachments, as shown hereon. The owners have agreed to rectify the encroachments by lot line adjustment 5 ft. East of Mr. Paxton's house and I place the line as such.

I find no other unusual conditions with this survey.

APPROVALS

This lot line adjustment approved this 5 day of May, 2025.

Alex McHaddad
Alex McHaddad, City of Elgin Recorder/Administrator

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jeffrey S. HSU
OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571
Renewal Date: June 30, 2025

UNION COUNTY
SURVEYOR
Date Received 5/6/25
Date Filed 5/6/25
By *Jeffrey S. Hsu*
File No. 017-2025

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey
A tract of land situated in the Northeast quarter of the Southeast quarter of Section 15, Township 1 North, Range 39 East of the Willamette Meridian, City of Elgin, Union County, Oregon

SURVEYED FOR	Chuck Paxton	
SURVEYED BY	J. S. H.	Mar. 2025
Scale: 1" = 50'	Drawn by: J. S. H.	Apr. 2025

SURVEY NUMBER 017-2025