



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"=40'

LEGEND

- Found monument as noted, marked as per Union County Monumentation Records
- Found monument as described, held as centerline intersection monument
- ⊙ Found 3/4" ID iron pipe, set by Survey Number 158
- Found 5/8" iron pin, set by Survey Number 13-72
- ▲ Found 1/2" iron pin set by Survey Number 36-75
- ◆ Found 5/8" iron pin set by Survey Number 63-75
- ▣ Found 5/8" iron pin set by Survey Number 5-76
- ◇ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 09-86
- Found 5/8" iron pin set by Survey Number 18-86
- Found 5/8" iron pin with yellow plastic cap marked BGB SURVEY MARKER set by Survey Number 023-2020
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER, unless otherwise specified
- () Record measurement as per plat of Hindman's addition
- [] Record measurement as per Survey Number 36-75
- / / Record measurement as per Survey Number 09-86
- - Record measurement as per Survey Number 023-2020

REFERENCE MATERIAL

- Plat of Hindman's Addition**
 Survey Number 13-72
 Survey Number 45-74
 Survey Number 63-75
 Survey Number 36-75
 Survey Number 17-86
 Survey Number 18-86
 Survey Number 09-86
 Survey Number 016-2006
 Survey Number 026-2016
 Survey Number 023-2020
- DEED REFERENCES**
 Book 129, Page 394
 Microfilm Document Number 138714
 Microfilm Document Number 157798
 Microfilm Document Number 159910
 Microfilm Document Number 162182
 Microfilm Document Number 962309
 Microfilm Document Number 20193060

NARRATIVE

This survey was done at the request of JeanMarie Warren, owner of the land within. Ms. Warren wanted the exterior of her property monumented. I recover monuments as shown hereon. Centerline monuments at Cedar and 12th Street, Adler and 12th Street, Adler and 11th Street, 9th and Birch Street and 9th Street and Cedar Street were held in place. Survey 023-2020 uses monumentation of Survey 13-72, 36-75, 63-75, and 18-86 to place the centerlines around Block 73. I hold the centerlines as established by 023-2020.

There is some question between surveyors about the Western limits of Hindman's Addition, with Survey 09-86 placing it along the center of section line and Surveys 024-69 and 026-2016 holding a record platted distance along the Western tier of lots of Hindman's Addition. Survey 31-77 makes an assertion that both aliquot lines and platted distances match. I find that lines of possession appear to follow platted distances rather than the location of the center of section line. To maintain harmony with past development in the area, I hold a record distance, as per plat of Hindman's Addition West from the centerline of 12th Street. I find there to be an 8-10 foot gap between the West line and the center of section line.

The relevance of the West line of Hindman's Addition is relatively moot as it pertains to this survey. However, I place the centerline of Birch Street, as it runs on the North side of this block by extending the Birch Street centerline, as established by Surveys 05-76 and 17-86 Easterly until it hits the West line of Hindman's Addition. From this point I drive a line to the centerline position of 12th and Birch Streets. Along Cedar Street, I hold the Westerly extension of the centerline, as established in Survey 023-2020. Doing so is harmonious with the extant monumentation of Survey 09-86.

The tract to the South has the most senior right (MF159910), and I therefore hold a point 40 feet North of the Northeast corner of Lot 8 as the Southeast corner of the Warren Tract. I run the remainder of the property at deed calls, holding the West line parallel with the West right-of-way line of 12th Street and the South line parallel with the South right-of-way line of Birch Street.

I find no other unusual conditions with this survey.

REGISTERED
 LAND SURVEYOR
 JEFFREY S. HSU
 83571
 Renewal Date: June 30, 2023

UNION COUNTY
 SURVEYOR
 Date Received 2/7/23
 Date Filed 2/7/23
 By [Signature]
 File No. 002-2023

BAGETT, GRIFFITH & BLACKMAN
 2006 Adams Avenue, LaGrande, Oregon
 Map of Survey

A portion of Lots 1, 2, and 3, Block 74, Hindman's Addition, City of Elgin

UNION COUNTY, OREGON

SURVEYED FOR	Jean Marie Warren
SURVEYED BY	J. S. H.
Scale: 1" = 40'	Drawn by: J. S. H. Feb. 2023