

Note: THE LEGAL DESCRIPTION IN THE NARRATIVE ON THE PLAT OF "NORTH ELGIN" PLACES THE NORTHWEST CORNER OF THE PLAT ON THE N-S LINE OF THE NW 1/4 OF SECTION 15, A DISTANCE OF 1320 FT NORTH OF THE CENTER OF THE WEST HALF OF SEC. 15. THIS IS IN CONFLICT WITH THE LEGAL DESCRIPTION OF THE PLAT OF M.A. STEVENSON'S ADDITION WHICH STATES IT AS THE NW 1/4 SECTION 15.

THE NE CORNER OF "NORTH ELGIN" AS DESCRIBED IN THE NARRATIVE IS 1320 FT NORTH OF THE C/4 SEC 15. IS ALSO IN CONFLICT AS IS THE NORTH WEST CORNER OF NORTH ELGIN.

BOUNDARY SURVEY OF LOTS 16, 17, 18, 19, 20, 21, BLOCK 10, NORTH ELGIN, LOCATED IN THE SOUTHEAST QUARTER, NORTHWEST QUARTER, SECTION 15, TOWNSHIP 1 NORTH, RANGE 39 EAST, WILLAMETTE MERIDIAN, CITY OF ELGIN, UNION COUNTY, OREGON.

NARRATIVE:
RESEARCH CONSISTED OF COUNTY SURVEY RECORDS AND MY OWN RECORDS. SURVEYS OF RECORD FOUND CONSISTED OF THE FOLLOWING: NO. 69-72, NO. 22-65, NO. 23-65, NO. 70-71, NO. 45-72, NO. 150-78, NO. 20-85, NO. 13-72, NO. 26-75 & NO. 18-86, ALSO SURVEY NO. 103 IN THE OLD SURVEY VOLUME, TOGETHER WITH THE PLATS OF NORTH ELGIN & HINDMAN'S ADDITION.

I EXAMINED THE RECORDS AND FOUND THE FOLLOWING: SURVEY NO. 103 FOUND IN THE OLD BOUND SURVEY VOLUME WAS DONE BY J.W. KIMBRELL JAN 25, 1890. IT APPEARS THE PURPOSE OF THE SURVEY WAS TO ESTABLISH THE BOUNDARIES FOR NORTH & SOUTH ELGIN PLATS. ON MARCH 18, 1890 KIMBRELL RECORDED THE PLAT OF SOUTH ELGIN. ON MARCH 25, 1890 HE RECORDED THE PLAT OF HINDMAN'S ADDITION TO ELGIN. ON MAY 8, 1890 HE RECORDED THE PLAT OF NORTH ELGIN. ON THE PLAT OF NORTH ELGIN HE SHOWS THE RELATIONSHIP OF NORTH ELGIN TO THE PREVIOUSLY RECORDED HINDMAN'S ADDITION. THE CORRESPONDING BLOCK NUMBERS FROM HINDMAN'S ADDITION ARE SHOWN AND THE STREETS ARE SHOWN IN THE SAME ALIGNMENT FROM HINDMAN'S ADDITION INTO THE PLAT OF NORTH ELGIN. I THEREFORE LOCATED SOME OF THE STREETS IN HINDMAN'S ADDITION AND TIED INTO SOME OF THE SURVEYS AND FOUND CONTINUITY BETWEEN THESE AS-BUILT STREETS AND SURVEYS WITH THE AS-BUILT STREETS & SURVEYS SHOWN ON THE ADJACENT MAP AND MENTIONED ABOVE EXCEPT FOR SURVEYS NO. 150-78 & 20-85. THE DISCREPANCY BETWEEN 20-85 AND THIS SURVEY IS SHOWN AND THE DISCREPANCY BETWEEN 150-78 & THIS SURVEY VARIES FROM 6 FT ON 13TH AVE. TO 15 FT ON 15TH AVE. FENCE LINES SHOWN ON THE ADJACENT MAP MORE CLOSELY HARMONIZE WITH THIS SURVEY THAN SURVEYS NO. 150-78 & 20-85. IT IS MY CONCLUSION PREPONDERANCE OF EVIDENCE SUPPORTS PLACEMENT OF THE CORNERS OF LOTS 16-21, BLOCK 10, NORTH ELGIN AS SHOWN. BASIS OF BEARINGS FOR THIS SURVEY IS SURVEY NO. 18-86.

CREW: B.A. SUTTON, PLS & JEREMY SUTTON
SURVEY FOR: DALE BRYANT SURVEY BY: SUTTON SURVEYING
P.O. BOX 821 PO BOX 237
ELGIN, OR. 97827 ELGIN, OR. 97827

Note: THE SITUATION DESCRIBED IN NOTE "A" IS ALSO TRUE CONCERNING THE BLOCKS ADJACENT TO THE NORTH BOUNDARY. NO REASONABLE CONSISTANT MATHEMATICAL CONVERGENCE EXISTS IN THE DIMENSIONS SHOWN ON THE PLAT.

LEGEND

- ~ MONUMENT FOUND
- ~ 5/8" X 30" IRON ROD W/ YELLOW CAP MARKED OREGON LS 1848 SET.
- +—+— FELICE LINE
- +—+— STREET CENTERLINE
- ⑩ ~ BLOCK NUMBER
- 4/5 ~ LOT NUMBERS
- 15N, 22S ~ DISTANCE & DIRECTION EVIDENCE OF POSSESSION VARIES FROM RECORD LOCATION
- () ~ RECORD INFORMATION IF DIFFERENT FROM MEASURED.

SCALE 1"=50'
APRIL 3, 1987
NOTE: BLOCKS WITHIN NORTH ELGIN WERE FOUND TO BE 300.00 FT NORTH & SOUTH & 272.50 FT. EAST & WEST, EXCEPT THE BLOCKS AROUND THE EXTERIOR OF THE SUBDIVISION

I, B.A. SUTTON, LS #1848, DO HEREBY CERTIFY THIS SURVEY WAS DONE BY MYSELF & THE ADJOINING MAP IS A TRUE REPRESENTATION OF THE SURVEY I MADE DURING THE WEEK OF MARCH 30-APRIL 3, 1987. AT THE REQUEST OF MR. DALE BRYANT, ELGIN, OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR
B.A. SUTTON 4-3-87
OREGON JULY 13, 1978
B.A. SUTTON 1848

Note "B": IT IS APPARENT FROM CLOSE EXAMINATION OF THE PLAT OF "NORTH ELGIN" THAT THE INTENTION OF THE ORIGINAL SUBDIVIDER WAS TO GET AS MANY RECTANGULAR BLOCKS (BLOCKS 2-17) AS POSSIBLE IN THE CENTER OF THE SUBDIVISION AND MAINTAIN COMMON STREET ALIGNMENT WITH "HINDMAN'S ADDITION" FOR THE E-W STREETS AND THE LAST TIER OF LOTS ALONG THE NORTH, WEST & SOUTH BOUNDARIES WOULD BE IRREGULAR LOTS TO ACCOMMODATE THE SKEW OF THE SUBDIVISIONAL LINES OF THE SECTION.

Note "A": THE 1/2" IRON ROD FOUND AT THE CENTER 1/4 CORNER OF SECTION 15 WAS SHOWN IN SURVEY NO. 5-75 AND IS REFERRED TO IN SURVEY NO. 24-84. I FOUND IT 5.00°/14'42" W ~ 682.06 FT FROM A POINT IN THE CENTERLINE OF COLUMBUS STREET ON THE EAST LINE OF NORTH ELGIN PLAT. THE CORRESPONDING PLAT DISTANCE IS 687.00 INDICATING A 4.94' DEFICIENCY. THE NORTH-SOUTH DIMENSIONS OF THE LOTS ALONG THE SOUTH LINE OF NORTH ELGIN AS SHOWN ON THE ORIGINAL PLAT DEMONSTRATE NO CONSISTANT MATHEMATICAL CONVERGENCE THEREFORE RENDER THEM UNRELIABLE FOR ESTABLISHING THE OVER-ALL N-S DIMENSIONS OF BLOCKS 19-23 AND TRACT A SOUTH OF BLOCK 24, NORTH ELGIN.

UNION COUNTY SURVEYOR
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