

PARTITION PLAT NUMBER 2024-0004

Microfilm Number 20241137
Plat Cabinet Number E020 & E021

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

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" = 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 MARKER, set by Survey 067-2015
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat 20160006T
- 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

- ① 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.
- ② 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.
- ③ Property Encumbrance/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 encumbrance 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

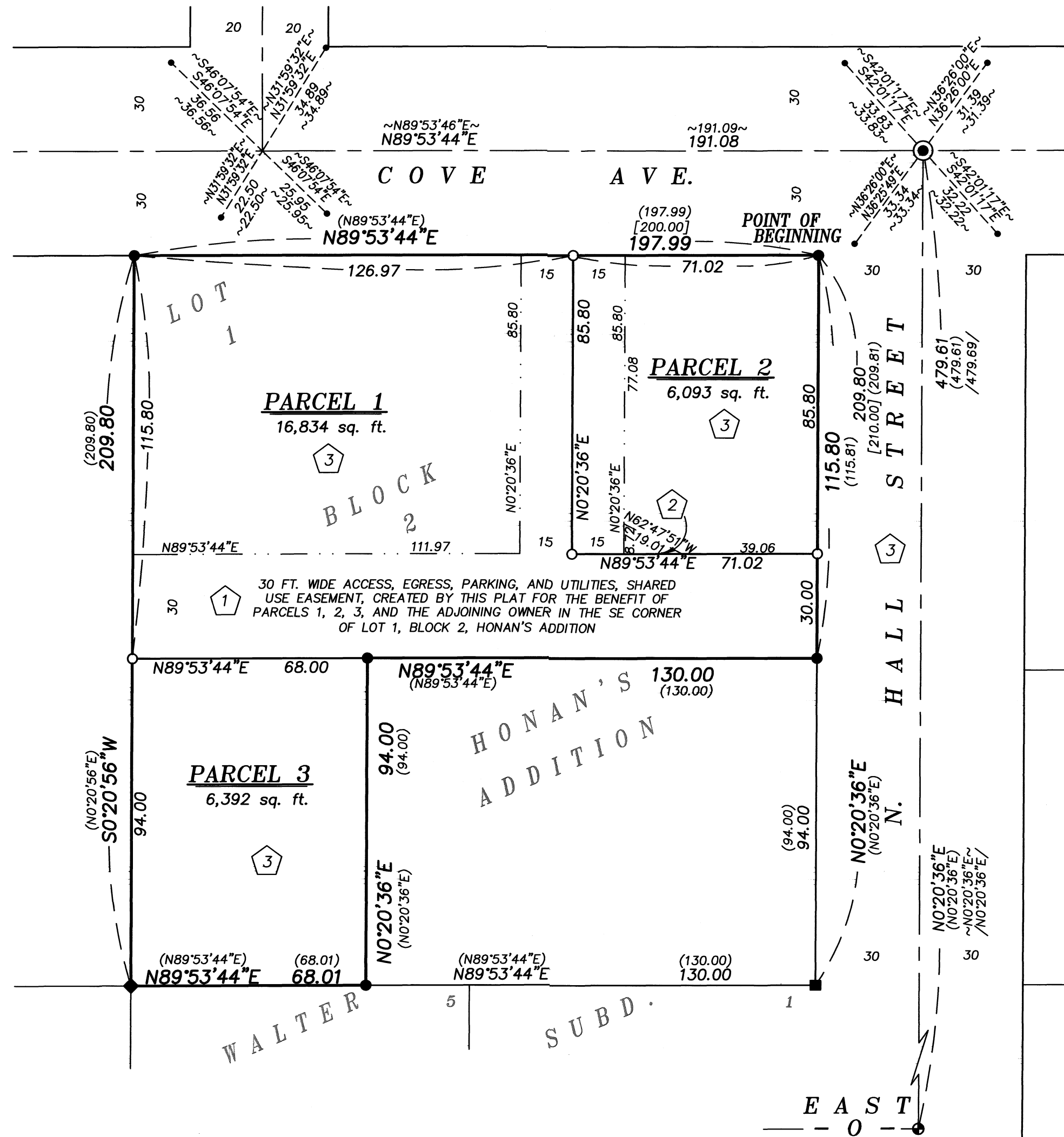
Microfilm Document Number 20190002
Microfilm Document Number 20190003
Microfilm Document Number 20020677
Microfilm Document Number 20020678
Microfilm Document Number 20151617
Microfilm Document Number 20083375
Microfilm Document Number 19981849

REGISTERED
PROFESSIONAL
LAND SURVEYOR




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 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.



Jeffrey S. Hsu, OPLS 83571

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 to 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.

