A partition of a portion of Lot 1 of Block 2, Honan's Addition to the City of La Grande, Union County, Oregon, Situated in the Northeast

BASIS OF BEARING

Forward bearing as published by the U.S.C. and G.S. from △ COLLEGE to △ VALLEY

Dated 1946.

SCALE: 1"=30'

LEGEND

- Found brass screw in lead plug references, set by Survey Numbers 040—2000 and 001—2002
- Found 1" brass disk in concrete set by Survey Number 001—2002

 Found 5/8" iron pin with plastic cap marked BGB SURVEY
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat 20160006T

MARKER, set by Survey 067-2015

- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by plat of Walter Subdivision
- Found 2 1/2" brass cap marked BGB SURVEY MARKER set by Partition Plat 011-2024
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY
 MARKER
 - Record measurement as per plat of Honan's Addition
 - Record measurement as per Survey Number 001—2002
 - Record measurement as per Survey Number 067—2015
 - Record measurement as per Survey Number 011-2024

Centerline

Easement line

NOTES AND EASEMENTS

- 30' wide easement for ingress, egress, parking, and utilities over Parcels 1 and 2, for benefit of Parcel 1, 2, and 3 as well as adjoining owner in the SE corner of Lot 1, Block 2, Honan's Addition, created by this plat.
- Easement for underground power, over Parcel 2, for benefit of Parcel 1, for use and maintenance of an existing underground power line, created by this plat.
 - Property Encumberance/L.I.D. agreement between "Developers" and the City of La Grande, filed as Microfilm 20020677 and 20020678, Records of Union County, as per City of La Grande filed site plan #13—SPA—00, to grant approval of said site plan upon fulfilling the requirements of the said filed encumberance containing building development code requirements, future utilities requirements, and street improvements within the Hall St. right of way, etc.

REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 040–2000
Survey Number 001–2002
Survey Number 067–2015
Survey Number 011–2024
Partition Plat Number 1996–10
Partition Plat Number 20040010T
Partition Plat Number 20160006T
Plat of Honan's Addition
Plat of Walter Subdivision
Partition Plat Report number
24–37712 by Eastern Oregon Title
Inc. dated February 28, 2024

DEED REFERENCES

Microfilm Document Number 20190002
Microfilm Document Number 20190003
Microfilm Document Number 20020677
Microfilm Document Number 20020678
Microfilm Document Number 20151617
Microfilm Document Number 20083375

Microfilm Document Number 19981849

Sheet 1 of 2

REGISTERED

PROFESSIONAL

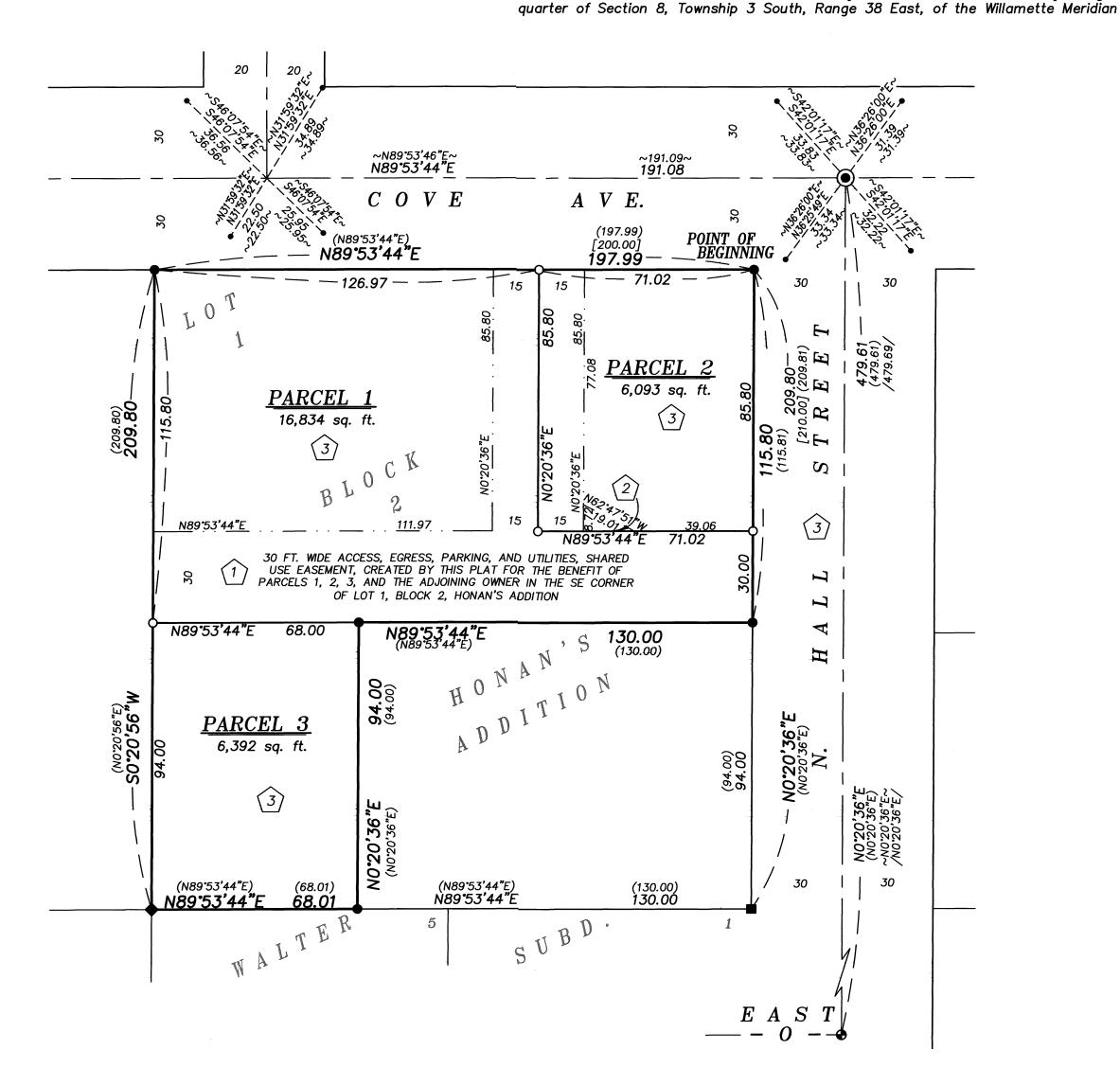
LAND SURVEYOR

OREGON

JEFFREY S. HSU

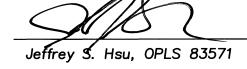
83571

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 this Partition Plat and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.



NARRATIVE

This survey was done at the request of Ryan Hildebrandt, owner/operator of KRH Investments LLC, owners of the lands within. Mr. Hildebrandt wanted to create parcels as shown. I tie the monuments set by Survey 067–2015, which surveyed the extents of this Partition, and find them to be harmonious with said survey. I compare with monuments from road center line Surveys 040–2000, 001–2002, and 011–2024 and find them to also be harmonious. I therefore accept the exterior monuments in place and partition the interior at the direction of the landowner. The 30 foot easement that is created by this plat is to additionally benefit the parcel in the SE corner of Lot 1 Block 2, Honan's Addition, as this is the current access to the property. A maintenance agreement is intended to be filed by separate document. I find no other unusual conditions with this survey.

Sheet 2 of 2

PARTITION PLAT NUMBER 2024-0004

Microfilm Number 2024/137 Plat Cabinet Number <u>E620 & E621</u>

A partition of a portion of Lot 1 of Block 2, Honan's Addition to the City of La Grande, Union County, Oregon, Situated in 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 surveyed and platted the parcels in this partition, being a parcel of land situated in a portion of Lot 1 of Block 2 of HONAN'S ADDITION to La Grande, Union County, Oregon, more particularly described as follows;

BEGINNING at the Northeast corner of Lot 1 of Block 2 of HONAN'S ADDITION to La Grande, Union County, Oregon,

Thence; South 89°53'44" West, along the South right of way line of Cove Avenue, a distance of 197.99 feet, to the Northwest corner of Lot 1,

Thence; South 0°20'56" West, along the West line of Lot 1, a distance of 209.80 feet, to Southwest corner of said Lot 1,

Thence; North 89°53'44" East, along the South line of Lot 1, a distance of 68.01 feet,

Thence; North 0°20'36" East, and parallel with the East line of Lot 1, a distance of 94.00 feet.

Thence: North 89°53'44" East, and parallel with the South line of Lot 1, a distance of 130.00 feet, to the West right of way line of Hall Street,

Thence: North 0°20'36" East, along the West right of way line of Hall Street, a distance of 115.80 feet, to the POINT OF BEGINNING

Containing 29,319 square feet

I further certify that I made this plat by order of and under the direction of the owner thereof and parcels are monumented in accordance with O.R.S. 92.050 and 92.060.

Bagett, Griffith and Blackman 2006 Adams Ave. La Grande OR 97850

REGISTERED **PROFESSIONAL** LAND SURVEYOR JEFFREY S. HSU

Renewal Date: June 30, 2025

DECLARATION

Know all People by these presents that KRH INVESTMENTS LLC, is the owner of the land within this Partition, being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted, and does hereby create the 30 ft. wide easement for ingress, egress and utilities over Parcels 1 and 2 for benefit of Parcels 1, 2 and 3 and the adjoining owner in the SE corner of Lot 1, Block 2, Honan's Addition, and the easement for underground power, over Parcel 2 for benefit of Parcel 1, as shown on the annexed map in accordance with O.R.S. Chapter 92. Pursuant to its operating agreement KRH INVESTMENTS LLC has caused these presents to be signed by RYAN HILDEBRANDT.

RYAN HILDEBRANDT KRH INVESTMENTS LLC

State of Oregon County of Union

Know all people by these presents, on this before me a Notary Public in and for said State and County, personally appeared RYAN HILDEBRANDT, 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.

OFFICIAL STAMP **KYLE ANDREW TUCKER** NOTARY PUBLIC - OREGON COMMISSION NO. 1010067 MY COMMISSION EXPIRES MARCH 15, 2025

Notarial seal

APPROVALS

Union County Surveyor

Approved this 31 5 day of MM

By Wallowa County Deputy Surveyor Literal

City of La Grande Planning

Approved this 3 day of June

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, of will become a lien during the tax year but not certified to the tax collector for collection have been paid.

Union County Assessor/Tax Collector

FILING STATEMENT

UNION COUNTY CLERK

State of Oregon

County of Union

I do hereby certify that the attached partition plat was received for record on the 3rd day of Time, 2024, at 2:28 o'clock PM, and recorded in Union County Records.

Union County Clerk by Sommie Williams, 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 this Partition Plat and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.