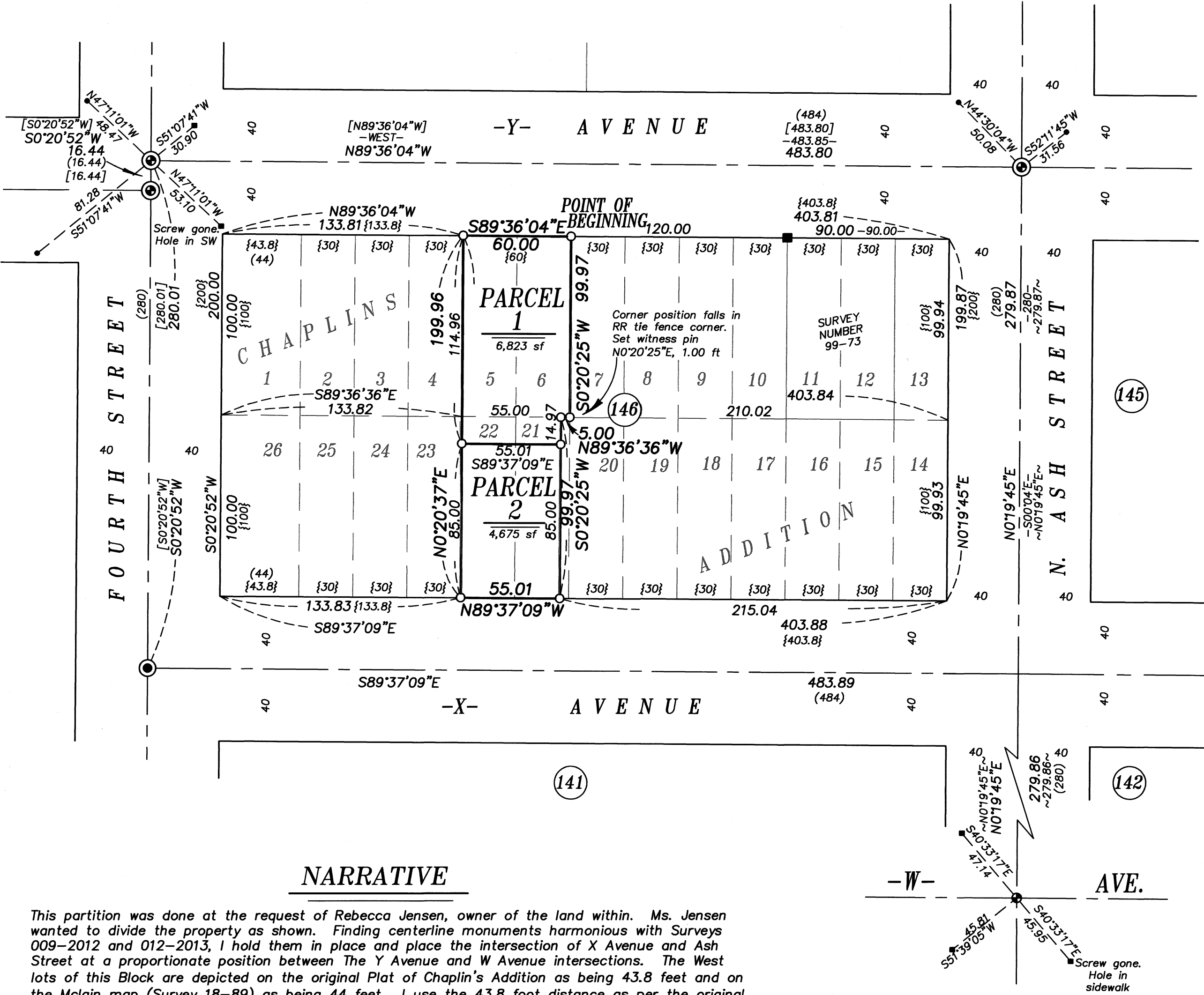


PARTITION PLAT NUMBER 2025-0014

Microfilm Number 20252890
Plat Cabinet Number E664 E665

A replat of Lots 5, 6, 22 and a portion of Lot 21, Block 146, Chaplin's Addition to the City of La Grande
Sited in the Southwest quarter of the Northwest quarter of Section 5, Township 3 South, Range 38 East
of the Willamette Meridian, Union County, Oregon



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"=50'

LEGEND

- Found 3/4" iron pipe set by Survey Number 18-89 (1922 monumentation)
- Found brass screw in lead plug reference monument
- Found 1 1/2" brass disc in concrete, set by Survey Number 009-2012
- Found 2" brass disc, set by Survey Number 012-2013
- Found brass screw with washer marked OPLS 83571, set by Survey 009-2012 or 012-2013
- Found 5/8" iron pin set by Survey Number 99-73
- Set 5/8" iron pin with plastic cap marked BGB SURVEY MARKER
- Record measurement as per Supplemental Plat of Chaplins Addition to La Grande
- Record measurement as per Survey Number 99-73
- Record measurement as per Survey Number 18-89
- Record measurement as per Survey Number 009-2012
- Record measurement as per Survey Number 012-2013

REFERENCE MATERIAL

Supplemental Plat of Chaplin's Addition
Survey Number 99-73
Survey Number 18-89 (1922
monumentation of La Grande)
Survey Number 009-2012
Survey Number 012-2013

DEED REFERENCES

Book 103, Page 79
Book 104, Page 370
Book 109, Page 143
Book 142, Page 637
Microfilm Document No. 20044725
Microfilm Document No. 20201254

Partition Plat Report 25-39448, dated
November 4, 2025, prepared by Eastern
Oregon Title, Inc.

NARRATIVE

This partition was done at the request of Rebecca Jensen, owner of the land within. Ms. Jensen wanted to divide the property as shown. Finding centerline monuments harmonious with Surveys 009-2012 and 012-2013, I hold them in place and place the intersection of X Avenue and Ash Street at a proportionate position between The Y Avenue and W Avenue intersections. The West lots of this Block are depicted on the original Plat of Chaplin's Addition as being 43.8 feet and on the McIn map (Survey 18-89) as being 44 feet. I use the 43.8 foot distance as per the original plat for the proportion of the lots. Placement of these lots is harmonious with the remaining pin set by Survey 99-73. Within Lot 21, the parcel to the East has the senior right and I give the full 5 foot measure to this tract. I find no other unusual conditions with this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2027.

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. 2025-0014 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E664 E665 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

PARTITION PLAT NUMBER 2025-0014

Microfilm Number 20252890
Plat Cabinet Number E664 E665

A replat of Lots 5, 6, 22 and a portion of Lot 21, Block 146, Chaplin's Addition to the City of La Grande
Situating in the Southwest quarter of the Northwest quarter of Section 5, 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 and platted the land within this partition, being a replat of Lots 5, 6, 22 and a portion of Lot 21, Block 146, Chaplin's Addition to the City of La Grande, situated in the Southwest quarter of the Northwest quarter of Section 5, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows,

Beginning at the Northeast corner of Lot 6, Block 146, Chaplin's Addition to the City of La Grande,

Thence: South 0°20'25" West, along the East line of said Lot 6, a distance of 99.97 feet, to the Southeast corner thereof,

Thence: North 89°36'36" West, along the line common to Lots 6 and 21 of said Block 146, a distance of 5.00 feet,

Thence: South 0°20'25" West, along a line parallel with and 5 feet West of the East line of said Lot 21, a distance of 99.97 feet, to the South line of said Lot 21,

Thence: North 89°37'09" West, along the South line of Lots 21 and 22 of said Block 146, a distance of 55.01 feet, to the Southwest corner of said Lot 22,

Thence: North 0°20'37" East, along the West line of Lots 22 and 5 of said Block 146, a distance of 199.96 feet, to the Northwest corner of said Lot 5,

Thence: South 89°36'04" East, along the North line of said Lots 5 and 6, a distance of 60.00 feet, to the Point of Beginning.

Containing 11,498 sq. ft.

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that the lot corners and boundary corners are marked with monuments as indicated on the annexed plat, in accordance with O.R.S. 92.050 and 92.060.

Jeffrey S. Hsu, OPLS 83571
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



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. 2025-0014 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E664 E665 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

DECLARATION

Know all people by these presents that REBECCA JENSEN, who acquired title as REBECCA K. GRANT, is the owner of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused this partition to be surveyed and platted as shown on the annexed plat, in accordance with O.R.S. Chapter 92.

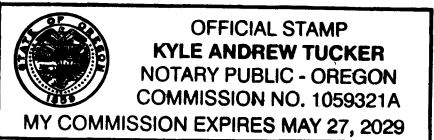
REBECCA JENSEN

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 17th day of November, 2025, before me a Notary Public in and for said State and County, personally appeared REBECCA JENSEN, who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that she executed the same freely and voluntarily.

Notary Public for the State of Oregon



Notarial seal

APPROVALS

Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 14th day of November, 2025.

Michael C. Springer
Grant County Surveyor

City of La Grande Planning

Approved this 18th day of November, 2025

Michael J. Boquist
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 2025-2026 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.

Cody Vavra, Union County Assessor/Tax Collector

FILING STATEMENT

Union County Clerk

State of Oregon SS
County of Union

I do hereby certify that the attached partition plat was received for record on this 18th day of November, 2025, at 08:41 o'clock A.M., and recorded in Plat Cabinet No. E664 E665 Union County records. Microfilm Number 20252890

Lisa Feik
Union County Clerk

Jommie Williams, Deputy Clerk