

LOT LINE ADJUSTMENT

NARRATIVE

This survey was done at the request of Reed Chandler on behalf of Jerry Chandler, owner of the land within. Mr. Chandler wanted to monument the exterior of the property prior to sale. Surveys within Hug's Addition are based on Surveys 54-80, 84-78, 58-81, 034-1992, and 029-2006. I recover monuments from said surveys and find them relatively harmonious with record measurements. The exception to this is the only remaining pin from Survey 54-80, at the Northwest corner of Block 3 of Hindman's Addition. This monument fell under a sidewalk and the position was not considered to be reliable. Though Survey 034-1992 based the location of the South line of Hug's Addition on this survey, I find it more prudent to utilize monuments set by Survey 034-1992 to place the South line of Hug's Addition. Survey 034-1992 placed the centerline of the alley running through Blocks 7 and 8 of Hug's Addition. I hold the bearing of this line for East/West lines of Hug's Addition. From the pin that falls 145 feet South of the Southeast corner of Lot 13, Block 9, set by this survey, I hold a point 475 feet South for the Southeast corner of Block 2 of Hug's Addition. This was the same methodology utilized in Survey 012-2006. In Survey 034-1992 a fenceline was accepted as the West line of Hug's Addition. This was accepted and utilized in Partition Plat 1998-14 and Survey 018-1999. Holding a record bearing fits these pins well. I develop lots within Hug's Addition holding the bearing of Palmer Junction Road for the North/South lines, running nominal distance as per the original Plat of Hug's Addition, and allow for the excesses to fall in the West tier of lots. This appears to be the intent of the original plat. Placement as such is harmonious with the original plat of Hug's Addition.

The tract to the Northeast side of the Chandler tract, has the senior right and I give this tract full measure holding a point 250 feet South of the SE corner of Lot 13, Block 9 for the NE corner of the Chandler tract. I hold the 97.00 foot call West of the East line of these blocks to place the angle point in the North line. The remainder of the tract follows lot lines within Hug's Addition.

In the placement of these lines, I discover a fence and carport encroachment on the South line of the property, which the parties wanted to remedy. To do this I find it necessary to place the lines of the Hanson property as well.

The West line of the Hanson property is defined by a senior call to Book 145, Page 335. An additional portion of this property was conveyed by MF 39833. The current Hanson deed calls a point North 50 feet and West 13 feet from the SW corner of fractional Lot 13, and a point 8 feet south and 12 feet East of the Southeast corner of Lot 15, Block 2 as a common point. In actuality, these are based on separate deeds and do not converge at a common point. I place these lines as per their individual legal descriptions in order to place the Hanson West line.

I can find no dedication or petition on the curve in the road where Hartford Street and Palmer Junction Road meet, and it is past the scope of this lot line adjustment survey to resolve. The right of way line in this area, as depicted hereon, as well as the area of the Hanson tract, is therefore approximate. There are some building encroachments along the West line of Hanson, as shown.

I find no other unusual conditions with this survey.

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

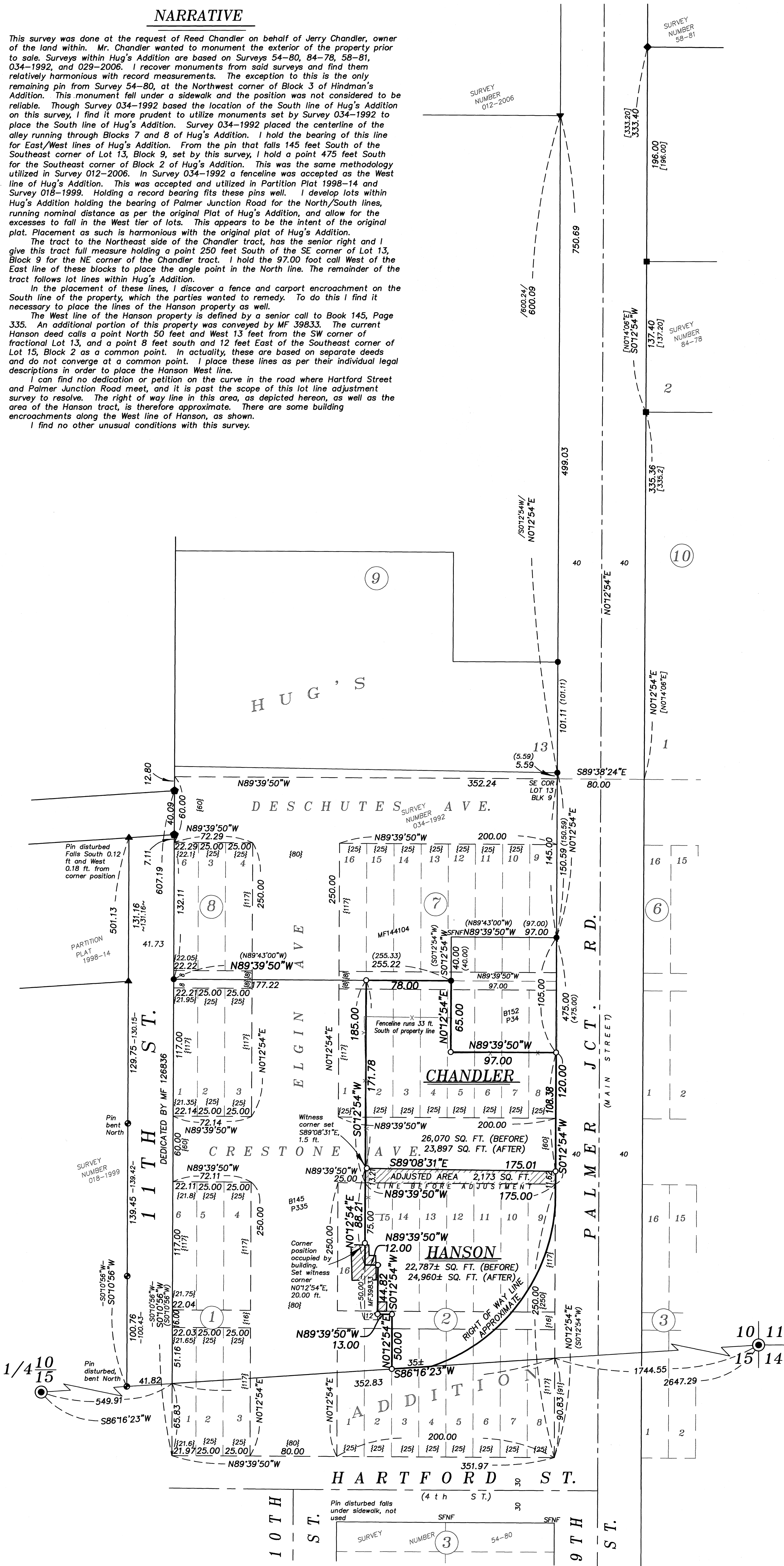
- Found 2 1/2" aluminum pipe with 2 1/2" aluminum cap, marked as per Union County Monumentation Records
- Found 5/8" iron pin set by Survey Number 84-78
- Found 5/8" iron pin set by Survey Number 58-81
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 034-1992
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 026-1993
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat 1998-14
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 018-1999
- Found 5/8" iron pin with plastic cap marked ORPLS 43406, set by Survey Number 012-2006
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- Fenceline
- Record measurement as per Plat of Hug's Addition
- Record measurement as per Survey Number 84-78
- Record measurement as per Survey Number 034-1992
- Record measurement as per Survey Number 018-1999
- Record measurement as per Survey Number 012-2006
- Record measurement as per Partition Plat Number 1998-14

REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 84-78
Survey Number 54-80
Survey Number 58-81
Survey Number 034-1992
Survey Number 026-1993
Survey Number 018-1999
Survey Number 012-2006
Survey Number 029-2006
Partition Plat No. 1998-14

DEED REFERENCES
Book 114, Page 437
Book 145, Page 335
Book 152, Page 34
Book 158, Page 67
Book 159, Page 302

Microfilm Document Number 38494
Microfilm Document Number 39833
Microfilm Document Number 80202
Microfilm Document Number 126836
Microfilm Document Number 144104
Microfilm Document Number 973283
Microfilm Document Number 20003004
Microfilm Document Number 20031626
Microfilm Document Number 20212452
Microfilm Document Number 20230800



APPROVAL

I hereby approve this lot line adjustment this 18 day of June, 2026.

Alex McHaddad
City Administrator
City of Elgin

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571
Renewal Date: June 30, 2027

UNION COUNTY
SURVEYOR
Date Received 6/19/26
Date Filed 6/19/26
By JMS
File No. 026-2026

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey
Portions of Blocks 2 and 7, Hug's Addition
Situated in the Southeast quarter of Section
10, Township 1 North, Range 39 East of the
Willamette Meridian
UNION COUNTY, OREGON
SURVEYED FOR Reed Chandler
SURVEYED BY J. S. H.
Scale: 1" = 50' Drawn by: J. S. H. May-June 2026

SURVEY NUMBER 026-2026