

TRUE ADDITION

A subdivision of Lot 10 of HOMESITE ACRES, and a replat of Lots 14, 15, and 16, TRUE SUBDIVISION PHASE II, Situated in the Northwest 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 20260637
Plat Cabinet Number E679, E680

BASIS OF BEARING

Forward bearing as published by the U.S.C. and G.S. from Δ COLLEGE to Δ VALLEY Dated 1946.

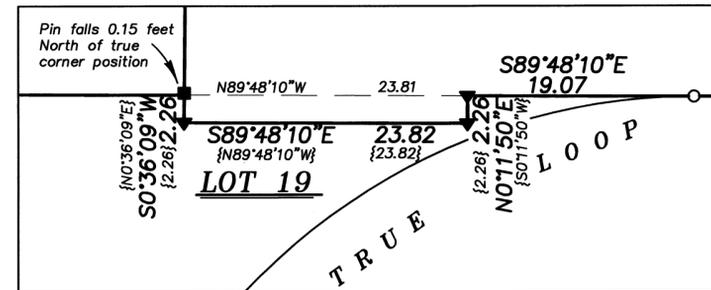
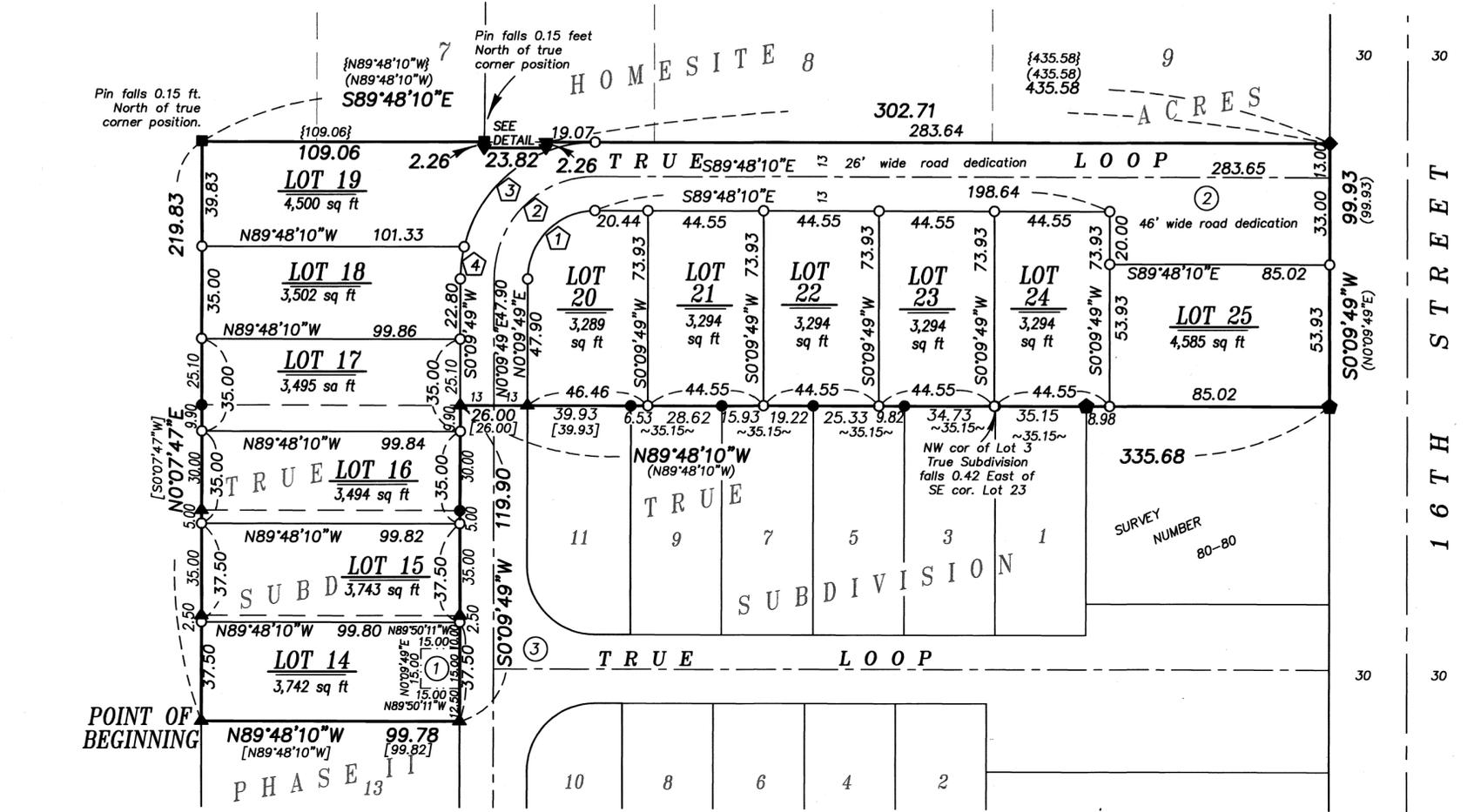
SCALE: 1"=40'

LEGEND

- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 80-80
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 038-1997
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 019-2025
- ▼ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 003-2026
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by the Plat of TRUE SUBDIVISION
- ▲ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by the Plat of TRUE SUBDIVISION PHASE II
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Easement Line
- - - Vacated Lot line
- () Record measurement as per Survey Number 019-2025
- { } Record measurement as per Survey Number 003-2026
- ~ ~ Record measurement as per Plat of TRUE SUBDIVISION
- [] Record measurement as per Plat of TRUE SUBDIVISION PHASE II

REFERENCE MATERIAL

- Survey Number 30-80
Survey Number 80-80
Survey Number 038-1997
Survey Number 044-1998
Survey Number 024-2024
Survey Number 019-2025
Survey Number 003-2026
Plat of Homesite Acres
Plat of True Subdivision
Plat of True Subdivision Phase II
- Preliminary Title Report 25-38837, dated April 10, 2025, prepared by Eastern Oregon Title, Inc.
- Partition Plat Report 25-39043, dated July 9, 2025, prepared by Eastern Oregon Title, Inc.
- DEED REFERENCES**
Microfilm Document No. 83317
Microfilm Document No. 92291
Microfilm Document No. 92292
Microfilm Document No. 92970
Microfilm Document No. 96242
Microfilm Document No. 20073539
Microfilm Document No. 2022651
Microfilm Document No. 20241106
Microfilm Document No. 20251303
Microfilm Document No. 20250234
Microfilm Document No. 20250985
Microfilm Document No. 20250999
Microfilm Document No. 20260369



DETAIL SCALE: 1"=10'

CURVE TABLE

① $\Delta=90^{\circ}02'01''$ $R=26.00'$ $L=40.86'$ $L.C.=36.78'$ $S45^{\circ}10'50''W$	② $\Delta=90^{\circ}02'01''$ $R=39.00'$ $L=61.28'$ $L.C.=55.17'$ $S45^{\circ}10'50''W$	③ $\Delta=76^{\circ}27'38''$ $R=52.00'$ $L=69.39'$ $L.C.=64.36'$ $S51^{\circ}58'01''W$	④ $\Delta=13^{\circ}34'23''$ $R=52.00'$ $L=12.32'$ $L.C.=12.29'$ $S6^{\circ}57'00''W$
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NARRATIVE

This subdivision was done at the request of Tony Magee, co-owner of the land within. Mr. Magee wanted to divide the land as shown. Extérieurs of the property were resolved in Survey Number 019-2025, and the Plats of TRUE SUBDIVISION and TRUE SUBDIVISION PHASE II. The North line was adjusted in Survey Number 003-2026 to remedy an encroachment. I subdivide the lands as well as replat Lots 14, 15 and 16 of said PHASE II as shown. I find no unusual conditions with this subdivision.

NOTES AND EASEMENTS

- ① 15'x15' easement for utilities, created by the plat of TRUE SUBDIVISION
- ② Right-of-way of variable width, being the Northerly and Easterly extension of True Avenue, as dedicated by TRUE SUBDIVISION, renamed TRUE LOOP, dedicated by this plat.
- ③ Subject to terms and conditions of True Subdivision Road Agreement, recorded May 30, 2025, as Microfilm Document No. 20251303

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 TRUE ADDITION and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number E679 + E680 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



Renewal Date: June 30, 2027

TRUE ADDITION

A subdivision of Lot 10 of HOMESITE ACRES, and a replat of Lots 14, 15, and 16, TRUE SUBDIVISION PHASE II, Situated in the Northwest 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 20260637
Plat Cabinet Number E679 + E680

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 subdivision of Lot 10 of HOMESITE ACRES, and a replat of Lots 14, 15, and 16, TRUE SUBDIVISION PHASE II, 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 said Lot 14 of TRUE SUBDIVISION PHASE II,

Thence: North 0°07'47" West, along the West line of Lots 14, 15 and 16 of said TRUE SUBDIVISION PHASE II and the West line of said Lot 10 of Homesite Acres, a distance of 219.83 feet, to the Northwest corner of said Lot 10,

Thence: South 89°48'10" East, along the North line of said Lot 10, a distance of 109.06 feet,

Thence: South 0°36'09" West, a distance of 2.26 feet,

Thence: South 89°48'10" East, a distance of 23.82 feet,

Thence: North 0°11'50" East, a distance of 2.26 feet, to the North line of said Lot 10,

Thence: South 89°48'10" East, along said North line, a distance of 302.71 feet, to the West right-of-way line of 16th Street,

Thence: South 0°09'49" West, along said West right-of-way line, a distance of 99.93 feet, to the Southeast corner of said Lot 10 of Homesite Acres,,

Thence: North 89°48'10" West, along the South line of said Lot 10, a distance of 335.68 feet, to the Northeast corner of Lot 16, as platted in TRUE SUBDIVISION PHASE II, said point being on the West right-of-way line of TRUE LOOP,

Thence: South 0°09'49" West, along said West right-of-way line, a distance of 119.90 feet, to the Southeast corner of said Lot 14 of TRUE SUBDIVISION PHASE II,

Thence: North 89°48'10" West, along the South line of said Lot 14, a distance of 99.78 feet, to the Point of Beginning.

Containing 55,436 sq. ft. (1.27 acres)

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.


Jeffrey S. Hsu, OPLS 83571
Baggett, Griffith and Blackman
2006 Adams Ave.
La Grande, OR 97850

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 Plat of TRUE ADDITION and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number _____ 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 TRUE CONSTRUCTION LLC, an Oregon 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 do hereby create, dedicate and donate to public use the right-of-way shown as TRUE LOOP, as shown on the annexed map, in accordance with O.R.S. Chapter 92. In witness whereof, TRUE CONSTRUCTION LLC, has caused these presents to be signed by ANTHONY MAGEE.

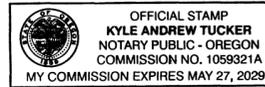

ANTHONY MAGEE

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 25th day of February, 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.


Notary Public for
the State of Oregon



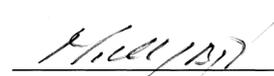
Notarial Seal

APPROVALS

City of La Grande Planning

Approved this 4th day of MARCH, 2026.


Kyle Carpenter
Public Works Director/City Engineer


Michael J. Boquist
Community Development Director

APPROVALS

La Grande City Council

Approved this 4th day of MARCH, 2026.


Mayor


Mary Ann Miesner
Mayor Pro-Tem


Councilor


Councilor

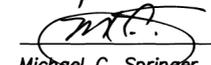

Councilor


Councilor

Union County Surveyor

Approved this 19th day of February, 2026.

By Grant County Surveyor


Michael C. 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 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.

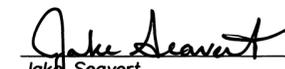
by  Date: 3/10/26
Cody Vavra, Union County Assessor/Tax Collector

UNION COUNTY COMMISSION

Approved this 18 day of MARCH, 2026.


Paul Anderes


Matt Scarfo


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 18th day of MARCH, 2026, at 9:39 o'clock A.M., and recorded in Plat Cabinet No. E679 + E680 Union County records. Microfilm Number 20260637

Lisa Feik
Union County Clerk by  DEPUTY CLERK