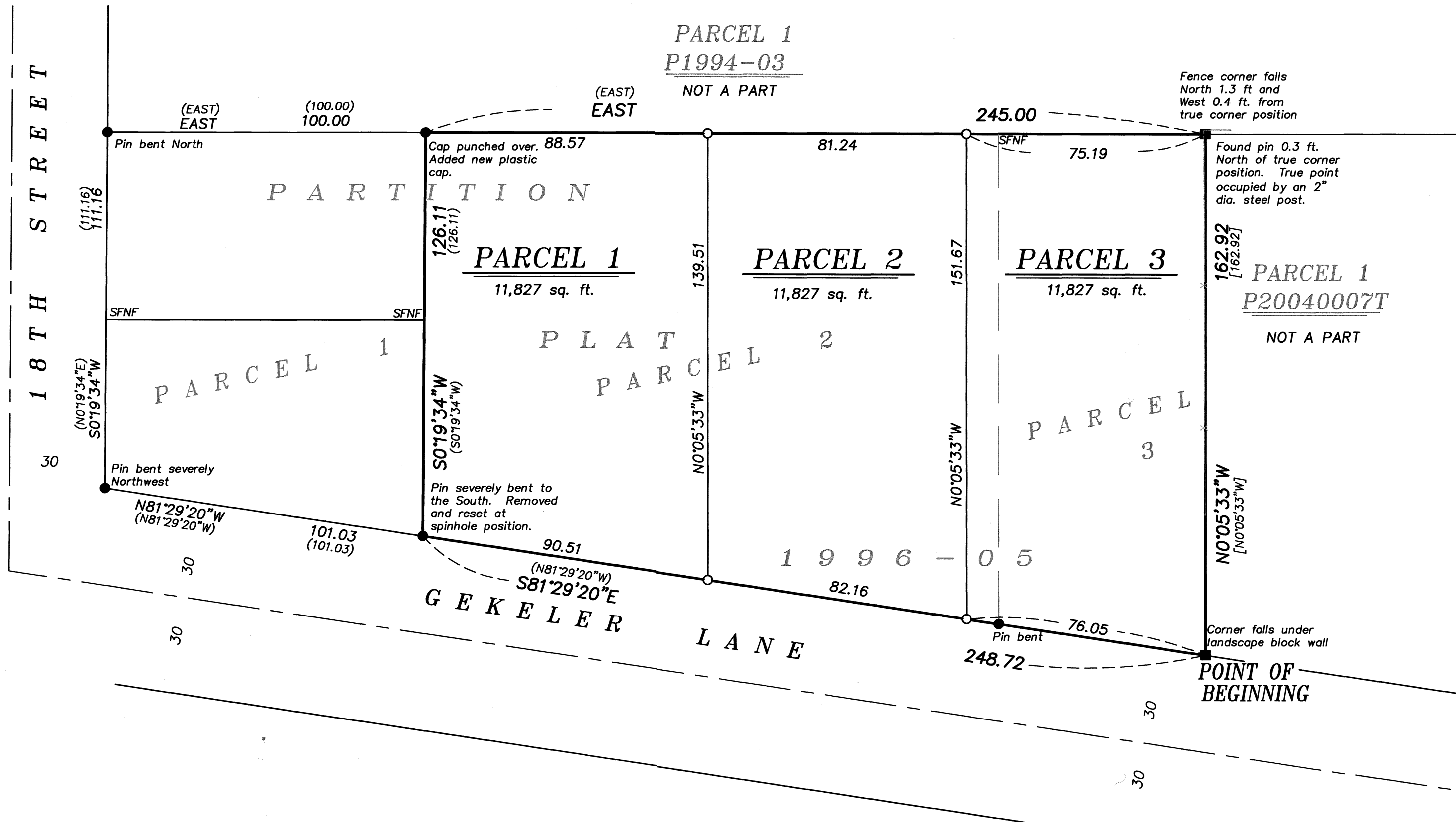


# PARTITION PLAT NUMBER 2023-0005

A replat of a Parcel 2 and a portion of Parcel 3, Partition Plat 1996-05  
 Situated in the Southeast quarter of the Southeast quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian,  
 City of La Grande, Union County, Oregon



## BASIS OF BEARING

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

**SCALE: 1" = 30'**

## LEGEND

- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat No. 1996-05
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat No. 20040007T
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- x- Fenceline
- ( ) Record measurement as per Partition Plat 1996-05
- [ ] Record measurement as per Partition Plat 20040007T
- SFNF Searched for, not found

## REFERENCE MATERIAL

Partition Plat Number 1994-03  
 Partition Plat Number 1996-05  
 Partition Plat Number 20040007T

### DEED REFERENCES

Microfilm Document No. 30815  
 Partition Plat Report 23-37149, dated July 12, 2023, prepared  
 by Eastern Oregon Title, Inc.

## NOTES AND EASEMENTS

1 Easement, granted to Eastern Oregon Light and Power Co., by Book 83, Page 96, for down guy. No power lines or guy wires were observed on property at time of survey.

## NARRATIVE

This partition was done at the request of Kent McCall, on behalf of the Nazarene Church. Mr. McCall wanted to divide the property as shown. I recover monuments as shown. The Northeast corner pin appears to have been disturbed by the setting of a steel fence post, the remnants which occupies the corner position. This fence post is not the one that supports the current wood fence, which encroaches as shown. Several of the pins in this area have shown evidence of disturbance. The positions of the pins that can be ascertained match the record very well.

A landscape wall encroaches slightly at the SE corner, and is built over the existing pin. 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, 2025

## 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. 2023-0005 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 595 & E 596 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 2023-0005

Microfilm Number 20231507  
Plat Cabinet Number E 595 & E 596

A replat of a Parcel 2 and a portion of Parcel 3, Partition Plat 1996-05  
Situating in the Southeast quarter of the Southeast quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian,  
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 lots in this partition, being a partition of partition of Parcel 2 and a portion of Parcel 3, Partition Plat 1996-05, situated in the Southeast quarter of the Southeast quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Union County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Parcel 1 of Partition Plat Number 20040007T, filed as Microfilm Number 20042841T, and stored in Slides 730 and 731, Plat Cabinet 'C', plat records of Union County, Oregon,

Thence: North 0°05'33" West, along the West line of said Parcel 1, a distance of 162.92 feet, to the Northwest corner thereof, said point being on the North line of Parcel 3 of Partition Plat 1996-05, filed as Microfilm Number 961496 and stored in Slide 422, Plat Cabinet 'B', plat records of Union County, Oregon,

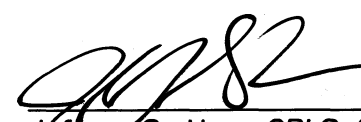
Thence: West, along the North line of Parcels 2 and 3 of said Partition Plat 1996-05, a distance of 245.00 feet, to the Northwest corner of said Parcel 2,

Thence: South 0°19'34" West, along the West line of said Parcel 2, a distance of 126.11 feet, to the North right-of-way line of Gekeler Lane,

Thence: South 81°29'20" East, along said North right-of-way line, a distance of 248.72 feet, to the Point of Beginning.

Containing 35,481 sq. ft.

I further certify that I made this plat by order of and under the direction of the owners thereof and all parcels are 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

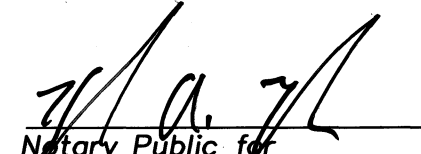
Know all people by these presents that FIRST CHURCH OF THE NAZARENE OF LA GRANDE, OREGON is the owner of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be platted, all in accordance with the provisions of O.R.S. Chapter 92. In witness whereof, FIRST CHURCH OF THE NAZARENE LA GRANDE, OREGON, has caused these presents to be signed by KENT MCCALL.

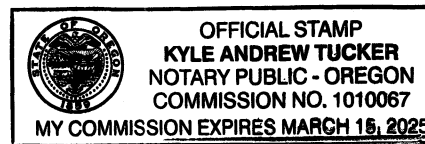
  
KENT MCCALL  
FIRST CHURCH OF THE NAZARENE OF LA GRANDE, OREGON

## ACKNOWLEDGMENTS

State of Oregon SS  
County of Union

Know all people by these presents, on this 21<sup>st</sup> day of July, 2023 before me a Notary Public in and for said State and County, personally appeared KENT MCCALL, 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 Surveyor

Approved this 20<sup>th</sup> day of JULY, 2023.

By Deputy Willowa County Surveyor   
Kristina Powell

### City of La Grande

Approved this 24<sup>th</sup> day of July, 2023.

  
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 2023-2024 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.

for  Chief Deputy Date: 7-24-23  
Cody Vavra, Union County Assessor/Tax Collector

## 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. 2023-0005 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 595 & E 596 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

## 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 24<sup>th</sup> day of July, 2023, at 4:40 o'clock P.M., and recorded in Plat Cabinet No. E 595 & E 596 Union County records. Microfilm Number 20231507

Lisa Feik  
Union County Clerk by , Deputy Clerk