

# PARTITION PLAT NO. 1996-009

## SURVEYOR'S CERTIFICATE

I, James D. Hanley, certify that I have correctly surveyed and platted three parcels of land on the annexed partition map in accordance with O.R.S. Chapter 92. The boundary of the partition is as follows:

A parcel lying in the SE1/4NW1/4 of Section 16, T. 9 S., R. 40 E., W.M., Baker City, Baker County, Oregon: Beginning on the South line of "D" Street, S. 89° 02' W., 25 feet from the Northwest corner of Lot 1, G. W. Campbell's Addition (sometimes called J. J. Campbell's Acre Tract Addition and elsewhere called Campbell's Second Addition); thence N. 89° 02' E., 125.00 feet along the said street right of way line to the Northwest corner of Parcel No. 2, Minor Partition P 1995-027; thence S. 02° 53' 22" E., 105.00 feet to the Southwest corner thereof; thence N. 89° 02' E., 105.03 feet to a point on the Westerly right of way line of the Baker-Homestead Highway No. 86 (also called Cedar Street inside the city boundary), being the Southeast corner of said Parcel No. 2; thence following the said highway right of way line, 30 feet West of the highway centerline; thence along a spiral curve right (the chord of which bears S. 03° 21' 27" W., 49.34 feet to a point opposite Highway Station 13+14.7 PCS; thence along a curve 288.31 foot radius curve right (the long chord of which bears S. 14° 19' 42" W., 70.43 feet); thence along a spiral curve right (the long chord of which bears S. 27° 24' 18" W., 95.18 feet to a point opposite Hwy. Station 11+36.7 PS; thence S. 30° 20' 18" W., 130.9 feet to a point on the South line of Lot 6, said addition, on the North line of an unnamed street or alley, being the Southeast corner of Parcel No. 3, Partition P 1995-027; thence S. 89° 02' W., 60.73 feet to the Southeast corner Parcel No. 1, said Partition P 1995-027; thence N. 03° 20' W., 111.94 feet; thence N. 89° 02' E., 50.00 feet; thence N. 18° 45' 15" E., 101.92 feet to the Northeast corner of said Parcel No. 1; thence S. 89° 02' W., 110.00 feet; thence N. 02° 53' 22" W., 210.00 feet to the point of beginning.



Renews June 30, 1997

Parcels No. 1, 2 and 3 are partitioned from Partition 1995-027, Parcel No. 3.

### NARRATIVE

The purpose of this survey and partition plat for Jon Ogston and Karla Ogston is to divide Parcel No. 3 of minor partition plat P 1995-027 into three parcels as shown hereon. Controlling monumentation from that partition was recovered and held as basis of this repartitioning of Parcel No. 3, creating Parcels No. 1, 2 and 3. Reference is made to the narrative for P 1995-027 which contains explanatory survey data relative to G. W. Campbell's Addition, Oregon State Highway centerline location and West boundary of partition described in Deed 77 32 035 regarding an existing fence line.

An attempt to avoid confusion regarding numbering of the parcels in this subject repartition with like numbers designated on Partition P 1995-027 was overruled by City Surveyor Gary Van Patten. Baker County Comprehensive Plan Article 10, Section 1001.03 e (3) Replating of Partitions requires consecutively numbered parcels without repeating the parent partition numbers in order to avoid this unnecessary likelihood for future confusion.

### DECLARATION

Know all people by these presents that Jon Ogston and Karla Ogston are the owners of the land represented on the annexed map and particularly described in the accompanying Surveyor's Certificate and that they have caused the same to be partitioned into three parcels as shown, in accordance with O.R.S. Chapter 92.

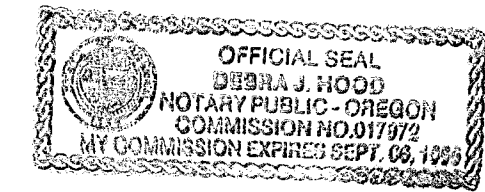
*Jon Ogston*  
Jon Ogston

*Karla Ogston*  
Karla Ogston

### ACKNOWLEDGMENT

State of Oregon }  
County of Baker } S.S.

On April 29, 1996 before me did personally appear the within named Jon Ogston and Karla Ogston who acknowledged to me that they executed the same freely and voluntarily.



*Debba J. Hood*  
NOTARY PUBLIC  
My Commission Expires 9-6-96

### APPROVALS

We the undersigned officers in and for Baker County, Oregon, do hereby approve this minor partition plat.

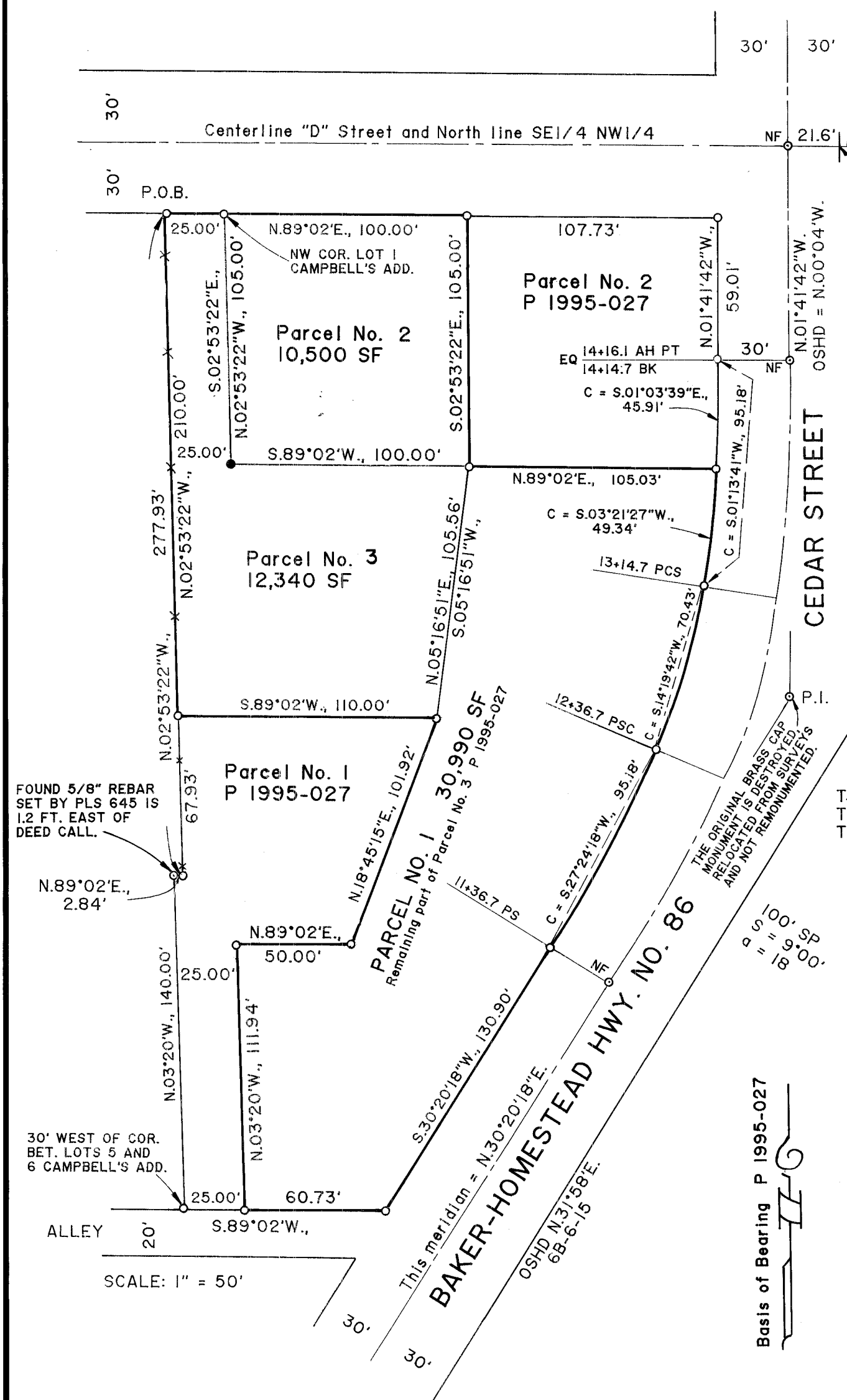
Baker City Surveyor by: *Gary Van Patten PLS 2162*; Date 4/26, 1996.  
Baker City Planning by: *Steve Collins*; Date 4/26, 1996.

I hereby certify that all taxes for subject property have been paid as required.  
Baker County Tax Collector by: *Lynne Taylor*; Date 4/30, 1996.

State of Oregon }  
County of Baker } S.S. I do hereby certify that the annexed minor partition plat was received for record on the 30th day of April, 1996 at 10:10 o'clock a. M., and recorded in Baker County records, and is hereby approved.

Baker County Clerk by: *Julia Wood Co Clerk*; Date April 30, 1996.

HANLEY ENGINEERING  
2043 MAIN STREET  
BAKER CITY, OREGON



100' SP  
S = 9°00'  
a = 18

**PROPERTY IDENTIFICATION:**  
Partition Plat No. 1995-027.  
Baker County Tax Lot 100  
Map No. 9-40-16BD

Curve Data refers to  
Highway Centerline  
Map 6B-6-15

18° CL R = 318.31'  
Δ = 14° 02'  
L = 78.0'

TA = 32° 02'  
Ts = 141.7'  
TL = 278.0'

PARCELS NO. 1, 2 AND 3 ARE PARTITIONED FROM PARCEL NO. 3, P 1995-027.

- LEGEND**
- Found monument as noted, otherwise not found (NF)
  - Found 5/8" X 30" rebar with plastic cap marked "HANLEY ENGR. PLS 1206."
  - Set 5/8" X 30" rebar with plastic cap marked "HANLEY ENGR. PLS 1206."

FOUND 5/8" REBAR SET BY PLS 645 IS 1.2 FT. EAST OF DEED CALL.

30' WEST OF COR. BET. LOTS 5 AND 6 CAMPBELL'S ADD.

SCALE: 1" = 50'