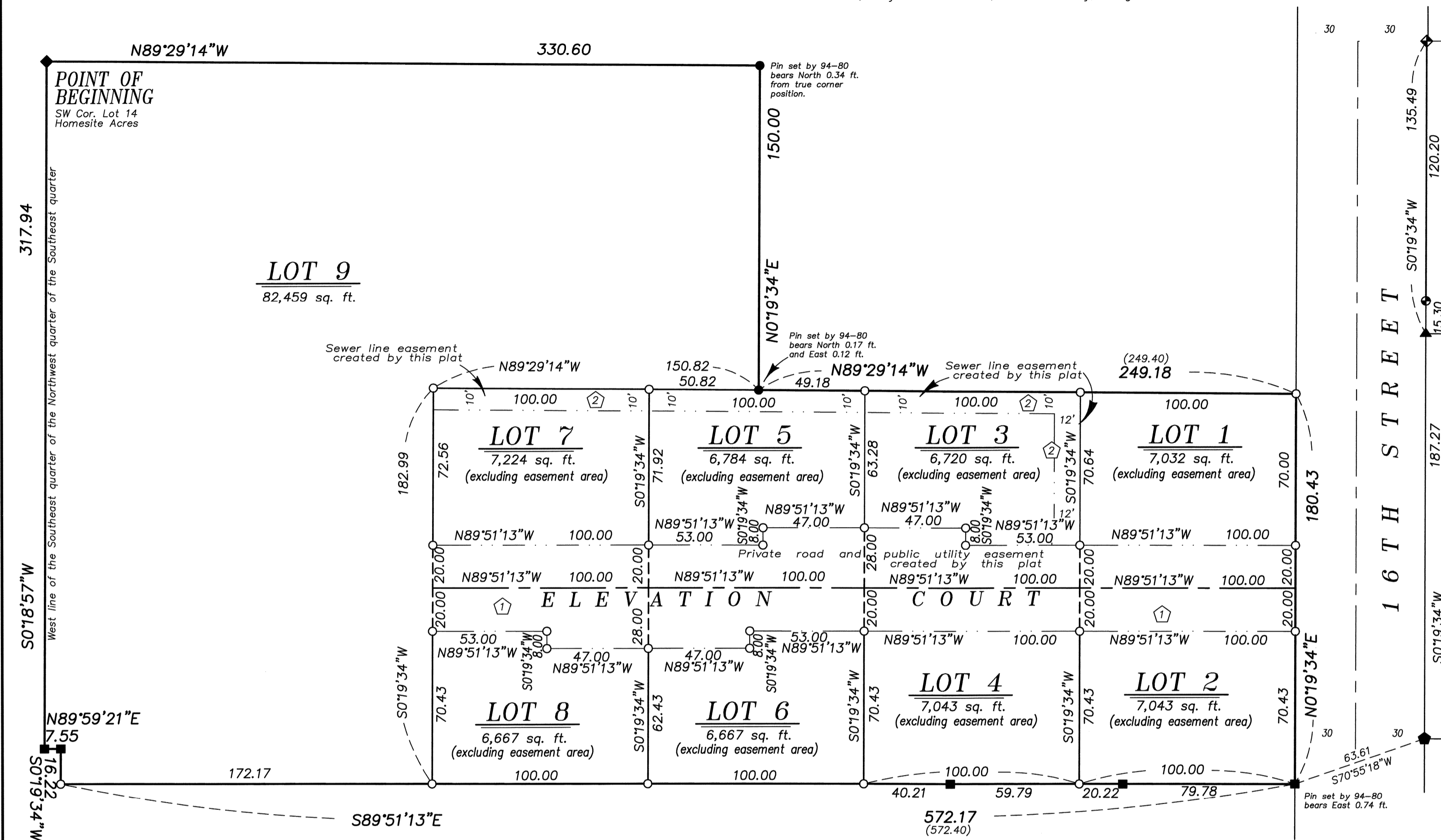


ELEVATION POINTE

A replat of Partition Plat 1998-28
 Situated in the Northwest quarter of the Southeast quarter of Section 8, Township 3 South, Range 38
 East of the Willamette Meridian, City of La Grande, Union County, Oregon

Microfilm Number 20200385
 Plat Cabinet Number E484-E485



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'

LEGEND

- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 94-80
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat 1998-28
- ◆ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 044-1998
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 036-1991
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat 1995-11
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Plat of R and R Community Court
- ▲ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat 20180005T
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - - - Easement Line
- () Record measurement as per Partition Plat 1998-28

NARRATIVE

This subdivision was done at the request of Gust Tsiatsos, on behalf of H2MK, LLC, owner of the land within. Mr. Tsiatsos wanted to divide the property as shown hereon. I recover monuments as shown. Finding them harmonious with the plat, I place the exteriors as per Partition Plat 1998-28. I place the right of way of 16th Street as per monuments tied or set in Partition Plat 20180005T. Therefore the East/West distances abutting the right of way differ slightly from Partition 1998-028. I find no unusual conditions with this subdivision.

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 Plat of ELEVATION POINTE and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number E484-E485 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

REFERENCE MATERIAL

Plat of Homesite Acres
 Plat of R and R Community Court
 Survey Number 30-80
 Survey Number 94-80
 Survey Number 32-90
 Survey Number 036-1991
 Survey Number 044-1998
 Partition Plat 1995-11
 Partition Plat 1998-28
 Partition Plat 20180005T

DEED REFERENCES

Microfilm Document Number 991444
 Microfilm Document Number 20162887
 Microfilm Document Number 20191831

Partition Plat Report 19-31666, dated September 1, 2019, prepared by Eastern Oregon Title, Inc.

NOTES AND EASEMENTS

- ① Private road and public utility easement, created by this plat. Condition and restriction for future dedication of road, as per Partition Plat 1998-28, has been met with the creation of this easement.
- ② Sewer line easement, over the North 10 feet of Lots 3, 5, and 7 and the East 12 feet of Lot 3, created by this plat.
- ③ Agreement to participate in future L.I.D.'s, recorded as Microfilm Document Number 991444
- ④ Agreement to participate in future L.I.D.'s, recorded as Microfilm Document Number 20191831

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Jeffrey S. Hsu
 OREGON
 JUNE 2, 2010
 JEFFREY S. HSU
 83571

Renewal Date: June 30, 2021

ELEVATION POINTE

A replat of Partition Plat 1998-28
Situating in the Northwest quarter of the Southeast quarter of Section 8, Township 3 South, Range 38
East of the Willamette Meridian, City of La Grande, Union County, Oregon

Microfilm Number 20200385
Plat Cabinet Number E484-E485

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the parcels of this subdivision, being a replat of Partition Plat 1998-28, situated in the Northwest quarter of the Southeast quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Union County, Oregon, said land being more particularly described as follows,

Beginning at the Southwest corner of Lot 14 of Homesite Acres, said point also being the Northwest corner of Parcel 1 of Partition Plat 1998-28, filed as Microfilm Number 987686 in Slide 520, Plat Cabinet 'B', plat records of Union County,

Thence: South 0°18'57" West, along the West line of the Southeast quarter of the Northwest quarter of the Southeast quarter of said Section 8, a distance of 317.94 feet, to the North line of land conveyed to the La Grande Cemetery Maintenance District by deed recorded in Microfilm Document 97639, deed records of Union County, said point being the Southwest corner of the Southeast quarter of the Northwest quarter of the Southeast quarter of said Section 8,

Thence: North 89°59'21" East, along the South line of said Southeast quarter of the Northwest quarter of the Southeast quarter, a distance of 7.55 feet, to the Northwest corner of that tract of land conveyed to Douglas R. Porter by deed recorded in Microfilm Document Number 97638,

Thence: South 0°19'34" West, along the West line of said Porter tract, a distance of 16.22 feet, to the Southwest corner of said tract,

Thence: South 89°51'13" East, along the South line of said Porter tract, a distance of 572.17 feet, to the West right-of-way line of 16th Street as dedicated to the public by document recorded as Microfilm Document 99123, deed records of Union County,

Thence: North 0°19'34" East, along the West line of said 16th Street, a distance of 180.43 feet, to the South line of that tract conveyed to Marilyn D. Dittmar by deed recorded in Microfilm Number 97660, deed records of Union County,


Thence: North 89°29'14" West, along the South line of said Dittmar property, a distance of 249.18 to the Southwest corner of said Dittmar tract,

Thence: North 0°19'34" East, along the West line of said Dittmar tract, a distance of 150.00 feet, to the South line of Lot 14 of Homesite Acres,

Thence: North 89°29'14" West, along the South line of said Lot 14, a distance of 330.60 feet to the Point of Beginning.

Containing 3.56 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



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 Plat of ELEVATION POINTE and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number E484-E485 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

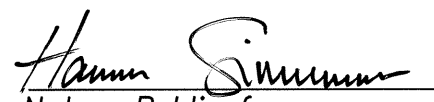
Know all people by these presents that H2MK, LLC, an Idaho Limited Liability Corporation, is the owner of the land within this subdivision, being more particularly described in the accompanying Surveyor's Certificate, and has caused it to be surveyed and platted, and does hereby create the private road and utility easement for ingress, egress and utilities over Lots 1, 2, 3, 4, 5, 6, 7, and 8 for benefit of all lots within this subdivision, and the sewer easement over Lots 3, 5, and 7, as shown on the annexed map, in accordance with O.R.S. Chapter 92. In witness whereof, H2MK, LLC, pursuant to its operating agreement, duly and legally adopted, has caused these presents to be signed by MICHAEL J. HANIGAN.

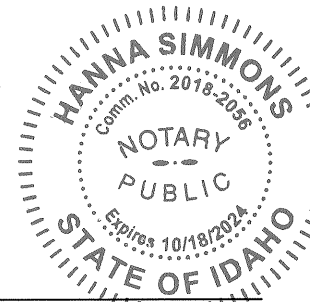

MICHAEL J HANIGAN, Manager H2MK, LLC

ACKNOWLEDGMENTS

State of Idaho SS
County of Payette

Know all people by these presents, on this 20th day of November, 2019, before me a Notary Public in and for said State and County, personally appeared MICHAEL J. HANIGAN, 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 Idaho



Notarial Seal

APPROVALS

City of La Grande Planning

Approved this 8th day of JANUARY, 2019.


Kyle Carpenter
Public Works Director/City Engineer

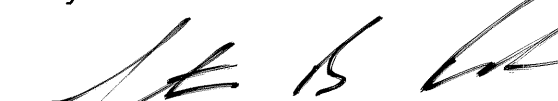

Michael J. Boquist
Community Development Director


La Grande City Council

Approved this 8th day of JANUARY, 2019.



Mayor

Mayor Pro-Tem


Councilor


Councilor

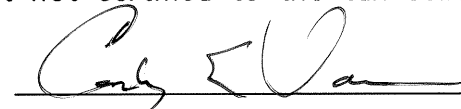

Councilor


Councilor

APPROVALS

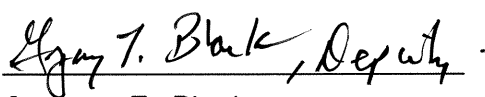
Union County Assessor / Tax Collector

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 2019-2020 tax roll which became a lien on the land within this subdivision, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by  Date: 2/4/20
Cody Vavra, Union County Assessor/Tax Collector

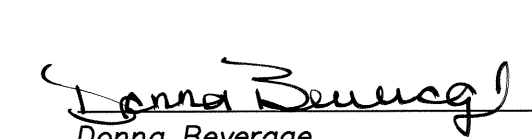
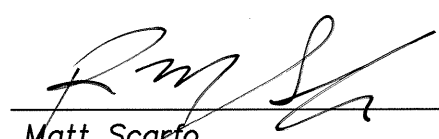
Union County Surveyor

Approved this 23rd day of October, 2019.

By Wallowa County Surveyor 
Gregory T. Blackman
Deputy Wallowa County Surveyor

UNION COUNTY COMMISSION

Approved this 5 day of FEBRUARY, 2019.


Donna Beverage

Paul M. Ades
Paul Anderes

FILING STATEMENT

Union County Clerk

State of Oregon SS
County of Union

I do hereby certify that the attached subdivision plat was received for record on this 5th day of FEBRUARY, 2019 at 9:15 o'clock A.M., and recorded in Plat Cabinet No. E484-E485 Union County records. Microfilm Number 20200385

Robin A. Church Union County Clerk by  DEPUTY CLERK