

ALTA/ACSM LAND TITLE SURVEY

A SURVEY OF A PARCEL OF LAND RECORDED IN DEED NO. 86-34-001, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 9 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN, BAKER CITY, BAKER COUNTY, OREGON.

SURVEYED THROUGH SEPTEMBER 2, 2008

LEGEND

- SET 3/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "HANLEY ENGR. PLS 1817"
- ⊙ FOUND 3/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HANLEY ENGR. PLS 1817" AS PER PARTITION PLAT 1999-011, SAME AS SURVEY NO. 9-40-501MP.
- ⊙ FOUND 3/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HANLEY ENGR." AS PER SURVEY NO. 9-40-130BC BY JAMES D. HANLEY, PLS 1206, FILED NOVEMBER 1, 1978.
- ⊙ FOUND 3/8" REBAR WITH YELLOW PLASTIC CAP MARKED "RLS 645" AS PER PLAT OF VAN DUSEN ADDITION BY JAMES H. HAMBLETON, DATED JANUARY, 1977.
- × CALCULATED POSITION, NO MONUMENT SET.
- FOUND CITY MONUMENT AS NOTED.
- () RECORD AS PER SURVEY NO. 9-40-501MP.
- (()) RECORD AS PER PARTITION PLAT NO. 1996-009.
- [] RECORD AS PER PARTITION PLAT NO. 1995-027.
- { } RECORD AS PER SURVEY NO. 9-40-130BC.
- < > RECORD AS PER PLAT OF VAN DUSEN ADDITION.

- POWERPOLE
- WATER MAIN
- WATER SERVICE
- SEWER MAIN
- SEWER SERVICE
- GAS LINE
- TREE
- TELEPHONE LINE
- FENCE
- OHP OVERHEAD POWER

PROPERTY DESCRIPTION

LAND LOCATED IN BLOCK 1 OF G.W. CAMPBELL'S ADDITION, IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 9 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN, BAKER CITY, BAKER COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 89°02'00" EAST, 25 FEET FROM THE NORTHWEST CORNER OF LOT 2, SAID BLOCK 1; THENCE SOUTH 89°02'00" WEST A DISTANCE OF 70.00 FEET; THENCE SOUTH 03°19'48" EAST A DISTANCE OF 110.00 FEET; THENCE SOUTH 89°02'00" WEST A DISTANCE OF 5.00 FEET; THENCE SOUTH 03°19'48" EAST A DISTANCE OF 50.00 FEET; THENCE NORTH 89°02'00" EAST A DISTANCE OF 48.01 FEET; THENCE SOUTH 02°47'25" EAST A DISTANCE OF 49.01 FEET; THENCE SOUTH 89°02'29" WEST A DISTANCE OF 206.58 FEET; THENCE SOUTH 03°19'48" EAST A DISTANCE OF 109.00 FEET; THENCE NORTH 89°01'20" EAST A DISTANCE OF 205.53 FEET; THENCE NORTH 02°47'25" WEST A DISTANCE OF 40.00 FEET; THENCE NORTH 88°59'37" EAST A DISTANCE OF 181.96 FEET; THENCE NORTH 02°53'22" WEST A DISTANCE OF 167.70 FEET; THENCE SOUTH 89°02'00" WEST A DISTANCE OF 155.15 FEET; THENCE NORTH 03°19'48" WEST A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1.45 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS OR RIGHT OF WAYS.

ZONING

SUBJECT PROPERTY IS ZONED RESIDENTIAL, R-HD

BUILDING SETBACKS

BAKER CITY MODEL DEVELOPMENT CODE, SECTION 2.1.120 AS FOLLOWS: FRONT YARD AND STREET CORNER SIDE YARDS, 15 FEET; SIDE YARD, 10 FEET ON ONE SIDE, 5 FEET ON THE OTHER SIDE FOR INTERIOR SIDE YARDS; REAR YARD, 10 FEET.

SURVEY FOR

DOUG CAMPBELL
3313 W. CHERRY LANE #438
MERIDIAN, ID 83643
(208) 713-1363

SURVEY BY

HANLEY ENGINEERING, INC.
TOM HANLEY, PLS 1817
P.O. BOX 701
BAKER CITY, OR 97814
(541) 523-3803

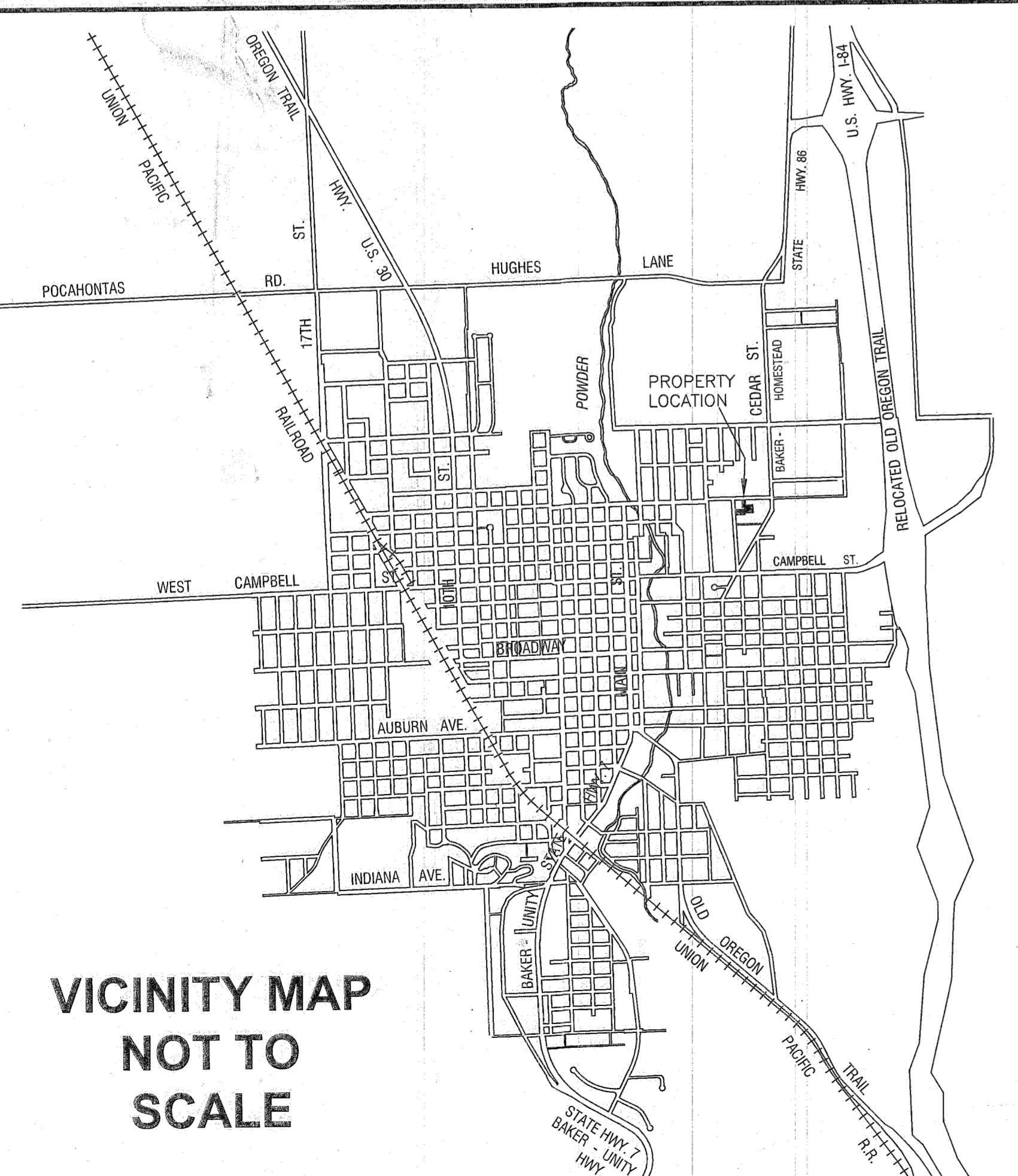
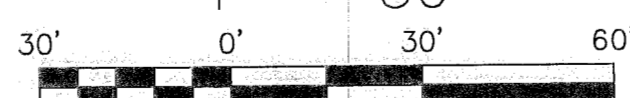
NARRATIVE

WE WERE EMPLOYED BY DOUG CAMPBELL TO COMPLETE THE REQUIREMENTS OF THIS ALTA SURVEY. SEARCH IN THE FIELD FOUND AND LOCATED EXISTING MONUMENTATION FROM PARTITION PLAT NO. P1995-027 FOR THE EAST LINE OF THIS SURVEY. WE HELD MONUMENTATION FROM SURVEY NO. P1999-011 FOR THE NORTH AND WEST PORTIONS OF THIS SURVEY. SEVERAL DISCREPANCIES EXISTED IN THIS SURVEY. EXISTING MONUMENTATION FROM PLAT OF VAN DUSEN ADDITION DID NOT COINCIDE WITH ANY EXISTING MONUMENTATION. SURVEY NO. 9-40-130 ATTEMPTED TO SOLVE THE ISSUE BY PROPORTIONING THE LOT LINE LOCATIONS OF THE ORIGINAL G.W. CAMPBELL'S ADDITION, AND SHOWING THE VAN DUSEN MONUMENT LOCATIONS ON THAT MAP. CONSULT NARRATIVE OF SURVEY 9-40-130 FOR FURTHER INFORMATION. PARTITION PLAT P1995-027 HOLDS THE EAST LINE OF THIS SURVEY TO EXISTING FENCES AND THIS SURVEY PERPETUATES THAT DECISION. CONSULT NARRATIVE OF SAID PARTITION PLAT P1995-027 FOR FURTHER EXPLANATION. SEVERAL MONUMENTS WERE FOUND DISTURBED IN THIS SURVEY. SEE MAP FOR SPECIFIC INFORMATION. SURVEY WAS PERFORMED USING A PENTAX III-10 TOTAL STATION.

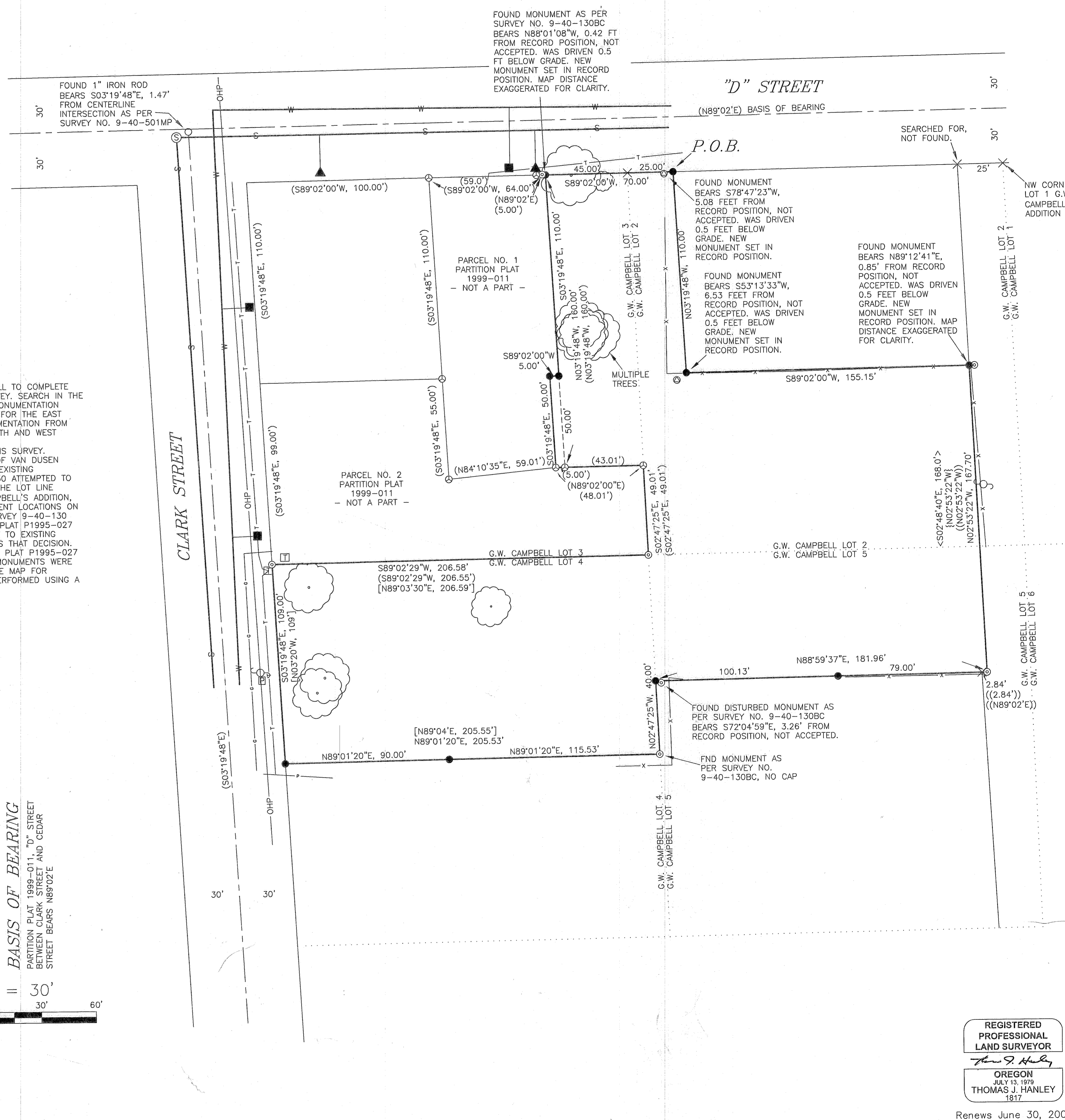
REFERENCES

PLAT OF G.W. CAMPBELL'S ADDITION
SURVEY NO. 9-40-259C
PLAT OF VAN DUSEN ADDITION
SURVEY NO. 9-40-130BC
SURVEY NO. 9-40-380
PARTITION PLAT NO. P1995-027
PARTITION PLAT NO. 1996-009
SURVEY NO. 9-40-501MP
DEED NO. 86-34-001
DEED NO. 02-330268

1" = 30'
BASIS OF BEARING
PARTITION PLAT 1999-011, "D" STREET
BETWEEN CLARK STREET AND CEDAR
STREET BEARS N89°02'E



VICINITY MAP
NOT TO
SCALE



REGISTERED
PROFESSIONAL
LAND SURVEYOR
THOMAS J. HANLEY
OREGON
JULY 13, 1979
THOMAS J. HANLEY
1817

Renews June 30, 2009