Sheet 1 of 2 Microfilm Number 20252846 MBM SUBDIVISION PHASE 2 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 PARTIION [\$89°35'50"E] (\$89°35'50"E) [415.00] (415.00) BASIS OF BEARING S89**:**35'50"E 415.00 175.00 *24*0.00 63.00 *56*.00 Witness cor. set Forward bearing as published by the U.S.C. S0'19'34"W 0.9 from true L and G.S. from \triangle COLLEGE to \triangle VALLEY LOT 13 LOT 12 corner. True cor 3,472 Sq.Ft. Dated 1946. 5,231 Sq.Ft. (331.81) SCALE: 1"=40' - S89°35'50"E -S89**°**35'50**"**E 168.00 -S89°35'50"E 279.00 S89°35'50"E 64.00 $oxed{L} oxed{U} oxed{P} \overline{oxed{I} oxed{N} oxed{N} oxed{E}}_{ ext{40'} \ ext{Right-of-Way,}}$ LOOP

dedicated by this plat N89'35'50"W -S89**:**35'50"E 198.99 – LOT 11 \mathbf{H} 68.00 68.0010x10 \mathcal{R} {N89'35'50"W} 20 | 20 {220.00} [220.00] [N89°35'50"w[L (N89°35'50"w) N89°35'50"Ŵ E \mathcal{O} LOT 16 LOT 15 **LOT 17** {43.00} {57.00} {57.00} *{53.00}* 6,848 🖫 Sq.Ft. 🛪 ELOT 7 LOT 6 LOT 9 SUBDIVISION 550 R {N89'35'50"W} ゑॅॅंट्र **़** 16. 19. 19. 19. 19. (N89°35'50"W) ≥ ₹ N89°35'50"W $_{
m M}$ B $^{
m M}$ (N89°35'50"W) 68.00 N89°35'50"W \mathbf{Q} 9 72.00 N89°35'50"W *30 30* 274.00 — — — — {274.00} {294.00} **294.00** 92.00 73.03 (73.03) 73.03 30 {281.00} **281.00** L N89°35'50"W {N89°35'50"W} (S89°35'50"E) & 2 [—]- N89**:**35'50"W 270.97 $\boldsymbol{\beta}$ REMAINDER LOT 1 LOT 5 LOT 3 LOT 2 LOT 4 TRACT PHASE 344.01 (344.01) ----(290.99) 291.00 {291.00} **189°35'50"(** (N89°35'50"W) 635.00 (635.00) [635.00] LEGEND[N89°35'50"ẃ] REGISTERED **PROFESSIONAL** *NARRATIVE* Found 5/8" iron pin with plastic cap marked BGA SURVEY LAND SURVEYOR MARKER set by Survey Number 036-1991 REFERENCE MATERIAL Found 5/8" iron pin with plastic cap marked BGA SURVEY This subdivision was done at the request of Joshua Brock MARKER set by Partition Plat 1995-11 Union County Monumentation Records **DEED REFERENCES** on behalf of MBM Estates. Mr. Brock wanted to divide the OREGON Survey Number 036-1991 Microfilm Number 20231525 property as shown. Exteriors were placed by Survey Number 36—1991 and Survey Number 014—2023, which contained MBM SUBDIVISION PHASE 1. I recover monuments JUNE 2, 2010 Found 5/8" iron pin with plastic cap marked BGB SURVEY Survey Number 014-2023 Microfilm Number 20231343 JEFFREY S. HSU MARKER set by Survey Number 014-2023 Plat of MBM Subdivision Phase 1 Microfilm Number 20241078 83571 Microfilm Number 20241864 from said surveys. Monuments set August 2025. I find no Renewal Date: June 30, 2027 unusual conditions with this subdivision. Found 5/8" iron pin with plastic cap marked BGB SURVEY Book 157, Page 108 Preliminary Title Report 25-38709, dated MARKER set by plat of MBM SUBDIVISION PHASE 1 February 28, 2025, prepared by Eastern Book 157, Page 109 NOTES AND EASEMENTS Oregon Title, Inc. Found 1" brass cap in concrete set by plat of MBM SUBDIVISION Easement, 30 ft. wide, granted to the City of La Grande, Oregon and SURVEYOR'S EXACT COPY STATEMENT Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY 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. I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I 0 Set 2" brass cap in concrete am the Surveyor who prepared the Plat of MBM SUBDIVISION PHASE 2 and that the Right of way easement, 10 ft. wide, granted to Oregon Trail Electric Co-op, Centerline annexed tracing is an exact copy of said Subdivision Plat as the same is on file in Inc., recorded Feb. 15, 2024, as Microfilm Doc. 20240307 and 20240309, for UNION COUNTY Cabinet Number <u>Flobo-Flob I</u> of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120. the right to construct, operate, and maintain an electric transmission or Fenceline distribution line. Document specifies the location is 'as actually constructed' The line as per schematic provided by landowner indicates that these lines Easement line run within the area to be dedicated or within areas contained in Easement Record measurement as per Survey Number 014-2023 #3. Not shown. []Record measurement as per Survey Number 036-1991 10'x10' easements for the right to construct and maintain electric and Jeffrey S. Hsu, OPLS 83571 Sheet 1 of 2 communications utilities, created by this plat. See Detail on Page 2. Record measurement as per plat of 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

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 the Northwest corner of Lot 10 of MBM SUBDIVISION PHASE 1, recorded as Microfilm Number 20232222 and stored in Slides 601 and 602, Plat Cabinet 'E', plat records of Union County, Oregon,

Thence: South 0~19'34" West, along the West line of said Lot 10, a distance of 21.97 feet.

Thence: North 89°40'26" West, a distance of 40.00 feet, to the West right-of-way line of Lupine Loop,

Thence: South 019'34" West, along said West right-of-way line, a distance of 39.97 feet, to the intersection with the North right-of-way line of Steamboat

Thence: North 89°35'50" West, along said North right-of-way line, a distance of 39.97 feet,

Thence: South 0°24'08" West, a distance of 40.00 feet, to the South right-of-way line of Steamboat Lane,

Thence North 89°35'50" West, distance of 270.97 feet, to the East right of way line of 16th Street,

Thence: North 019'36" East, along said East right-of-way line, a distance of 40.00 feet.

Thence: South 89°35'50" East, a distance of 72.00 feet,

Thence: North 0°19'34" East, a distance of 140.71 feet,

Thence: South 89°35'50" East, a distance of 168.00 feet,

Thence: North 019'34" East, a distance of 62.00 feet. to the North line of that tract conveyed to Lyman Peterson and wife by deed recorded in Book 152, Page 661, deed records of Union County, Oregon.

Thence: South 89°35'50" East, along said North line, a distance of 175.00,

Thence: South 0~19'34" West, a distance of 140.71 feet, to the North line of Lot 9 of MBM SUBDIVISION PHASE 1,

Thence: North 89°35'50" West, along the North line of Lots 9 and 10 of said subdivision, a distance of 64.00 feet, to the Point of Beginning.

Containing 64,385 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 8357 Bagett, Griffith and Blackman 2006 Adams Avenue LaGrande, OR 97850

REGISTERED **PROFESSIONAL** LAND SURVEYOR OREGON 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 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 Eldol 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 JOSHUA LEE BROCK, as trustee of the BROCK FAMILY TRUST, 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, and does hereby dedicate, donate, and convey to the public use forever STEAMBOAT LANE and LUPINE LOOP, and does create the 10'x10' utility easements over Lots 14, 15 and 16. as shown on the annexed map, all in accordance with O.R.S. Chapter 92.

JOSHUA LEE BROCK BROCK FAMILY TRUST

ACKNOWLEDGMENT

State of Oregon

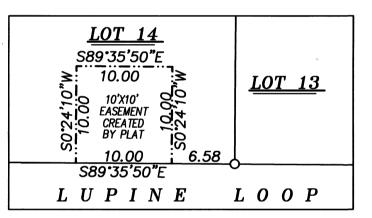
County of Union

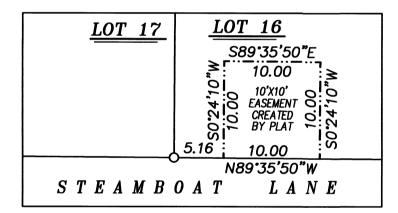
Know all people by these presents, on this 15th day of 50th, 2025, before a Notary Public in and for said State and County, personally appeared JOSHUA LEE BROCK, who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that he executed the same freely and voluntarily.

the State of Oregon

OFFICIAL STAMP
KYLE ANDREW TUCKER **NOTARY PUBLIC - OREGON** COMMISSION NO. 1059321A MY COMMISSION EXPIRES MAY 27, 2029

Notarial seal





L U P I N E L O O P S89°35'50"E	
ы 10.00 ы S89°35'50"E 27.27 01 10'X10' 01'X10' 01'	

EASEMENT DETAILS SCALE 1"=10

APPROVALS

City of La Grande 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 8⁺¹ day of 8croBFR , 2025.

APPROVALS

Union County Surveyor

Examined and recommended for approval as per 0.R.S. Chapter 92 this $9^{\frac{r}{h}}$ day of 8

by Grant County Surveyor

City of La Grande Planner

Approved this 8th day of OCTOBER

Koje Carpjente Public Works Director City of La Grande

Community Development Director City of La Grande

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 Subdivision, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by Ellen Wilhelm Chief Deputy Date: 10/15/25

To Cody Vavra, Union County Assessor/Tax Collector

Union County Commission

Approved this 12 day of NOVEMBER, 2025.

JAKE SEAVERT

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 12 day of November, 2025, at 9:32 o'clock A_M., and recorded in Plat Cabinet No. Elolo - Elolo | Union County records. Microfilm Number 2025284/6

Lisa Feik Union County Clerk

of Fisch chilf Deputy alex

Sheet 2 of 2