

PARTITION PLAT NUMBER 2021-0023

Situated in the Northwest quarter of the Northeast quarter of Section 6, Township 3 South, Range 38 East of the Willamette Meridian
 Being a portion of Lots 1, 2, and 3, Block 45 of Riverside Addition, with alleys and streets that have accrued by way of vacation,
 City of La Grande, 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"=50'

LEGEND

- Found 2" brass cap marked BAGETT GRIFFITH AND BLACKMAN, set by Survey Number 032-2015
- ⊙ Found brass cap centerline monument, set by Survey 106-78
- Found 5/8" iron pin, with plastic cap marked BGB SURVEY MARKER, set by Survey 009-1994
- Found 5/8" iron pin set by Survey 46-78
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Easement Line
- Original Lot Line Riverside Addition
- [] Record measurement as per Survey Number 106-78
- () Record measurement as per Survey Number 009-1994
- { } Record measurement as per Survey Number 46-78

REFERENCE MATERIAL

Survey Number 46-78
 Survey Number 106-78
 Survey Number 009-1994
 Survey Number 032-2015

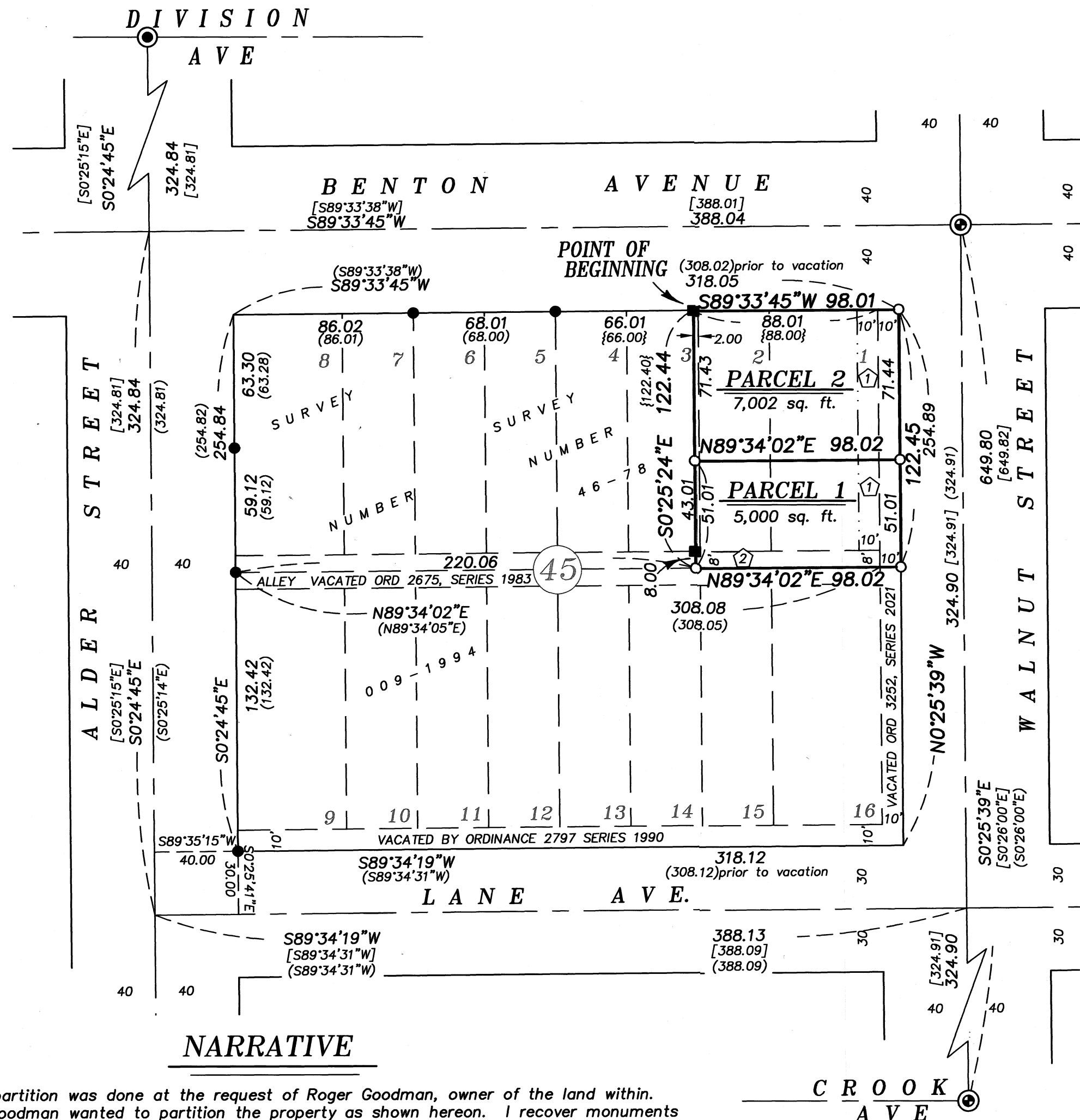
DEED REFERENCES

Microfilm Document Number 83594
 Microfilm Document Number 109209
 Microfilm Document Number 114928
 Microfilm Document Number 134524
 Microfilm Document Number 960664
 Microfilm Document Number 20063754
 Microfilm Document Number 20212700

Partition Plat Report 21-34949, dated
 November 19, 2021, prepared by
 Eastern Oregon Title Inc.

NOTES AND EASEMENTS

- ① Sewer Easement, 10 ft. in width, as per Microfilm Document Number 83594, over the East 10 feet of Lot 1, prior to street vacation
- ② Easements for utilities in that part of this land lying within vacated alley, as reserved by City of La Grande Ordinance No. 2675, series 1983, recorded as Microfilm Document Number 109209 and 114928



NARRATIVE

This partition was done at the request of Roger Goodman, owner of the land within. Mr. Goodman wanted to partition the property as shown hereon. I recover monuments as shown hereon. Centerline monuments at the intersections of Lane Ave/Walnut Street, Lane Ave/Alder Street and Benton Ave/Alder Street, originally set by Survey Number 106-78, have been lost. I place the intersection of Walnut Street and Lane Ave by single proportion between the monuments at the intersection of Crook Ave/Walnut Street and Benton Ave./Walnut Street. From this point, I drive a line to a point 30 feet off the monument found at the Southwest corner of Block 45 (post vacation, set by Survey Number 009-1994) to place the Lane Avenue centerline. From the intersection of Division Ave. and Alder Street, I drive a line South to a point 40 feet off the monument at this Southwest corner of Block 45 to place the intersection of Lane Ave., and Alder Street. Along the Alder Street centerline, I use a proportionate position to place the intersection of Benton Ave. Placement as such is harmonious with monumentation set by Surveys 009-1994 and 46-78 and with record measurements of Survey 106-78. Lots were established by standard proportion, and are harmonious with existing monumentation. I place the dividing line at the direction of Mr. Goodman. I find no unusual conditions with this survey.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Jeffrey S. Hsu

OREGON
 JUNE 2, 2010
 JEFFREY S. HSU
 83571

Renewal Date: June 30, 2023.

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. 2021-0023 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E557-E558 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 2021-0023

Microfilm No. 20214733
Plat Cabinet No. E557-E558

Situated in the Northwest quarter of the Northeast quarter of Section 6, Township 3 South, Range 38 East of the Willamette Meridian
Being a portion of Lots 1, 2, and 3, Block 45 of Riverside Addition, with alleys and streets that have accrued by way of vacation,
City of La Grande, Union County, Oregon

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 situated in Lots 1, 2, 3, Block 45 of Riverside Addition to the City of La Grande, with alleys and streets that have accrued by way of vacation, situated in the Northwest quarter of the Northeast quarter of Section 6, Township 3 South, Range 38 East of the Willamette Meridian, more particularly described as follows;

Beginning at a point on the North line of Lot 3, Block 45, of said Riverside Addition, from which the Northwest corner of Lot 4 of said Block 45 bears South 89°33'45" West, a distance of 66.01 feet,

Thence: South 0°25'24" East, along a line parallel with and 2 feet West of the East line of said Lot 3, a distance of 122.44 feet, to the centerline of that alley vacated by Ordinance 2675, Series 1983,


Thence: North 89°34'02" East, along said centerline and extension thereof, a distance of 98.02 feet, to the West right of way line Walnut Street (being the East line of that portion of Walnut Street vacated by City of La Grande Ordinance 3252, Series 2021, filed as Microfilm Number 20212700, deed records of Union County, Oregon),

Thence: North 0°25'39" West, along said West right of way line, a distance of 122.45 feet, to the South right-of-way line of Benton Ave,

Thence: South 89°33'45" West, along said South right-of-way line, a distance of 98.01 feet, to the Point of Beginning.

Containing 12,002 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



DECLARATION

Know all people by these presents that ROGER M. GOODMAN and KATHRYN L. GOODMAN, TRUSTEES OF THE GOODMAN FAMILY TRUST, DATED JUNE 15, 2006 are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have 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.



ROGER M. GOODMAN
GOODMAN FAMILY TRUST, DATED JUNE 15, 2006

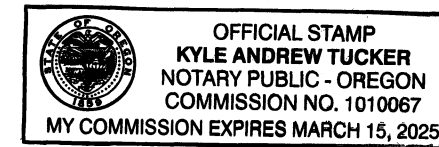

KATHRYN L. GOODMAN
GOODMAN FAMILY TRUST, DATED JUNE 15, 2006

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 13th day of December, 2021, before me a Notary Public in and for said State and County, personally appeared ROGER M. GOODMAN and KATHRYN L. GOODMAN 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


County Surveyor

Approved this 1 day of DECEMBER, 2021.

by Grant County Surveyor 
Michael C. Springer

City of La Grande Planning

Approved this 13th day of DECEMBER, 2021.


Michael J. 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.



Ellen Wischelm, Chief Deputy Date: 12/13/2021
Cody Vavra, 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 13th day of December, 2021, at 11:21 o'clock A.M., and recorded in Plat Cabinet No. E557-E558 Union County records. Microfilm Number 20214733

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. 2021-0023 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E557-E558 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