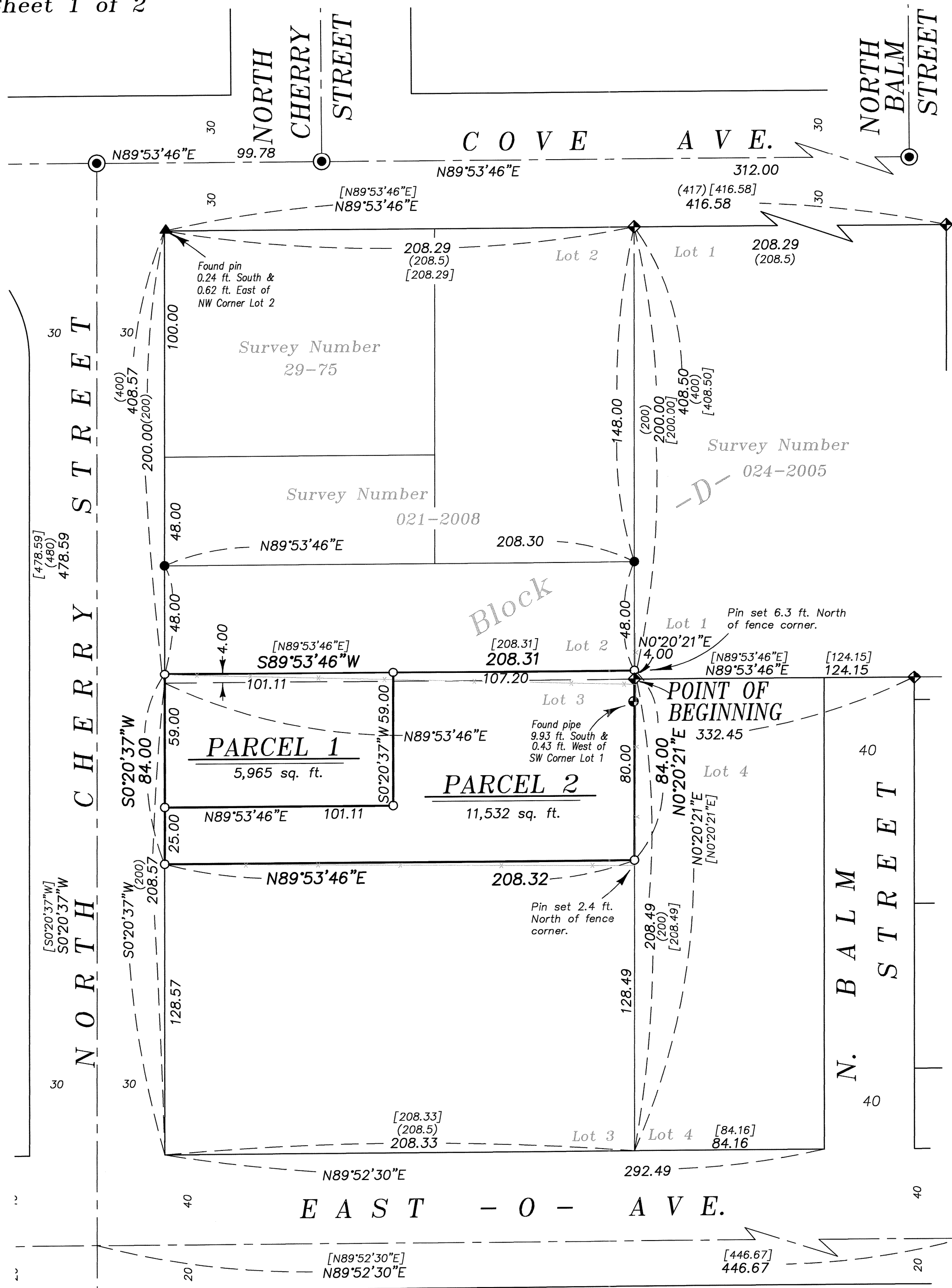


PARTITION PLAT NUMBER 20190014 T

A partition of Lots 2 and 3, Block -D-, Coggan's Second Addition to the City of La Grande
 Situated in the Northwest quarter of the Northeast quarter of Section 8, Township 3 South,
 Range 38 East of the Willamette Meridian



REFERENCE MATERIAL

- | | |
|-------------------------------|---|
| Survey Number 29-75 | DEED REFERENCES |
| Survey Number 38-78 | Book 92, Page 281 |
| Survey Number 39-78 | Book 93, Page 262 |
| Survey Number 58-78 | Book 97, Page 3 |
| Survey Number 86-78 | Book 101, Page 54 |
| Survey Number 86-80 | Book 108, Page 475 |
| Survey Number 04-84 | Book 117, Page 141 |
| Survey Number 015-1996 | Book 122, Page 64 |
| Survey Number 040-2000 | Book 128, Page 249 |
| Survey Number 024-2005 | Book 131, Page 617 |
| Survey Number 021-2008 | Book 137, Page 154 |
| Plat of Coggan's 2nd Addition | Book 139, Page 297 |
| | Book 139, Page 591 |
| | Microfilm Doc. No. 20103324 |
| | Microfilm Doc. No. 20182193 |
| | Microfilm Doc. No. 20182950 |
| | Partition Plat Report 19-31304,
dated June 20, 2019, prepared
by Eastern Oregon Title, Inc. |
| DEED REFERENCES | |
| Book 54, Page 339 | |
| Book 54, Page 616 | |
| Book 59, Page 357 | |
| Book 59, Page 540 | |
| Book 75, Page 562 | |
| Book 75, Page 563 | |
| Book 88, Page 387 | |

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 brass disc, set by Survey Number 040-2000
- Found 5/8" iron pin, set by Survey Number 29-75
- Found 3/4" iron pipe, set by Survey Number 39-78
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 024-2005
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 021-2008
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Record measurement as per Plat of Coggan's Second Addition
- Record measurement as per Survey Number 024-2005
- Centerline
- Fenceline

NOTES AND EASEMENTS

Easement Agreement and Equitable Servitude to Union Pacific Railroad and Department of Environmental Quality, including terms, conditions, covenants and restrictions, by Microfilm Document Number 20023353 and 20023354. Encumbers entire property.

NARRATIVE

This partition was done at the request of Joseph Waite, owner of the land within. Mr. Waite wanted to partition the property as shown. The exteriors of the block and placement of lots within was done by Survey Number 58-78 and 86-80, which noted an excess in the North/South dimension of the block (See Narrative dated April 24, 2978 and filed 2-5-85). The placement of Lots 1 and 2 was done at record distance from the North line of the Block. Surveys 024-2005 and 021-2008 dimension Block D in its entirety and form the basis of this survey. There is no discrepancy in deed calls in the North line of this survey and I place this line at the called 4 foot offset from the South line of Lot 1. The creation of the portion in Lot 3 was by deed recorded in Book 54, Page 614 and hold the senior right to the parcel to the South (Book 59, Page 357). I give the Waite tract full measure by 80 foot offset from the North line of Lot 3. Fencelines are off as shown, being mostly harmonious on the West end but veering to the South at the East end. I find no other unusual conditions with this partition.

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. 20190014 T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E474-E475 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

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**

 OREGON
 JUNE 2, 2010
JEFFREY S. HSU
 83571
 Renewal Date: June 30, 2021

PARTITION PLAT NUMBER 20190014 T

A partition of Lots 2 and 3, Block -D-, Coggan's Second Addition to the City of La Grande
Situating in the Northwest quarter of the Northeast quarter of Section 8, Township 3 South,
Range 38 East of the Willamette Meridian

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 Lots 2 and 3, Block -D-, Coggan's Second Addition to the City of La Grande, said land being more particularly described as follows,

Beginning at the Southeast corner of said Lot 2, Block -D-, of Coggan's Second Addition,

Thence: North 0°20'21" East, along the East line of said Lot 2, a distance of 4.00 feet,

Thence: South 89°53'36" West, along a line parallel with and 4.00 feet North of the South line of said Lot 2, a distance of 208.31 feet, to the East right of way line of North Cherry St.,


Thence: South 0°20'37" West, along said East right of way line, a distance of 84.00 feet,

Thence: North 89°53'46" East, along a line parallel with and 80.00 feet South of said North line of said Lot 3, a distance of 208.32 feet, to the East line of said Lot 3,

Thence: North 0°20'21" East, along said East line, a distance of 80.00 feet, to the Point of Beginning.

Containing 17,397 sq. ft.

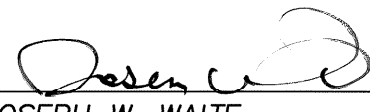
I further certify that I made this plat by order of and under the direction of the owners thereof, and that all corners are properly monumented in accordance with O.R.S. 92.050 and 92.060.

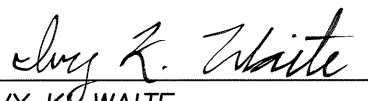

Jeffrey S. Hsu, OPLS 83571
Baggett, Griffith and Blackman
2006 Adams Ave.
La Grande, OR 97850



DECLARATION

Know all people by these presents that JOSEPH W. WAITE and IVY K. WAITE are 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, as shown on the annexed map, in accordance with O.R.S. Chapter 92.

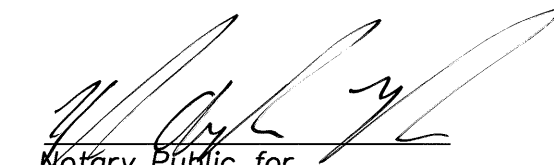

JOSEPH W. WAITE

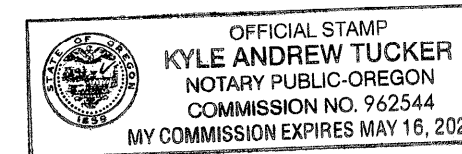

IVY K. WAITE

ACKNOWLEDGMENTS

State of Oregon
County of Union SS

Know all people by these presents, on this 20th day of September, 2019, before me a Notary Public in and for said State and County, personally appeared JOSEPH W. WAITE and IVY K. WAITE, 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: 11/18/19
Cody Vavra, Union County Assessor/Tax Collector

City of La Grande Planning Department

Approved this 23rd day of SEPTEMBER, 2019.


Mike Boquist
Community Development Director
City of La Grande

Union County Surveyor

Approved this 20th day of September, 2019.

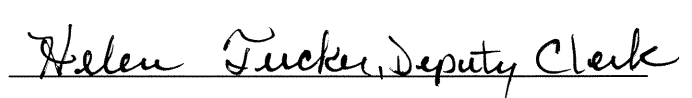
By Wallowa County Surveyor 
Gregory T. Blackman
Deputy Wallowa County Surveyor

FILING STATEMENT

Union County Clerk


State of Oregon
County of Union SS

I do hereby certify that the attached partition plat was received for record on this 18TH day of NOVEMBER, 2019, at 10:45 o'clock A.M., and recorded in Plat Cabinet No. E474-E475 Union County records. Microfilm Number 20193375 T

Robin A. Church
Union County Clerk by  Helen Tucker, 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. 20190014 T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E474-E475 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