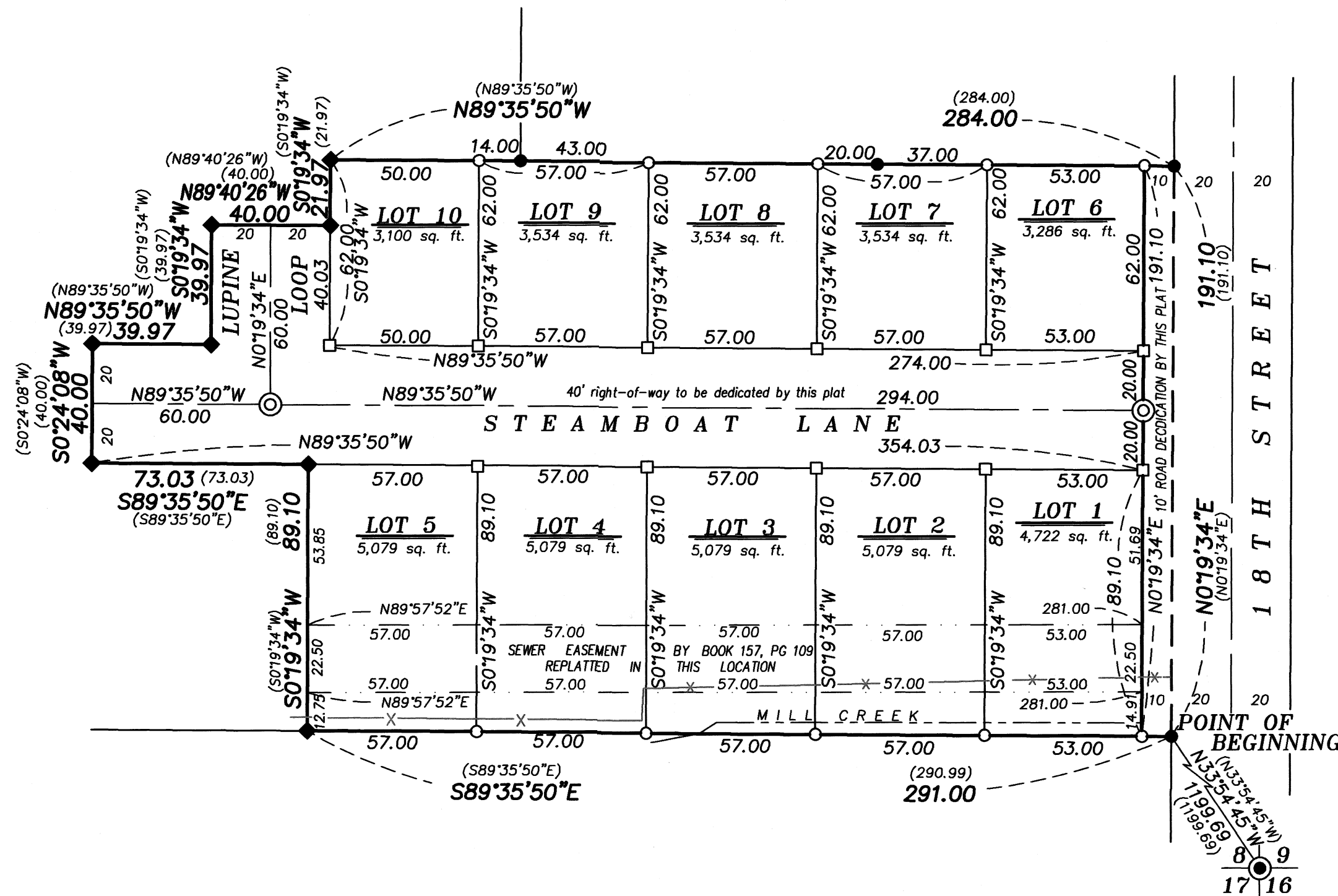


# MBM SUBDIVISION PHASE 1

Situated in 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 20232222  
Plat Cabinet Number E601 & E602



## 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" = 40'

## LEGEND

- Found 2 1/2" brass cap, marked as per Union County Monumentation record 005-2009R.
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 036-1991
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 014-2023
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" to be set on or before December 1, 2023
- ⊙ 2" brass cap in concrete, to be set on or before December 1, 2023
- Centerline
- x- Fenceline
- - - - - Creek
- ( ) Record measurement as per Survey Number 014-2023
- [ ] Record measurement as per Survey Number 036-1991

## NARRATIVE

This subdivision was done at the request of Logan McCrae on behalf of MBM Estates. Mr. McCrae wanted to divide the property as shown. Exteriors were placed by Survey Number 014-2023. I recover monuments from said survey with exception of those removed by road construction. I find no unusual conditions with this subdivision.

## NOTES AND EASEMENTS

Pipeline easement, 30 ft. in width, granted to City of La Grande by Book 157, Page 109, deed records of Union County, Oregon. Easement described in Book 157, page 108 does not fall on the property and is not shown. Easement by Book 157, Page 109 is replatted as a 22.5 foot wide easement in the location as shown hereon by this plat.

## REFERENCE MATERIAL

Union County Monumentation Records  
Survey Number 036-1991  
Survey Number 014-2023

**DEED REFERENCES**  
Microfilm Number 20231525  
Microfilm Number 20231343  
Book 157, Page 108  
Book 157, Page 109

Preliminary Title Report 22-36660, dated November 28, 2022, prepared by Eastern Oregon Title, Inc.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*[Signature]*

OREGON  
JUNE 2, 2010  
JEFFREY S. HSU  
83571

Renewal Date: June 30, 2025

## 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 MBM SUBDIVISION PHASE 1 and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number E601 & E602 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

*[Signature]*  
Jeffrey S. Hsu, OPLS 83571

# MBM SUBDIVISION PHASE 1

Microfilm Number ~~2023-0008~~ 2222  
Plat Cabinet Number E601 + E602

Situated in the Southeast 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 land within this subdivision, being situated in the East half of the Southeast quarter of Section 8, in Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Union County, Oregon, more particularly described as follows,

Beginning at a point which bears North 33°54'45" West, a distance of 1199.69 feet, from the Southeast corner of said Section 8, said point being the Southeast corner of Tract -B- of that tract conveyed to Joshua Lee Brock by deed recorded as Microfilm Number 20223901, deed records of Union County, Oregon,

Thence: North 0°19'34" East, along the West right-of-way line of 18<sup>th</sup> Street, a distance of 191.10 feet,

Thence: North 89°35'50" West, a distance of 284.00 feet,

Thence: South 0°19'34" West, a distance of 21.97 feet,

Thence: North 89°40'26" West, a distance of 40.00 feet,

Thence: South 0°19'34" West, a distance of 39.97 feet,

Thence: North 89°35'50" West, a distance of 39.97 feet,

Thence: South 0°24'08" West, a distance of 40.00 feet,


Thence: South 89°35'50" East, a distance of 73.03 feet,

Thence: South 0°19'34" West, a distance of 89.10 feet, to the South line of said Brock tract,

Thence: South 89°35'50" East, along said South line, a distance of 291.00 (record: 290.99 feet), to the Point of Beginning.

Containing 59,685 sq. ft.


I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that the boundary and lot 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 Avenue  
LaGrande, 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 MBM SUBDIVISION PHASE 1 and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number E601 + E602 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 AND DEDICATION

Know all people by these presents that MBM ESTATES LLC, an Oregon Limited Liability Corporation, is the owner of the land within this subdivision, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted as shown on the annexed map, and does hereby dedicate, donate, and convey to public use forever STEAMBOAT LANE and LUPINE LOOP and the 10' strip of 18TH STREET, and does replat the sewer pipeline easement, as shown on the annexed map, all in accordance with O.R.S. Chapter 92. In witness whereof, MBM ESTATES LLC, has caused these presents to be signed by LOGAN JOE MCCRAE.

  
LOGAN JOE MCCRAE  
MBM ESTATES LLC


Know all people by these presents that BANK OF EASTERN OREGON, is a lienholder on the property hereinbefore described, as does hereby consent to the subdivision and the dedication of STEAMBOAT LANE, LUPINE LOOP and the 10' strip of 18TH STREET, as platted on annexed map

  
KRISTIE NELSON  
BANK OF EASTERN OREGON

## ACKNOWLEDGMENT

State of Oregon SS  
County of Union

Know all people by these presents, on this 18 day of September, 2023, before me a Notary Public in and for said State and County, personally appeared LOGAN JOE MCCRAE who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that he executed the same freely and voluntarily.

  
Notary Public for  
the State of Oregon

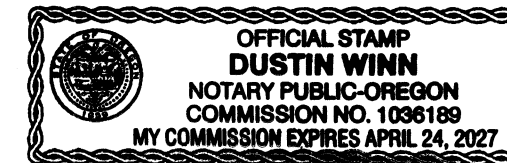


Notarial seal

State of Oregon SS  
County of Union

Know all people by these presents, on this 18 day of September, 2023, before me a Notary Public in and for said State and County, personally appeared KRISTIE NELSON who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that she executed the same freely and voluntarily. KRISTY

  
Notary Public for  
the State of Oregon




Notarial seal

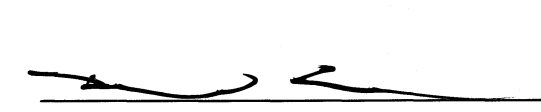
## APPROVALS

### City of City Council

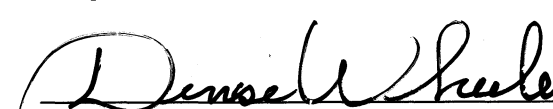
We hereby approve this subdivision, accept the road dedication and consent to the relocation of the sewer line easement as shown on annexed map.

Approved this 4<sup>th</sup> day of October, 2023.

  
Mayor

  
Mayor Pro-Tem

  
Councilor

  
Councilor

  
Councilor

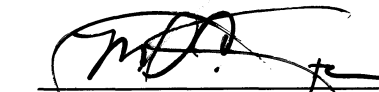
  
Councilor

## APPROVALS

### Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 12<sup>th</sup> day of SEPTEMBER, 2023.

by Grant County Surveyor

  
Michael C. Springer  
Grant County Surveyor

### City of La Grande Planner

Approved this 4<sup>th</sup> day of October, 2023.

  
Michael J. Boquist  
City Planner

### Union County Commission

Approved this 5 day of October, 2023.


  
Donna Beverage

  
Matt Scarfo

  
Paul Anderes

### 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 2023-2024 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: 9/26/23  
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 Subdivision plat was received for record on this 5<sup>th</sup> day of OCTOBER, 2023, at 9:47 AM o'clock A.M., and recorded in Plat Cabinet No. E601 + E602 Union County records. Microfilm Number 20232222

Lisa Feik  
Union County Clerk by  DEPUTY CLERK