

PARTITION PLAT NO. 1995-027

SURVEYOR'S CERTIFICATE

I, James D. Hanley, certify that I have correctly surveyed and platted three parcels of land on the annexed partition map in accordance with O.R.S. Chapter 92. The boundary of the partition is as follows:

A parcel lying in the NE 1/4NW1/4 of Section 16, T. 9S., R. 40E., W.M., Baker City, Baker County, Oregon: Beginning on the South line of "D" Street, S. 89° 02' W., 25 feet from the Northwest corner of Lot 1, G.W. Campbell's Addition (sometimes called J.J. Campbell's Acre Tract Addition and elsewhere called Campbell's Second Addition)

thence N. 89° 02' E., 232.73 feet along the said street right of way line to intersect the Westerly right of way line of the Baker-Homestead Highway No. 86 (also called Cedar Street inside the city boundary)

thence following the said highway right of way line, 30 feet Westerly and parallel to the highway centerline:

S. 01° 41' 42" E., 59.01 feet to a point opposite Hwy. Station 14 + 16.1 PT Ah = 14 + 14.7 BK: thence along a spiral curve right (the long chord of which bears S. 01° 13' 41" W., 95.18 feet; thence along a 288.31 foot radius curve right (the long chord of which bears S. 14° 19' 42" W., 70.43 feet); thence along a spiral curve right (the long chord of which bears S. 27° 24' 18" W., 95.18 feet to a point opposite Hwy. Station 11 + 36.7 PS.; thence S. 30° 20' 18" W., 130.9 feet to a point on the South line of Lot 6, said addition, on the North line of an unnamed street or alley;

thence S. 89° 02' W., 85.73 feet along the South line of Lot 6 and Lot 5 of said addition:

thence N. 03° 20' W., parallel to the East line of Lot 6 a distance of 140 feet;

thence N. 89° 02' E., 2.84 feet to a corner of fence line described in Deed 78 42 143 as marking a property boundary;

thence N. 02° 53' 22" W., along the said fence line/property boundary 277.93 feet to the point of beginning.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James D. Hanley
OREGON
SEPTEMBER 23, 1977
JAMES D. HANLEY
1206

RENEWAL DATE JAN. 1, 1996
SURVEYED MARCH 18 - AUGUST 31, 1994

NARRATIVE

The purpose of this survey and partition plat for Jon Ogston and Karla Ogston is to divide the parcel shown as T.L. 100, Map 9-40-16BD, into the three parcels shown hereon. Controlling monumentation from Survey No. 9-40-25BC, City Survey of 1970, was recovered and held as basis of bearings. The aforementioned G.W. Campbell's Addition, wherein the "acre" lots are platted 209 feet distances governs the Initial Point of this partition, which is 25 feet Westerly of the Northwest corner of Lot 1. Contrary to Map of Survey 9-40-130BC, this subject survey does not proportion the 209 feet distance deficiency between Clark Street and Cedar Street. Further, the monument marking the intersection of Campbell Street centerline with the Clark Street centerline (running South) is found to be S. 88° 55' 57" W., 8.22 feet from the Clark Street centerline running Northeast to the previously found OSHD Station 12 + 78.4 P.I. monument. The OSHD centerline bearing of this tangent N. 31° 58' E. is rotated 1° 38' counterclockwise to conform to Survey 9-40-130 BC. The West boundary of this partition follows an existing fence line, beginning 25 feet West of said Lot 1 and ending 140 ± North and 30 feet West of the Southeast corner of Lot 5, said addition. Reference is made to Deed 77-32-035 concerning fence line property boundary.

PROPERTY IDENTIFICATION:
Baker County Tax Map 9 40 16BD
Tax Lot 100 as of July, 1994.

18° CL Curve Data refers to
Δ 14° 02' Highway Centerline on
L 78.0 Map 6B-6-15

LEGEND

- Found monument as noted, otherwise not found (NF)
- Set 5/8" 30" rebar with plastic cap marked "HANLEY ENGR. PLS 1206"
- w — Waterline location
- s — Sanitary sewerline location

DECLARATION

Know all people by these presents that Jon Ogston and Karla Ogston are the owners of the land represented on the annexed map and particularly described in the accompanying Surveyor's Certificate and that they have caused the same to be partitioned into three parcels as shown, in accordance with O.R.S. Chapter 92.

Jon Ogston
Jon Ogston

Karla Ogston
Karla Ogston

STATEMENT OF WATER RIGHTS

There are no water rights appurtenant to this partition.

ACKNOWLEDGMENT

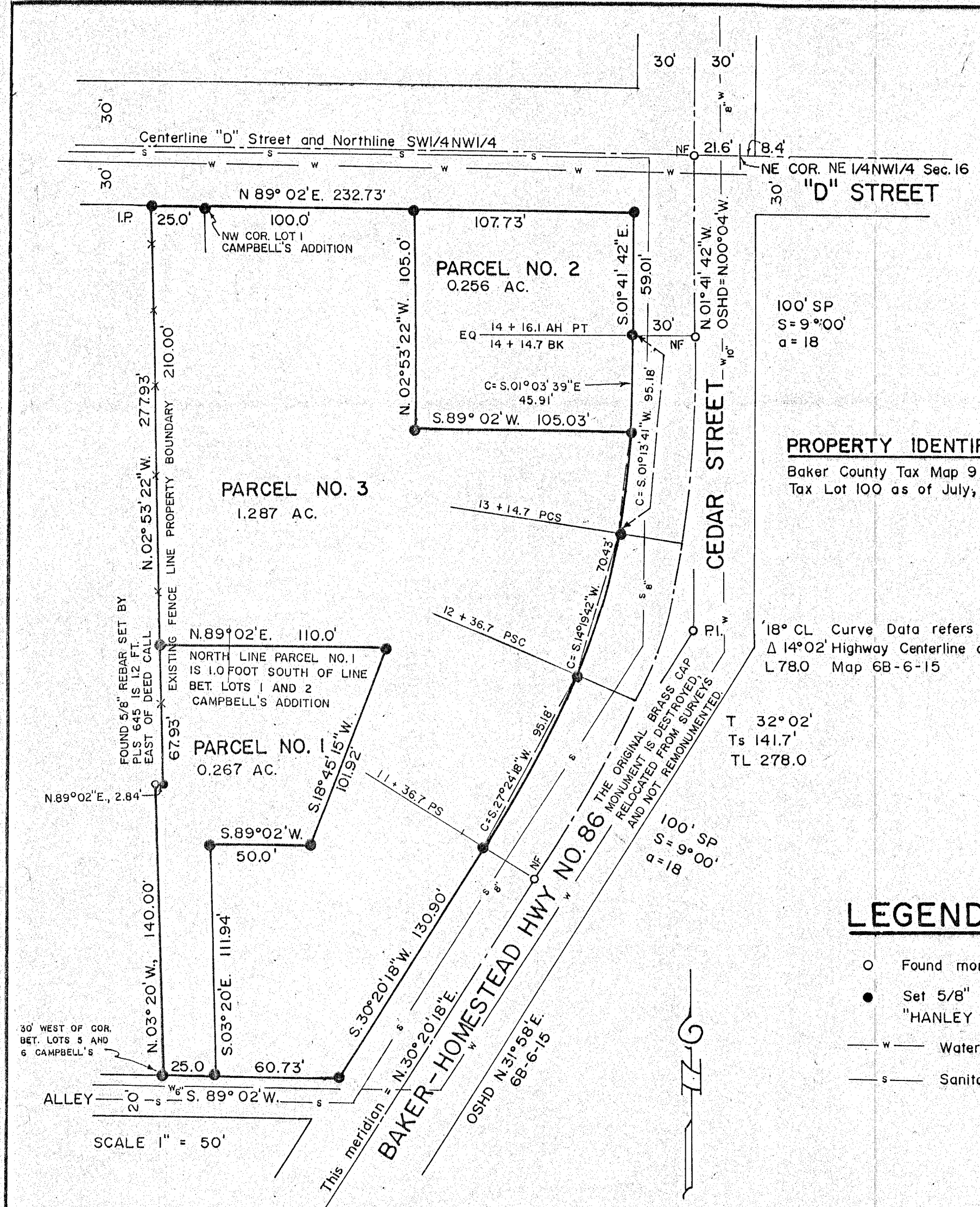
State of Oregon }
County of Baker } S.S. On 12-20, 1995 before me did personally appear the within named Jon Ogston and Karla Ogston who acknowledged to me that they executed the same freely and voluntarily.

OFFICIAL SEAL
LORRI PENCE
NOTARY PUBLIC - OREGON
COMMISSION NO. 043660
EXPIRES MAY 6, 1999

Lorri Pence
Notary Public
My commission expires 5-8-99

HANLEY ENGINEERING
2043 MAIN STREET
BAKER CITY, OREGON

FILED 9-30-95
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-401



APPROVALS

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

Baker City Surveyor by: _____; Date _____, 1995

Baker City Planning by: _____; Date _____, 1995

I hereby certify that all taxes for the subject property have been paid as required.

Baker County Tax Collector by: _____; Date _____, 1995

State of Oregon }
County of Baker } S.S. I do hereby certify that the annexed minor partition plat was received for record on the _____ day of _____, 1995 at _____ o'clock _____ M., and recorded in Baker County records, and is hereby approved.

Baker County Clerk by: _____