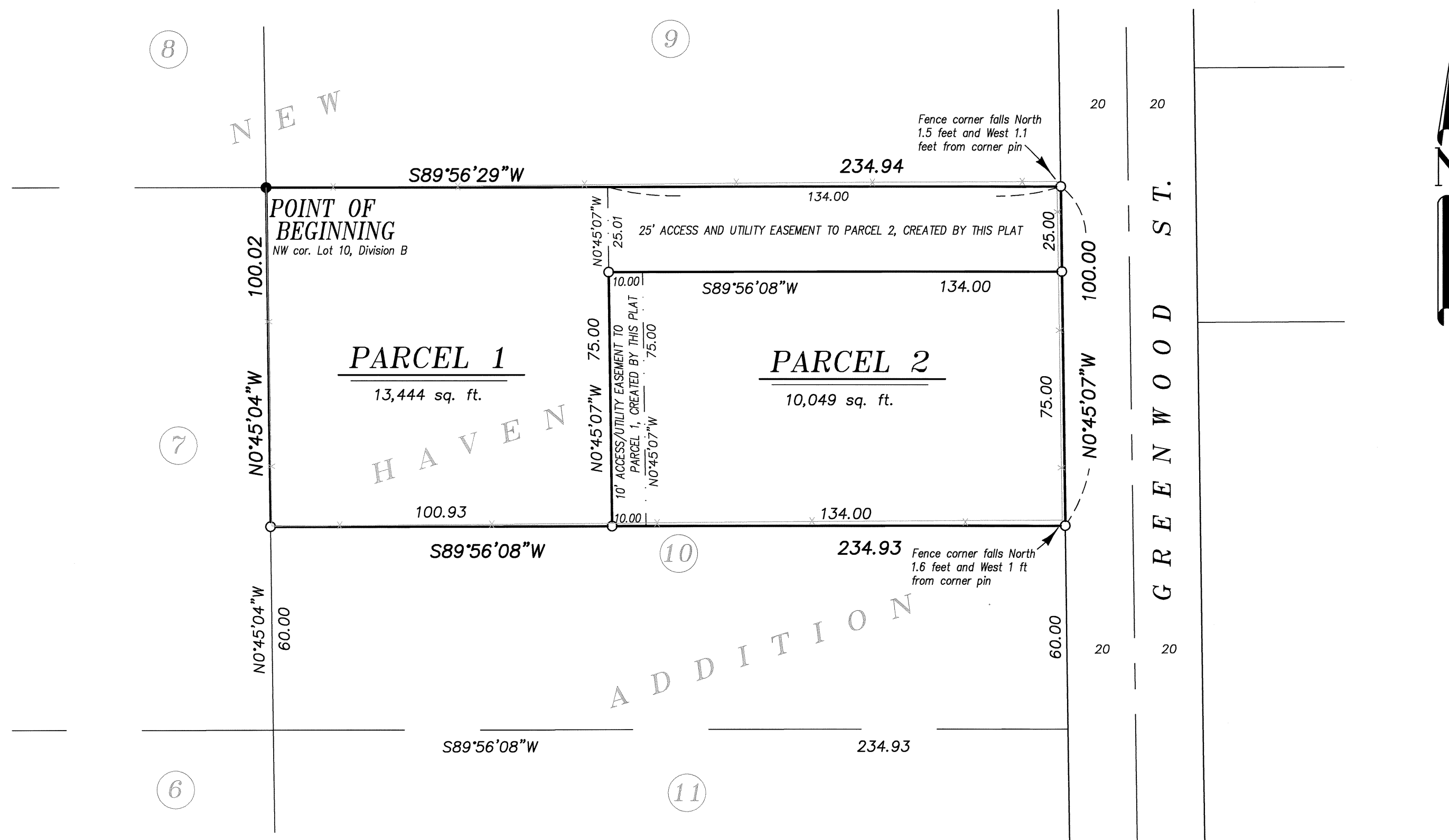


PARTITION PLAT NUMBER 20190011T

A portion of Lot 10, Division B, New Haven Addition to the City of La Grande
 Situated in the Northeast quarter of the Northwest quarter of Section 5, Township 3 South,
 Range 38 East of the Willamette Meridian, Union County, Oregon



BASIS OF BEARING

Forward bearing as published by the U.S.C.
 and G.S. from Δ COLLEGE to Δ VALLEY
 Dated 1946.

SCALE: 1" = 30'

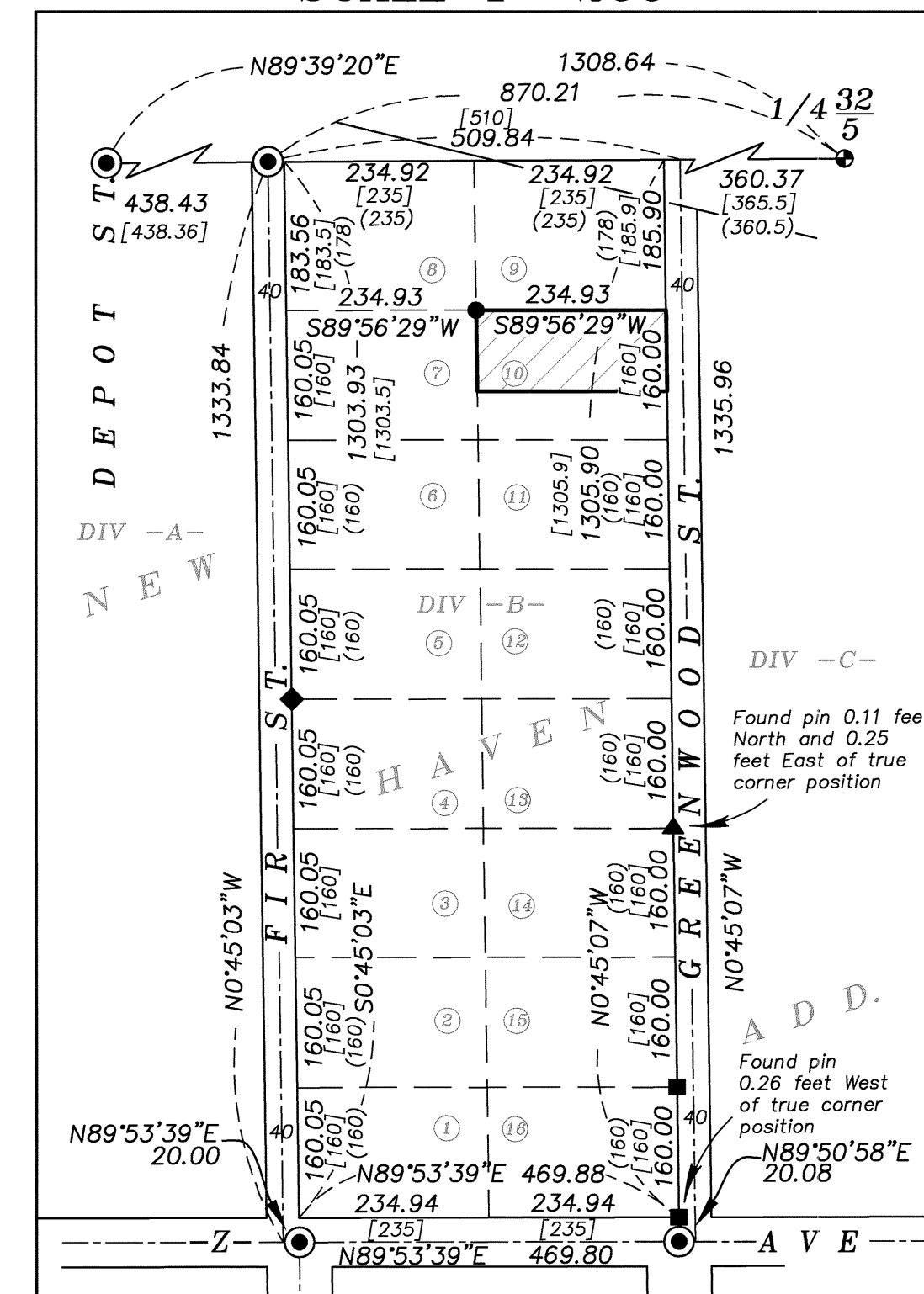
REFERENCE MATERIAL

- | | |
|--|---|
| Survey Number 75-73
Survey Number 50-75
Survey Number 73-76
Survey Number 13-80
Survey Number 33-83
Survey Number 029-1999
Survey Number 035-2007
Survey Number 035-2008
Survey Number 20070003T | DEED REFERENCES
Book 107, Page 248
Book 142, Page 605
Book 144, page 258
Microfilm Document Number 20077135
Microfilm Document Number 20191303

Preliminary Title Report 19-31194,
dated May 14, 2019, prepared by
Eastern Oregon Title, Inc. |
|--|---|

OVERALL BLOCK -B-

SCALE 1" = 200'



LEGEND

- | | | |
|---|--|--|
| <ul style="list-style-type: none"> ● 2 1/2" brass cap in water valve box (used coordinate as per Union County GPS network) ○ Found 1" OD iron pipe, set by Survey Number 18-89 (1922 Monumentation) ▲ Found 1/2" iron pin set by Survey Number 75-73 | <ul style="list-style-type: none"> ◆ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 13-80 ● Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 33-83 ■ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 029-1999 | <ul style="list-style-type: none"> ○ Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER — — — Centerline [] Record measurement as per Survey Number 18-89 () Record measurement as per New Haven Addition |
|---|--|--|

NARRATIVE

This partition was done at the request of Aaron Romer, owner of the land within. Mr. Romer wanted to partition the property as shown. The exterior of Block B was done as per Survey Number 13-80 and 029-1999. The lot breakdown of Block B of New Haven Addition utilizes the record dimensions of the 1922 monumentation of La Grande, not the original plat of New Haven Addition. Doing so is harmonious with both surveys and lines of possession. Parent tract of Lot 10 was originally owned by Oliver Romine, (Deed Book 107, Page 248). The tract to the South is senior as it was created by deed recorded in Book 142, page 605, previous to the deed that created this parcel (Deed Book 144, Page 258). I find no other unusual conditions with this partition.

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**

Jeffrey S. Hsu

OREGON
 JUNE 2, 2010
**JEFFREY S. HSU
 83571**

Renewal Date: June 30, 2021

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20190011T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E 468 - E 469 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Jeffrey S. Hsu
 Jeffrey S. Hsu, OPLS 83571

PARTITION PLAT NUMBER 20190011T

A portion of Lot 10, Division B, New Haven Addition to the City of La Grande
Situated in the Northeast quarter of the Northwest quarter of Section 5, Township 3 South,
Range 38 East of the Willamette Meridian, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have platted the parcels of this partition, being a portion of Lot 10, Division B, New Haven Addition to the City of La Grande, said land being more particularly described as follows,

Beginning at the Northwest corner of said Lot 10, Division -B-, of New Haven's Addition,

Thence: North 89°56'29" East, along the North line of said Lot 10, a distance of 234.94 feet, to the Northeast corner thereof, said point being on the West right of way line of Greenwood Street,


Thence: South 0°45'07" East, along said West right of way line, a distance of 100.00 feet, to a point 60 feet North of the Southeast corner of said Lot 10,

Thence: South 89°56'08" West, along a line parallel with and 60.00 feet North of the South line of said Lot 10, a distance of 234.93 feet, to the West line of said Lot 10,

Thence: North 0°45'04" West, along said West line, a distance of 100.02 feet, to the Point of Beginning.

Containing 23,493 sq. ft.

I further certify that I made this plat by order of and under the direction of the owners thereof, and that all corners are properly monumented in accordance with O.R.S. 92.050 and 92.060.


Jeffrey S. Hsu, OPLS 83571
Bagett, Griffith and Blackman
2006 Adams Ave.
La Grande, OR 97850



DECLARATION

Know all people by these presents that ALL PHASE ELECTRICAL CONSTRUCTION, LLC, is the owners of the land within this partition, being more particularly described in the accompanying Surveyor's Certificate, and has caused it to be surveyed and platted, and does hereby create the 10 foot easement for ingress, egress and utilities over Parcel 2 for benefit of Parcel 1, and the 25 foot wide easement for ingress, egress and utilities over Parcel 1 for benefit of Parcel 2, as shown on the annexed map, in accordance with O.R.S. Chapter 92. In witness whereof, ALL PHASE ELECTRICAL CONSTRUCTION, LLC, pursuant to its operating agreement, duly and legally adopted, has caused there presents to be signed by AARON ROMER.




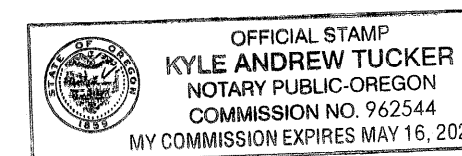
AARON ROMER

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 3rd day of October, 2019, before me a Notary Public in and for said State and County, personally appeared AARON ROMER, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that he executed the same freely and voluntarily.


Notary Public for
the State of Oregon



Notarial Seal

APPROVALS

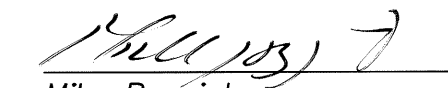
Union County Assessor / Tax Collector

I hereby certify that pursuant to O.R.S. 92.095, all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the 2019-2020 tax roll which became a lien on the land within this partition, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by Ellen Wilhelm, Chief Deputy Date: 10-10-19
Cody Vavra, Union County Assessor/Tax Collector

City of La Grande Planning Department

Approved this 3rd day of October, 2019.


Mike Boquist
Community Development Director
City of La Grande

Union County Surveyor

Approved this 3rd day of October, 2019.

By Wallowa County Surveyor Gregory T. Blackman, Deputy
Gregory T. Blackman
Deputy Wallowa County Surveyor

FILING STATEMENT

Union County Clerk


State of Oregon SS
County of Union

I do hereby certify that the attached partition plat was received for record on this 10th day of October, 2019, at 1:05 o'clock P.M., and recorded in Plat Cabinet No. E468-E469 Union County records. Microfilm Number 20192966T

Robin A. Church
Union County Clerk
by Lisa Cook, Chief Deputy Clerk

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20190011T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E468-E469 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.


Jeffrey S. Hsu, OPLS 83571