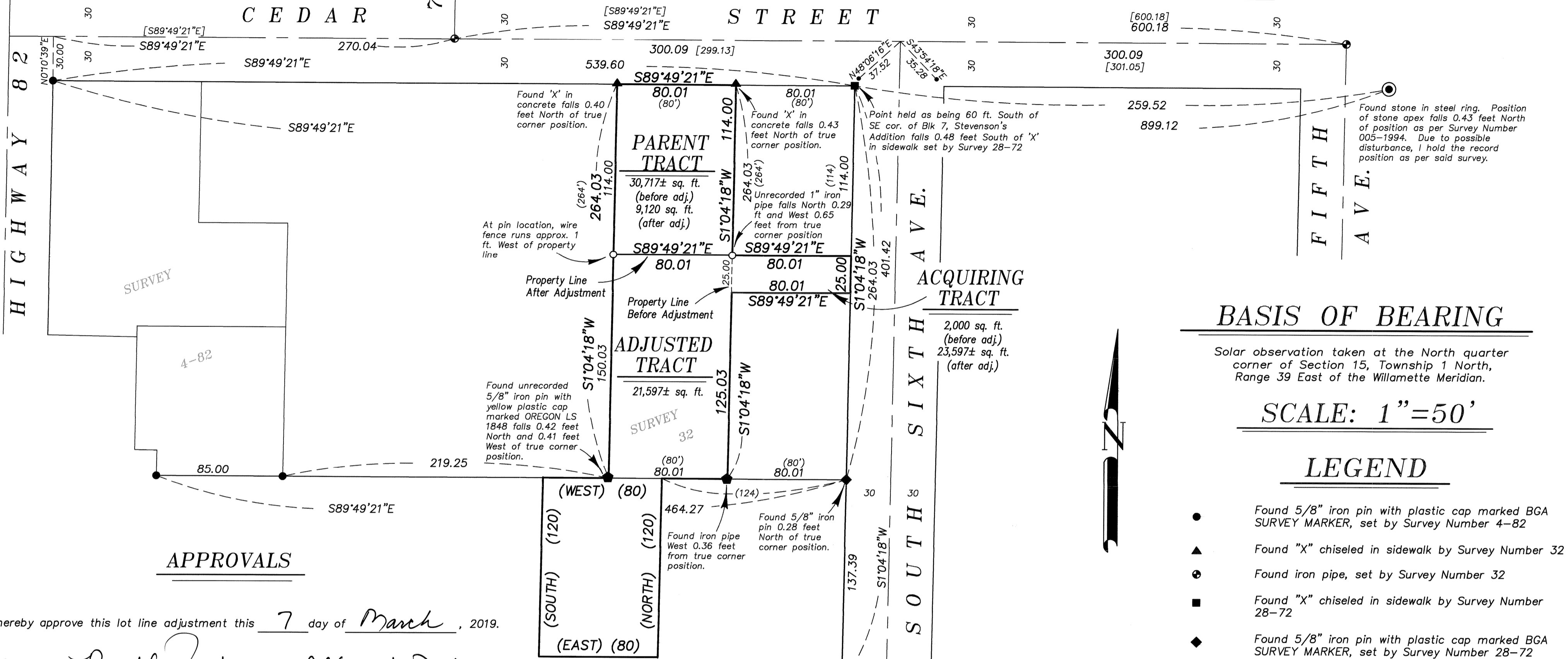


STEVENSON'S

LOT LINE ADJUSTMENT

ADDITION



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 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 4-82
- ▲ Found "X" chiseled in sidewalk by Survey Number 32
- ⊙ Found iron pipe, set by Survey Number 32
- Found "X" chiseled in sidewalk by Survey Number 28-72
- ◆ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 28-72
- ◆ Found unrecorded monument as noted
- Found unrecorded brass screw in lead plug as centerline reference monument
- ⊙ Found stone, set by plat of Stevenson's Addition
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- [] Record measurement as per Survey Number 005-1994
- () Record measurement as per deed

APPROVALS

I hereby approve this lot line adjustment this 7 day of March, 2019.

Marlena Bechtel Rysdam
 Marlena Bechtel-Rysdam, Owner
 Flying Diamond Enterprises LLC

Allan J. Duffy
 Allan Duffy, Mayor
 City of Elgin

NARRATIVE

This survey was done at the request of Marlena Bechtel-Rysdam, purchaser of the property within. Ms. Rysdam wanted to adjust the lines as shown hereon. The extents of Sixth Street were surveyed by Survey Number 28-72, where Duane Griffith held monuments set by McInain in Survey Number 32. Survey Number 4-82, held the centerline pipes at the intersection of Cedar and 7th Ave. and Cedar and 5th Ave. The chisel marks set by Survey 32, were found to be slightly North of the true South right of way line as established by centerline monument. I do likewise and hold the centerline monuments for Cedar Street and call chisel marks off as shown. I find the stone at the SE corner of Stevenson's, called for in Survey Number 4-82 as well as 005-1994 and 021-1994, to be slightly off from the record of said surveys and conclude that due to its natural instability, that is likely to have been disturbed.

All deeds in this area commence at corners of Block 7 of Stevenson's Addition. Though Block 7 has not specifically been surveyed, all properties in the block have been based on the chisel marks set by Survey Number 32 at the North end of this property. I therefore hold the chisel mark set by Survey Number 28-72 (when moved South to the true South right of way line) as being on a point 60 feet South of the SE corner of Block 7. The line 264 feet South of the South right of way line I establish by 264 foot offset, as was done in Survey Number 4-82. Portions of the property that fall South of this line were out of the scope of this lot line adjustment and were not surveyed.

The lead plugs at Sixth Ave and Cedar Street are unrecorded, but appear to be the same type that was typically set by McInain. I show bearings and distances to them for informational purposes.

Survey 005-1994 shows a different distance from the intersection of 7th to 6th to the intersection of 6th and 5th. I believe the shown distance in this survey to be to the rebar at the intersection of Sixth Street that is called out of position. I use a proportionate position instead. Doing so is more harmonious with existing survey monuments along Sixth Ave. I find no other unusual conditions with this survey.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Jeffrey S. Hsu
 OREGON
 JUNE 2, 2010
 JEFFREY S. HSU
 83571
 Renewal Date: June 30, 2019

UNION COUNTY
 SURVEYOR
 Date Received 3/12/19
 Date Filed 3/12/19
 By *Jeffrey S. Hsu*
 File No. 001-2019

REFERENCE MATERIAL

- Survey Number 32
- Survey Number 28-72
- Survey Number 4-82
- Survey Number 005-1994
- Survey Number 016-1994
- Survey Number 020-1997
- Survey Number 012-1999
- Plat of Stevenson's Addition

DEED REFERENCES

- Book -H-, Page 205
- Book -O-, Page 340
- Book -O-, Page 390
- Book -O-, page 425
- Book 80, Page 296
- Book 88, Page 307
- Book 115, page 558
- Book 120, Page 3
- Book 129, Page 225
- Book 144, Page 467
- Microfilm Document Number 994411
- Microfilm Document Number 20045005
- Microfilm Document Number 20053655
- Microfilm Document Number 20123420
- Microfilm Document Number 20174011

BAGETT, GRIFFITH & BLACKMAN
 2006 Adams Avenue, LaGrande, Oregon
 Map of Survey
 Situated in the Southeast 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 Marlena Bechtel-Rysdam
 SURVEYED BY J. S. H.
 Scale: 1" = 50' | Drawn by: J. S. H. | Mar. 2019