

# PARTITION PLAT NUMBER 2026-0004

A partition of a portion of Block 4 of Honan's Addition to the City of La Grande, Situated in the Northeast quarter of the Northeast quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, 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"=40'

### REFERENCE MATERIAL

Union County Monumentation Records  
Plat of Honan's Addition to La Grande  
Plat of Eagle Cap Estates  
Survey Number 11-61  
Survey Number 10-78  
Survey Number 136-78  
Survey Number 023-1993  
Survey Number 036-2000  
Survey Number 001-2002  
Survey Number 017-2016  
Survey Number 011-2024  
Partition Plat Number 20160013T

#### DEED REFERENCES

Book 94, Page 366  
Book 100, Page 362  
Book 110, Page 361  
Book 110, Page 471  
Book 114, Page 239  
Book 132, Page 437  
Book 146, Page 160

Microfilm Document No. 152071  
Microfilm Document No. 20027179  
Microfilm Document No. 20045396  
Microfilm Document No. 20074467  
Microfilm Document No. 20090263  
Microfilm Document No. 20090743  
Microfilm Document No. 20171542  
Microfilm Document No. 20231042

Preliminary Title Report Number 25-39294  
Prepared by Eastern Oregon Title Company, Inc.  
Dated Nov. 1st, 2025

### LEGEND

Found 2 1/2" brass cap set by Survey 001-2002 marked as per Union County Monumentation Records

Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Partition Plat 20160013T

Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 017-2016

Found 2 1/2" brass cap marked "BAGETT GRIFFITH & BLACKMAN" set by Survey 011-2024

Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"

Record distance of Honan's Addition

Record distance of Survey 017-2016

Record distance of Survey 011-2024

Record distance of Partition Plat 20160013

Record deed distance

Centerline

Fenceline

Easement Line

### NOTES AND EASEMENTS

40' wide easement for ingress, egress, and utilities, created by this plat over Parcel 3 for benefit of Parcels 1 and 2.

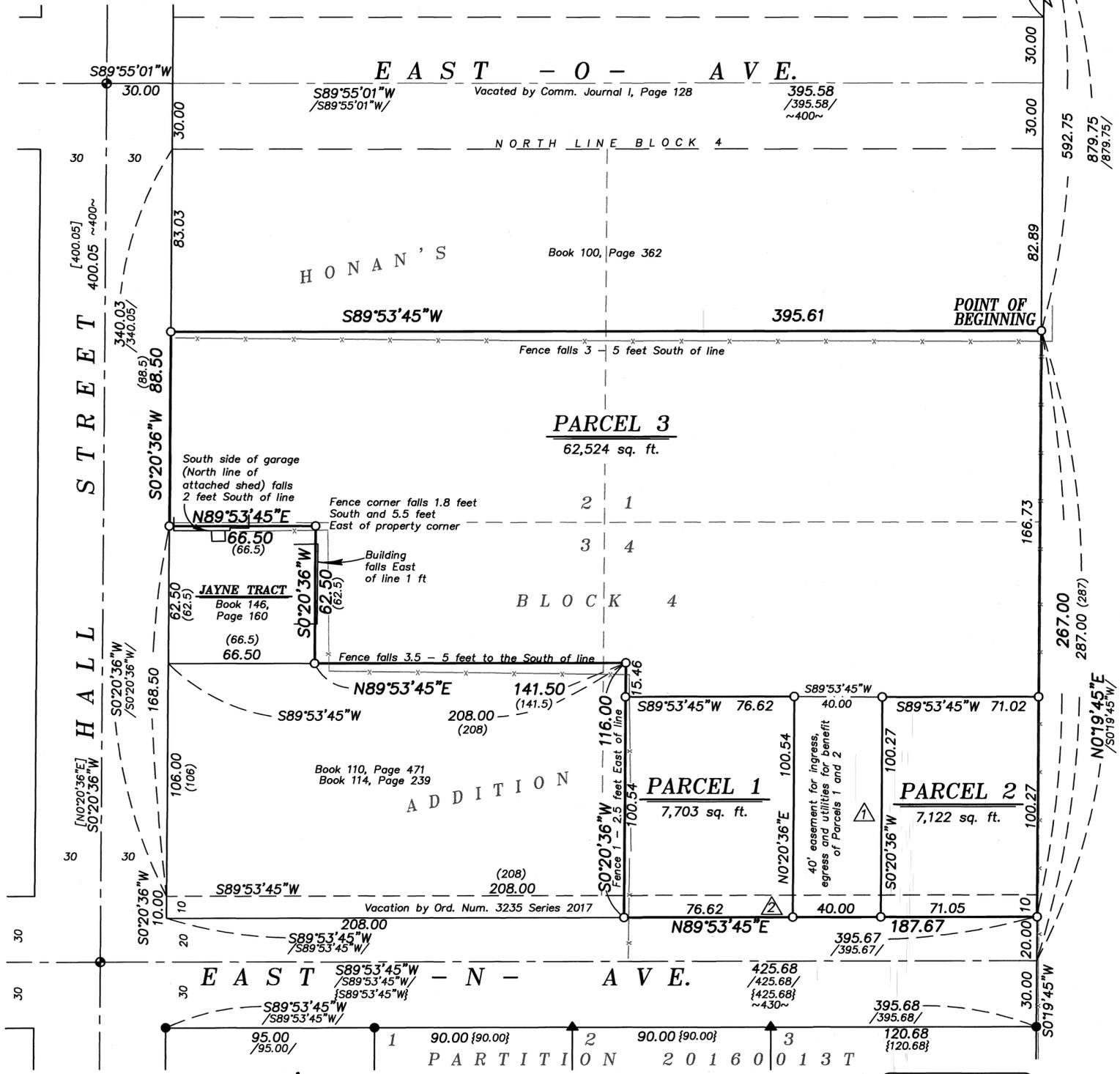
Easement for utilities if any in that part of this land lying within the vacated portion of East N Ave., as reserved by the City of La Grande Ord. No. 3235, Series 2017, recorded May 15, 2017, as Microfilm Doc. No. 20171542, Records of Union County, Oregon

### NARRATIVE

This Partition was done at the request of Craig Walter on behalf of the Curt and Joanne Walter Trust, owner of the land within. The purpose of this partition is to divide the property as shown. Block 4 was owned in its entirety by Vivian Crouter in Book 94, Page 366. The tract to the North (Book 100, Page 362) was the first to be broken out and makes a hard 287 foot call from the center of N Ave. to its South line. This tract, also including the 62.5 x 66.5 foot tract eventually broken out by Book 146, Page 160, was the next tract to be broken out of the Block (Book 100, Page 361). This is senior to the tract conveyed in Book 110, Page 471, located in the SW corner of the block. In East/West dimension, the block is approximately 5 feet short from the platted distance. A review of the history of surveys in this area indicates that the fenceline along the East line of this property, nominally running along the Section line, historically fell between 4-6 feet East of the true section line. See Surveys 10-78, 136-78, 023-1993, 036-2000, and Microfilm Document No. 152071. I surmise at the time the deeds were written they believed there was a full 400 foot width to Block 4, based on the location of the previously existing fence. Although a strict interpretation of junior/senior rights would take the deficiency out of the East line of that tract described in Book 110, Page 471, due to the fence/section line discrepancy, I assign this property full measure, as I believe it to have been closer to the intent of the original deeds. I take the deficiency out of the East line of this tract, taking the error out where it occurred. Book 146, Page 160 hold a senior right to this tract and I give it full measure. I hold the placement of the exterior of Block 4 as per Survey 017-2016.

Fencelines are off as shown. There are some building encroachments along the 62.5'x66.5' tract. A garage along Hall Street, servicing this parcel, falls South of line 2 ft. The attached shed on the South side appears to be servicing the property to the South. A building on the East side of this property falls East of line 1 foot.

I find no other unusual conditions with this partition.



### 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. 2026-0004 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number EG74 & EG75 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

REGISTERED PROFESSIONAL LAND SURVEYOR  
JEFFREY S. HSU  
83571  
RENEWAL DATE: JUNE 30, 2027

PARTITION PLAT NUMBER 2026-0004

Microfilm Number 20260487  
Plat Cabinet Number E674 & E675

A partition of a portion of Block 4 of Honan's Addition to the City of La Grande, Situated in the Northeast quarter of the Northeast quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Union County, Oregon

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 partition of a portion of Block 4 of Honan's Addition to the City of La Grande, situated in the Northeast quarter of the Northeast quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, being more particularly described as follows,

Beginning at a point on the West line of said Block 4, said point which bears South 0°19'45" West, a distance of 592.75 feet from the Northeast corner of said Section 8,

Thence: South 89°53'45" West, a distance of 395.61 feet, to the East right-of-way line of Hall Street,

Thence: South 0°20'36" West, a distance of 88.50 feet, to the Northwest corner of that tract conveyed to John and Edith Jayne by deed recorded in Book 146, page 160, deed records of Union County, Oregon,

Thence: North 89°53'45" East, along the North line of said Jayne tract, a distance of 66.50 feet, to the Northeast corner thereof,

Thence: South 0°20'36" West, along the East line of said Jayne tract, a distance of 62.50 feet, to the Southeast corner thereof,

Thence: North 89°53'45" East, a distance of 141.50 feet,

Thence: South 0°20'36" West, a distance of 116.00 feet, to the North right-of-way line of East 'N' Avenue, after vacation by Ordinance No. 3235, Series 2017,

Thence: North 89°53'45" East, along said North right-of-way line, a distance of 187.67 feet, to the East line of said Block 4,

Thence: North 0°19'45" East, along said East line, a distance of 267.00 feet, to the Point of Beginning.

Said tract containing 77,349 Sq. Ft. (1.78 Acres).

I further certify that I made this plat by order of and under the direction of the owners thereof, and that all Parcel 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 Ave.  
La Grande, OR 97850



DECLARATION

Know all people by these presents that CURT A. WALTER and JOANNE S. WALTER, as trustees for the CURT AND JOANNE WALTER TRUST U/A/D 4/19/1999, are the owners of the land within this partition, being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted, and do hereby create the 40 easement for ingress, egress and utilities, over Parcel 3, for benefit of Parcels 1 and 2, as shown on the annexed plat, in accordance with the provisions of ORS Chapter 92.

See POA  
CURT A. WALTER, TRUSTEE  
CURT AND JOANNE WALTER TRUST  
U/A/D 4/19/1999

See POA  
JOANNE S. WALTER, TRUSTEE  
CURT AND JOANNE WALTER TRUST  
U/A/D 4/19/1999

  
WENDY HOYT, POWER OF ATTORNEY  
FOR CURT A. WALTER AND JOANNE S. WALTER

ACKNOWLEDGMENT

State of Oregon SS  
County of Union

Know all people by these presents, on this \_\_\_\_\_ day of \_\_\_\_\_, 2026 before me a Notary Public in and for said State and County, personally appeared CURT A. WALTER and JOANNE S. WALTER who are known to me to be the identical persons named in the foregoing instrument, and who being duly sworn, did say that he executed the same freely and voluntarily.

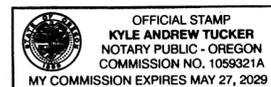
Notary Public for  
the State of Oregon

Notarial seal

State of Oregon SS  
County of Union

Know all people by these presents, on this 2nd day of March, 2026 before me a Notary Public in and for said State and County, personally appeared WENDY HOYT who are known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that she executed the same freely and voluntarily.

  
Notary Public for  
the State of Oregon



Notarial seal

SURVEYOR'S EXACT COPY STATEMENT

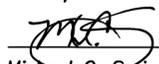
I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2026-0004 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E674 & E675 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

  
Jeffrey S. Hsu, OPLS 83571

APPROVALS

Union County Surveyor

Approved this 25<sup>th</sup> day of February, 2026.

By Grant County Surveyor   
Michael C. Springer

City of La Grande Planner

Approved this 2<sup>nd</sup> day of MARCH, 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: 3/3/26  
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 the 3<sup>rd</sup> day of March, 2026, at 08:38 o'clock A.M., and recorded in Plat Cabinet No. E674 & E675 Union County records. Microfilm Number 20260487

Union County Clerk by  Deputy Clerk