200'

DRAWN BY

J.H.H.

SHEET

This map drawn with TRAVERSE PC, Software

NO. P2003-015 **PARTITION** PLAT ROLAND C. & IRENE M. CAMPBELL PARTITION Subject Parcel: Tax Lot no. 8500 9-40-21BA SEC. 21, T9S, R40E W.M. BAKER CITY OREGON SCALE 1' = 100' **NOVEMBER 18, 2003** N89°21'45"E Note: Tied to the monument located at the Intersection of Auburn & Oak. N88°38'12"E ______Paved Street/Curk N88°43'06"E 693.71 \$89°21'45"W___1269.67 Center Line of Auburn Avenue 360.30' [360.30 P.H.A. survey of July, 1948] [63.90] N88°43'06"E - Note: Tied to a point that is located 10.0 feet SURVEYOR'S CERTIFICATE: 100.00 North of the monument for the section corner Parcel 2 Parcel 1 common to section's 16,17 & 20, 21, T9S, N88°56'39"E R39E W.M. I, James H. Hambleton, do hereby certify that during October 2003, I made this survey using public and private records and using a Topcon GTS-3B total station, 100.00 to correctly survey and mark, with proper monuments, the parcels as indicated on the accompanying plat of the ROLAND CAMPBELL PARTITION, situated in BAKER N1°27'08"W PARTITIONER: CITY, OREGON. Roland Campbell requested the survey for the purpose of future developing the back portion of the property he now owns. Parcel No. 1 ROLAND CAMPBELL is his residence, of which will remain the same. Parcel No.2 will be for future development. Following the original deeds intent, I surveyed the lot lines 1639 CLARK STREET parallel to both AUBURN and CLARK streets. The Philo H. Anderson survey dated July, 1948 of the EAST GARDEN DISTRICT subdivision to Baker City, Oregon, was used extensively as the bases of this survey. BAKER CITY, OREGON [[Legal Description: Parcel No. 1]] North east TW 200.00 That portion of the Northwest quarter of the Northwest quarter of Section 21, Township 9 South, Range 40 East of the Willamette Meridian, in BAKER CITY, OWNER OF RECORD BAKER COUNTY, OREGON and being more particulary described as: Commencing at the intersection of the South R/W line of Auburn Avenue and the ROLAND CAMPBELL N88°43'06"E West R/W line of Clark Street, as said streets are now established. Said point of Beginning being the NE Corner of Parcel No. 1; 1639 CLARK STREET thence S1° 27' 8"E along the west R/W line of CLARK STREET for a distance of 56.00 feet; thence running parallel to AUBURN AVENUE, S88° 43' 6"W N88°55'04"E BAKER CITY, OREGON for a distance of 100.00 feet; thence running parallel to CLARK STREET, N1° 27' 8"W for a distance of 56.00 feet; thence N88° 43' 6"E along the south R/W line of AUBURN AVENUE for a distance of 100.00 feet, to the True Point of Beginning, the Area being 0.13 Acres. [[Legal Description: Parcel No. 2]] Northeast N88°54'47"E 388°43'06"W 214.00" SURVEYOR: That portion of the Northwest quarter of the Northwest quarter of Section 21, Township 9 South, Range 40 East of the Willamette Meridian, in BAKER CITY, BAKER JAMES H. HAMBLETON (ORLS 645) COUNTY, OREGON and being more particulary described as: Commencing at a point on the South R/W line of Auburn Avenue and 100.00 feet westerly of the 18483 WEST CAMPBELL LOOP N88°54'31"E West R/W line of Clark Street, as said streets are now established. Said point of Beginning being the NW Corner of Parcel No. 1, thence parallel BAKER CITY, OREGON to CLARK STREET, S1° 27' 8"E for 56.00 feet along the westerly line of Parcel No. 1; thence parallel to AUBURN AVENUE, S88° 43' 6"W for 100.00 feet; thence Phone 523-3388 parallel to CLARK STREET, N1° 27' 8"W for 56.00 feet; thence along the south R/W line of AUBURN AVENUE, N88° 43' 6"E for 100.00 feet, to the True Point of Beginning, the Area being 0.13 Acres. REGISTERED **DECLARATION:** I, James H. Hambleton do hereby certify that this is an PROFESSIONAL LAND SURVEYOR exact duplicate copy of the partition plat as submitted to We, ROLAND C. and IRENE M. CAMPBELL owners in fact, do hereby acknowledge this land the BAKER COUNTY CLERK for recording. partition was prepared with our consent, under the regulations of the Land Development Code 446.94' [447.0 calc. from P.H.A. surve JAMES H. HAMBLETON James H. Hambleton [850.33 Philo H. Anderson survey of 1948.] ROLAND C. CAMPBELL 403.11' [403.33 calc. from P.H.A. survey] EXPIRES: 06-30-2005 IRENE M. CAMPBELL BAKER CITY APPROVALS: We the undersigned officers in and for BAKER CITY and BAKER COUNTY, OREGON do hereby approve this minor partition plat. PLS. 2162 LEGEND ACKNOWLEDGEMENT: Date DEC. B, Located Initial Point, sat by Philo H. Anderson in 1948 as part of the EAST GARDEN STATE OF OREGON : S S Date DEC. \$ 2003. DISTRICT subdivision in Baker City, by the use of a pin finder ,and confirmed it's COUNTY OF BAKER location by record measurements. Subscribed and sworn before me, this Sheday of Lecenter 2003. the within named Found 5/8 in. pin set by P.H.A. in 1948 as part of the EAST GARDEN I herby certify that all taxes for the subject property have been paid in full as required. DISTRICT subdivision to Baker City. ROLAND C. CAMPBELL and IRENE M. CAMPBELL, who acknowledged to me that they in fact this ruflinger Date 12/9 2003. Found Monument in place in Monument Box. did execute this partition freeley and voluntarily. Point located on manhole cover from references around the ring of the man hole. STATE of OREGON Notary Public for the State of Oregon Point located on manhole cover from adjacent monuments of record, and placed : SS current referenceses around the ring of the manhole to perpetuate the location COUNTY of BAKER OFFICIAL SEAL
JULEE M HICKS I do hereby certify that this minor partition Set 5/8" Rebar with plastic cap, stamped ORLS 646. NOTARY PUBLIC - OREGON was received for recording on the 9^{4} PK Nail/Flasher set at intersection of COMMISSION NO 328800 MY COMMISSION EXPIRES DEC. 29, 2003 FILE NAME day of December 2003 at 11:30 Auburn & East Streets. RCAMPBELL2.TRV FILED DECEMBER 22, 200 o'clock A.M., and recorded in the BAKER Record distance from Philo H. Anderson surveys of record. DATE 11-18-2003 County records and is hereby approved. BAKER COUNTY SURVEYOR Record calls from James D. Hanley survey No. 9-40-131 100 Ft/In as recorded in county survey records. SURVEY NO. 9-40-585MP REVISION JOB Baker County Clerk: Jaman J. Green County Clerk
by Karen Phillips, Deputy 2003-10