

PARTITION PLAT NUMBER 2026-001

Microfilm Number 20261927
Plat Cabinet Number E693 + E694

A replat of Lots 1, 2, 3, and 4, Block 145 of Chaplin's Addition
Situating in the Southwest quarter of the Northwest quarter of Section 5, 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"=20'

LEGEND

- ⊙ Found 1 1/2" brass disc in concrete, set by Survey Number 009-2012
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 006-2026
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- — — Centerline
- { } Record measurement as per Survey Number 009-2012
- ~ ~ Record measurement as per Survey Number 012-2013
- () Record measurement as per Survey Number 006-2026A

REFERENCE MATERIAL

Survey Number 18-89
Survey Number 009-2012
Survey Number 006-2026A
Survey Number 012-2013

DEED REFERENCES
Microfilm Document No. 20261073
Preliminary Title Report 26-39907, dated April 10,
2026, prepared by Eastern Oregon Title, Inc.

NARRATIVE

This partition was done at the request of Tony Magee, owner of the land within. Mr. Magee wanted to divide the property as shown. Extent of the property were monumented in Survey Number 006-2026. I find no unusual conditions with this partition.

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the parcels of this partition, being a replat of Lots 1, 2, 3, and 4 of Block 145, Chaplin's Addition, City of La Grande, Union County, Oregon, said land being more particularly described as follows,

Beginning at Northwest corner of said Lot 1,

Thence: South 89°37'35" East, along the North line of said Lots 1, 2, 3, and 4, a distance of 119.89 feet, to the Northeast corner of said Lot 4,

Thence: South 0°19'22" West, along the East line of said Lot 4, a distance of 99.99 feet, to the Southeast corner thereof,

Thence: North 89°36'11" West, along the South line of said Lots 1, 2, 3, and 4, a distance of 119.91 feet, to the Southwest corner of said Lot 1,

Thence: North 0°19'45" East, along the West line of said Lot 1, a distance of 99.95 feet, to the Point of Beginning.

Containing 11,986 sq. ft.

I further certify that I made this plat by order of and under the direction of the owners thereof, and that all 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.

APPROVALS

City of La Grande Planning

Approved this 28th day of July, 2026.

Michael J. Boquist
Michael J. Boquist
Community Development Director

Union County Surveyor

Approved this 23rd day of July, 2026.

By Grant County Surveyor

Michael G. Springer
Michael G. Springer

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 2026-2027 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 *Cody Vavra*, Chief Deputy Date: 7-29-26
Cody Vavra, Union County Assessor/Tax Collector

DECLARATION

Know all people by these presents that TRUE CONSTRUCTION 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 it to be surveyed and platted, in accordance with O.R.S. Chapter 92. In witness whereof, TRUE CONSTRUCTION LLC, has caused these presents to be signed by ANTHONY MAGEE.

Anthony Magee
ANTHONY MAGEE

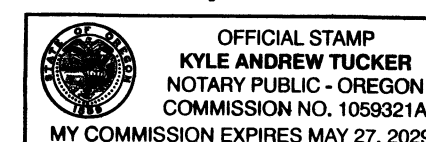
ACKNOWLEDGMENTS

State of Oregon
County of Union

SS

Know all people by these presents, on this 28th day of July, 2026, before me a Notary Public in and for said State and County, personally appeared ANTHONY MAGEE, 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.

Kyle Andrew Tucker
Notary Public for
the State of Oregon



Notarial Seal

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. 2026-001 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E693 + E694 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Jeffrey S. Hsu
Jeffrey S. Hsu, OPLS 83571

FILING STATEMENT

Union County Clerk

State of Oregon
County of Union

I do hereby certify that the attached partition plat was received for record on this 29th day of July, 2026, at 9:09 o'clock A.M., and recorded in Plat Cabinet No. E693 + E694 Union County records. Microfilm Number 20261927

Lisa Feik
Union County Clerk by *Lisa Feik*, Deputy Clerk