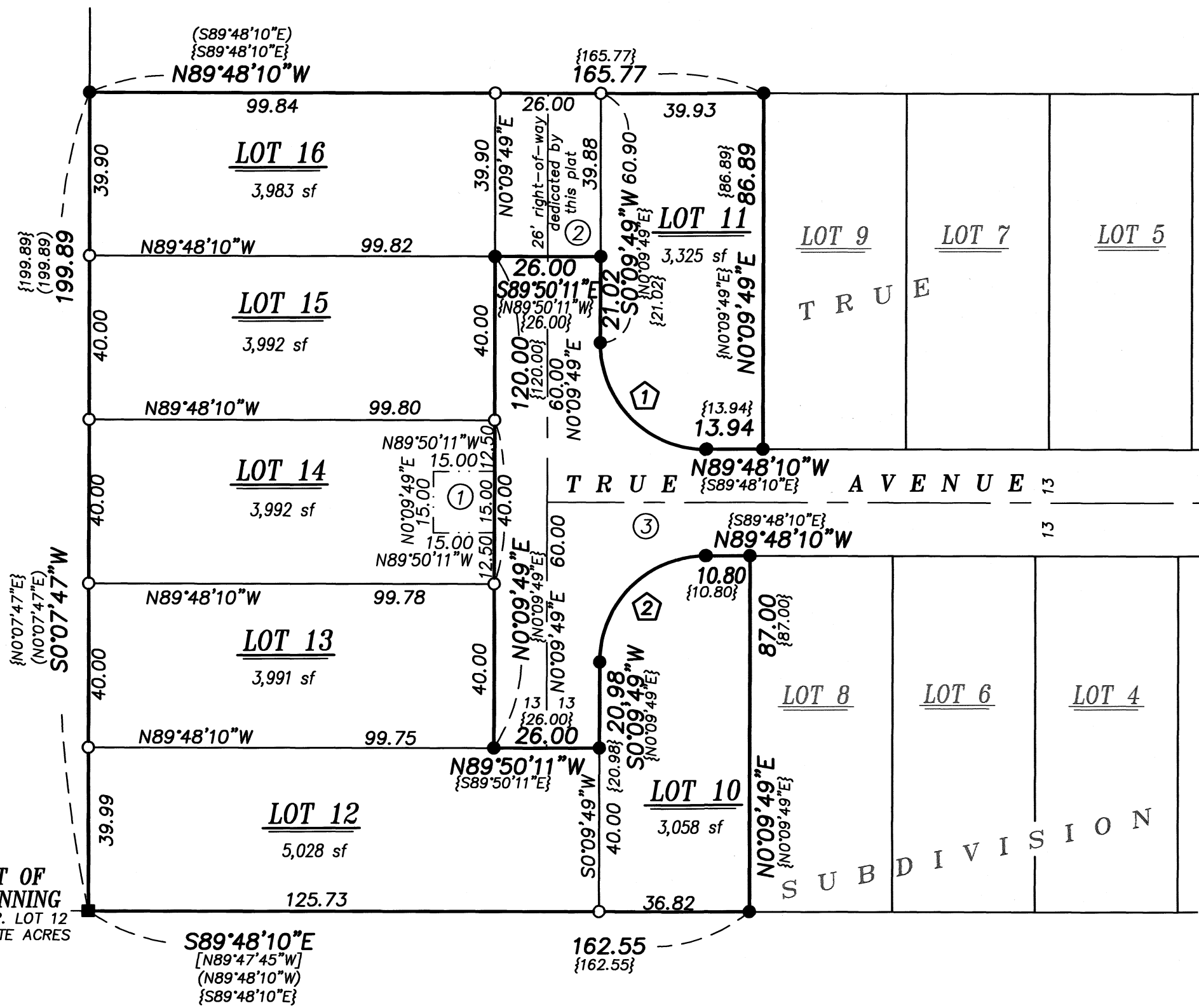


TRUE SUBDIVISION PHASE II

A subdivision of portions of Lots 11 and 12, HOMESITE ACRES
Situating 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 2025-2035
Plat Cabinet Number E650, E651



CURVE TABLE

①	$\Delta=89^{\circ}57'59''$ $R=26.00'$ $L=40.83'$ $L.C.=36.76'$ $S44^{\circ}49'10''E$	$\{A=89^{\circ}57'59''\}$ $\{R=26.00'\}$ $\{L=40.83'\}$ $\{L.C.=36.76'\}$ $\{S44^{\circ}49'10''E\}$
②	$\Delta=90^{\circ}02'01''$ $R=26.00'$ $L=40.86'$ $L.C.=36.78'$ $S45^{\circ}10'50''W$	$\{A=90^{\circ}02'01''\}$ $\{R=26.00'\}$ $\{L=40.86'\}$ $\{L.C.=36.78'\}$ $\{S45^{\circ}10'50''W\}$

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"=30'

LEGEND

- 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 the Plat of True Subdivision
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- Easement Line
- [] Record measurement as per Survey 038-1997
- () Record measurement as per Survey 024-2024
- { } Record measurement as per Plat of TRUE SUBDIVISION

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. Extent of the property were resolved in Survey Number 024-2024 and the Plat of TRUE SUBDIVISION. I subdivide the remainder of said subdivision as shown. I find no 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
- Plat of True Subdivision

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

Partition Plat Report, dated July 9, 2024, prepared by Eastern Oregon Title, Inc.

NOTES AND EASEMENTS

- ① 15'x15' easement for utilities, created by the plat of TRUE SUBDIVISION
- ② 26' right-of-way, being the Northerly extension of True Avenue, 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 SUBDIVISION PHASE II and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number E650, E651 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

TRUE SUBDIVISION PHASE II

A subdivision of portions of Lots 11 and 12, HOMESITE ACRES
Situating 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 2025-2035
Plat Cabinet Number E650 E651

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the lots of this subdivision, being a subdivision 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 the SW corner of said Lot 12,

Thence: South 89°48'10" East, along the South line of said Lot 12, a distance of 162.55 feet,

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: North 89°48'10" West, along said North line, a distance of 165.77 feet, to the Northwest corner of Lot 11 of said Homesite Acres,

Thence: South 0°07'47" West, along the West line of said Lots 11 and 12, a distance of 199.89 feet, to the Point of Beginning.

Containing 28,405 sq. ft.

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



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 PHASE II and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number E650 E651 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 / DEDICATION

Know all people by these presents that TRUE CONSTRUCTION, LLC, an Oregon Limited Liability Company, 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 AVENUE, 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 JOHN WAGNER.

JOHN WAGNER

Know all people by these presents that REGIONAL RURAL REVITALIZATION STRATEGIES CONSORTIUM, beneficiaries of Line of Credit Trust Deed recorded as Microfilm Document No. 20251105, does hereby consent to this subdivision and dedication of road.

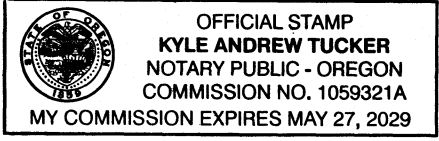
NICHOLAS GREEN, Managing Director
REGIONAL RURAL REVITALIZATION STRATEGIES CONSORTIUM

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 4th day of August, 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

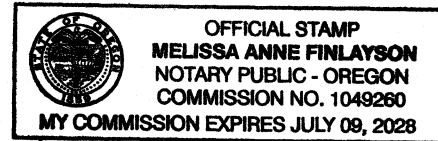


Notarial Seal

State of Oregon SS
County of Union

Know all people by these presents, on this 31st day of July, 2025, before me a Notary Public in and for said State and County, personally appeared NICHOLAS GREEN, managing director for REGIONAL RURAL REVITALIZATION STRATEGIES CONSORTIUM, 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.

Melissa Finlayson
Notary Public for the State of Oregon



Notarial Seal

APPROVALS

City of La Grande Planning

Approved this 6th day of AUGUST, 2025.

Kyle Carpenter
Public Works Director/City Engineer

Michael J. Boquist
Community Development Director

APPROVALS

La Grande City Council

Approved this 6 day of AUGUST, 2025.

Mayor

Mary Ann Niesen
Mayor Pro-Tem

Councilor

Councilor

Councilor

Councilor

Union County Surveyor

Approved this 30th day of July, 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 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 Cody Navra Date: 8-11-25
Cody Navra, Union County Assessor/Tax Collector

UNION COUNTY COMMISSION

Approved this 20 day of AUGUST, 2025.

Paul Anderes

Matt Scarfo

Jack 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 20th day of August, 2025, at 1:52 o'clock P.M., and recorded in Plat Cabinet No. E650 E651 Union County records. Microfilm Number 20252035

Lisa Feik
Union County Clerk by Tommy Williams, Deputy Clerk