

PLAT OF SURVEY
 In Town of WESTON, Section 22,
 T.4N., R.35E., UMATILLA COUNTY, OR.
 TAX LOT 3400, 4N-35-22Ac

NARRATIVE: see attached sheets #1 & #2

LEGEND

- = Found P.K. - Unknown Origin
- = " 1/2" Steel Rod "
- = " 5/8" Iron Rod "
- = " 3/4" Drill steel - surveyor Unknown
- = " 1/2" Iron Pipe - Unknown Origin
- = " 3" Brass Cap (C.S. #83-161-B)
- ⊙ = Power Pole
- ▨ = Encroachment
- - - = Fence
- = Set 3/8" x 30" Iron Rod (Rebar) / Gal. Plastic Cap "LS474"

DATE: 1-21-96

SCALE: 1" = 40'



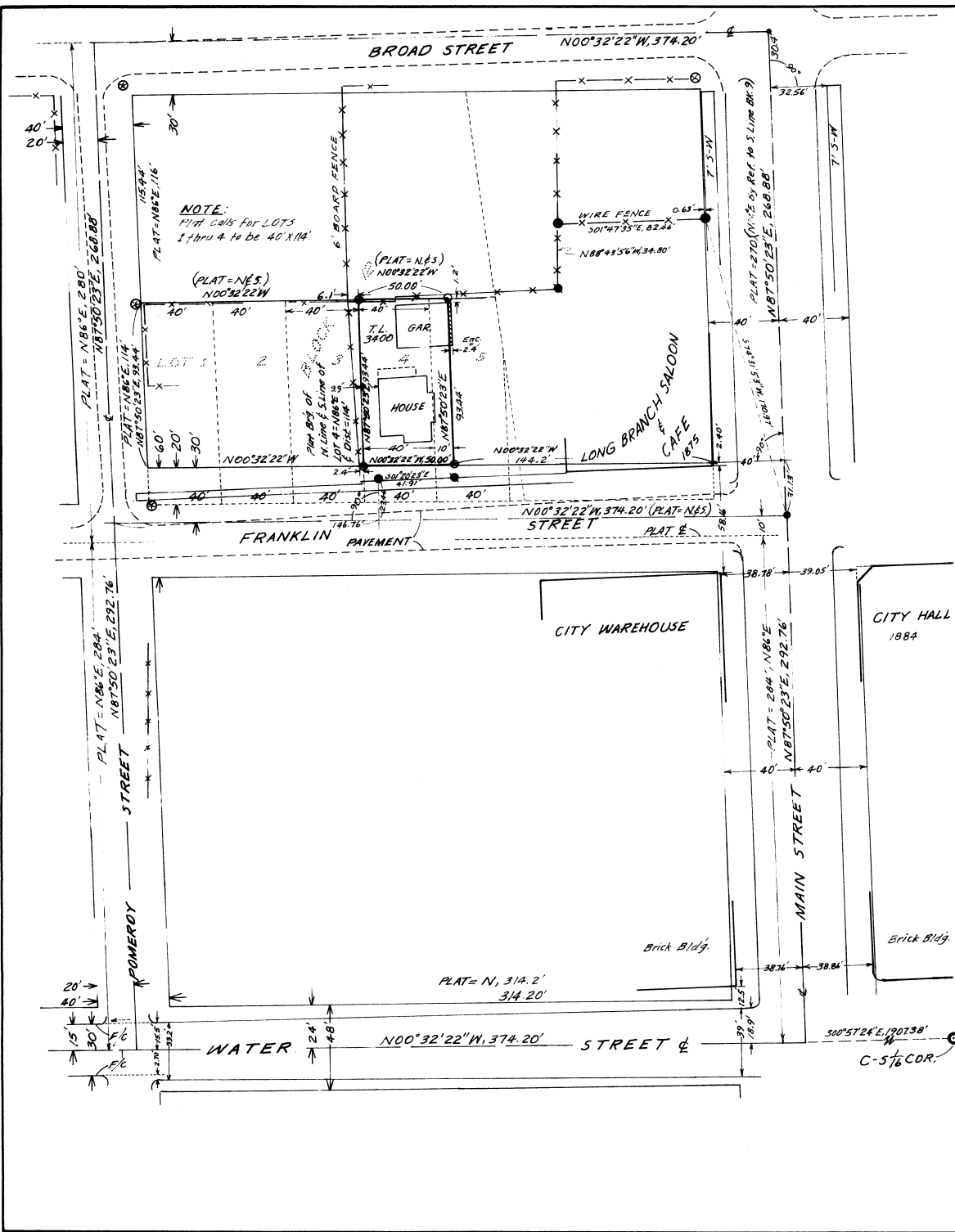
BASIS OF BEARINGS: C.S. #5-28-B, N 1/2 of E. Sec. 22 = N00°38'28"W

SURVEYED BY: Philip J. Larson P.M. 541-938-4727
 307 SE 122nd Ave.
 Milton - Freewater, Or. 97862

SURVEYED FOR: Della Syfford
 910 Cowi St. #19
 Milton - Freewater, Or. 97862

REFERENCES:

- Original Plat of Weston (1871), BK. B, Pg. 5
- " (1873) BK. B, Pg. 394
- " of SALING and RESS' ADDN. (1882)
- DEED, BK. 65, Pg. 7 (1897)
- BK. 325, Pg. 563 A & B
- City Assessor's TAX MAP 4N 35-22Ac
- Survey of N. Line Sec. 22 (1887) C.S. #25, BK. 1, Pg. 161
- O.D.D.T. Hwy. Map B.B. 20-17
- C.S. #J-71-AX
- C.S. #R-82-B
- C.S. #C-12-C
- C.S. #85-28-B
- C.S. #83-161-B

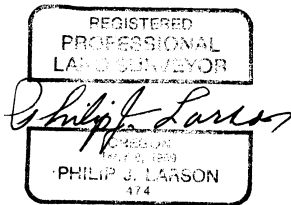


REGISTERED
 PLAT
 LARSON

 OREGON
 MAY 9, 1989
 PHILIP J. LARSON
 474
 B.K.P. 12-31-96

1-96
 KK
 96-015-B

ADDENDUM TO PLAT OF SURVEY
TAX LOT 3400, LOT 4 & N. 10FT.
OF LOT 5, BLOCK 12, WESTON, OREGON



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MARK THE CORNERS OF THAT CERTAIN PROPERTY DESCRIBED IN BK. B PG. 394, DEED RECORDS OF UMATILLA COUNTY, OREGON.

THE CONTROL FOR THE SURVEY WAS THE ORIGINAL PLAT OF TOWN OF WESTON DATED 1873 AS THE INTENT OF THAT PLAT HAS BEEN CONSTRUED BY THE EARLIEST DEVELOPERS WHO CONSTRUCTED SUBSTANTIAL STRUCTURES THAT ARE STILL IN EVIDENCE TODAY. CONSIDERABLE CARE WAS TAKEN HERE-IN TO MAINTAIN THE UNIFORMITY IN THE LOT DIMENSIONS AS SHOWN ON THE PLAT.

THE ORIGINAL INITIAL POINT FOR THE PLAT WAS THE SOUTHEAST CORNER OF A SALOON WHICH WAS USED FOR THE SOUTHEAST CORNER OF LOT 1, BLOCK 8 WHICH POINT WAS LOCATED 49.55 CHAINS NORTH AND 0.41 CHAINS WEST FROM THE SOUTH 1/4 CORNER OF SECTION 22. THE SALOON BURNED SOME YEARS LATER BUT MAIN STREET WAS ALREADY PARTLY DEVELOPED AND WATER STREET WAS BEING USED TO THE NORTH END BEFORE 1887. A PORTION OF THE TOWN WAS PLATTED IN 1871 (BK. B, PG. 5) AND MOST OF THE SAME CONFIGURATION AND INITIAL POINT WERE UTILIZED IN THE PLAT OF 1873. THERE WAS NO INDICATION ON EITHER PLAT THAT WATER STREET WAS TO FOLLOW THE CENTER-LINE OF SECTION 22 BUT CO-INCIDENTALLY IT NEARLY FOLLOWS IT, PROBABLY BECAUSE THERE WAS AN OLD WAGON ROAD THERE. IN COUNTY SURVEY NO. 25 (BK. 1, PG. 161) DATED JULY 20, 1887 THE NORTH LINE OF SECTION 22 WAS SURVEYED AND A STONE WAS SET FOR THE 1/4 CORNER AT PROPORTIONATE DISTANCE IN THE NORTH END OF WATER STREET. THE CORNER SET PREVIOUSLY BY A.L. COFFEY WAS FOUND 8.25 FT. WEST AND 4.29 FT. SOUTH. THE CONCRETE CURBS ON WATER STREET HAVE BEEN IN PLACE OVER 60 YEARS AND BEING THAT I FOUND NO RECORD OR PHYSICAL ORIGINAL SURVEY MONUMENTS ALONG WATER STREET, I JUDGED THAT THE OLD CURBS LOCATED ALONG THE TANGENT FROM POMERY TO ABOUT 120 FEET SOUTH OF THE EXISTING NORTH 1/4 CORNER REPRESENTED THE BEST EVIDENCE FROM WHICH TO LOCATE WATER STREET. THE CENTER-LINE AS DETERMINED THUS, WHEN PROJECTED NORTHERLY IN A STRAIGHT LINE HITS 6.74 FEET WEST OF THE EXISTING 1/4 CORNER. THE 1.51 FT. (8.25-6.74) DIFFERENCE COULD EASILY HAVE BEEN IN THE SURVEY NO. 25 TIE TO THE COFFEY CORNER WHICH WAS OBVIOUSLY THE LANDMARK WHICH CONTROLLED THOSE PLATTED SUB-DIVISIONS OF WESTON WHICH WERE PLATTED PRIOR TO 1887.

TO DETERMINE THE LOCATION OF THE CENTER-LINES INTERSECTION OF WATER AND MAIN STREETS, IN THE ABSENCE OF ANY OTHER CLEAR AND CONVINCING EVIDENCE TO THE CONTRARY, I CALCULATED THE PROJECTION OF THE CENTER-LINE OF WATER STREET (SPLITTING CURBS 30 FT. FACE TO FACE) S 00 32' 22" E TO THE PROJECTED CENTER-LINE OF MAIN STREET WHICH CENTER-LINE I DETERMINED BY SPLITTING THE DISTANCE BETWEEN THE FRONTS OF THE ANCIENT BRICK BUILDINGS. THIS CENTER-LINE OF MAIN STREET AND THE POINTS OF INTERSECTION WITH BOTH FRANKLIN STREET AND BROAD STREET MATCHED WITHIN ABOUT 0.2 FT. THE LOCATIONS OF A 1/2 INCH STEEL ROD AT FRANKLIN STREET AND A SURVEY P-K AT BROAD STREET. BEING THAT THESE TWO POINTS, EVEN THOUGH OF UNKNOWN ORIGIN, HAD BEEN USED PREVIOUSLY, I ADOPTED THEM FOR MY CONTROL.

THE ORIGINAL PLAT SHOWED THE NORTH LINE AND THE SOUTH LINE OF BLOCK 11 BEING PARALLEL AND THE EAST LINES AND WEST LINES OF BLOCKS 11 AND 12 BEING PARALLEL, I THEREFORE DID THE SAME. THE PLAT SHOWED THE EAST LINE OF BLOCK 11 AS BEING 8.2 FT. SHORTER THAN THE WEST LINE WHICH DOESN'T APPEAR TO BE THE INTENT AS EVIDENCED BY THE IMPROVEMENTS OF AND ALONG POMERY STREET. I

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JUDGED THE INTENT OF THE ORIGINAL PLAT IS BEST EXPRESSED BY THE LOCATIONS OF THE ANCIENT IMPROVEMENTS.

THE SURVEY WAS RUN (WITH A PENTAX EDM) FROM THE NORTH 1/4 CORNER TO THE C.-S. 1/16 CORNER FOR A BASIS OF BEARINGS. CLOSED TRAVERSES WERE RUN AROUND BLOCKS 11 AND 12.

THE WEST SIDE OF THE LONG BRANCH SALOON AND CAFE BRICK BUILDING APPEARS TO ENCROACH ON FRANKLIN STREET BUT IT MAY HAVE BEEN UNDER CONSTRUCTION WHEN THE STREET WAS ONLY 40 FT. IN WIDTH PRIOR TO THE CITY PURCHASING THE WESTERLY 20 FT. OF BLOCK 12. THE SIDE-WALK IN THE EASTERLY PORTION OF FRANKLIN STREET WAS OBVIOUSLY CONSTRUCTED IN A STRAIGHT LINE CONTIGUOUS TO AND PARALLEL WITH THE WEST SIDE OF THE ABOVE BUILDING WITHOUT CONSIDERING THAT THAT SIDE WAS BUILT PERPENDICULAR TO MAIN STREET WHICH WAS NEVER INTENDED TO BE PARALLEL TO FRANKLIN STREET.

I FOUND A P-K IN WATER STREET OF UNKNOWN ORIGIN, N 23 28' E, 3.14 FT. FROM MY CALCULATED INTERSECTION OF WATER AND MAIN STREETS.

