

PARTITION PLAT NUMBER 20240007

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

Microfilm Number 20242011
Plat Cabinet Number E626 + E627

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'

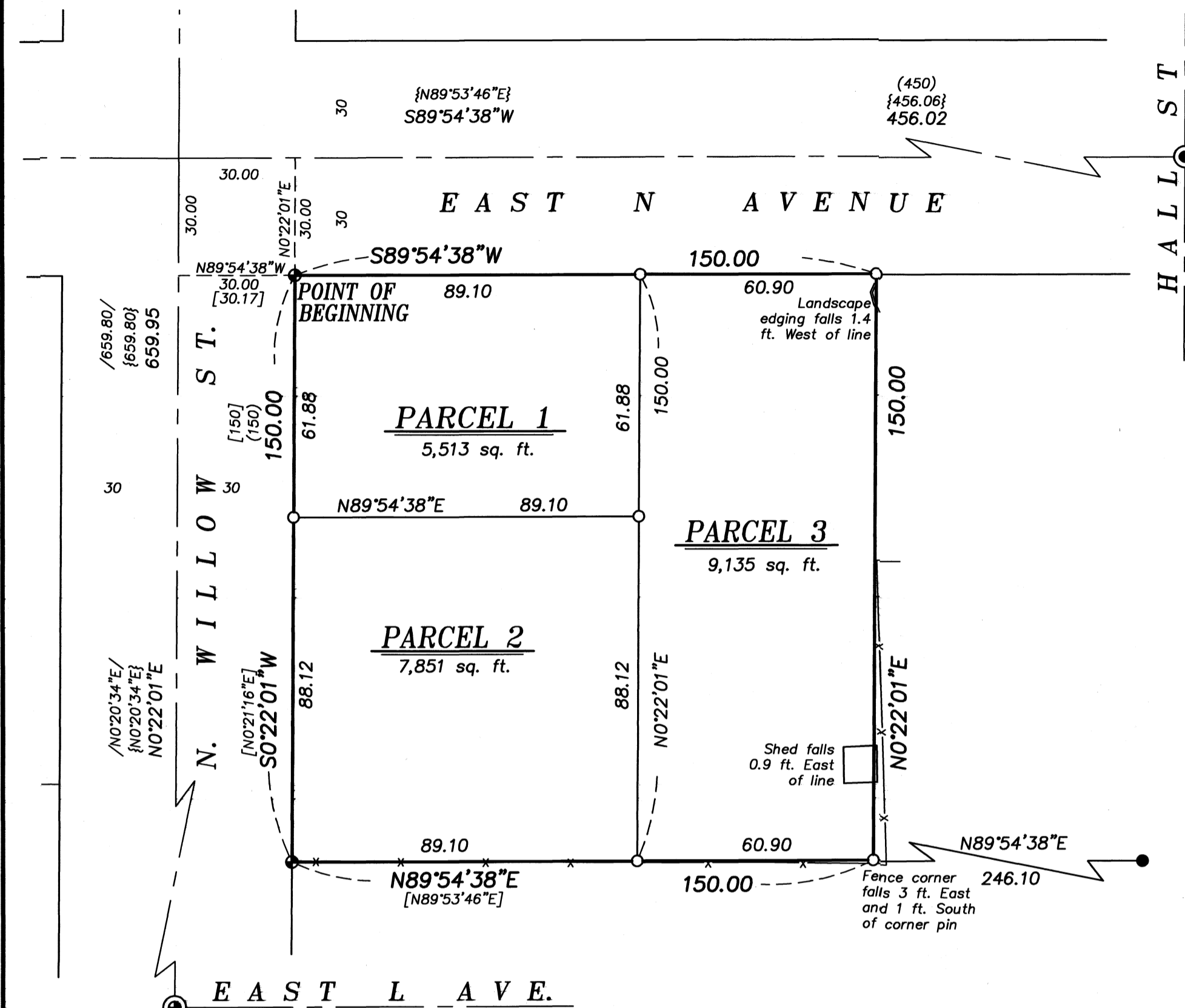
REFERENCE MATERIAL

Survey Number 79
Survey Number 09-63
Survey Number 38-69
Survey Number 23-71
Survey Number 06-81
Survey Number 07-81
Survey Number 27-81
Survey Number 33-81
Survey Number 18-89
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.

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 23-71
- ◆ 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



NARRATIVE

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 Easterly 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 of 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 deed.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

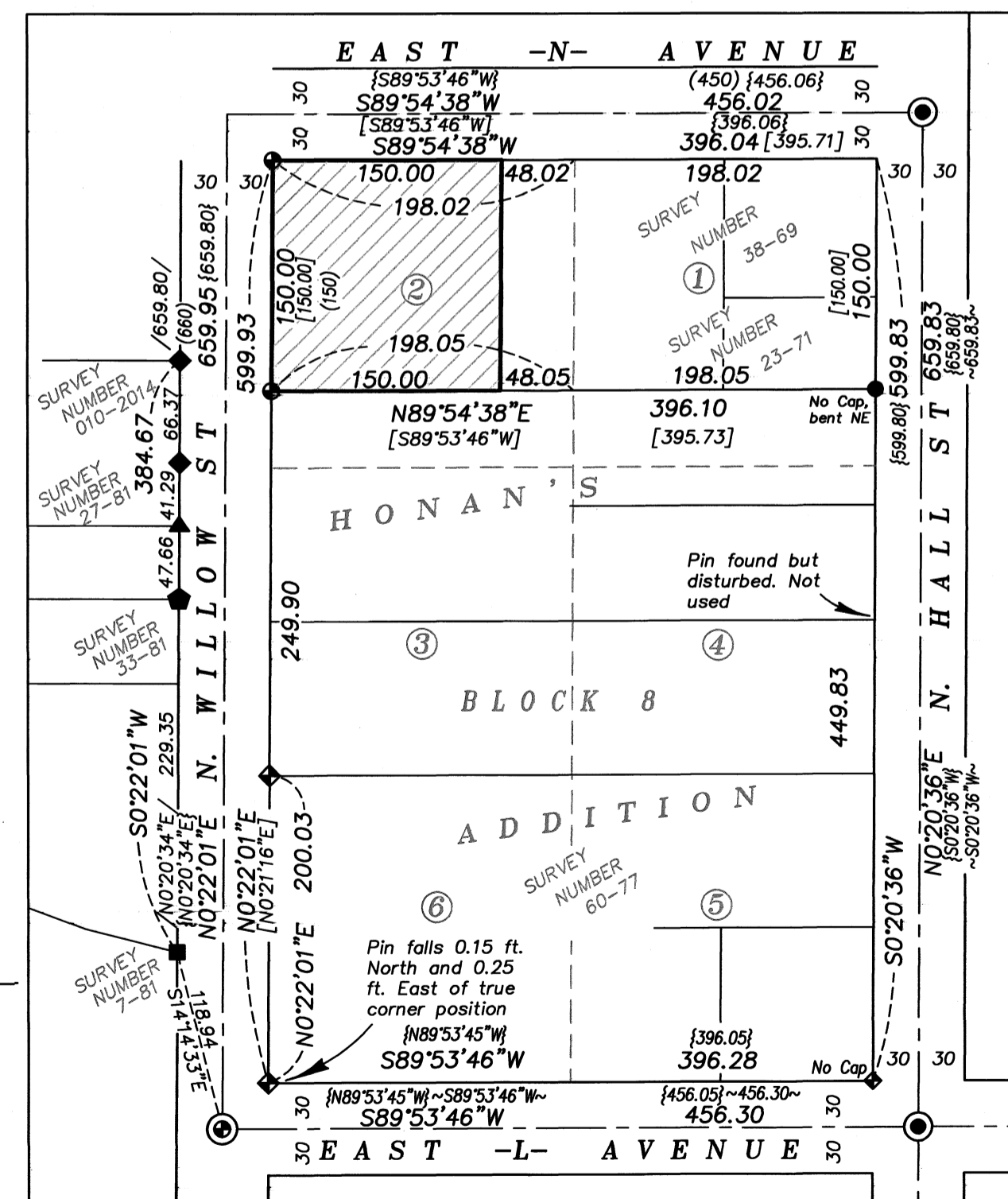
OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

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 the Partition Plat No. 20240007 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E626 + E627 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



BLOCK 8 DETAIL

SCALE 1"=100'

