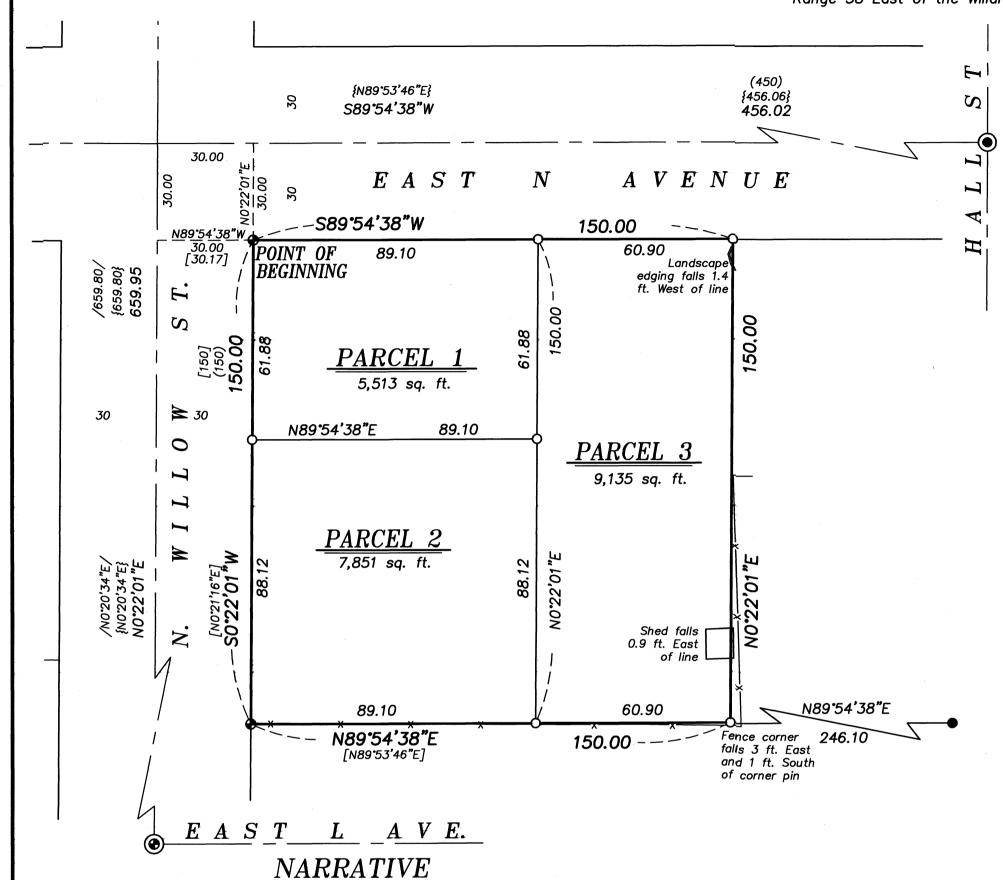
PARTITION PLAT NUMBER 20240007

Microfilm Number 20242011 Plat Cabinet Number E626 + E627

A partition of a portion of Lot 2, Block 8, Honan's Addition to the City of La Grande Situated in the Northeast quarter of the Northeast quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian



This partition was done at the request of Heather Larvik, owner of the land within. Mrs. Larvik wanted to divide the property as shown. I use the monument at the intersection of L Ave. and Willow Street and the found pins along the Willow St. right of way, to place the centerline of Willow St. To place N Ave., I drive a line from the intersection of Hall Street and N Ave through a point 30 feet from the NW corner of Block 8. This pipe was set at a time that the monument at intersection of N Ave and Willow Street was extant. It has since been removed.

There is a gross shortage in the East/West dimension of this tier of Blocks in Honan's Addition, as depicted in Survey 23-71 and described in Survey 06-81. This is due to the proration of the block lengths from the McLain monuments in Willow Street (which were the Fasterly extents of the 1922 monumentation) and the Section line. Survey #79 done by A.H. McLain did not account for this shortage. Nor did Survey 38-69, done by James Voelz. This amounts to approximately 4 feet in the East/West dimension of the block.

The deed for this property describes the North 150 of Lot 2 excepting out the East 50 feet of Lot 2. By standard block proration, this would amount to a 2 foot difference from the nominal 150 ft. dimension. However, the original deed for the properties to the East of this tract (Book 158, Page 481) uses both a metes and bounds description, commencing at a point 150 feet from the NW corner of the block, and also a short form description, indicating the ownership was the entire North 150 feet of Lot 1 and the North 150 of the East 50 feet of Lot 2. At the time of this deed (1968), the surveys in the area indicated a nominal 400 foot width the the block. It is clear that given a nominal block dimension, that there would be no overlap between the two descriptions.

Since at the time of original deed, the monuments in the ground would indicate that a line set at a distance of 150 ft East from the NW corner of the block would be colinear with the West line of the East 50 foot of Lot 2, I hold this 150 foot call from the NW corner. rather than holding the 50 foot call from the East line of Lot 2. The monuments set by Survey 79 and 06-69 at the NE corner of Lot 1 were tied and rejected in Survey 23-71, though in doing this survey, neither monument could be found. Placement as such is harmonious with existing lines of possession and better represents the intent of the original

A bit of landscaping from the property to the East encroaches and a shed from this property falls over the East line as shown. I find no other unusual conditions with this partition.

SURVEYED AUGUST 2024

LEGEND

Found 2" brass cap marked BAGETT-GRIFFITH & BLACKMAN, set by Survey Number 011-2024

Found 3/4" iron pipe, set by Survey Number 18-89 (1922 monumentation of La Grande)

Found 1 1/2" OD iron pipe, set by Survey Number 79

Found 5/8" iron pin, set by Survey Number

Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey 60-77

Found 5/8" iron pin with yellow plastic cap marked BGA SURVEY MARKER, set by Survey Number 07-81

Found 5/8" iron pin with yellow plastic cap marked BGA SURVEY MARKER, set by Survey Number 27-81

Found 5/8" iron pin with yellow plastic cap marked BGA SURVEY MARKER, set by Survey Number 33-81

Found 5/8" iron pin with yellow plastic cap marked BGA SURVEY MARKER, set by Survey Number 010-2014

Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER

Centerline

Fenceline

Record measurement as per Survey Number 79

Record measurement as per Survey Number 23-71

Record measurement as per Survey Number 6-81

Record measurement as per Survey Number 010-2014

> Record measurement as per Survey Number 011-2024

REGISTERED

PROFESSIONAL

LAND SÜRVEYOR

OREGON JUNE 2, 2010

JEFFREY S. HSU

83571

Renewal Date: June 30, 2025

SURVEYOR'S EXACT COPY STATEMENT

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I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2024 0007 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number ELOV + ELOZ of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.



BASIS OF BEARING

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

SCALE: 1"=30'

REFERENCE MATERIAL

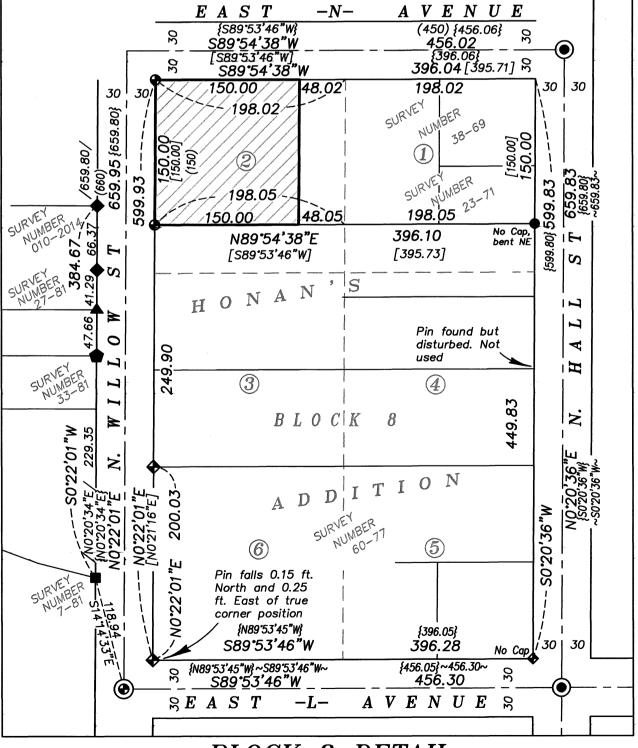
Survey Number 79 Survey Number 09-63 Survey Number 38-69 Survey Number 23-71 Survey Number 60-77 Survey Number 06-81 Survey Number 07-81 Survey Number 27-81 Survey Number 33-81 Survey Number 18-89 (1922 Monumentation) Survey Number 010-2014

Survey Number 011-2024

Plat of Honan's Addition

DEED REFERENCES Book 158, Page 491 Microfilm Document No. 1164666 Microfilm Document No. 20101932 Microfilm Document No. 20130528 Microfilm Document No. 20151727

Preliminary Title Report No. 24, 38089, dated June 17, 2024, prepared by Eastern Oregon Title, Inc.



BLOCK 8 DETAIL

SCALE 1"=100'

Sheet 1 of 2

PARTITION PLAT NUMBER 20240007

Microfilm Number 2024 2011 Plat Cabinet Number 8626 4 8627

A partition of a portion of Lot 2, Block 8, Honan's Addition to the City of La Grande Situated in the Northeast quarter of 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 Lot 2, Block 8, Honan's Addition to the City of La Grande, Union County, Oregon, more particularly described as follows;

Beginning at the Northwest corner of said Lot 2,

Thence: South 0°22'01" West, along the East right-of-way line of North Willow Street, a distance of 150.00 feet,

Thence: North 89°54'38" East, a distance of 150.00 feet,

Thence: North 0°22'01" East, a distance of 150.00 feet, to the South right-of-way line of East N Avenue,

Thence: South 89°54'38" West, along said South right-of-way line, a distance of 150.00 feet, to the Point of Beginning.

Containing 22,499 sq. ft.

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

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

REGISTERED **PROFESSIONAL** LAND SURVEYOR OREGON JEFFREY S. HSU 83571

Renewal Date: June 30, 2025

DECLARATION

Know all People by these presents that LARVIK PROPERTIES. LLC is the owner of the land within this Partition, 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 in accordance with O.R.S. Chapter 92. In witness whereof, LARVIK PROPERTIES, LLC pursuant to its operating agreement, has caused these presents to be signed by CORY LARVIK and HEATHER LARVIK.

LARVIK PROPERTIES. LLC

LARVIK PROPERTIES, LLC

ACKNOWLEDGMENTS

State of Oregon

County of Union

Know all people by these presents, on this 26 day of August, 2024 before me a Notary Public in and for said State and County, personally appeared CORY LARVIK and HEATHER LARVIK, 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.

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 16th day of ANGUST

By Deputy Wallowa County Surveyor Wit Rw

City of La Grande Planning

Approved this 30 day of

Community Development Director

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 2024-2025 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.

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 10th day of SEPTEMBER, 2024, at 11:02 o'clock M. and recorded in Union County Records.

Union County Clerk by Why Thurson, DEFUT 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 the Partition Plat No.____and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number______ of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.