

LEGEND

- FOUND MONUMENT AS NOTED
- ◻ BAKER CITY STREET MONUMENT IN STEEL CASE
- ACCESS ROAD CENTERLINE CONTROL
- SET 5/8 INCH X 30 INCH REBAR WITH PLASTIC CAP MKD. HANLEY ENGRG. PLS 1206
- () RECORD BEARING
- ST- STORM SEWER
- SAN- SANITARY SEWER
- W- WATER MAIN

REFERENCES

VISTA HEIGHTS SUBDIVISION PLAT
 EAST GARDEN DISTRICT SUBDIVISION PLAT
 WILLOVALE ADDITION PLAT

DEEDS

BOOK C PAGE 700
 86 33 074 69 03 013 67 41 032
 82 17 092 81 74 073 81 50 044
 89 05 075-078

EASEMENTS

POWER LINE EASTERN OREGON DEVELOPMENT CO.
 BOOK 108 PAGE 277 BOOK 108 PAGE 354
 79 48 132
 POWERLINE IDAHO POWER CO.
 BOOK 152 PAGE 498
 BOOK 109 PAGE 593 79 48 131 AMENDS
 POWER LINE OREGON TRAIL ELECTRIC CO-OP
 91 26 079
 ACCESS ROAD 76 24 001 91 33 099
 91 33 102-106 91 44 066-071
 GAS CASCADE NATURAL GAS RIGHT OF WAY
 CONTRACT E.R. No. 1070-077-40825

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION LAND DESCRIBED IN DEED 89 05 075-078 INTO THREE PARCELS. NUMEROUS ADJOINING TRACTS ALONG SPRING GARDEN AVENUE AND ELM STREET AS DESCRIBED IN THEIR RESPECTIVE DEEDS ARE BASED ON DIFFERING MERIDIANS. FOR THE PURPOSE OF THIS SURVEY THE SURVEYOR'S CERTIFICATE FOR VISTA HEIGHTS ADDITION PLAT BY IRA L. HOFFMAN, FILED JUNE 11, 1912, CONTAINING REFERENCE TO SPRING GARDEN AVENUE BEARING S 86°09'W IS ADOPTED HEREIN FOR THIS PARTITION SURVEY. ADJOINING PROPERTY BOUNDARY BEARINGS ARE ROTATED ACCORDINGLY TO CONFORM TO THIS COMMON BASIS. ACCESS ROAD ALIGNMENT DATA DESCRIBES LOCATION OF CENTERLINE FOR 20 FEET WIDE ROAD EASEMENT.

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY. ORS 92.120 (5)

APPROVALS

APPROVED THIS _____ DAY OF OCTOBER, 1991

BAKER CITY SURVEYOR

BAKER CITY PLANNING DEPARTMENT

BY _____
 _____ OCTOBER, 1991

STATE OF OREGON }
 COUNTY OF BAKER } 55

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON THE _____ DAY OF OCTOBER, 1991, AT _____ O'CLOCK _____ M., AND RECORDED IN BAKER COUNTY RECORDS.

BAKER COUNTY CLERK

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT TERRY W. SCHUMACHER AND DEAN F. SPENCE ARE THE OWNERS OF THE LAND REPRESENTED ON THE SUBJOINED PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO THREE PARCELS AS SHOWN HEREIN ON SHEET 1 OF 2, ALL IN ACCORDANCE WITH O.R.S. CHAPTER 92. THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

 TERRY W. SCHUMACHER

 DEAN F. SPENCE

ACKNOWLEDGEMENT

STATE OF OREGON }
 COUNTY OF BAKER } 55

ON OCTOBER _____, 1991 BEFORE ME DID PERSONALLY APPEAR THE WITHIN NAMED TERRY W. SCHUMACHER AND DEAN F. SPENCE, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.

PARTITION PLAT No. 1991-010
 SHEET 2 OF 2 Rec Oct 28, 1991