

PARTITION PLAT NUMBER 2020-0014

A partition of Parcel 3 of Partition Plat 20070005T
Situating in a portion of Division C, New Haven Addition to the City of La Grande
In the Northeast quarter of the Northwest quarter, Section 5, Township 3 South, Range 38 East of the
Willamette Meridian, Union County, Oregon

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"=50'

LEGEND

- Found 2 1/2" brass cap in valve box, marked as per Union County Monumentation records
- Found 2 1/2" brass cap in concrete, set by ODOT strip map 8B-36-3
- ⊙ Found 1 1/2" brass cap in concrete, set by Survey Number 006-2011
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Partition Plat 20070005T
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Easement Line
- () Record measurement as per Minor Partition 20070005T
- [] Record measurement as per Minor Partition 20190011T

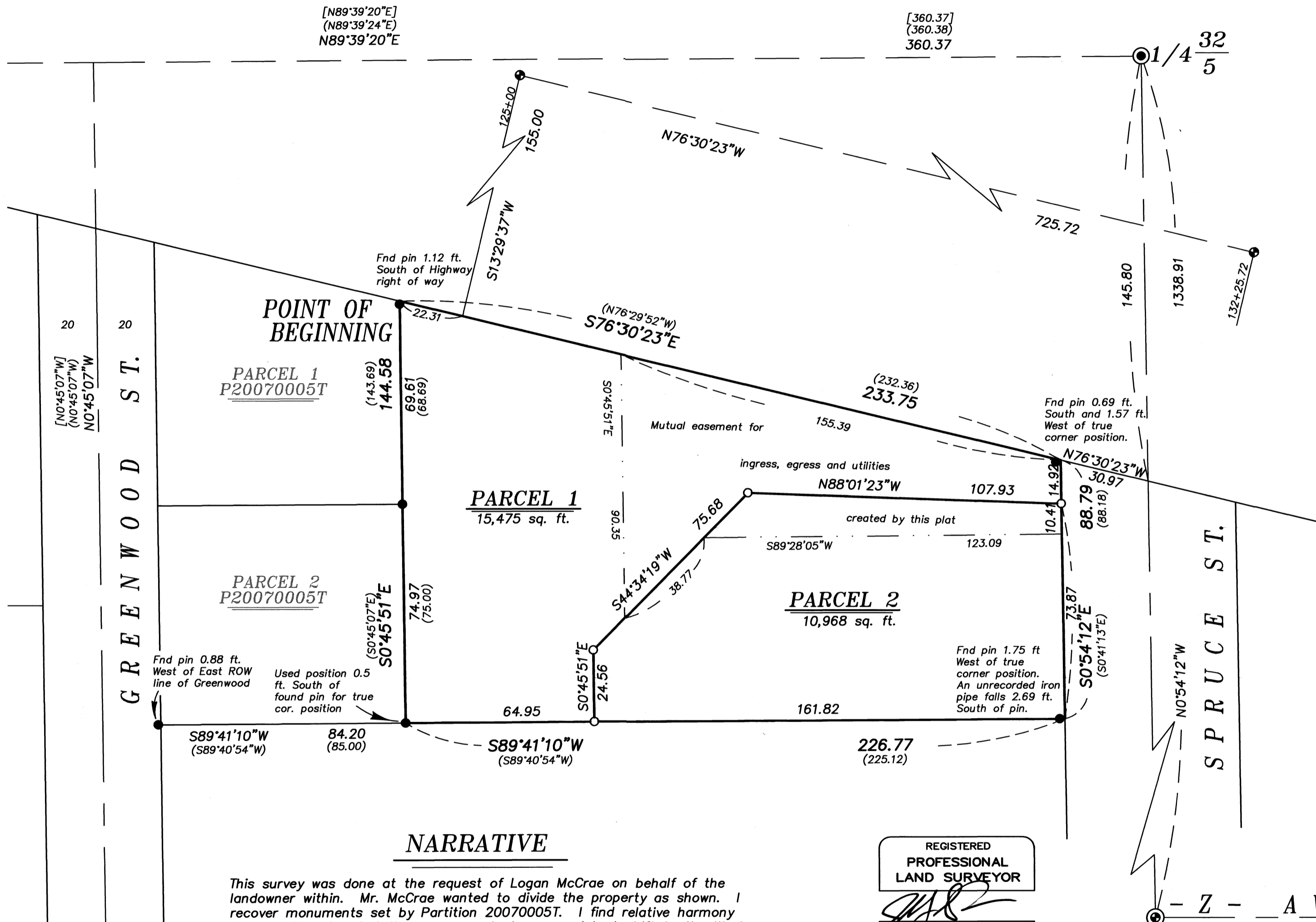
REFERENCE MATERIAL

Union County Monumentation Records
ODOT Strip Map 8B-36-3
Survey Number 006-2011
Survey Number 004-2020
Partition Plat 1997-31
Partition Plat 20070005T
Partition Plat 20190011T
Plat of New Haven Addition

DEED REFERENCES

Microfilm Document Number 20031797
Microfilm Document Number 51504
Microfilm Document Number 20070948
Microfilm Document Number 20070949

Preliminary Title Report 20-33666, prepared by Eastern Oregon Title, Inc. dated December 9, 2020.



NARRATIVE

This survey was done at the request of Logan McCrae on behalf of the landowner within. Mr. McCrae wanted to divide the property as shown. I recover monuments set by Partition 20070005T. I find relative harmony between the pins, but there appears to be a consistent shift to the West from the established right of way lines. Along the South line, I hold pins, but extend or truncate the lines at the right of way. Along the West side, I hold the pins for alignments as well, but extend Northerly to the Interstate right of way. Placement of Greenwood Street is as per Partition Plat 2019011T. Dimensions shown hereon are to true corner position. I place the pins at the direction of Mr. McCrae. I find no other unusual conditions with this partition.

NOTES AND EASEMENTS

Reservation and restrictions in deed recorded as Microfilm 51504, relinquishing access to Interstate highway and conditions concerning signage and storage of items.

Master Plan Property Encumbrance recorded as Document No. 20070948

Agreement to participate in future LID's by document recorded as Document No. 20070949.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2021

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. 2020-0014 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E509-ES10 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

PARTITION PLAT NUMBER 2020-0014

A partition of Parcel 3 of Partition Plat 20070005T
Sited in a portion of Division C, New Haven Addition to the City of La Grande
In the Northeast quarter of the Northwest quarter, Section 5, Township 3 South, Range 38 East of the
Willamette Meridian, 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 partition, being a partition of Parcel 3 of Partition Plat 20070005T, situated in a portion Division C, New Haven Addition to the City of La Grande, more particularly described as follows;

Beginning at the Northwest corner of said Parcel 3,

Thence: South 76°30'23" East, along the South right of way line of Interstate I-84, a distance of 233.75 ft. to the West right of way line of Spruce St.,


Thence: South 0°54'12" East, along said West right of way line, a distance of 88.79 feet, to the Southeast corner of said Parcel 3,

Thence: South 89°41'10" West, along the South line of said Parcel 3, a distance of 226.77 ft., to the Southwest corner of said Parcel 3,

Thence: North 0°45'51" West, along the West line of said Parcel 3, a distance of 144.58 ft. to the Point of Beginning.

Containing 26,443 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 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 MARK W. MCCRAE and DENA MCCRAE, are the owner 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, and do hereby create the mutual agreement for ingress, egress and utilities over Parcels 1 and 2 for Parcels 1 and 2, as shown on annexed map, all in accordance with the provisions of O.R.S. Chapter 92.


MARK W. MCCRAE


DENA MCCRAE


ACKNOWLEDGMENT

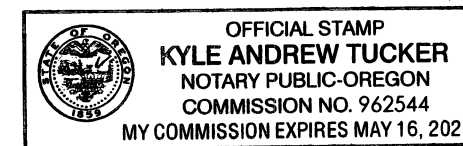
State of Oregon

SS

County of Union

Know all these people by these presents, on this 15th day of December, 2020, before me a Notary Public in and for said County and State, personally appeared MARK W. MCCRAE and DENA MCCRAE, who are known to me to be the identical persons named in the foregoing instrument, and who duly sworn, did say that they executed the same freely and voluntarily.


Notary Public for
the State of Oregon



Notarial seal

APPROVALS

UNION COUNTY SURVEYOR

Approved this 15 day of DECEMBER, 2020.

By Wallowa County Surveyor 
Richard A. Shaver

CITY OF LA GRANDE PLANNING

Approved this 12th day of DECEMBER, 2020.


Michael J. Baquist
Community Development Director

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.


 Date: 12/16/2020
by Cody Vavra, Union County Assessor/Tax Collector

FILING STATEMENT

UNION COUNTY CLERK

State of Oregon
County of Union SS

I do hereby certify that the attached partition plat was received for record on the 16th day of December, 2020, at 1:45 o'clock P.M., and filed in Plat Cabinet No. ES09-ES10, Union County records.
Microfilm No. 20204388

Union County Clerk
by 
Robin A. Church

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. 2020-0014 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number ES09-ES10 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