

PARTITION PLAT NO. P2004-017

SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly surveyed and platted two parcels of land on this partition plat in accordance with O.R.S. Chapter 92. The boundary of the partition is as follows:
 Land located in the Southwest quarter of the Northwest quarter of Section 20, Township 9 South, Range 40 East, Willamette Meridian, Baker City, Oregon, being a portion of Lot 9 of Highland Crest Subdivision, and also being Parcel No. 1 of Baker County Partition Plat No. P1998-001, plus a portion of vacated 17th Street, the exterior boundary of which is described as follows:
 Commencing at the West quarter corner of said Section 20; thence along the West line of the said Southwest quarter of the Northwest quarter, N. 0° 08' 35" W., 659.40 feet, to the Northwest corner of said Parcel No. 1 and the True Point of Beginning; thence along the North line of said Parcel No. 1, N. 89° 36' 22" E., 150.00 feet, to the Northeast corner thereof; thence along the East line of said Parcel No. 1, S. 0° 08' 35" E., 249.40 feet, to the Southwest corner thereof; thence along the South line of said Parcel No. 1, S. 89° 36' 22" W., 120.00 feet, to the Southeast corner thereof; thence along the extension of the said South line of Parcel No. 1, S. 89° 36' 22" W., 3.00 feet, to intersect the Easterly Right of Way of 17th Street as described in Baker City Vacation Ordinance No. 3136, filed in Baker County Deed No. 98 43 179; thence along said Easterly Right of Way, N. 31° 10' 23" W., 52.38 feet, to intersect the said West line of the Southwest quarter of the Northwest quarter; thence along said West line, N. 0° 08' 35" W., 204.40 feet, to the True Point of Beginning.

Land Containing 0.84 acres.

REFERENCES

Highland Crest Subdivision Plat.
 Ba. Co. Partition Plat No. P1998-001.
 Ba. Co. Deed No. 98 43 179.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Thomas J. Hanley
 OREGON
 JULY 13, 1979
 THOMAS J. HANLEY
 1817

Renews June 30, 2005

NARRATIVE

The purpose of this survey and plat for James N. Van Duyn and Pamela C. Van Duyn is to partition the above described land into two parcels. Monumentation from Highland Crest Subdivision Plat and Baker County Partition Plat No. P1998-001 was recovered as shown hereon and held as the basis of bearing for this survey. Parcel No. 4 contains a portion of Vacated 17th Street (vacated by Baker City Ordinance No. 3136, filed as Baker County Deed No. 98 43 179).

DECLARATION

Know all people by these presents that James N. Van Duyn and Pamela C. Van Duyn are the owners of the land represented on this partition plat, and more particularly described in the accompanying Surveyor's Certificate and they caused the same to be partitioned into two parcels as shown, in accordance with O.R.S. Chapter 92.

James N. Van Duyn
 James N. Van Duyn

Pamela C. Van Duyn
 Pamela C. Van Duyn

ACKNOWLEDGMENT

State of Oregon }
 County of Baker } S.S.

On 10/8, 2004 before me did personally appear the within named James N. Van Duyn and Pamela C. Van Duyn who acknowledged to me that they executed the same freely and voluntarily.



Kathleen B. Himmelsbach
 NOTARY PUBLIC

My Commission Expires July 6, 2007

APPROVALS

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

Baker City Surveyor by: Sandy Van Patten PLS 2162 ; Date 7/8 2004.

Baker City Planning by: Steve Collins ; Date 7/9 2004.

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

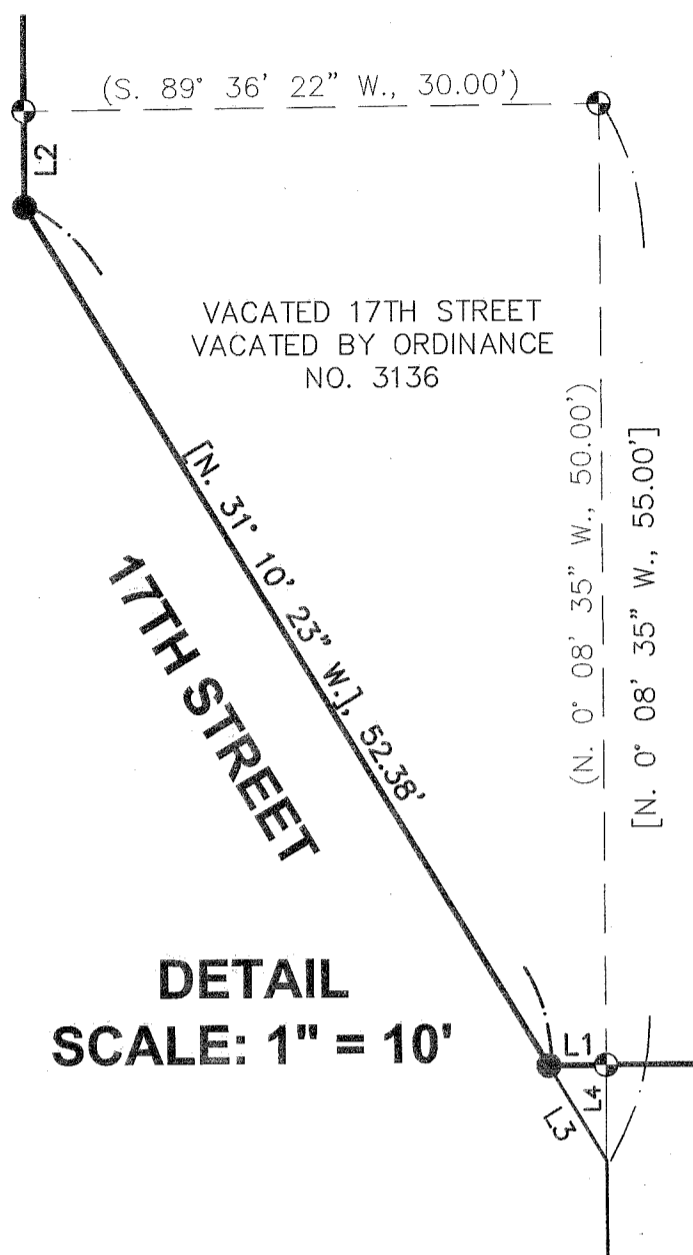
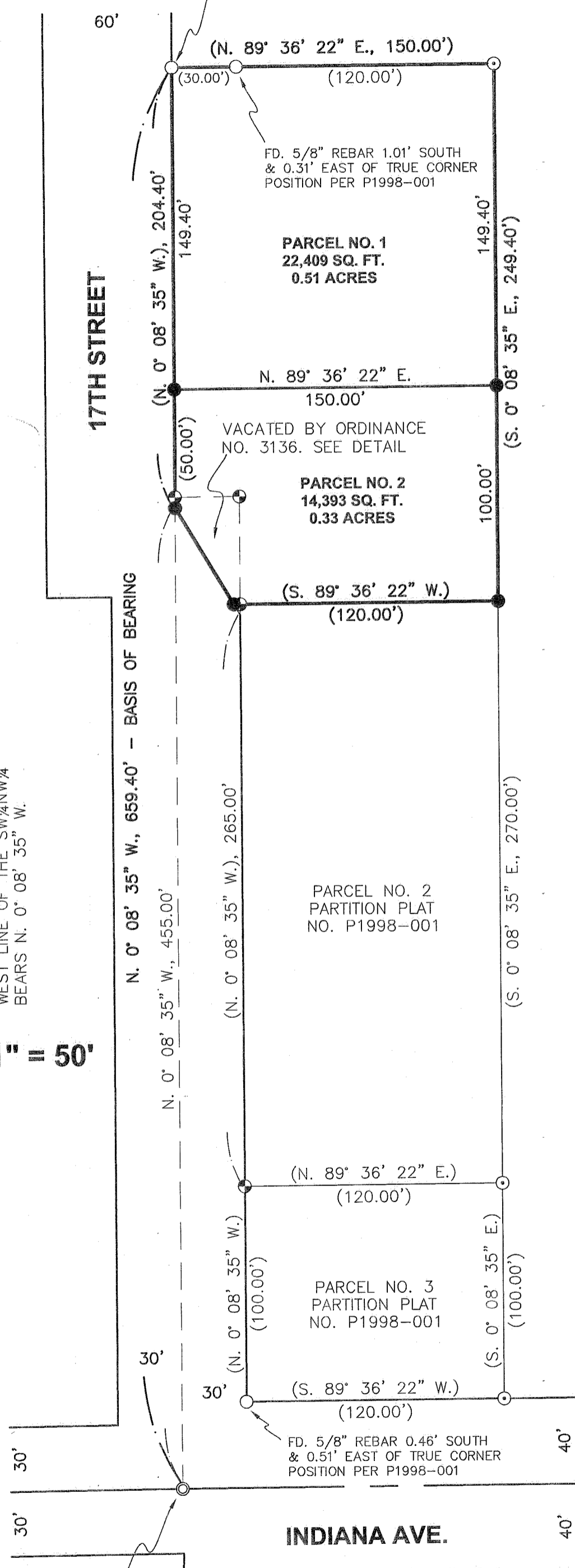
Baker County Tax Collector by: Alisa Jusling ; Date Oct. 21 2004.

State of Oregon }
 County of Baker } S.S.

I do hereby certify that this minor partition plat was received for recording on the 21st day of OCTOBER, 2004 at 3:50 o'clock P m., and recorded in Baker County records and is hereby approved.

Baker County Clerk by: Jamara J. Green by Karen Phillips, Deputy

T.P.O.B.
 FOUND 5/8" REBAR SET BY
 HIGHLAND CREST SUB. PLAT



DETAIL
 SCALE: 1" = 10'

LINE TABLE

LINE	BEARING	DISTANCE
L1	(S. 89° 36' 22" W.)	3.00'
L2	(N. 0° 08' 35" W.)	5.00'
L3	(N. 31° 10' 23" W.)	5.82'
L4	(N. 0° 08' 35" W.)	5.00'

LEGEND

- Set 5/8" rebar with plastic cap marked "HANLEY ENGR. PLS 1817".
- Found, 5/8" rebar with plastic cap marked "HANLEY ENGR. PLS 1206" set by Highland Crest Subdivision Plat.
- ⊕ Found, 5/8" rebar with plastic cap, marked "HANLEY ENGR. PLS 1206" set by Ba. Co. Part. Plat No. P1998-001.
- Found, monument as noted.
- ⊙ Found, 2 1/2" brass cap monument set by Ba. Co. Sur. No. 9-40-563.
- () Record Data per Ba. Co. Part. Plat No. P1998-001.
- [] Record Data per Ba. Co. Deed No. 98 43 179.

I, Thomas J. Hanley, hereby certify that this is an exact duplicate copy of the partition plat as submitted to the Baker County Clerk for recording.

Thomas J. Hanley
 Thomas J. Hanley

FILED OCTOBER 26, 2004
 BAKER COUNTY SURVEYOR
 SURVEY NO. 9-40-597 MP

HANLEY ENGINEERING, INC.
 2043 MAIN STREET
 BAKER CITY, OREGON

BASIS OF BEARING
 BA. CO. PART. PLAT NO. P1998-001
 WEST LINE OF THE SW 1/4 NW 1/4
 BEARS N. 0° 08' 35" W.

SCALE: 1" = 50'

WEST 1/4 CORNER
 SECTION 20