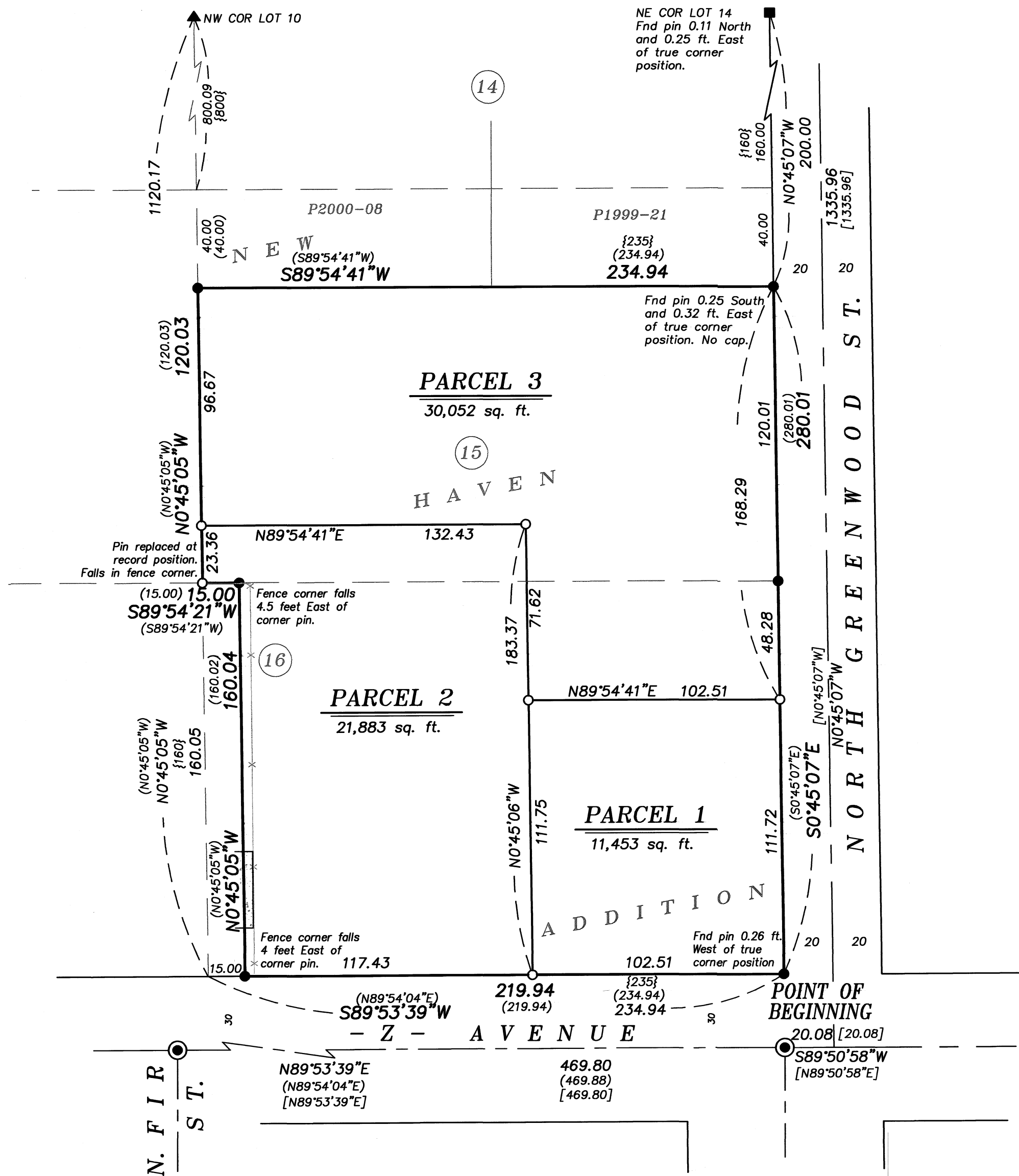


# PARTITION PLAT NUMBER 2020-0011

A partition of a portion of Lots 15 and 16, Division B, New Haven Addition to the City of La Grande, Situated in the Northwest quarter of Section 5, Township 3 South, Range 38 East of the Willamette Meridian

Microfilm Number 20204224  
Plat Cabinet Number E503 & E504



## BASIS OF BEARING

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

SCALE: 1" = 40'

## LEGEND

- Found 1" iron pipe in concrete, set by Survey Number 18-89 (1922 monumentation of La Grande)
- Found 5/8" iron pin, set by Survey Number 75-73
- ▲ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 33-83
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 029-1999
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- { } Record measurement as per plat of New Haven Addition
- ( ) Record measurement as per Survey Number 029-1999
- [ ] Record measurement as per Partition Plat 20190011T
- - - Centerline
- ▒ Concrete surface

## REFERENCE MATERIAL

- |                            |  |
|----------------------------|--|
| Survey Number 13-80        | DEED REFERENCES                          |
| Survey Number 75-73        | Microfilm Document Number 20202699       |
| Survey Number 70-75        | Microfilm Document Number 20183312       |
| Survey Number 33-83        |  |
| Survey Number 029-1999     | Preliminary Title Report 20-33064, dated |
| Survey Number 035-2007     | August 10, 2020, prepared by Eastern     |
| Survey Number 004-2020     | Oregon Title Inc.                        |
| Partition Plat 1997-31     |  |
| Partition Plat 1999-02     |  |
| Partition Plat 2000-08     |  |
| Partition Plat 20070003T   |  |
| Partition Plat 20070005T   |  |
| Partition Plat 20190011T   |  |
| Plat of New Haven Addition |  |

## 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 Partition Plat No. 2020-0011 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E503 & E504 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JUNE 2, 2010  
JEFFREY S. HSU  
83571

Renewal Date: June 30, 2021

*Jeffrey S. Hsu*  
Jeffrey S. Hsu, OPLS 83571

## NARRATIVE

This partition was done at the request of Randy McKinnis, owner of the land within. Mr. McKinnis wanted to divide the property as shown. The exteriors were monumented by Survey Number 029-1999. I recover the monuments and find several of them along Greenwood Street out of position, as was also noted on Partition Plat 20190011T. A monument along the West side of the property has been removed, most likely by fence construction. I replace this at position as per Survey 029-1999. I place the division line at the direction of Mr. McKinnis. There is a fenceline encroachment along the South side of the West line, as noted. Portions of the concrete driveway alongside this fence also encroach as shown. I find no other unusual conditions with this partition.

PARTITION PLAT NUMBER 2020-0011

Microfilm Number 20204224  
Plat Cabinet Number E503 + E504

A partition of a portion of Lots 15 and 16, Division B, New Haven Addition to the City of La Grande, Situated in the Northwest quarter of Section 5, Township 3 South, Range 38 East of the Willamette Meridian

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, being a portion of Lots 15 and 16, Division B, New Haven Addition to the City of La Grande, situated in the Northwest quarter of Section 5, Township 3 South, Range 38 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southeast corner of said Lot 16,

Thence: South 89°53'39" West, along the North right of way line of Z Ave., a distance of 219.94 feet, to a point 15 feet East of the Southwest corner of said Lot 16,

Thence: North 0°45'05" West, along a line parallel with and 15 feet East of the West line of said Lot 16, a distance of 160.04 feet, to the North line of said Lot 16,

Thence: South 89°54'21" West, along a line common with said Lots 15 and 16, a distance of 15.00 feet, to the Southwest corner of said Lot 15,


Thence: North 0°45'05" West, along the West line of said Lot 15, a distance of 120.03 feet, to a point 40 feet South of the Northwest corner of said Lot 15,

Thence: North 89°54'41" East, along a line parallel with and 40 feet South of the North line of said Lot 15, a distance of 234.94 feet, to the West right of way line of North Greenwood Street,

Thence: South 0°45'07" East, along said West right of way line, a distance of 280.01 feet, to the Point of Beginning.

Containing 63,388 sq. ft. (1.455 acres)

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that all Parcel 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 Avenue  
LaGrande, OR 97850



DECLARATION

Know all people by these presents that RANDALL D. MCKINNIS and SHAWNA R. MCKINNIS, are the owners of the land within this Partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted as shown on the annexed plat, all in accordance with the provisions of O.R.S. Chapter 92.

  
RANDALL D. MCKINNIS

  
SHAWNA R. MCKINNIS

APPROVALS

CITY OF LA GRANDE PLANNING

Approved this 20<sup>th</sup> day of October, 2020.

  
Michael J. Boquist  
Community Development Director

UNION COUNTY SURVEYOR

Approved this 16 day of OCTOBER, 2020.

By Wallowa County Surveyor   
Richard A. Shaver


ACKNOWLEDGMENT

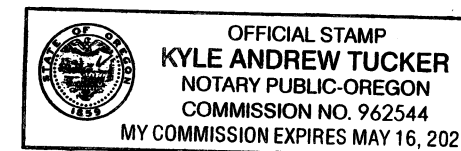
State of Oregon

SS

County of Union

Know all these people by these presents, on this 19<sup>th</sup> day of October, 2020, before me a Notary Public in and for said County and State, personally appeared RANDALL D. MCKINNIS and SHAWNA R. MCKINNIS, who are known to me to be the identical persons named in the foregoing instrument, and who being duly sworn, did say that they executed the same freely and voluntarily.

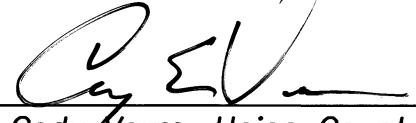
  
Notary Public for  
the State of Oregon



Notarial seal

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 2020-2021 tax roll which became a lien on the land within this partition, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

  
by Cody Vavra, Union County Assessor/Tax Collector Date: 12/7/20

FILING STATEMENT

UNION COUNTY CLERK


State of Oregon SS  
County of Union

I do hereby certify that the attached partition plat was received for record on the 7<sup>th</sup> day of DECEMBER, 2020, at 10:42 o'clock A.M. and filed in Plat Cabinet No. E503 + E504 Union County records. Microfilm No. 20204224

Union County Clerk by   
Robin Church DEPUTY CLERK

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 Partition Plat No. 2020-0011 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E503 + E504 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