

MBM SUBDIVISION PHASE 2

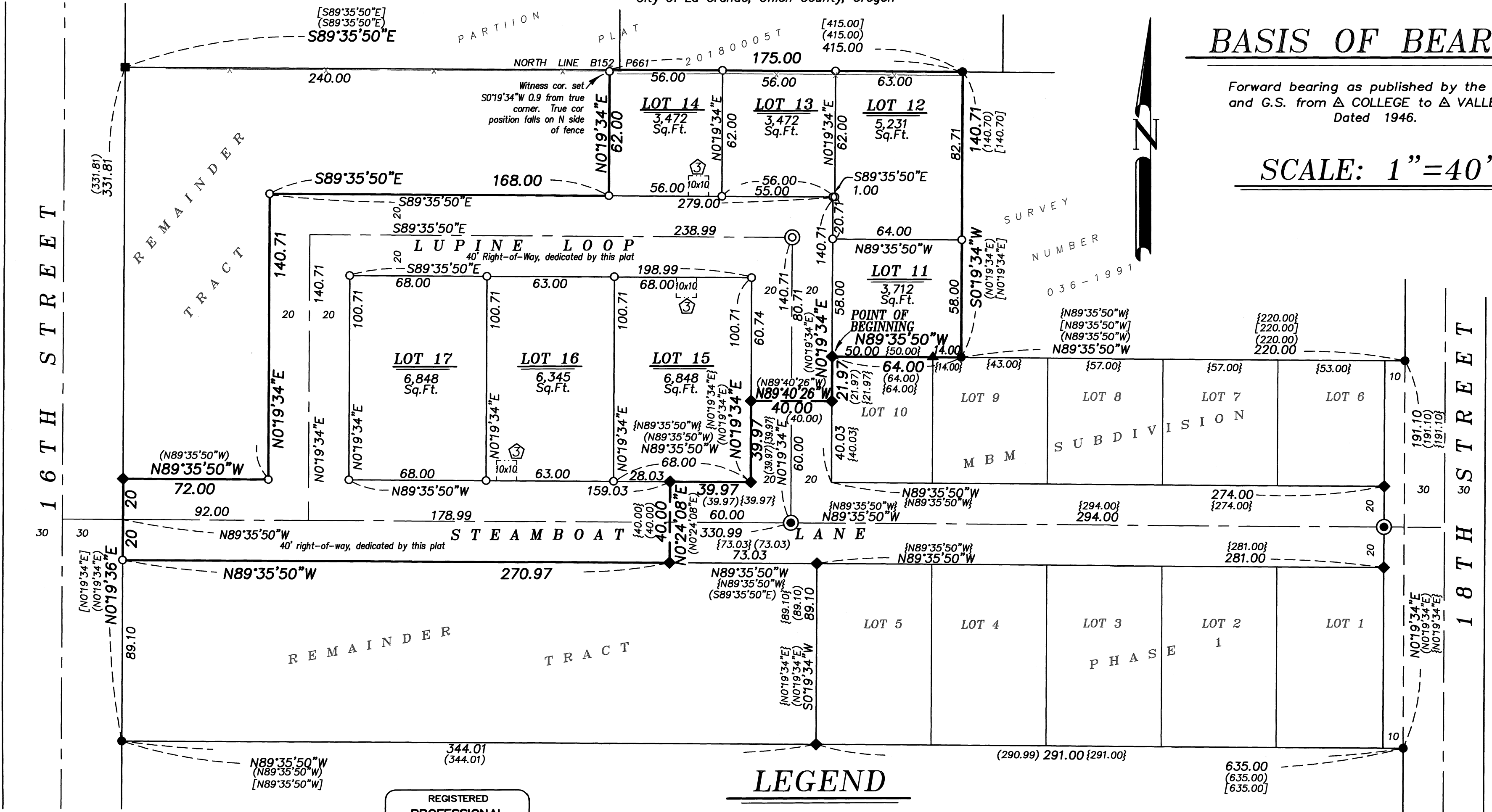
Microfilm Number 20252846
Plat Cabinet Number E660-E661

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

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'



NARRATIVE

This subdivision was done at the request of Joshua Brock on behalf of MBM Estates. Mr. Brock wanted to divide the property as shown. Exterior monuments were placed by Survey Number 36-1991 and Survey Number 014-2023, which contained MBM SUBDIVISION PHASE 1. I recover monuments from said surveys. Monuments set August 2025. I find no unusual conditions with this subdivision.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2027

NOTES AND EASEMENTS

- Easement, 30 ft. wide, granted to the City of La Grande, Oregon and recorded Feb. 16, 1968 in Deed Book 157, pages 108 and 109 for the construction, maintenance, and repair of a sewer line. Does not fall within the bounds of this subdivision.
- Right of way easement, 10 ft. wide, granted to Oregon Trail Electric Co-op, Inc., recorded Feb. 15, 2024, as Microfilm Doc. 20240307 and 20240309, for the right to construct, operate, and maintain an electric transmission or distribution line. Document specifies the location is 'as actually constructed' The line as per schematic provided by landowner indicates that these lines run within the area to be dedicated or within areas contained in Easement #3. Not shown.
- 10'x10' easements for the right to construct and maintain electric and communications utilities, created by this plat. See Detail on Page 2.

LEGEND

- 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 BGA SURVEY MARKER set by Partition Plat 1995-11
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 014-2023
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by plat of MBM SUBDIVISION PHASE 1
- Found 1" brass cap in concrete set by plat of MBM SUBDIVISION PHASE 1
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Set 2" brass cap in concrete
- Centerline
- Fenceline
- Easement line
- () Record measurement as per Survey Number 014-2023
- [] Record measurement as per Survey Number 036-1991
- { } Record measurement as per plat of MBM SUBDIVISION PHASE 1

REFERENCE MATERIAL

- Union County Monumentation Records
Survey Number 036-1991
Survey Number 014-2023
Plat of MBM Subdivision Phase 1
- Preliminary Title Report 25-38709, dated February 28, 2025, prepared by Eastern Oregon Title, Inc.
- DEED REFERENCES
Microfilm Number 20231525
Microfilm Number 20231343
Microfilm Number 20241078
Microfilm Number 20241864
Book 157, Page 108
Book 157, Page 109

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 2 and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number E660-E661 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 Sheet 1 of 2

