



BASIS OF BEARINGS: Hoffman plat of Vista Heights Subdivision of 1912 established meridian in which Spring Garden Avenue bears S. 86° 09' W. Vista Heights Subdivision lies East of this partition.

SURVEYOR'S CERTIFICATE

I, James D. Hanley, being first duly sworn, depose and say that I have correctly surveyed and marked with proper monuments the land represented on the attached partition plat, the boundaries described as follows:

A tract in the North half of the Northwest quarter of Section 21, T. 9 S., R. 40 E., W.M., Baker City, Baker County, Oregon:

Beginning at a point on the Westerly right of way line of the old C. E. Place Toll Road on the Southerly right of way line of Spring Garden Avenue and the Easterly right of way line of Elm Street;

thence S. 07° 23' 53" E. 280.98 feet and S. 15° 12' 46" E. along the said Westerly right of way 34.02 feet to intersect the Northerly line of the tract described in Deed No. 82-17-092;

thence N. 55° 05' 30" E. (N 55° E) 43.37 feet to the Northeast corner of said tract;

thence S. 36° 54' 30" E. (S 37° E) 100 feet to the Southeast corner thereof;

thence S. 55° 05' 30" W. (S 55° W) 60.58 feet to the Northeast corner of a tract described in Book 174, Page 073, Deeds;

thence S. 36° 54' 30" E. (S 37° E) 96.65 feet to the Southeast corner of the tract in the deed last above described;

thence N. 55° 05' 30" E. (N 55° E) 3.73 feet to the Easterly right of way line of the old C. E. Place Toll Road;

thence along the said Easterly right of way line of line S. 15° 12' 46" E. 7.67 feet;

S. 41° 10' 38" E. 113.33 feet; S. 56° 51' 41" E. 236.41 feet and S. 20° 16' 41" E. 12.69 feet to the commonly accepted South line of said North half of the Northwest quarter;

thence S. 89° 43' 25" E. 334.21 feet along the said South line to a point which bears S. 0° 08' 32" W. (South) 763.54 feet from the Northeast corner of the Kastner Brewery Property as described in deed recorded Nov. 13, 1875, in Book "C", Page 700, Deeds;

thence N. 0° 08' 32" E. 363.54 feet to the Southeast corner of the said brewery property;

thence S. 86° 09' W. (Westerly) 200 feet to the Southwest corner thereof;

thence N. 0° 08' 32" E. (North) 300.00 feet to a point S. 0° 08' 32" W. (South) 100 feet of the Northwest corner thereof;

thence S. 87° 08' W. (West) 20 feet;

thence N. 05° 41' 05" E. (North) 42 feet;

thence S. 86° 09' W. (Westerly) 70.0 feet, parallel with the South right of way line of Spring Garden Avenue to a point S. 03° 51' E. 58 feet of the said right of way line;

thence S. 03° 51' E. 17.0 to the Southeast corner of the parcel described in Deed 86-35-074;

thence S. 86° 09' W. (Westerly) 70.0 feet, parallel with the said right of way line to the Southwest corner of the said parcel;

thence N. 03° 51' W. (North) 8.0 feet to a point S. 03° 51' E. (South) 67 feet of the said right of way line;

thence S. 86° 09' W. (S 85° W) 70.0 feet to a point S. 03° 51' E. (South) of the said right of way line;

thence N. 87° 54' 35" W. 48.25 feet to a point S. 86° 09' W. 278 feet and S. 03° 51' W. 62 feet from the intersection of the said right of way line and the East line of the Northwest quarter of the Northwest quarter;

thence N. 03° 51' W. (N 05° W) 12 feet to a point S. 03° 51' E. (South) 50 feet, more or less, of the said right of way line, the said point being the Southeast corner of the tract described in Deed 67-41-032 1/2;

thence N. 87° 57' 45" W. 120.66 feet (Northwesterly, 120 feet, more or less) to the Southwest corner of the tract described in said deed, the said point being S. 03° 51' E. 37.6 feet of the said right of way line;

thence S. 03° 51' E. (S 05° E) 12.4 feet;

thence S. 86° 09' W. (S 85° W) 110.95 feet, parallel to Spring Garden Avenue;

thence N. 03° 51' W. (N 05° W) 50.0 feet to the said right of way line;

thence S. 86° 09' W. (West) 60 feet along the said right of way line to the point of beginning.

Karla K. Franks
 KARLA K. FRANKS
 NOTARY PUBLIC OREGON
 Commission Expires 5-4-94

James D. Hanley

Subscribed and sworn to before me on this 23rd day of October, 1991.

PARTITION PLAT No. 1991-016
 SHEET 1 OF 2

HANLEY ENGINEERING
 2043 MAIN STREET
 BAKER CITY, OREGON

FILED 10-28-91
 BAKER COUNTY, OREGON
 SURVEY NO. 9-40-3411 M.P.