

NARRATIVE

The purpose of this survey and plat for John P. Gyllenberg and Janice E. Gyllenberg is to partition the herein described land into two parcels. The J.M. Boyd's 2nd Addition plat is filed in Baker County Plat Book 3, Page 21, and accompanying dedication is filed in Baker County Deed Book "S", Page 112, recorded May 21, 1890, then rededicated in Baker County Deed Book "S", Page 113, recorded September 8, 1890. Said dedication states that J.M. Boyd's 2nd Addition is situated in the North half of the Northwest quarter of Section 15, Township 9 South, Range 40 East, Willamette Meridian. It is assumed that the intent of the subdividers was to occupy the entire North half of the Northwest quarter of Section 15, even though the plat distances are short of a half mile by 30 feet in the East-West direction, and long of a quarter mile by 20 feet in the North-South direction. For the purpose of this partition, the lots and blocks of J.M. Boyd's 2nd Addition have been apportioned to fit in the said North half of the Northwest quarter. This partition consists of vacated portions of J.M. Boyd's 2nd Addition. Said vacation is recorded in Book "G", Page 415, County Commissioner's Journal, recorded November 21, 1910, also filed as Baker County Deed No. 88 20 124. Baker County Plat Book "O", Page 6 contains a "Map Showing Vacation of Streets & Alleys in Boyd's Second Addition to Baker City, Oregon", filed November 21, 1910. This map does not correspond to the vacations set forth in the vacation ordinance, therefore the said vacation ordinance is the true representation of what has been vacated. This survey was completed using a Trimble 5700 GPS system. Basis of bearing was established through ties to the Northwest, Northeast, Southeast, and Southwest corners of the Northwest quarter of the Northwest quarter of Section 15.

LEGEND

- Set 5/8" rebar with plastic cap marked "HANLEY ENGR. PLS 1817".
- Found 5/8" rebar with plastic cap marked "D.L.T. & ASSOC., LS 1362".
- Found, monument in monument box as noted.
- Found, brass cap monument as noted.
- () Record Data Per Plat of J.M. Boyd's Second Addition.
- [] Record Data Per Ba. Co. Part. Plat No. P1992-013.
- { } Record Data Per Ba. Co. Part. Plat No. P1999-015.
- {} Vacated Streets, Alleys and Lots.

REFERENCES

- Baker County Deed 80 08 046.
- Baker County Deed 88 20 124, also filed in Baker County Commissioner's Journal, Book "G", Page 415.
- Baker County Plat Book "O", Page 6.
- J.M. Boyd's Second Addition to Baker City, filed in Baker County Plat Book 3, Page 21.
- Baker County Deed Book "S", Pages 112 & 113.
- O.D.O.T. Highway Drawing No. 1A-21-12.
- Baker County Partition Plat No. P1990-003.
- Baker County Partition Plat No. P1991-008.
- Baker County Partition Plat No. P1992-013.
- Baker County Partition Plat No. P1994-007.
- Baker County Partition Plat No. P1999-015.
- Baker County Partition Plat No. P2001-010.
- Baker County Survey Number 9-40-258C.
- Baker County Survey Number 9-40-234.
- Baker County Survey Number 9-40-476.
- Baker County Survey Number 9-40-504.
- Baker County Survey Number 9-40-521.

PARTITION PLAT NO. P2003-003

SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly surveyed Parcel No. 2 and plotted two parcels of land on the annexed partition plat in accordance with O.R.S. Chapter 92. The boundary of the partition is as follows:
Land located in vacated portions of J.M. Boyd's Second Addition to Baker City, vacated by ordinance recorded November 21, 1910, in Book "G", Page 415, County Commissioner's Journal and re-recorded in Baker County Deed No. 88 20 124, being in the Northwest quarter of the Northwest quarter and the Northeast quarter of the Northwest quarter of Section 15, T. 9 S., R. 40 E., Willamette Meridian, Baker County, Oregon, more particularly described as follows:
Block 18: All that portion lying Easterly of the Easterly Right of Way of Atwood Road (Ba. Co. Road No. 742).
Block 19: All that portion lying Easterly of said Easterly Right of Way, including the alley through said block.
Block 20: All that portion lying Easterly of said Easterly Right of Way, including the alley through said block.
Block 21: All, including the alley through said block.
Block 28: All, including the alley through said block.
Block 29: All, including the alley through said block.
Block 36: All, including the alley through said block.
Block 37: All.
Block 22: Lots 1 through 7 and Lots 12 through 22, including the alley adjacent to said Lots 1 through 7, and the East half of the alley adjacent to said Lots 12 through 15.
Block 27: Lots 1 through 11 and Lots 20 through 22, including the alley adjacent to said Lots 1 through 3, and the West half of the alley adjacent to said Lots 4 through 11.

ALSO, the following vacated streets:
All that portion of vacated Hardy Street lying East of the Easterly Right of Way of said Atwood Road and West of the West Right of Way of Walla Walla Avenue.
All that portion of vacated Kennedy Street lying East of said Easterly Right of Way of Atwood Road and West of the West Right of Way of said Walla Walla Avenue.
All that portion of vacated Yakima Avenue lying Easterly of the Easterly Right of Way of the Campbell Street offramp to U.S. Highway 80N, described in Final Judgment entered January 7, 1971, in the Circuit Court of the State of Oregon for the County of Baker, Suit No. L-3387.
All that portion of vacated Walla Walla Avenue, Salem Avenue, Helena Avenue, and Hoshila Avenue lying North of the South line of the Northeast quarter of the Northwest quarter and South of the South Right of Way of Kennedy Street.
All that portion of vacated Boise Avenue lying North of the said South line of the Northeast quarter of the Northwest quarter and South of the South Right of Way of Hardy Street.
This Partition contains 12.75 acres.

REGISTERED PROFESSIONAL LAND SURVEYOR
Thomas J. Hanley
OREGON
JULY 13, 1978
THOMAS J. HANLEY
1817

Renews June 30, 2003

HANLEY ENGINEERING, INC.
P.O. BOX 701, 2043 MAIN STREET, BAKER CITY, OREGON 97814 (541) 523-3803

Know all people by these presents that John P. and Janice E. Gyllenberg are the owners of the land represented on the annexed plat, and more particularly described in the accompanying Surveyor's Certificate and they caused the same to be partitioned into two parcels as shown, in accordance with O.R.S. Chapter 92.

DECLARATION

John P. Gyllenberg
John P. Gyllenberg
Janice E. Gyllenberg
Janice E. Gyllenberg

ACKNOWLEDGMENT

State of Oregon }
County of Baker } S.S.
On March 28, 2003 before me did personally appear the within named John P. and Janice E. Gyllenberg who acknowledged to me that they executed the same freely and voluntarily.

Michelle Ann Stanley
NOTARY PUBLIC
My Commission Expires July 8, 2005

APPROVALS

We the undersigned officers in and for Baker County, Oregon do hereby approve this minor partition plat.
Baker County Surveyor by: *Rich G. Moore* Date March 24 2003.
Baker County Tax Collector by: *Shirley Jungblut* Date March 27 2003.
Baker County Planning by: *Michelle Ann Stanley* Date March 27 2003.

I do hereby certify that the annexed minor partition plat was received for recording on the 28th day of March, 2003 at 1:57 o'clock P. M., and recorded in Baker County records and is hereby approved.
Baker County Clerk by: _____