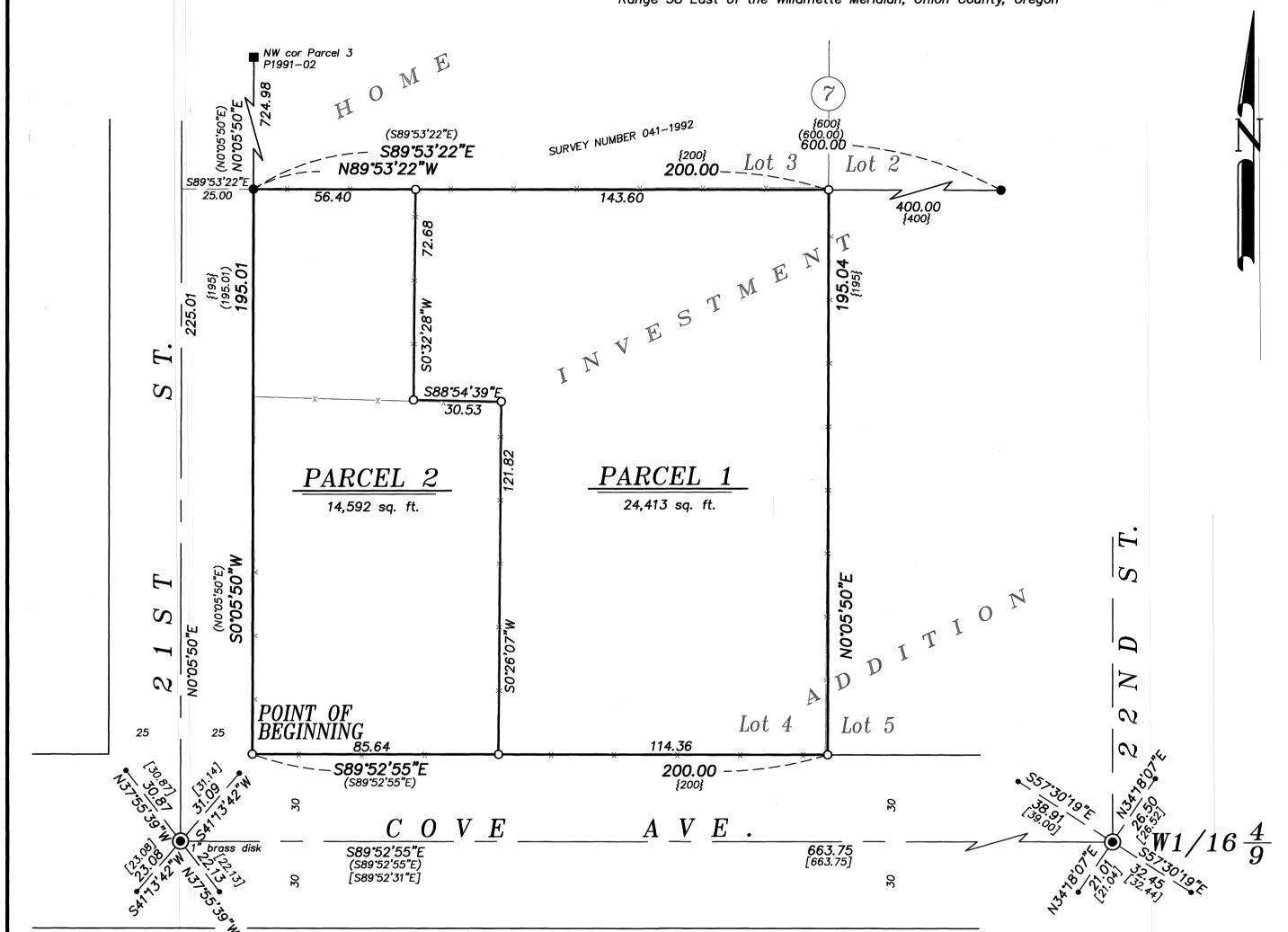
PARTITION PLAT NUMBER 2025-0003

Microfilm Number <u>20250426</u> Plat Cabinet Number <u>E 638 を E 639</u>

A Partition of Lot 4 of Block 7 of HOME INVESTMENT ADDITION, City of La Grande, Situated in the Southwest quarter of the Southwest quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon



NARRATIVE

This partition was done at the request of Ron Warnock, representative for the owner of the land within. Mr. Warnock wanted to divide the property as shown. Blocks 6 and 7 of HOME INVESTMENT ADDITION were established by Surveys 30–88, 041–1992, 040–1993 and Partition Plat 1991–002. I recover monuments and find them harmonious with said surveys. I held record platted distances off of the East right—of—way line of 21st Street to place interior lot lines. I run the record 200 foot dimension to place the East line of this tract. I hold monuments set by Survey 041–1992 for the North line of this tract. I hold monuments set in Cove Avenue by Survey 001–2002 to place the Cove Avenue right—of—way. I place the parcel line at the direction of the landowner. I find no unusual conditions with this partition.

PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010

JEFFREY S. HSU
83571

Renewal Date: June 30, 2025

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 2 1/2" brass disk set by Survey
 Number 001-2002, unless otherwise noted
- Found brass screw references, set by Survey Number 001—2002
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 041—1992
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat 1991–002
- O Set 5/8"x30" iron pin with yellow plastic cap marked BGB SURVEY MARKER
- Record measurement as per Survey Number 041-1992
- Record measurement as per Survey Number 001-2002
- Record measurement as per plat of HOME INVESTMENT ADDITION

Centerline

Fenceline

REFERENCE MATERIAL

Plat of HOME INVESTMENT ADDITION
Survey Number 82-80
Survey Number 30-88
Survey Number 041-1992
Survey Number 040-1993
Survey Number 001-2002
Partition Plat 1991-002

DEED REFERENCES

Microfilm Document Number 20061707 Microfilm Document Number 20025432 Microfilm Document Number 20076850

Partition Plat Report 25—38679, dated February 18, 2025, prepared by Eastern Oregon Title, Inc.

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. 2025 0003 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number Ec. 38 E El.39 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

Sheet 1 of 2

PARTITION PLAT NUMBER 2025-0003

A Partition of Lot 4 of Block 7 of HOME INVESTMENT ADDITION, City of La Grande, Situated in the Southwest quarter of the Southwest quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed the parcels in this partition, being situated in Lot 4 of Block 7, HOME INVESTMENT ADDITION, City of La Grande, Union County, Oregon, more particularly described as follows;

Beginning at the Southwest corner of said Lot 4 of Block 7,

Thence: South 89°52'55" East, along the North right-of-way line of Cove Avenue, a distance of 200.00 feet, to the Southeast corner of said Lot 4 and the Southwest corner of Lot 5 of said Block 7,

Thence: North 0°05'50" East, along the line common to said Lots 4 and 5, a distance of 195.04 feet, to the corner common to Lots 2, 3, 4 and 5 of said Block 7,

Thence: North 89°53'22" West, along the line common to said Lots 3 and 4, a distance of 200.00 feet, to the Northwest corner of said Lot 4 and the East right-of-way line of 21st Street,

Thence: South 0°05'50" West, along said East right-of-way line, a distance of 195.01, to the Point of Beginning.

Containing 39,005 sq. feet

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

> **PROFESSIONAL** LAND SURXEYOR

Jeffrey S. Hsu, OPLS 83571 Bagett, Griffith and Blackman 2006 Adams Ave. La Grande OR 97850

DECLARATION

Know all People by these presents that MOUNTAIN VALLEY ASSOCIATES, LLC, an Oregon Limited Liability Corporation, 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, all in accordance with O.R.S. Chapter 92. In witness whereof, MOUNTAIN VALLEY ASSOCIATES LLC, pursuant to its operating agreement, has caused these presents to be signed by DIANE K.

DIANE K. WARNOCK MOUNTAIN VALLEY ASSOCIATES, LLC

ACKNOWLEDGMENTS

State of Oregon

County of Union

Know all people by these presents, on this 25 day of February, 2025, before me a Notary Public in and for said State and County, personally appeared DIANE K. WARNOCK, who is known to me to be the identical person 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

Union County Surveyor

Approved this 20th day of February

By Grant County Surveyor

Microfilm Number 20250426

Plat Cabinet Number <u>E 638 É E 639</u>

City of La Grande

Approved this 27th day of FEBRUARY, 2025

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

SURVEYOR'S EXACT COPY STATEMENT

REGISTERED

JEFFREY S. HSU

83571

Renewal Date: June 30, 2025

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.

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 27th day of February, 2025, at 3:35 o'clock P M, and recorded in Union County Records.

Union County Clerk by Jommie Williams, Deputy Clerk

Sheet 2 of 2