

NARRATIVE

This survey was done at the request of Trayce Riggle, realtor for the owner. Mr. Riggle wanted the exteriors of these lots monumented. Centerline monumentation within Hannah's Addition is sparse, with many of the monuments removed by construction projects. In Survey Number 022-2021, I placed the centerlines of Grande Street and Harrison Street, largely by holding record data as per Survey 053-1994 and 054-1994, which appear to be consistent with correction surveys 50-78, 52-78 and 54-78.

There was a history of monuments in Fulton Street, set by James Voelz in Survey 33-77. In this survey he utilizes a 31 foot width for the South side of Fulton Street. The monumentation has been removed, however the ties to the concrete wall and the building corner at the intersection of Fulton and First Streets is consistent with a monument being set a 31 foot width on the South side of Fulton. Due to the sparse data and lack of monumentation, I hold the record bearing and distance Northerly from the monument at Grande Street and Third Street to place the intersection of Fulton St and Third St. as per Survey 50-78. Said survey ran bearings of Fulton and Grande Streets parallel, and I

therefore do the same. Placement as such is harmonious with the distances to the Section Corner and Quarter corners along the West line of Section 19, as compared to Survey 23–89. There have been differing placements of Main Street and as noted in Survey 042–2020, not all of it is consistent. To place Main Street, I take a

best fit line from the pin on the South side of Fulton Street and the East side of Main Street, set by Survey 038-1999, the SW corner of that tract surveyed in Survey 009–1997 and a 60 foot offset from the Northwest corner of Block 21 of Hannah's Addition, as set by Survey 42–76 (corrected by Survey 54-78) to place the East right of way line. The NW corner of that tract surveyed by 009-1997 appears to be an outlier, and this pin was likely used in Partition 20040005T. I reject using those monuments to place the East right of way line of Main Street.

From the intersection of Main Street and Fulton Street, and the intersection of Fulton St. and Third Street, I place the remaining intersection positions by proportionate measure. Doing so is relatively harmonious with platted distances. The position of the intersection of Fulton And 1st Street, set by Survey 33-77 and reestablished by swing ties from the building corner and concrete wall (SW corner), falls nearly 1.1 feet North and 0.47 feet West of the position as established. As there has been no apparent use of this monument, and it errantly utilized a 31 foot width, I reject establishing the intersection position from this point.

The original plat of Hannah's Addition is nonspecific with respect to the width of the alley running through Block 1. An alley appears to be depicted on the plat, however, as opposed to all other alleys on the plat contains closed lines at the ends of the block. The original plat recorded in Book D, Page 197 depicts this North/South running road where there is an implied alley, however this map also depicts internal lot lines. All lot lines within Block 1 clearly run through this road. This is specific to lots within Block 1 only.

The plat of Hannah's Addition was dedicated by Samuel Hannah in 1879. In that plat, Block 1 is shown with the name S.O. Swackhamer, likely due to the fact that in October of 1878, prior to the platting, Samuel Hannah deeded that tract, described by metes and bounds to Mr. Swackhamer (Book C, Page 704). In July of 1880, after the platting of Hannah's Addition, Mr. Swackhamer deeds that portion that is the South half of Lot 1 of Hannah's Addition, described by metes and bounds, to Willis Skiff (Book D, Page 614). In August of 1880, Swackhamer deeds that portion that is the North half of Block 1. also described by metes and bounds, to R.J. Rogers (Book D, Page 678). Neither of these descriptions contain any exceptions for an alley. The first instance of the legal description being described with reference to the plat of Hannah's Addition is in the deed from Skiff to Williamson (Book M, Page 621), where he described the conveyance as the South half of Lot 1 of Hannah's Addition.

The importance of this, as it pertains to the 'alley' within block 1 is that at the time that Hannah's Addition was platted, the lands comprisina Block 1 were not held in fee title of the declarant of the plat. That being said, it would not have been within the legal right of the subdivider to dedicate any portion of that block to the public. The subsequent deeds that described the North half and the South half of the block by metes and bounds make no indication that there was any public alley of any width that ran North and South through that block, lending further evidence to this idea, as these deeds were recorded after the plat of Hannah's Addition. Furthermore, the distances allocated to the lots on the original plat (106 feet) also corroborates the idea that there was no intent to include an alley within this block, as the overall distance of the block is 212 feet. At the time of survey, there was no evidence of a road or utilities within this alley area.

On current assessment maps an alley does appear, 12 ft in width, however, I believe this to be in error as I can find no legal reason that there would have been an alley in this location. As a vacation of the alley is currently in process, hopefully in the end, all potential issues related to this ambiguity in the alley will be moot.

I find no other unusual conditions with this survey.

LEGEND

- Found 5/8" iron pin, set by Survey Number 42-76 (54-78)
- Found 5/8" iron pin, set by Survey Number ()142-78
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 054–1994
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 009–1997
- Found 5/8" iron pin with plastic cap marked APA, set by Survey Number 038-1999
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 022-2021
- Set 5/8"x30" iron pin with yellow plastic cap marked BGB SURVEY 0 MARKER

Centerline -----

- Record measurement as per Plat of Hannah's Addition
- Record measurement as per Survey Number 33–77
- Record measurement as per Survey Number 23-89
- Record measurement as per Survey Number 054-1994
- Record measurement as per Survey Number 009–1997
- Record measurement as per Survey Number 022-2021





BASIS OF BEARING

Solar observation taken at the Northwest corner of Section 19, Township 4 South, Range 40 East of the Willamette Meridian.

SCALE: 1"=30'

REFERENCE MATERIAL

Union County Monumentation Records Survey Number 64–75 Survey Number 67–71 Survey Number 33–77 Survey Number 103–78 Survey Number 142–78 Survey Number 19-77 (50-78) Śurvey Number 23–89 Survey Number 053-1994 Survey Number 054-1994 Survey Number 009-1997 Survey Number 038-1999 Survey Number 42-76 (54-78) Survey Number 042–2020 Survey Number 032–2023 Partition Plat 2004–0005 Plat of Hannah's Addition

DEED REFERENCES Book C, Page 704 Book D, Page 197 Book D, Page 614 Book D, Page 678 Book M, page 621 Book 78, Page 342 Book 79, Page 190 Book 108, Page 491 Book 121, Page 506 Microfilm Document No. 84209 Microfilm Document No. 20222062

SURVEY NUMBER 023-2025