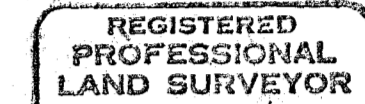


# PARTITION PLAT NO. 1997-017

## A PARTITION OF PARCEL NO. 3 OF PARTITION PLAT NO. 1995-027 A PARTITION OF PARCEL NO. 1 OF 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 SE1/4 NW1/4 of Section 16, T. 9 S., R. 40 E., W.M., Baker City, Baker County, Oregon: Commencing 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, the TRUE POINT OF BEGINNING; thence N. 89° 02' E., 105.02 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, Minor Partition P 1995-027; thence following the said highway right of way line, 30 feet Westerly and parallel to 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 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., 130.90 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, Minor Partition P 1995-027; thence S. 89° 02' W., 60.73 feet to the Southeast corner Parcel No. 1, said Minor 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 N. 05° 16' 51" E., 105.56 feet to the TRUE POINT OF BEGINNING.



James D. Hanley  
OREGON  
SEPTEMBER 23, 1977  
JAMES D. HANLEY  
1206

Renews June 30, 1999

### NARRATIVE

The purpose of this survey and partition plat for W.H. McPherson Family, Inc., is to divide Parcel No. 3 of Minor Partition Plat No. P 1995-027 and Parcel No. 1 of Minor Partition Plat No. P 1996-009 (the same tract of land) into three new parcels as shown hereon. Controlling monumentation from those forementioned partitions was recovered and held as basis for this repartitioning, creating Parcels No. 1, 2 and 3. All property corners for this partition were previously set by Minor Partition Plat No. P 1995-027. Reference is made to the narrative for Minor Partition Plat No. P 1995-027 which contains explanatory survey data relative to G.W. Campbell's Addition and Oregon State Highway centerline location.

### DECLARATION

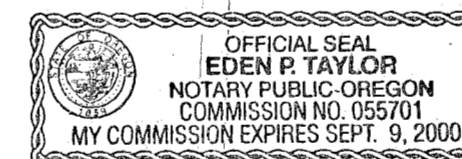
Know all people by these presents that Jeannie Elder, director for the W.H. McPherson Family, Inc., the owner of the land represented on the annexed map and particularly described in the accompanying Surveyor's Certificate has caused the same to be partitioned into three parcels as shown, in accordance with O.R.S. Chapter 92.

Jeannie Elder  
Jeannie Elder

### ACKNOWLEDGMENT

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

On November 17, 1997 before me did personally appear the within named Jeannie Elder who acknowledged to me that she executed the same freely and voluntarily.



Eden P. Taylor  
NOTARY PUBLIC  
My Commission Expires 9-9-00

### APPROVALS

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

Baker City Surveyor by: Gary Van Patten PLS 2162; Date 11/17/97, 1997.

Baker City Planning by: Jim Collins; Date 11/13, 1997.

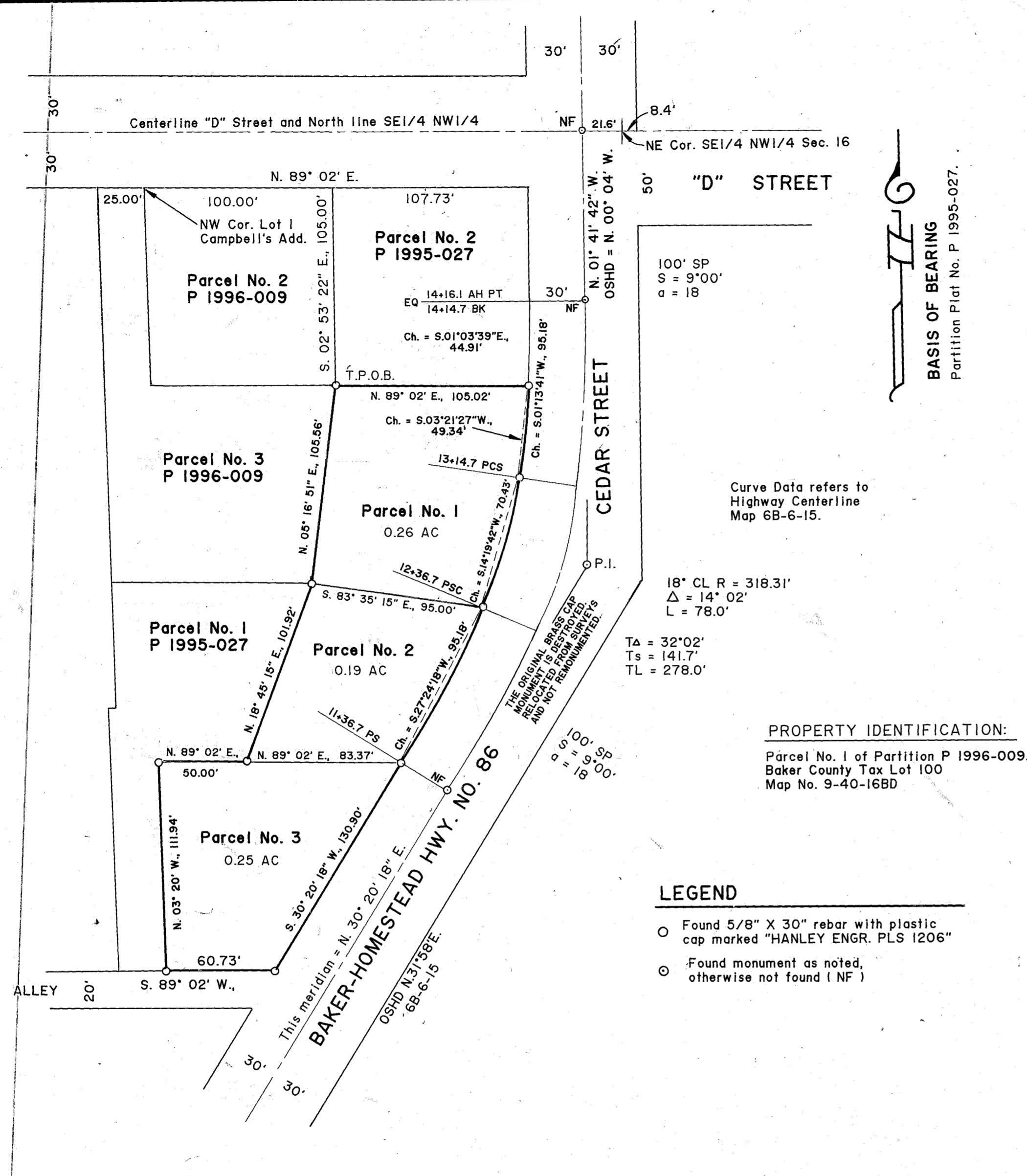
I hereby certify that all taxes for subject property have been paid as required.

Baker County Tax Collector by: Lynne Taylor; Date Nov. 17, 1997.

State of Oregon }  
County of Baker } S.S. I do hereby certify that the annexed minor partition plat was received for record on the 21<sup>st</sup> day of November, 1997 at 11:14 o'clock A M., and recorded in Baker County records, and is hereby approved.

Baker County Clerk by: Julie Wood G. Clark

HANLEY ENGINEERING  
2043 MAIN STREET  
BAKER CITY, OREGON



BASIS OF BEARING  
Partition Plat No. P 1995-027.

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'

PROPERTY IDENTIFICATION:  
Parcel No. 1 of Partition P 1996-009.  
Baker County Tax Lot 100  
Map No. 9-40-16BD

### LEGEND

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

Scale: 1" = 50'