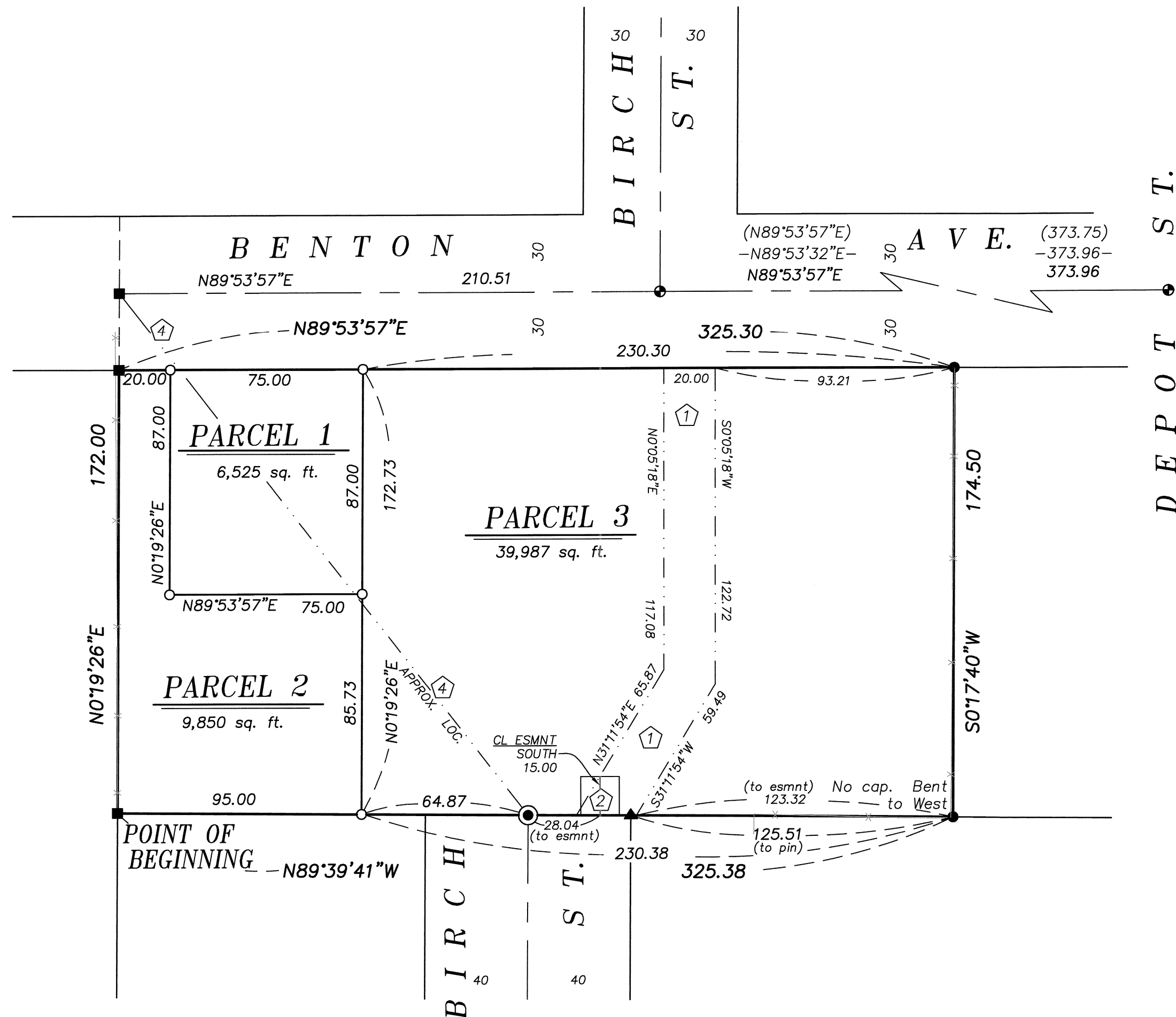


PARTITION PLAT NUMBER 20190013T

A partition of Parcel 3 of Partition Plat 1999-26
 Situated in the Northwest quarter of the Northwest quarter of Section 5,
 Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Oregon

Microfilm Number 20193336T
 Plat Cabinet Number E472-E473



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" = 40'

LEGEND

- Found 3/4" ID iron pipe, set by Survey Number 18-89 (1922 monumentation of La Grande)
- Found 2" brass cap, set by Survey Number 006-2014
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 024-1996
- Found 5/8" iron pin with plastic cap marked BGB SURVEY Number, set by Partition Plat 1998-29
- ▲ Found 5/8" iron pin with plastic cap marked BGB SURVEY Number, set by Partition Plat 20080007T
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- x— Fenceline
- - - Centerline
- () Record measurement as per Partition Plat 1999-26
- - - Record measurement as per Survey Number 006-2014

NARRATIVE

This partition was done at the request of Tim Sudbrock, owner of the land within. Mr. Sudbrock wanted to divide the property as shown hereon. Exteriors were placed by Partition Plat 1999-26. I find no 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

NOTES AND EASEMENTS

- ① Water line easement, 20 feet in width, to the City of La Grande, as created by Partition Plat No. 1997-0028T plat.
- ② Right-of-Way Easement granted to Oregon Trail Electric to construct, operate, and maintain an electric transmission and/or distribution line across this land 15 feet in width, recorded as Microfilm Document Number 20000074. Placed hereon at location of constructed line.
- ③ Right-of-Way Easement granted to Oregon Trail Electric to construct, operate, and maintain an electric transmission and/or distribution line across this land 15 feet in width, recorded as Microfilm Document Number 20000075. Does not pertain to this property. Not shown.
- ④ Water line Easement to the City of La Grande by Book 97, Page 188. Easement to be relinquished, as stated in Terms and Conditions of "Letter of Understanding" of Dedication Deed recorded as Microfilm Document Number 162425. No vacation has been recorded. Shown hereon at approximate location only.
- ⑤ Agreement to participate in future L.I.D.'s, recorded as Microfilm Document Number 976005
- ⑥ Developer Agreement, recorded as Microfilm Document Number 990585
- ⑦ Developer Agreement, recorded as Microfilm Document Number 995223

REFERENCE MATERIAL

Survey Number 024-1996
 Survey Number 006-2014
 Partition Plat Number 1997-28
 Partition Plat Number 1998-29
 Partition Plat Number 1999-26
 Partition Plat Number 20080007T
 Partition Plat Number 20080019T

DEED REFERENCES

Book 97, Page 188
 Microfilm Document Number 144398
 Microfilm Document Number 162425
 Microfilm Document Number 976005
 Microfilm Document Number 990585
 Microfilm Document Number 995223
 Microfilm Document Number 20000074
 Microfilm Document Number 20000075

Partition Plat Report 19-31807, dated October 10, 2019,
 prepared by Eastern Oregon Title, Inc.

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. 20190013T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E472-E473 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, ORLS 83571

PARTITION PLAT NUMBER 20190013T

A partition of Parcel 3 of Partition Plat 1999-26
Situated in the Northwest quarter of the Northwest quarter of Section 5,
Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, 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 partition of Parcel 3 of Partition Plat 1999-26, filed as Microfilm Document Number 996152 in Slide 551, Plat Cabinet "B", plat records of Union County, Oregon, situated in the Northwest quarter of the Northwest quarter of Section 5, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Oregon, said land being more particularly described as follows,

Beginning at the Southwest corner of said Parcel 3, said point being on the East line of Helsom's Addition to La Grande,

Thence: North 0°19'26" East, along the West line of said Parcel 3, a distance of 172.00 feet, to the South right of way line of Benton Ave.


Thence: North 89°53'57" East, along said South right of way line, said line also being the North line of said Parcel 3, a distance of 325.30 feet, to the Northeast corner of said Parcel 3,

Thence: South 0°17'40" West, along the East line of said Parcel 3, a distance of 174.50 feet, to the Southeast corner of said Parcel 3,

Thence: North 89°39'41" West, along the South line of said Parcel 3, a distance of 325.38 feet to the Point of Beginning.

Containing 56,362 sq. ft. (1.29 acres)

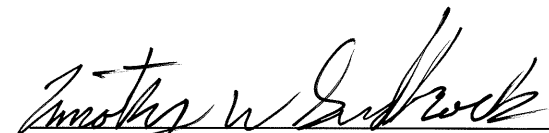
I further certify that I made this plat by order of and under the direction of the owners thereof, and that all corners are properly monumented in accordance with O.R.S. 92.050 and 92.060.

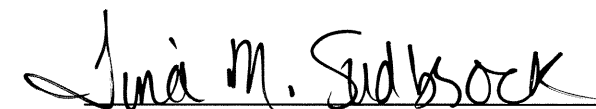

Jeffrey S. Hsu, OPLS 83571
Baggett, Griffith and Blackman
2006 Adams Ave.
La Grande, OR 97850



DECLARATION

Know all people by these presents that TIMOTHY W. SUDBROCK and TINA M. SUDBROCK, are the owners of the land within this partition, being more particularly described in the accompanying Surveyor's Certificate, and have caused it to be surveyed and platted, as shown on the annexed map, in accordance with O.R.S. Chapter 92.



TIMOTHY W. SUDBROCK

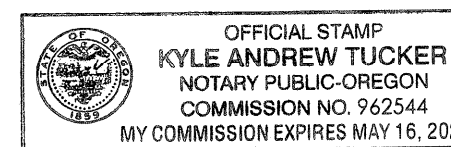

TINA M. SUDBROCK

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 28th day of October, 2019, before me a Notary Public in and for said State and County, personally appeared TIMOTHY W. SUDBROCK and TINA M. SUDBROCK, who are known to me to be the identical persons named in the foregoing instrument, and who being duly sworn, did say that they executed the same freely and voluntarily.


Notary Public for
the State of Oregon

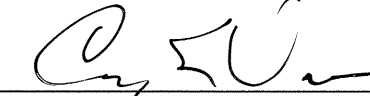


Notarial Seal

APPROVALS

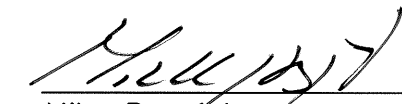
Union County Assessor / Tax Collector

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  Date: 11/12/19
Cody Vavra, Union County Assessor/Tax Collector


City of La Grande Planning Department

Approved this 28th day of October, 2019.


Mike Boquist
Community Development Director
City of La Grande

Union County Surveyor

Approved this 25th day of October, 2019.

By Wallowa County Surveyor 
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 12th day of November, 2019, at 3:45 o'clock P.M., and recorded in Plat Cabinet No. E472-E473 Union County records. Microfilm Number 20193336T

Robin A. Church
Union County Clerk

by 

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. 20190013T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E472-E473 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