

PARTITION PLAT NUMBER 2025-0003

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

Microfilm Number 2025 0426
Plat Cabinet Number E638, E639

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 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
- 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

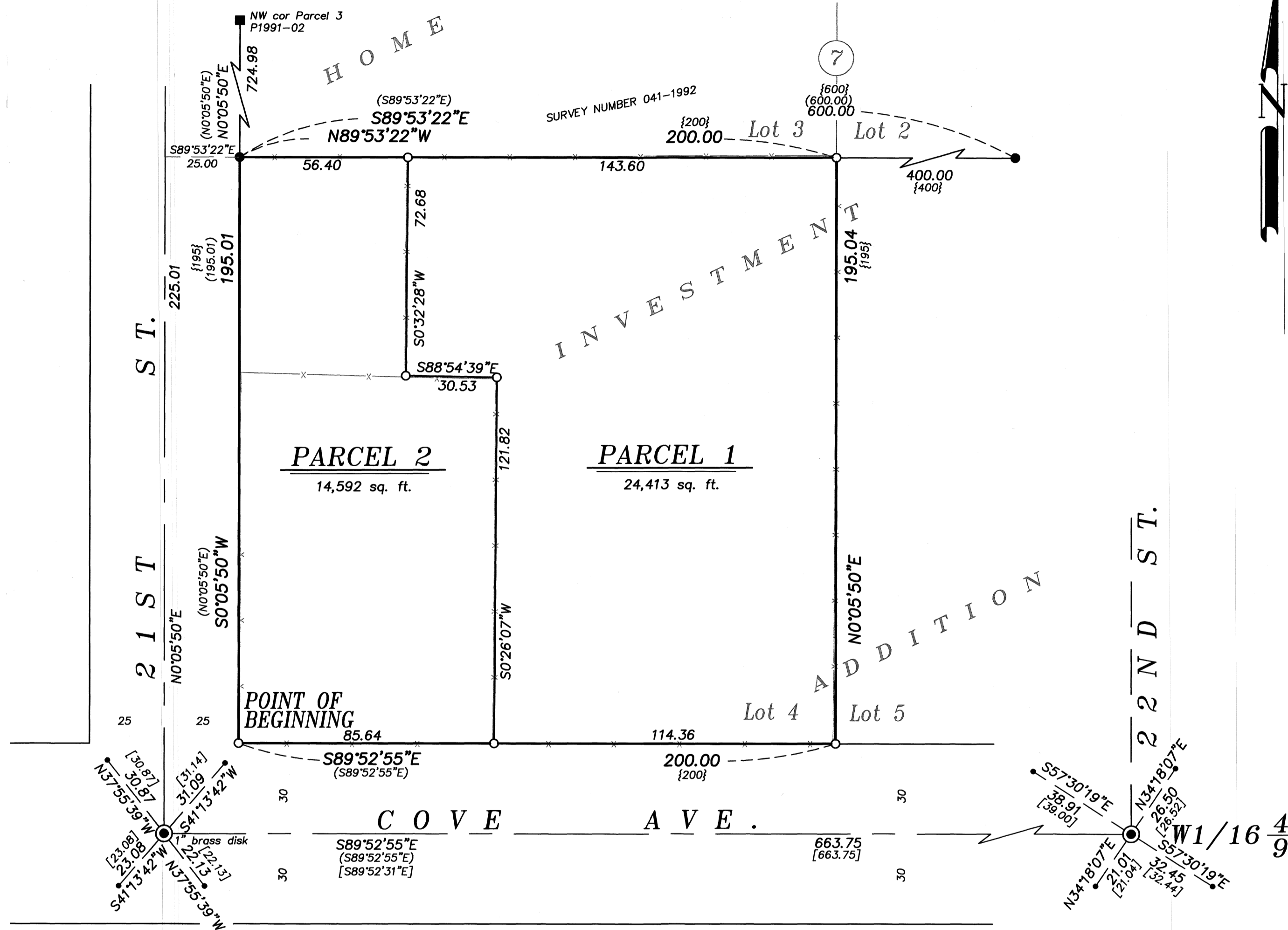
Microfilm Document Number 20061707
Microfilm Document Number 20025432
Microfilm Document Number 20076850

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 E638, E639 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



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.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jeffrey S. Hsu

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2025

