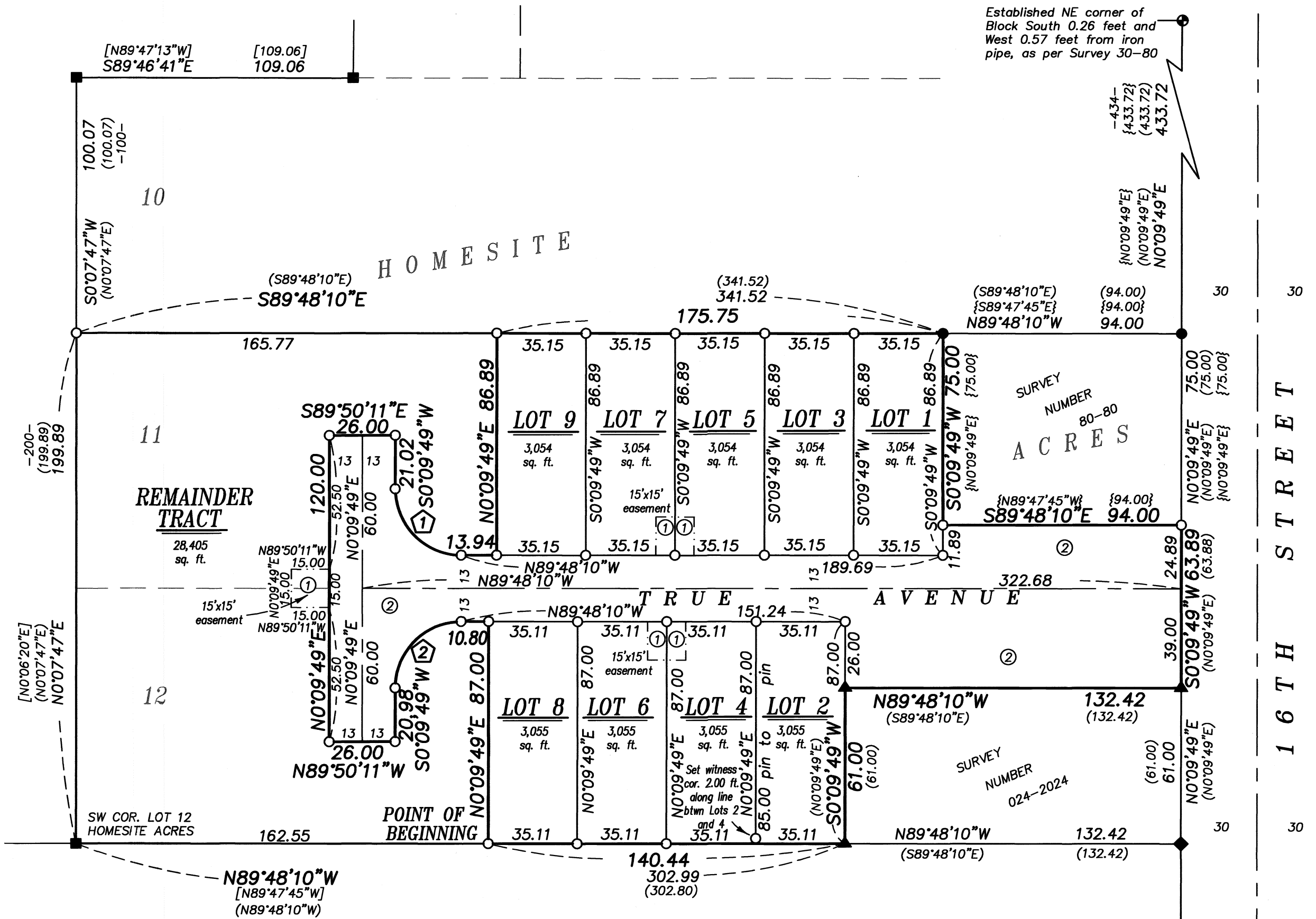


TRUE SUBDIVISION

A replat of portions of Lots 11 and 12, Homesite Acres, La Grande
 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 20250280
 Plat Cabinet Number E634 + 635



CURVE TABLE

- ① Δ=89°57'59"
 R=26.00'
 L=40.83'
 L.C.=36.76'
 S44°49'10"E
- ② Δ=90°02'01"
 R=26.00'
 L=40.86'
 L.C.=36.78'
 S45°10'50"W

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 3/4" iron pipe, set by Survey Number 17-68
- ◆ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 30-80
- Found 5/8" iron pin with plastic cap marked BGA 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 024-2024
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Record measurement as per Homesite Acres
- { } Record measurement as per Survey 80-80
- [] Record measurement as per Survey 038-1997
- () Record measurement as per Survey 024-2024

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. Extenters of the property were resolved in Survey Number 024-2024. There is a scrivener error in that survey in the 210.22 foot dimension on the South line of Lot 12, as it should be 210.41. This monument has since been removed by development and is no longer a property corner. Corners set by Survey Number 80-80 that were missing at the time of said survey were replaced at record distance holding the lines parallel with the North and East line of Lot 11 of Homesite Acres. I find no other unusual conditions with this subdivision.

REFERENCE MATERIAL

- Survey Number 4-64
- Survey Number 17-68
- Survey Number 22-68
- Survey Number 30-80
- Survey Number 80-80
- Survey Number 038-1997
- Survey Number 044-1998
- Survey Number 024-2024
- Plat of Homesite Acres

DEED REFERENCES

- Microfilm Document No. 92291
- Microfilm Document No. 92292
- Microfilm Document No. 92970
- Microfilm Document No. 96242
- Microfilm Document No. 20073539
- Microfilm Document No. 20241106

NOTES AND EASEMENTS

- ① 15'x15' easement for utilities, created by this plat over the following areas
 - 1) The South 15 feet of the East 7.5 feet of Lot 7 and the South 15 feet of the West 7.5 feet of Lot 5.
 - 2) The North 15 feet of the East 7.5 feet of Lot 6 and the North 15 feet of the West 7.5 feet of Lot 4.
 - 3) The 15'x15' area over the remainder tract, as shown
- ② True Avenue, a right of way of variable width, dedicated to public use by this plat, as shown hereon.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

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 TRUE SUBDIVISION and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number E634 + 635 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

Title Report No 24-37981, dated June 24, 2024, prepared by
 Eastern Oregon Title, Inc.

TRUE SUBDIVISION

A replat of portions of Lots 11 and 12, Homesite Acres, La Grande
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 20250280
Plat Cabinet Number E634 + 635

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 portions of Lots 11 and 12, Homesite Acres, 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 a point on the South line of said Lot 12 of Homesite Acres, said point which bears South 89°48'10" East, a distance of 162.55 feet from the SW corner of said Lot 12,

Thence: North 0°09'49" East, a distance of 87.00 feet,

Thence: North 89°48'10" West, a distance of 10.80 feet, to a 26.00-ft. radius curve to the left,

Thence: Along said curve, a distance of 40.86 feet, through a central angle of 90°02'01" (the long chord which bears South 45°10'50" West, a distance of 36.78 feet),

Thence: South 0°09'49" West, a distance of 20.98 feet,

Thence: North 89°50'11" West, a distance of 26.00 feet,

Thence: North 0°09'49" East, a distance of 120.00 feet,

Thence: South 89°50'11" East, a distance of 26.00 feet,

Thence: South 0°09'49" West, a distance of 21.02 feet, to the PC of a 26.00-ft. radius curve to the left,

Thence: Along said curve, a distance of 40.83 feet, through a central angle of 89°57'59" (the long chord which bears South 44°49'10" East, a distance of 36.76 feet),

Thence: South 89°48'10" East, a distance of 13.94 feet,

Thence: North 0°09'49" East, a distance of 86.89 feet, to the North line of Lot 11 of Homesite Acres,

Thence: South 89°48'10" East, along said North line, a distance of 175.75 feet,

Thence: South 0°09'49" West, a distance of 75.00 feet,

Thence: South 89°48'10" East, a distance of 94.00 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 63.89 feet,


Thence: North 89°48'10" West, a distance of 132.42 feet,

Thence: South 0°09'49" West, a distance of 61.00 feet, to the South line of said Lot 12,

Thence: North 89°48'10" West, along said South line, a distance of 140.44 feet, to the Point of Beginning.

Containing 1.00 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



DECLARATION

Know all people by these presents that ANTHONY MAGEE and JOHN WAGNER, are the owners of the land within this subdivision, being more particularly described in the accompanying Surveyor's Certificate, and have caused it to be surveyed and platted, and do hereby create the 15'x15' utility easements over Lots 5 and 7, Lots 4 and 6 and over the remainder tract, and do also hereby create, dedicate and donate to public use right-of-way shown as TRUE AVENUE, as shown on the annexed map, in accordance with O.R.S. Chapter 92.


ANTHONY MAGEE

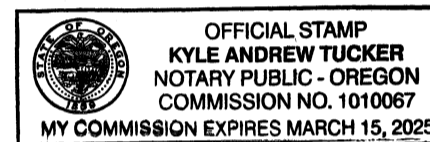

JOHN WAGNER

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 2nd day of January, 2025, 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

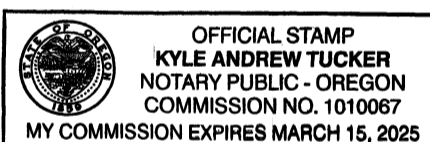


Notarial Seal

State of Oregon SS
County of Union

Know all people by these presents, on this 2nd day of January, 2025, before me a Notary Public in and for said State and County, personally appeared JOHN WAGNER, 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 8th day of January, 2025.


Kyle Carpenter
Public Works Director/City Engineer


Michael J. Boquist
Community Development Director

SURVEYOR'S EXACT COPY STATEMENT

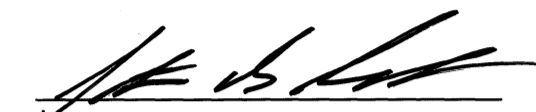
I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Plat of TRUE SUBDIVISION and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number E634 + 635 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

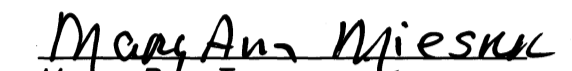

Jeffrey S. Hsu, OPLS 83571

APPROVALS

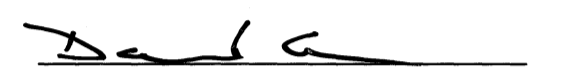
La Grande City Council


Approved this 8th day of JANUARY, 2025.


Mayor


Mary Ann Miesnik
Mayor Pro-Tem


Councilor


Councilor


Councilor


Councilor

Union County Surveyor


Approved this 2nd day of January, 2025.

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 2024-2025 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: 1/30/25
Cody Navra, Union County Assessor/Tax Collector

UNION COUNTY COMMISSION

Approved this 5th day of February, 2025.


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 6th day of FEBRUARY, 2025, at 9:39 o'clock A.M., and recorded in Plat Cabinet No. E634 + 635 Union County records. Microfilm Number 20250280

Lisa Feik
Union County Clerk by  DEPUTY CLERK