

PARTITION PLAT NUMBER 2026-0003

A replat of Lots 1, 2 and portions of Lots 7 and 8, Block 3, Chaplin's Addition to the City of La Grande, and portions of Sixth Street accruing by way of vacation  
Situating in the Southwest quarter of the Southwest quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20260288  
Plat Cabinet Number E672 E673

BASIS OF BEARING

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

SCALE: 1"=50'

LEGEND

- Found monument as noted, set by Survey Number 18-89 (1922 monumentation of La Grande)
- Found 1 1/2" brass cap, set by Survey Number 007-2011
- Set 5/8"x30" iron pin with plastic cap (unless otherwise noted) marked BGB SURVEY MARKER
- Centerline
- Fenceline
- Record measurement as per Supplemental Plat of Chaplin's Addition
- Record measurement as per Survey Number 18-89 (1922 monumentation of La Grande)
- Record measurement as per Survey Number 22-73
- Record measurement as per Survey Number 05-79
- Record measurement as per Survey Number 61-80
- Record measurement as per Survey Number 012-1991
- Record measurement as per Survey Number 007-2011
- SFNF Searched for, not found

REFERENCE MATERIAL

Supplemental Plat of Chaplin's Addition  
Survey Number 25-68  
Survey Number 52-72  
Survey Number 22-73  
Survey Number 05-79  
Survey Number 61-80  
Survey Number 18-89  
Survey Number 012-1991  
Survey Number 023-1991  
Survey Number 007-2011

DEED REFERENCES  
Book 144, Page 323  
Book 149, Page 555  
Book 156, Page 241  
Book 156, Page 305  
Book 156, Page 500  
Microfilm Document No. 20232036  
Microfilm Document No. 20252826

Preliminary Title Report 25-39412, dated October 29, 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. 2026-0003 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E672 E673 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 Frankie Chen, owner of the land within. Mr. Chen wanted to divide the land as shown. I recover monuments as shown. I place the positions of intersections along C Avenue at proportionate position, between the intersection of Fourth and Eighth Streets. Position is harmonious with Surveys 22-73 and 05-79. I place the position of Sixth Street and B Avenue at proportionate position between the intersection of 7th St/B Ave. and 4th St/B Ave. The North 7 feet of Lots 7 and 8 was created in deed recorded in Book 156, Page 241 and has the senior right over the property to the South (created by Deed Book 156, Page 500). A garage on this property encroaches on the South line as shown. It is slated to be torn down as a part of this development. The sidewalk falls slightly onto the North line of this parcel. I set brass screws in lead plugs at the North line of Parcel 1. The fencelines are off as shown. I find no other unusual conditions with this partition.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
JEFFREY S. HSU  
83571  
Renewal Date: June 30, 2027

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Situating in the Southwest quarter of the Southwest quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20260288  
Plat Cabinet Number E672 & E673

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 replat of Lots 1, 2 and portions of Lots 7 and 8, Block 3, Chaplin's Addition to the City of La Grande, and portions of Sixth Street accruing by way of vacation, situated in the Southwest quarter of the Southwest quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Union County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 2,

Thence: North 89°39'24" West, along the South right-of-way line of C Avenue, a distance of 129.95 feet,


Thence: South 0°16'33" West, along the East right-of-way line of Sixth Street, as vacated by Ordinance No 2178, Series 1967, recorded in Book 156, page 305, deed records of Union County, Oregon, a distance of 126.49 feet,

Thence: South 89°41'13" East, along a line parallel with a 7.00 feet South of the South line of said Lots 1 and 2, and the Westerly extension thereof, a distance of 129.98 feet, to the East line of said Lot 7,

Thence: North 0°15'48" East, along the East line of said Lots 7 and 2, a distance of 126.42 feet, to the Point of Beginning.

Containing 16,435 sq. ft. (0.377 acres)


I further certify that I made this plat by order of and under the direction of the owner thereof and Parcels are monumented in accordance with O.R.S. 92.050 and 92.060.

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



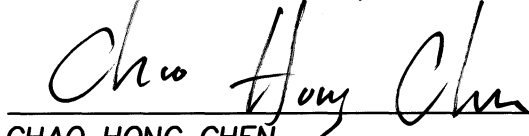
SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2026-0003 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E672 & E673 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

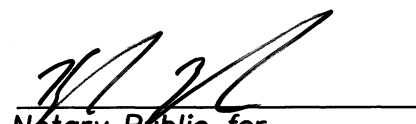
Know all People by these presents that CHEN'S INVESTMENTS LLC, an Oregon Limited Liability Corporation, is the owner of the land within this Partition, being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted as shown on the annexed map, all in accordance with O.R.S. Chapter 92. In witness whereof, CHEN'S INVESTMENTS LLC, has caused these presents to be signed by CHAO HONG CHEN.

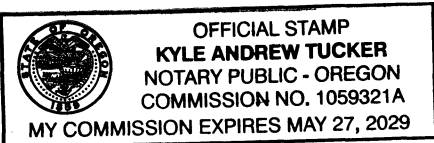
  
CHAO HONG CHEN  
CHEN'S INVESTMENTS, LLC

ACKNOWLEDGMENTS

State of Oregon SS  
County of Union

Know all people by these presents, on this 5<sup>th</sup> day of February, 2026 before me a Notary Public in and for said State and County, personally appeared CHAO HONG CHEN, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that he executed the same freely and voluntarily.

  
Notary Public for  
the State of Oregon



Notarial seal

APPROVALS

Union County Surveyor

Approved this 30<sup>th</sup> day of January, 2026.

By Grant County Surveyor   
Michael C. Springer


City of La Grande Planning

Approved this 5<sup>th</sup> day of FEBRUARY, 2026.

  
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.

by  Date: 2/5/26  
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 the 5<sup>th</sup> day of February, 2026, at 10:43 o'clock A.M. and recorded in Union County Records.

Union County Clerk by  Deputy Clerk