

PARTITION PLAT NUMBER 2021-0019

Microfilm Number 20213735
Plat Cabinet Number E549-E550

A partition of Lots 1, 2 and 3, of Block 4, Sunnyside Addition and
Lots 3 and 4 of Block 2 of Helsom's Addition to the City of La Grande
Situated in the Northwest quarter of Section 5, Township 3 South, Range 38 East
and the Southwest quarter of Section 32, Township 2 South, Range 38 East of the Willamette Meridian

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"=50'

LEGEND

- ⊙ Found 2" brass cap, set by Survey Number 005-2021
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 91-80
- Found 5/8" iron pin with yellow plastic cap marked BGA SURVEY MARKER, set by Survey Number 002-1981
- ▲ Found 5/8" iron pin with yellow plastic cap marked BGB SURVEY MARKER, set by Survey Number 024-1996
- ◆ Found 5/8" iron pin with yellow plastic cap marked BGB SURVEY MARKER set by Survey Number 020-2000
- ◆ Found 5/8" iron pin, set by Survey Number 48-72 (See Pg. 2)
- Set 5/8"x30" iron pin with yellow plastic cap marked BGB SURVEY MARKER
- Centerline
- { } Record measurement as per plat of Sunnyside Addition
- { } Record measurement as per plat of Helsom's Addition
- [] Record measurement as per Partition Plat 1998-029
- () Record measurement as per Survey Number 02-81
- / / Record measurement as per Survey Number 024-1996
- - Record measurement as per Survey Number 005-2021
- < > Record measurement as per Survey Number 012-2000
- [] Record measurement as per Survey Number 91-80

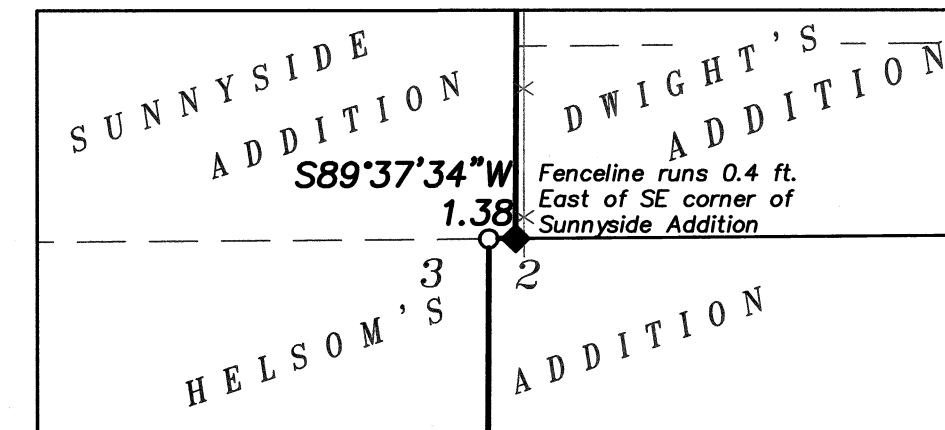
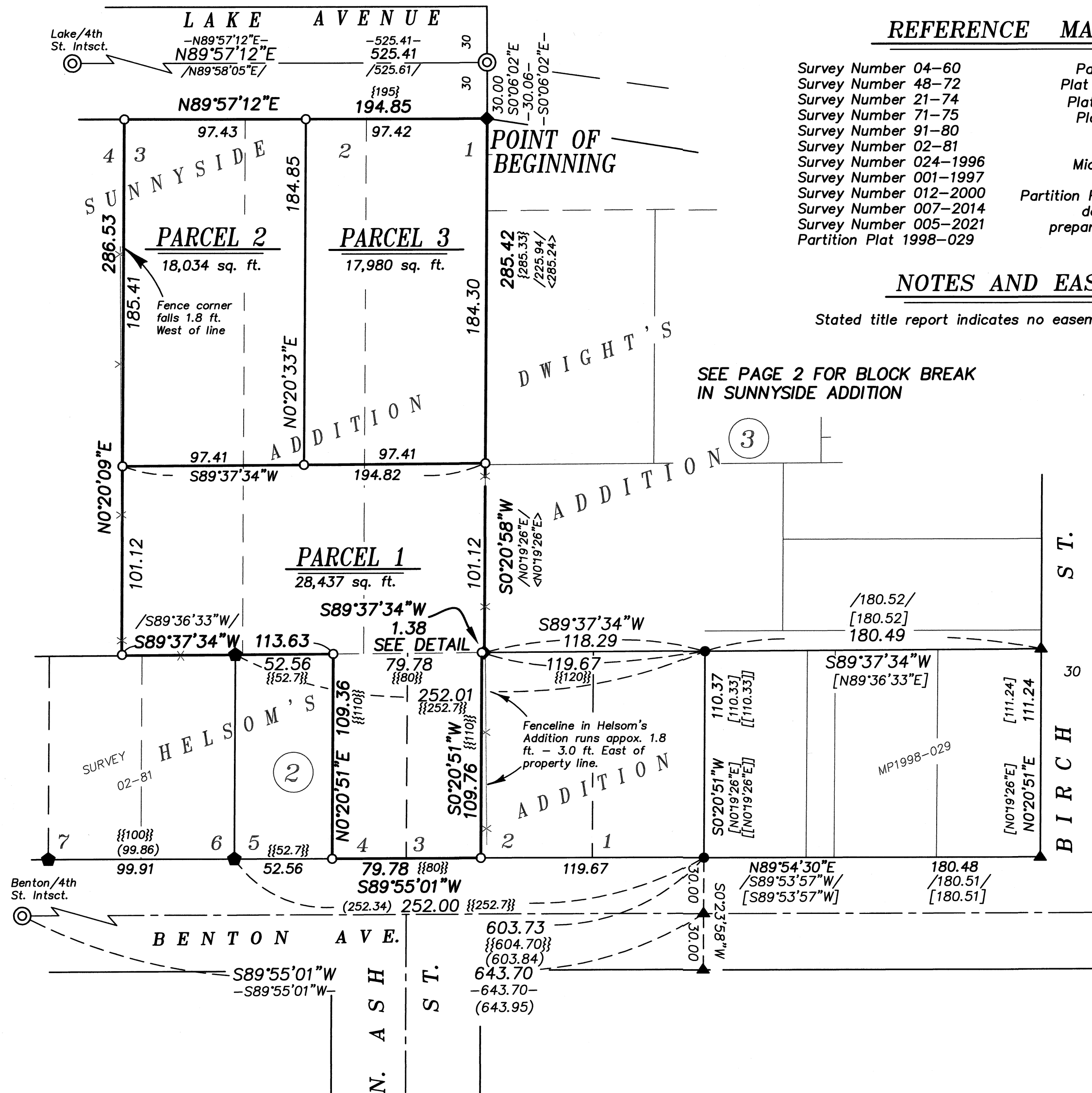
REFERENCE MATERIAL

- | | |
|-------------------------|---------------------------------|
| Survey Number 04-60 | Partition Plat 1999-026 |
| Survey Number 48-72 | Plat of Sunnyside Addition |
| Survey Number 21-74 | Plat of Helsom's Addition |
| Survey Number 71-75 | Plat of Dwight's Addition |
| Survey Number 91-80 | |
| Survey Number 02-81 | |
| Survey Number 024-1996 | DEED REFERENCES |
| Survey Number 001-1997 | Microfilm No. 20026186 |
| Survey Number 012-2000 | Partition Plat Report 21-34301, |
| Survey Number 007-2014 | dated August 19, 2021, |
| Survey Number 005-2021 | prepared by Eastern Oregon |
| Partition Plat 1998-029 | Title Inc. |

NOTES AND EASEMENTS

Stated title report indicates no easement of record on property

SEE PAGE 2 FOR BLOCK BREAK
IN SUNNYSIDE ADDITION



DETAIL SCALE: 1"=10'

NARRATIVE

This partition was done at the request of Linda Shirley on behalf of the Merle and Bertha Feik. They wanted to divide the property as shown hereon. I hold the monuments along the East side of Sunnyside Addition, as well as the monuments set by Survey Number 005-2021 on Fourth Street and Lake Avenue to establish the block exteriors. Lot lines within Sunnyside Addition are placed by proportionate measure, which fits well with the monument at the NW corner of Lot 6, set by Survey Number 48-72. For the portion of the property within Block 2 of Helsom's Addition, I hold the monuments set by Survey Number 02-81 along the West line of Lot 5. I hold pins on the East side of Lot 1 of Helsom's Addition, set by Survey Number 91-80. I place the lot lines in Helsom's Addition by proportion. The corner at the Northeast corner of Lot 3, Blk 2, Helsom's Addition is not common with the SE corner of Sunnyside Addition, as implied on Survey 012-2000, there is a 1.38 ft. difference. Fencelines are off as shown.

I place the dividing lines at the direction of Mr. Fiek. I find no other unusual conditions with this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2023

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. ~~2021-0019~~ and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E549-E550 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

PARTITION PLAT NUMBER 2021-0019

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A partition of Lots 1, 2 and 3, of Block 4, Sunnyside Addition and
Lots 3 and 4 of Block 2 of Helsom's Addition to the City of La Grande
Sited in the Northwest quarter of Section 5, Township 3 South, Range 38 East
and the Southwest quarter of Section 32, Township 2 South, Range 38 East of the Willamette Meridian

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I
have surveyed and platted the parcels of this partition, being a partition of Lots 3
and 4, Block 2 of Helsom's Addition and Lots 1, 2, and 3 of Sunnyside Addition to
the City of La Grande, Union County, Oregon, more particularly described as follows:

- Beginning at the Northeast corner of Lot 1 of said Sunnyside Addition,
Thence: South 0°20'58" West, along the East line of said Lot 1, a distance of
285.42 feet, to the Southeast corner thereof,
Thence: South 89°37'34" West, along the South line of said Lot 1, a distance of
1.38 feet to the Northeast corner of Lot 3, Block 2 of said Helsom's
Addition,
Thence: South 0°20'51" West, along the East line of said Lot 3, a distance of
109.76 feet, to the Southeast corner of said Lot 3, said point being on the
North right of way line of Benton Ave.,
Thence: South 89°55'01" West, along said North right of way line, a distance of
79.78 feet, to the Southwest corner of Lot 4 of said Helsom's Addition,
Thence: North 0°20'51" East, along the West line of said Lot 4, a distance of
109.36 feet, to the Northwest corner thereof, said point being on the South
line of Lot 2 of Sunnyside Addition,
Thence: South 89°37'34" West, along the South line of Lots 2 and 3 of said
Sunnyside Addition, a distance of 113.63 ft, to the Southwest corner of said
Lot 3,
Thence: North 0°20'09" East, along the West line of said Lot 3, a distance of
286.53 feet, to the Northwest corner of said Lot 3, said point being on the
South right of way line of Lake Avenue,
Thence: North 89°57'12" East, along said South right of way line, a distance of
194.85 feet, to the Point of Beginning.

Containing 64,451 sq. ft.

I further certify that I made this survey and plat by order of and under the
direction of the owner thereof, and that the parcels are marked with monuments
as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.

Jeffrey S. Hsu, OPLS 83571
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



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. 2021-0019 and that the
annexed tracing is an exact copy of said Partition Plat as the same is on file in
UNION COUNTY Cabinet Number E549-E550 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

DECLARATION

Know all people by these presents that MERLE F. FEIK and BERTHA B. FEIK,
TRUSTEES OF THE MERLE AND BERTHA FEIK TRUST AGREEMENT DATED AUGUST
29, 2002 are the owner of the land within this partition, said land being more
particularly described in the accompanying Surveyor's Certificate, and has
caused the same to be surveyed and platted as shown on the annexed map,
all in accordance with the provisions of O.R.S. Chapter 92.

MERLE F. FEIK, TRUSTEE
MERLE AND BERTHA FEIK TRUST
AGREEMENT DATED AUGUST 29, 2002

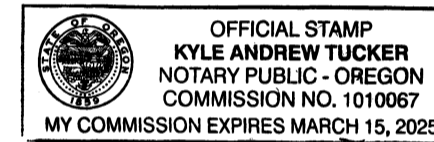
BERTHA B. FEIK, TRUSTEE
MERLE AND BERTHA FEIK TRUST
AGREEMENT DATED AUGUST 29, 2002

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 23rd day of September, 2021, before me
a Notary Public in and for said State and County, personally appeared MERLE F.
FEIK and BERTHA B. FEIK 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 Surveyor

Approved this 2nd day of SEPTEMBER, 2021.

by Wallowa County Surveyor Richard A. Shaver

City of La Grande Planning

Approved this 23rd day of SEPTEMBER, 2021.

Michael Boquist
Community Development Director
City of La Grande

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 2021-2022 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.

Cody Vawa, Union County Assessor/Tax Collector

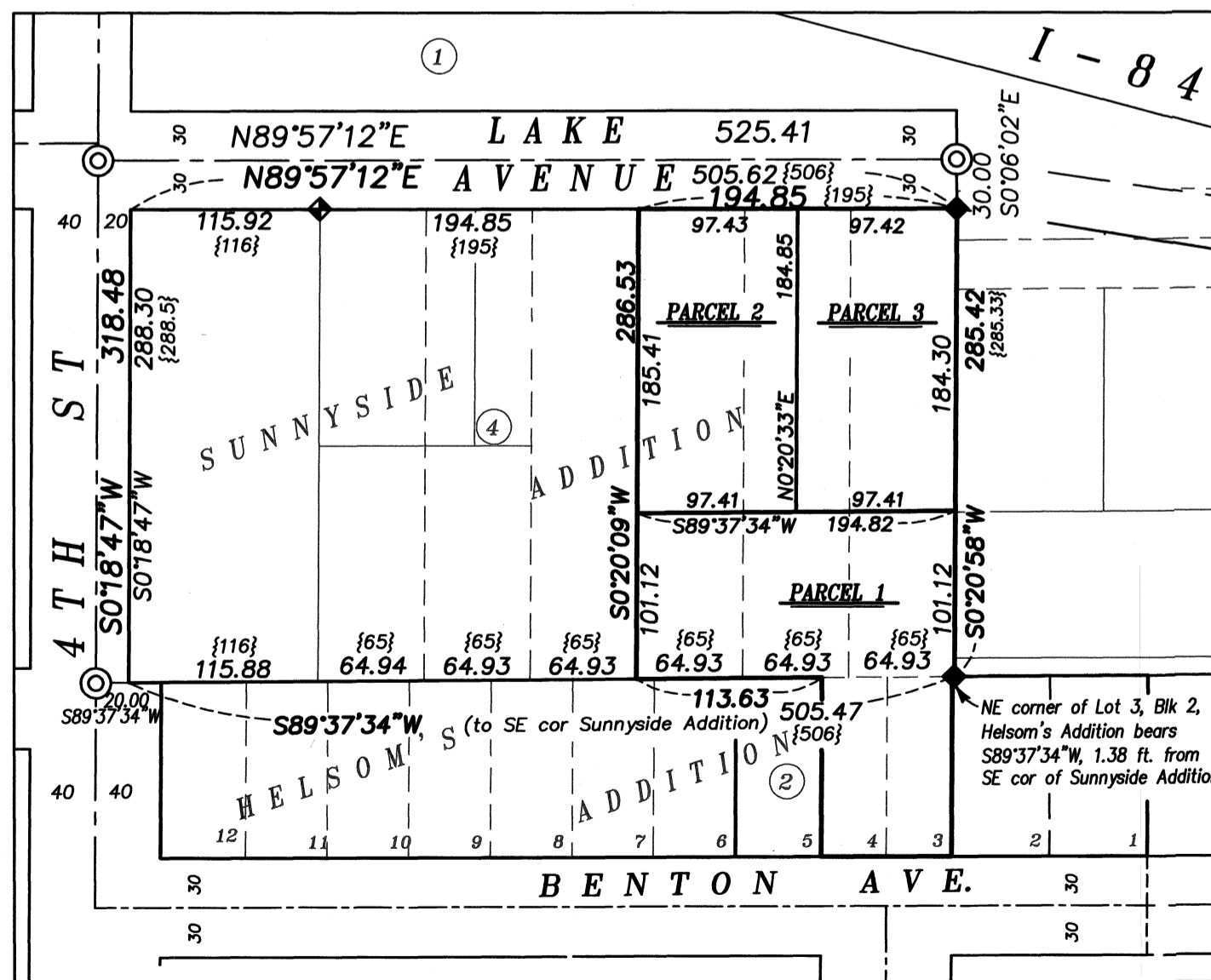
FILING STATEMENT

Union County Clerk

State of Oregon SS
County of Union

I do hereby certify that the attached partition plat was received
for record on the 27th day of September, 2021, at 1:55
o'clock P.M., and recorded in Plat Cabinet No. E549-E550
Union County records. Microfilm Number 20213735

Robin A. Church
Union County Clerk by Helen Tucker, Deputy Clerk



SUNNYSIDE ADDITION SCALE 1"=100'