



PARTITION PLAT NO. P1992-013

SURVEYOR'S CERTIFICATE

I, James D. Hanley certify that I have correctly surveyed and prepared this minor partition plat in accordance with O.R.S. Chapter 92. The land partition is described as follows: In the SW1/4NW1/4 Section 15, Township 9 South, Range 40 East, Willamette Meridian; Beginning at a point on the South line of the said SW1/4NW1/4 and on the Easterly right of way line of U.S. Highway I-84, which bears N. 88° 15' 18" E., 37.13 feet from the SW corner of the said SW1/4NW1/4; thence following the said right of way line N. 0° 44' 54" E., 356.79 feet; N. 1° 25' 18" W., 228.11 feet to the southerly Baker Co. Atwood Road (Campbell Street Crossing) right of way line; thence following the said right of way line N. 57° 36' 23" E., 763.50 feet; N. 52° 32' 54" E., 424.38 feet; N. 18° 52' 34" E., 112.03 feet to the North line of the said SW1/4NW1/4; thence N. 88° 33' 53" E., along the said North line 231.02 feet to the Northeast corner of the said SW1/4NW1/4; thence S. 1° 46' 46" E., along the East line of the said SW1/4NW1/4 1325.06 feet to the Southeast corner thereof; thence S. 88° 15' 18" W., along the South line of the said SW1/4NW1/4 494.98 feet; thence N. 1° 41' 25" W., 208.00 feet; thence S. 88° 15' 18" W., 208.00 feet; thence N. 1° 41' 25" W., 47.42 feet; thence S. 88° 15' 18" W., 213.18 feet; thence N. 1° 41' 25" W., 39.60 feet; thence S. 88° 15' 18" W., 295.02 feet; thence S. 1° 41' 25" E., 295.02 feet to the South line of the said SW1/4NW1/4; thence S. 88° 15' 18" W., along said South line 78.38 feet to the point of beginning for this description; excepting therefrom Baker Co. Allen Lane Road.

REGISTERED PROFESSIONAL LAND SURVEYOR

James D. Hanley

OREGON SEPTEMBER 23, 1977 JAMES D. HANLEY 1206

- ### LEGEND
- Found O.S.H.D. 5/8" rebar
 - ◻ Found monument of record in steel case
 - Set 5/8" x 30" rebar with yellow plastic cap mkd. "HANLEY ENGR. PLS 1206"
 - () Record information from Partition Plat No. 1990-003
 - [] Record information from O.S.H.D. Drawing No. 1A-21-12
 - { } Record information from Deed Book 149, Page 71

NARRATIVE

The purpose of this plat for John and Janice Gyllenberg is to partition a parcel of ground into two separate parcels as shown hereon. Monumentation along U.S. Hwy I-84 Easterly right of way, Campbell Street crossing, the Northwest corner and West quarter corner of Section 15 was recovered for survey of that portion requiring the establishment of monumentation for Parcel No. 1 of this partition. Reference is made to County Surveys 9-40-25BC, 9-40-54, and 9-40-303 and Minor Partition Plat No. 1990-003 for the subdivision of Section 15 into its aliquot parts. Basis of bearing conforms to those surveys, determined by traverse between the Northwest corner and West quarter corner of Section 15, which were based on O.S.H.D. location map of freeway access monumentation, Map No. 1A-21-12. Baker County Allen Lane Road is shown hereon as located by this survey. The boundaries of three rectangular shaped parcels lying along the South line of the said SW1/4NW1/4 are described in deed records "due" North, South, East and West, with the intent being to follow section or mid-section lines. Rotation of bearings is made to conform to the true courses for purpose of this plat.

DECLARATION

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

John Gyllenberg Janice Gyllenberg

ACKNOWLEDGEMENT

State of Oregon) s.s.
County of Baker) s.s.

On November 18, 1992 before me did personally appear the within named John and Janice Gyllenberg, who acknowledged to me that they executed the same freely and voluntarily.

Theresa Lindsay
NOTARY PUBLIC - OREGON
Commission No. 012487
My Commission expires JAN. 16, 1996

APPROVALS

State of Oregon) s.s.
County of Baker) s.s.

I do hereby certify that the attached minor partition plat was received for record on the 23 day of September, 1992, at 4:00 o'clock P.M., and recorded in Baker County Records and is hereby approved.

Baker County Clerk by: *Judith A. ...*

Baker County Surveyor by: *John T. Blake*; Date 11/13, 1992
By Union County Surveyor

Planning approval by: *Ann d. ...*; Date 11/23, 1992

STATEMENT OF WATER RIGHTS

There are water rights appurtenant to this property under certificates no. C-7830, C-11723, C-11942 and City of Baker Municipal water rights permits no. G-10922 and G-7635.

HANLEY ENGINEERING
P.O. BOX 701
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BAKER CITY, OREGON