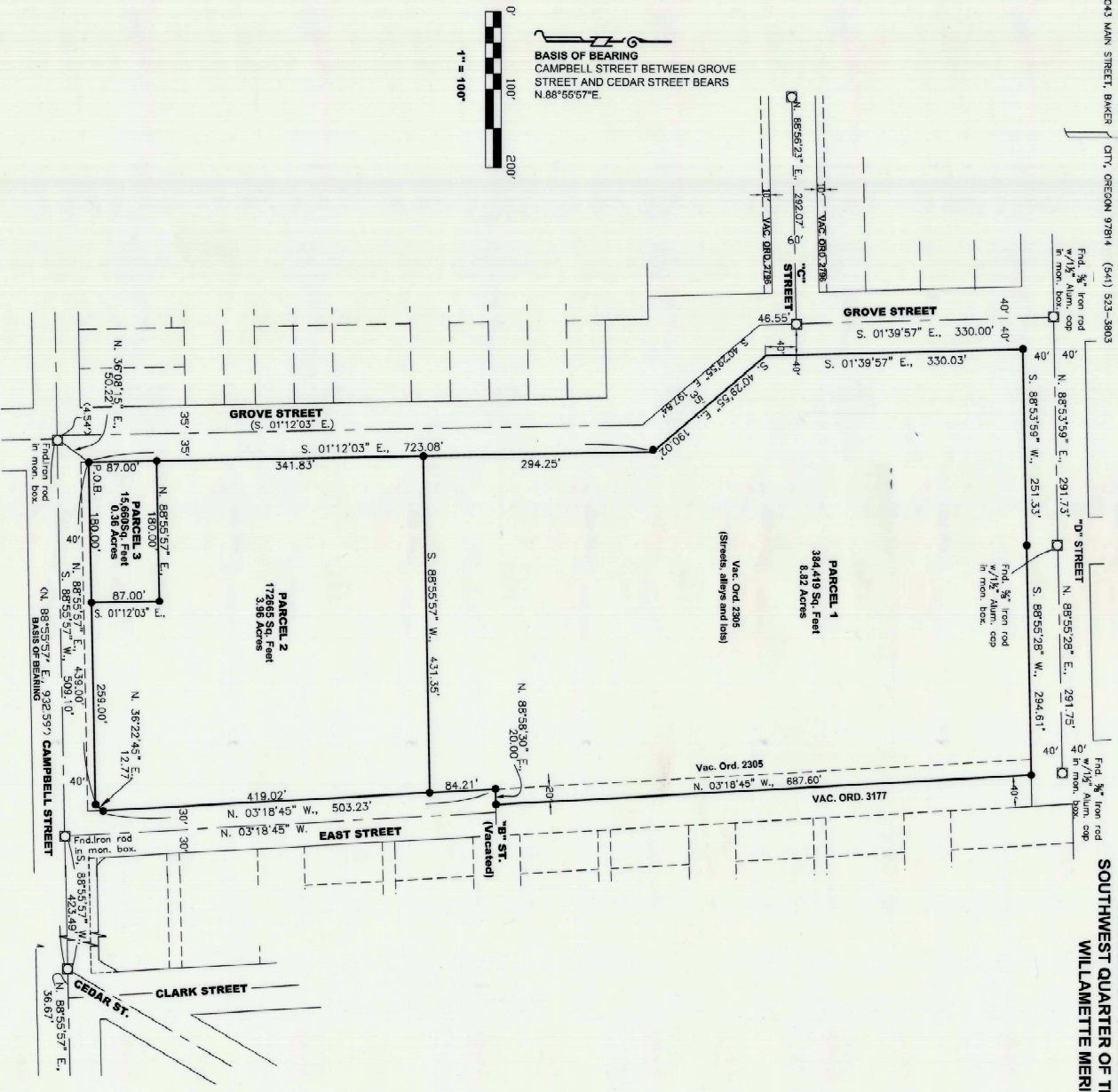


HANLEY ENGINEERING, INC.

P.O. BOX 701, 2643 MAIN STREET, BAKER CITY, OREGON 97814 (541) 523-3803

PARTITION PLAT NO. P2016-002

A PARTITION OF LAND LOCATED IN MIX'S ADDITION TO BAKER CITY, IN THE
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, T. 9 S., R. 40 E.,
WILLAMETTE MERIDIAN IN BAKER CITY, BAKER COUNTY, OREGON.
APRIL, 2016



0'
100'
200'

1" = 100'

BASIS OF BEARING
CAMPBELL STREET BETWEEN GROVE STREET AND CEDAR STREET BEARS N.88°56'57"E.

REFERENCES

- BAKER CO. DEED NO. BK 150, PG. 283
- BAKER CO. DEED NO. BK 150, PG. 300
- BAKER CO. DEED NO. BK 151, PG. 347
- BAKER CO. DEED NO. 72 23 008
- BAKER CO. DEED NO. 73 31 067
- BAKER CO. DEED NO. 82 38 083
- BAKER CO. DEED NO. B05 50 0259
- VACATION ORDINANCE 2305 (BK 188, PG. 639)
- VACATION ORDINANCE 2796 (73 37 091)
- VACATION ORDINANCE 3177 (B01 21 0207)
- BAKER CO. SURVEY NO. 9-40-248C
- BAKER CO. SURVEY NO. 9-40-258C
- BAKER CO. SURVEY NO. 9-40-1808C
- BAKER CO. SURVEY NO. 9-40-682
- ODOT SURVEY NO. 109-21-0009
- GROUND LEASE: BAKER COUNTY TO O.M.D., DATED SEPT. 27, 2002
- AMERITITLE PRELIMINARY TITLE REPORT NO. 0031976, DATED JUNE 30, 2015
- BAKER CITY-COUNTY STAFF REPORT NO. PP-15-001, DATED OCT. 7, 2015
- REPORT AMENDMENT, DATED DEC. 11, 2015

LEGEND

- Set 5/8" x 30" rebar with plastic cap marked "HANLEY ENGR. PLUS 1817".
- Found monument in monument box, as described
- () Record Date Per Ba. Co. Surv. No. 9-40-1808C

REGISTERED
PROFESSIONAL
LAND SURVEYOR

THOMAS J. HANLEY
OREGON
JULY 25, 1998
1817

Renews June 30, 2017

HANLEY ENGINEERING, INC.
P.O. BOX 701, 2043 MAIN STREET, BAKER
CITY, OREGON 97814 (503) 523-3803

PARTITION PLAT NO. P2016-002

A PARTITION OF LAND LOCATED IN MIX'S ADDITION TO BAKER CITY, IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, T. 9 S., R. 40 E., WILLAMETTE MERIDIAN IN BAKER COUNTY, OREGON.
APRIL, 2016

DECLARATION

Know all people by these presents that Baker County is the owner of the land represented on this partition plat, more particularly as described in the accompanying Surveyor's Certificate and has caused the same to be partitioned into 3 parcels as shown, in accordance with O.R.S. Chapter 92.

William Harvey (Chair of Baker County Board of Commissioners)

ACKNOWLEDGMENT

State of Oregon }
County of Baker } S.S.
On April 13th, 2016 before me did personally appear the within named William Harvey, who acknowledged to me that he executed the same freely and voluntarily.



THOMAS D. FISK
NOTARY PUBLIC
My Commission Expires

APPROVALS

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

Baker City Surveyor by: Thomas D. Fisk Date April 13th, 2016.
Baker City Planning Director: Heidi Miller Date April 13th, 2016.
I hereby certify that all taxes for said tract property have been paid as required.
Baker County Treasurer by: Alan Paulsen Date April 14, 2016.
State of Oregon }
County of Baker } S.S.
I do hereby certify that this partition plat was received for recording on the 14th day of April, 2016 at 2:30 o'clock P.m., and recorded in Baker County records and is hereby approved.

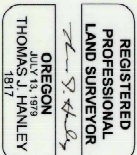
Baker County Clerk by: Linda Chapman Co. Clerk by Susan Phillips, Deputy

SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly surveyed and plotted three parcels of land on this partition plat in accordance with O.R.S. Chapter 92. The boundary of the partition is as follows:
Commencing at the intersection of South Grove Street & Campbell Street; thence N. 36°08'15" E., a distance of 50.22 feet to the intersection of the East right of way of Grove Street & the North right of way of Campbell Street; thence N. 36°22'45" E., a distance of 12.77 feet to a point on the West right of way of East Street, a distance of 439.00 feet; thence N. 36°22'45" E., a distance of 12.77 feet to a point on the West right of way of East Street; thence N. 03°18'45" W., along said right of way, a distance of 503.23 feet; thence N. 36°38'50" E., along the centerline of vacated "B" Street a distance of 20.00 feet; thence S. 88°55'28" W., a distance of 687.60 feet to a point on the South right of way line of "D" Street; thence S. 88°55'28" W., along said right of way, a distance of 294.61 feet; thence S. 88°55'59" W., along said right of way, a distance of 251.33 feet to the intersection of the South right of way line of "D" Street and the East right of way line of Grove Street; thence S. 01°39'57" E., along said East right of way, a distance of 330.03 feet; thence S. 40°29'55" E., along said right of way, a distance of 190.02 feet; thence S. 01°12'03" E., a distance of 723.08 feet to the Point of Beginning.
Partition contains 13.15 acres.

NARRATIVE

The purpose of this survey and plat for Baker County is to survey and partition the above described land into three parcels. Monumentation described in Baker County Survey No. 9-40-682 was re-located. Baker County Deeds Book 158, Page 639; Book 150, Page 283, 82 38 093 and Baker County Deed No. 01 21 0207 provided the property descriptions for the subject property.
A search was made of the available deed and survey records. The property is described by the following documents: Baker County Deed Book 158, Page 639 (Vacation Ordinance 2305) recorded on August 1, 1950 excepting Baker County Deed No. 82 38 083, Baker County Deed Book 150 Page 283 and Baker County Deed Number 01 21 0207 (Vacation Ordinance No. 3177).
Baker County Survey 9-40-258C provided the Bearing of Campbell Street. Baker County Survey 9-40-682 was performed by O.D.O.T. while under contract with the City of Baker City to replace monuments for record that were obliterated during construction of the "D" Street improvement project. The controlling monuments for the centerline of "D" Street between Grove and East Street provided the basis for the North line of the partition.
"C" Street was located via Baker City monuments located at the centerline intersections of "C" Street and Walnut Street and "C" Street and Grove Street. The Southerly Right of Way line of the original 50 foot wide Right of Way of "C" Street was projected 40 feet to locate the Northwest Corner of Lot 4, Block 24 of Mix's Addition. Extending the East Right of Way line of Grove Street to the North line of Lot 8, Block 24 of Mix's Addition determined the Northeast line of the parcel described in Baker County Deed No. 82 38 083.
The North 687.60 feet of the East boundary of the partition was determined via Baker County Deed No. 01 21 0207 (Vacation Ord. No. 3177).



Renews June 30, 2017