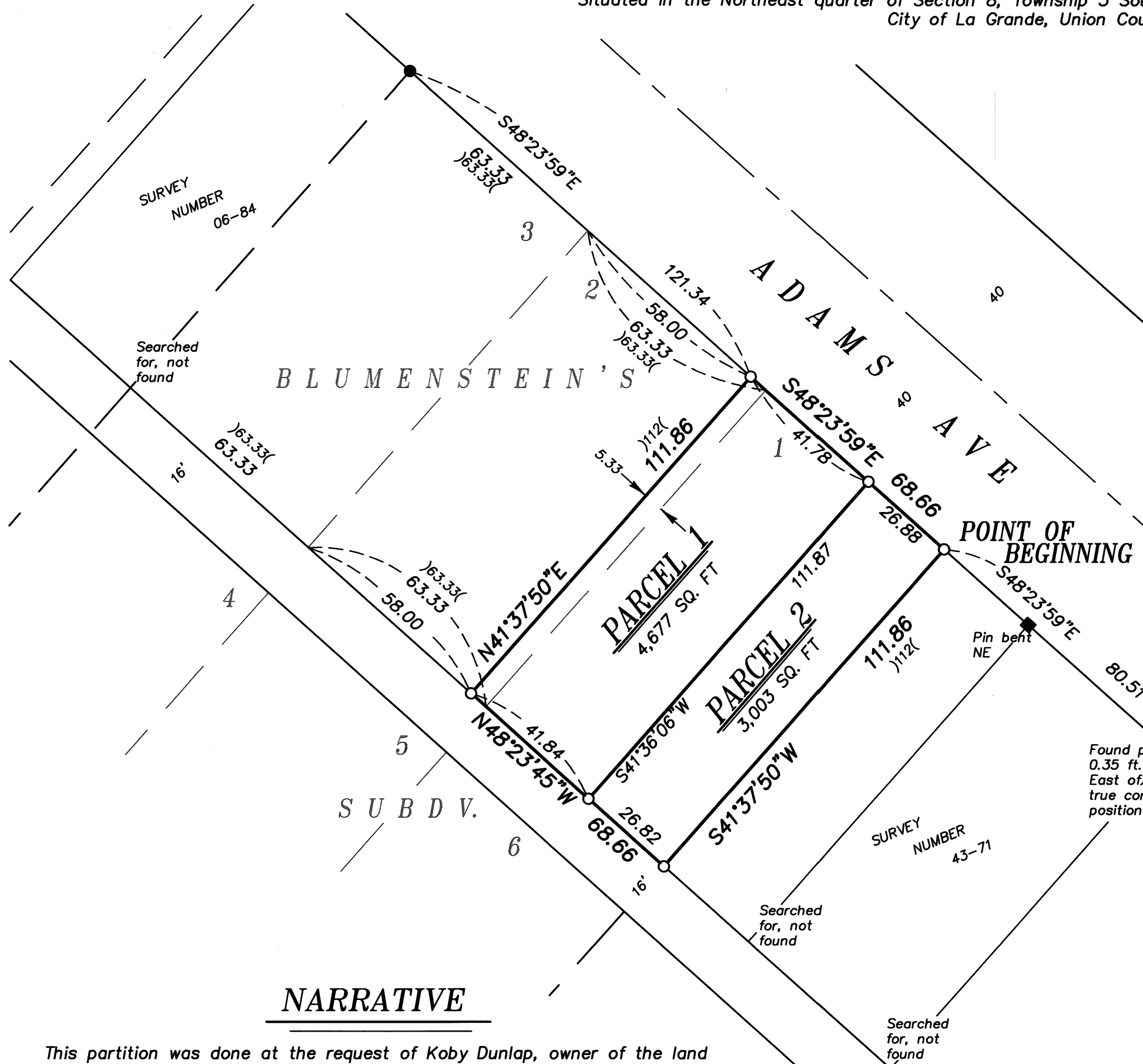


PARTITION PLAT NUMBER 2026-0008

A partition of Lot 1 and a portion of Lot 2 of Blumenstein's Subdivision of Lot 'W' in Coggan's 2nd Addition to La Grande
Sited in the Northeast quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian,
City of La Grande, Union County, Oregon

Microfilm Number 20261512
Plat Cabinet Number E687 & E688



REFERENCE MATERIAL

Survey Number 40	DEED REFERENCES
Survey Number 54	Book 76, Page 244
Survey Number 43-71	Book 140, Page 371
Survey Number 16-76	Microfilm Document No
Survey Number 06-84	20160679
Survey Number 13-88	
Survey Number 18-89	Lot Book Report 26-39982,
Survey Number 001-220	dated June 3, 2026,
Survey Number 013-2024	prepared by Eastern Oregon
Plat of Coggan's Addition	Title, Inc.
Plat of Coggan's Second Addition	
Plat of Warren's Addition	
Plat of Blumenstein's Subdivision of	
Lot W of Coggan's Second Addition	

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" Brass Disc, marked BAGETT-GRIFFITH & BLACKMAN, set by Survey Number 001-2020] [Record measurement as per Survey Number 43-71
•	Found Brass Screw reference, set by Survey 18-89 (1922 monumentation of La Grande)	- -	Record measurement as per Survey Number 16-76
▲	Found Brass screw with washer marker OPLS 83571 set by Survey Number 001-2020	/ /	Record measurement as per Survey Number 06-84
●	Found 2 1/2" Brass Disc, marked BAGETT-GRIFFITH & ASSOC OPLS 644, set by Survey Number 13-88	< >	Record measurement as per Survey Number 13-88
■	Found 5/8" iron pin, set by Survey Number 43-71	()	Record measurement as per Survey Number 18-89 (1922 monumentation of La Grande)
●	Found 5/8" iron pin, set by Survey Number 06-84	~ ~	Record measurement as per Survey Number 001-2020
○	Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER	[]	Record measurement as per Coggan's 1st and Coggan's 2nd Addition
— — —	Centerline	{ }	Record measurement as per Warren's Addition
) (Record measurement as per Blumenstein's Subdivision

NARRATIVE

This partition was done at the request of Koby Dunlap, owner of the land within. Mr. Dunlap wanted to divide the property as shown. I recover monuments as shown. I hold centerline monument positions, and establish the intersection position of Cherry Street and Washington St, as per Survey 001-2020. There is a discrepancy in the platted distances between Warren's Subdivision and the plats of Coggan's First and Second Additions, the former noting the distance to be 307.7 and the later showing the distance as 307.2 feet. Blumenstein's Subdivision holds the distance as per Warren's Subdivision. It is also shown in this manner on McClain's 1922 monumentation of La Grande (Survey 18-89). Block V of Coggan's Second Addition is not dimensioned on the original plat. All surveys within this block appear to utilize the same methodology, holding the distances of Warren's Addition and Blumenstein's Subdivision and allowing the remainder to go the Block V of Coggan's Second Addition. I utilize the same methodology here. I place the line at the direction of Mr. Dunlap. I find no other unusual conditions with this partition.

SURVEYOR'S EXACT COPY STATEMENT

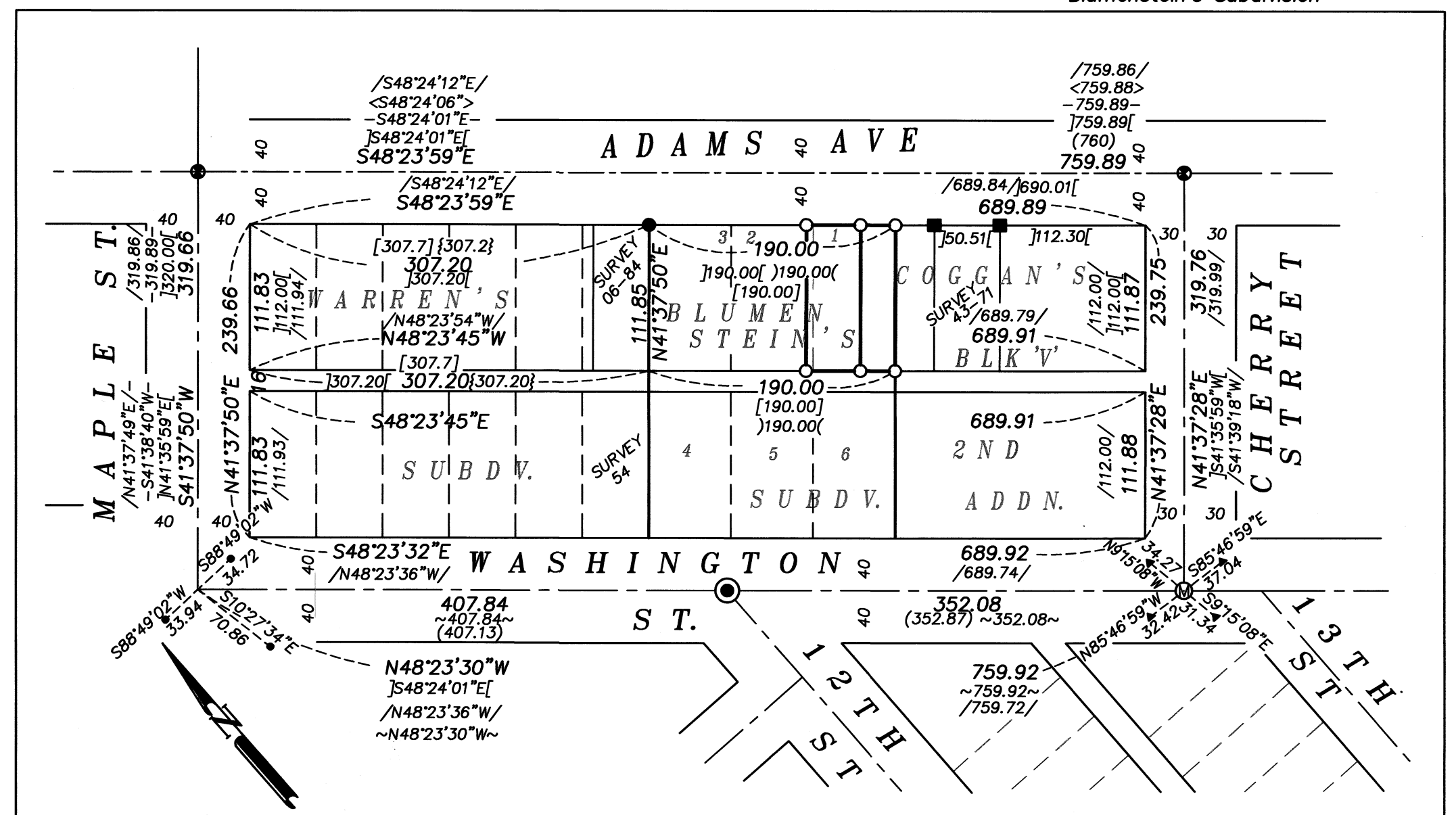
I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2026-0008 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E687 & E688 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Jeffrey S. Hsu, OPLS 83571

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2027



BLOCK BREAKDOWN SCALE: 1"=100'

PARTITION PLAT NUMBER 2026-0008

A partition of Lot 1 and a portion of Lot 2 of Blumenstein's Subdivision of Lot 'W' in Coggan's 2nd Addition to La Grande
Situating in the Northeast quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian,
City of La Grande, Union County, Oregon

Microfilm Number 20261512
Plat Cabinet Number E687 + E688

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 Lot 1 and a portion of Lot 2 of Blumenstein's Subdivision of Lot 'W' in Coggan's 2nd Addition to La Grande, situated in the Northeast 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 1,

Thence: South 41°37'50" West, along the Southeasterly line of said Lot 1, a distance of 111.86 feet, to the Southeast corner of said Lot 1,


Thence: North 48°23'45" West, along the Southwesterly line of said Lots 1 and 2, a distance of 68.66 feet,

Thence: North 41°37'50" East, along a line parallel with and 5.33 feet Northwesterly of the common line between said Lots 1 and 2, a distance of 111.86 feet, to the Southwesterly right-of-way line of Adams Avenue,

Thence: South 48°23'59" East, along said Southwesterly right-of-way line, a distance of 68.66 feet, to the Point of Beginning.

Containing 7,680 sq. ft.

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
Bagett, Griffith and Blackman
2006 Adams Ave.
La Grande OR 97850



DECLARATION


Know all People by these presents that RAYMOND DUNLAP, 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.

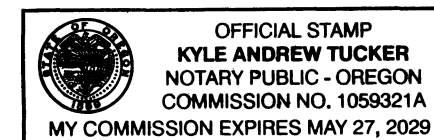

RAYMOND DUNLAP

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 16th day of June, 2026 before me a Notary Public in and for said State and County, personally appeared RAYMOND DUNLAP, 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 14th day of June, 2026.

By Grant County Surveyor


Michael C. Springer

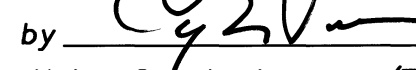
City of La Grande Planning

Approved this 16th day of JUNE, 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.

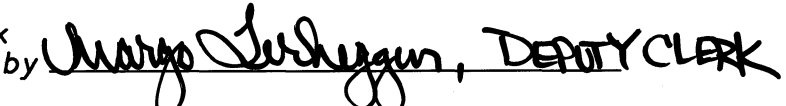
by  Date: 6/16/26
Union County Assessor/Tax Collector

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 16th day of JUNE, 2026, at 11:34 o'clock A.M., and recorded in Union County Records.

Lisa Feik
Union County Clerk by  DEPUTY CLERK

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. 2026-0008 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E687 + E688 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