

# PARTITION PLAT NO. 1997-

## SURVEYOR'S CERTIFICATE

I, James D. Hanley, certify that I have correctly surveyed and platted three parcels of land on this annexed partition plat and correctly established the boundary corners with proper monuments according to O.R.S. Chapter 92.060. The partition consists of Lot 9, Highland Crest Subdivision, excepting the West 30.00 feet of the South 420.00 feet thereof, more particularly described as follows: Land in the SW1/4 NW1/4 of Sec. 20, T. 9 S., R. 40 E., W.M.:

Beginning at the Southeast corner of said Lot 9 on the North line of Indiana Avenue; thence S. 89° 36' 22" W., 120.00 feet to a point on the said North line which is N. 89° 36' 22" E., 30.00 feet from the Southwest corner of said Lot 9; thence N. 0° 08' 35" W., parallel to and 30.00 feet Easterly from the West line of the SW1/4 NW1/4 of Section 20, a distance of 420.00 feet; thence S. 89° 36' 22" W. parallel to the North line of said Lot 9, a distance of 30.00 feet to the West line of said Lot 9; thence N. 0° 08' 35" W., 199.40 feet to the Northwest corner of said Lot 9; thence N. 89° 36' 22" E., 150.00 feet to the Northeast corner of said Lot 9; thence S. 0° 08' 35" E., 619.40 feet along the East line of said Lot 9 to the point of beginning.

*James D. Hanley*

Renews June 30, 1999

### NARRATIVE

The purpose of this partition plat for James and Pamela Van Duyn, purchasers/partitioners, and owners Carl and Virginia Kostol is to divide Lot No. 9 of Highland Crest Subdivision, excepting a 30 feet wide strip conveyed to City of Baker City for street purposes, into three parcels as shown on this annexed map. Monumentation marking the boundary of Lot No. 9 was recovered for the subsequent survey of this project. Parcel corners were established as shown. The Southeast corner of Parcel No. 1 falls in an excavation and was not set at this time.

### DECLARATION

Know all people by these presents that James Van Duyn and Pamela Van Duyn are the partitioners and Carl R. Kostol and Virginia L. Kostol are the owners of the land represented on the annexed partition plat and more 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.

*James Van Duyn*  
James Van Duyn

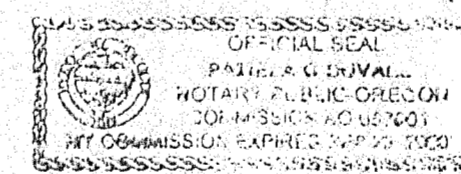
*Pamela Van Duyn*  
Pamela Van Duyn

*Carl R. Kostol*  
Carl R. Kostol

*Virginia L. Kostol*  
Virginia L. Kostol

### ACKNOWLEDGMENT

State of Oregon On 1-13-98, 1998 before me did James Van Duyn and Pamela Van Duyn personally appear the within named James Van Duyn and Pamela Van Duyn who acknowledged to me that they executed the same freely and voluntarily. State of Oregon On 1-8-98, 1998 before me did Carl R. Kostol and Virginia L. Kostol personally appear the within named Carl R. Kostol and Virginia L. Kostol who acknowledged to me that they executed the same freely and voluntarily.



*Carole Stewart*  
LAURENCE CHAPMAN  
NOTARY PUBLIC  
My Commission Expires 9-23-2000

*Laurence Chapman*  
NOTARY PUBLIC  
My Commission Expires 1-17-2001

### APPROVALS

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

Baker City Surveyor By: Stephanie PLS 2172 Date 1/16, 1998.

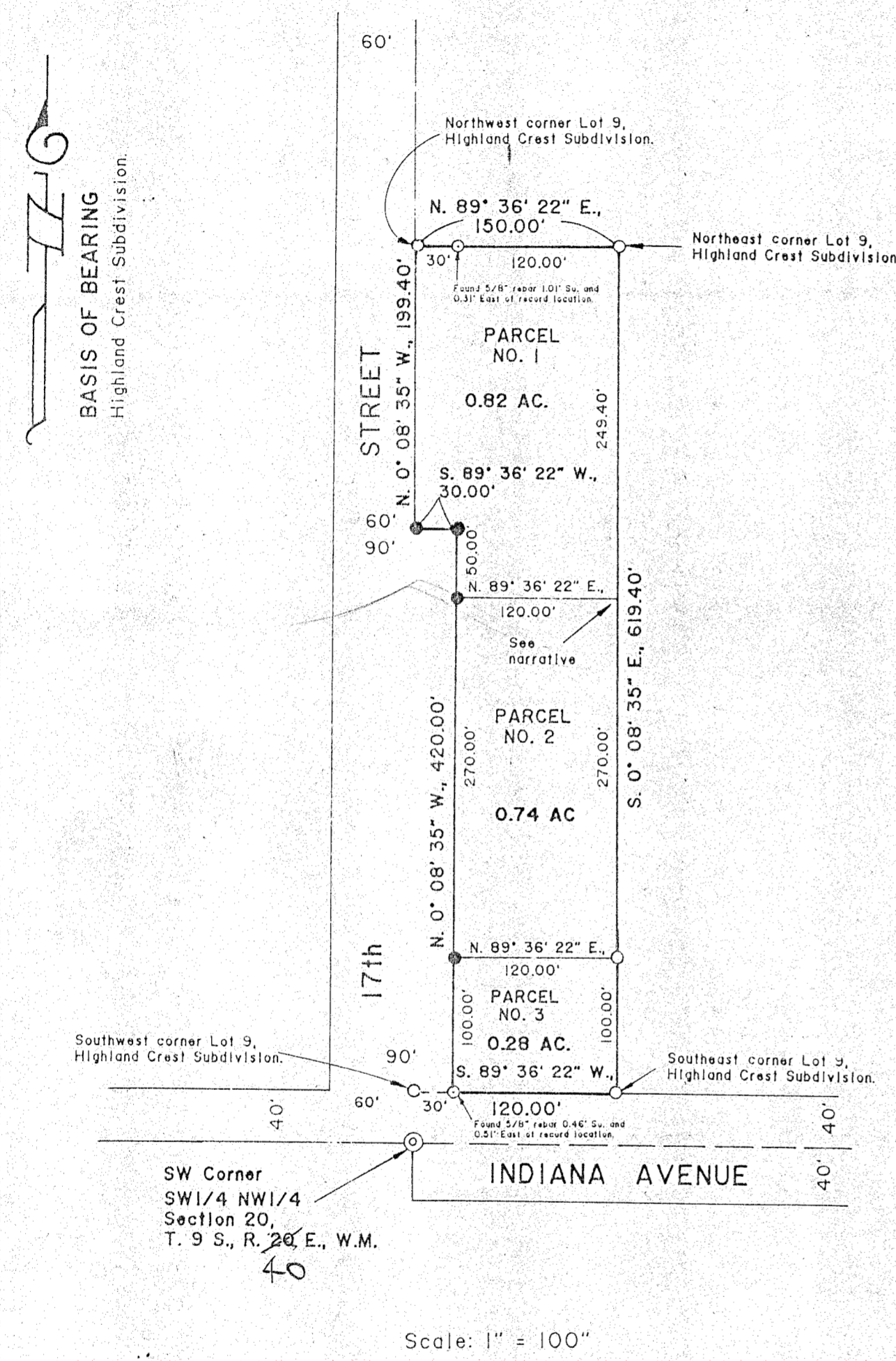
Baker City Planner By: \_\_\_\_\_ Date \_\_\_\_\_, 1998.

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

Baker County Tax Collector by: \_\_\_\_\_ Date \_\_\_\_\_, 1998.

State of Oregon } S.S. I do hereby certify that the annexed minor partition plat was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 1998 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in Baker County records, and is hereby approved.

Baker County Clerk by: \_\_\_\_\_



### LEGEND

- Set 5/8" X 30" rebar with plastic cap marked "HANLEY ENGRG. PLS 1206".
- Found 5/8" X 30" rebar with plastic cap marked "HANLEY ENGR. PLS 1206".
- ⊙ Found, monument as noted.
- ⊙ Found 2 1/2" Brass cap on 1" iron pipe.

### REFERENCES

- Highland Crest Subdivision Plat.
- Warranty Deed 97 40 127.

HANLEY ENGINEERING  
2043 MAIN STREET  
BAKER CITY, OREGON

FILED JAN 29 1998  
BAKER COUNTY SURVEYOR  
SURVEY NO. 9-40-47 MP