PARTITION PLAT NO. P-132-1990

A MINOR LAND PARTITION located in the NW 1/4 of Section 22 and the NE 1/4 of Section 21, T. 34 S., R. 1 W., W.M., City of Shady Cove, Jackson County, Oregon.

November 13, 1990

SURVEYED FOR: *Ileene Watson*
C/O Trails End Real Estate
21675 Hwy. 62
Shady Cove, Oregon 97539

SURVEYED BY: *Edwards Surveying and Land Planning Inc.*
1014 East Pine Street
Central Point, Oregon 97502
Phone: (503) 664-1539

REGISTERED PROFESSIONAL LAND SURVEYOR
David A. Edwards
OREGON JULY 24, 1986
DAVID A. EDWARDS 2339

LEGEND

- ● Indicates 5/8" diam. I. Pin w/Friar cap found unless noted otherwise.
- ○ Indicates 5/8" x 24" steel pin w/plastic cap mkd. " D.A. EDWARDS-RPLS 2339 " set.
- ( ) Denotes Deed Record Data except where noted.
- -x-x-x- Fence Line
- R.S.N. = Recorded Survey Number
- J.C.S. = Jackson County Surveyor
- SCALE: 1" = 60'
- BASIS OF BEARINGS: R.S.N. 10335

APPROVALS

Approved by the City of Shady Cove.

By Jeanne Kloob Date November 14, 1990

EXAMINED and approved this 13 th day of November, 1990. Verlyn Thomas
Jackson County Surveyor

RECORDER'S CERTIFICATE

Filed for record this 15 day of November 1990, at 2:03 o'clock, P.M. and recorded as Partition Plat No. P-132-1990 of the Records of partition plats of Jackson County, Oregon.

Index Volume 1 Page 132. County Surveyor File No. 12292

Kathleen S. Beckett — County Clerk
Glenda E. Bartlett — Deputy

STATEMENT OF WATER RIGHTS: Document Number 90-28849, Official Records.

SURVEYOR'S CERTIFICATE

STATE OF OREGON) ss
County of Jackson)

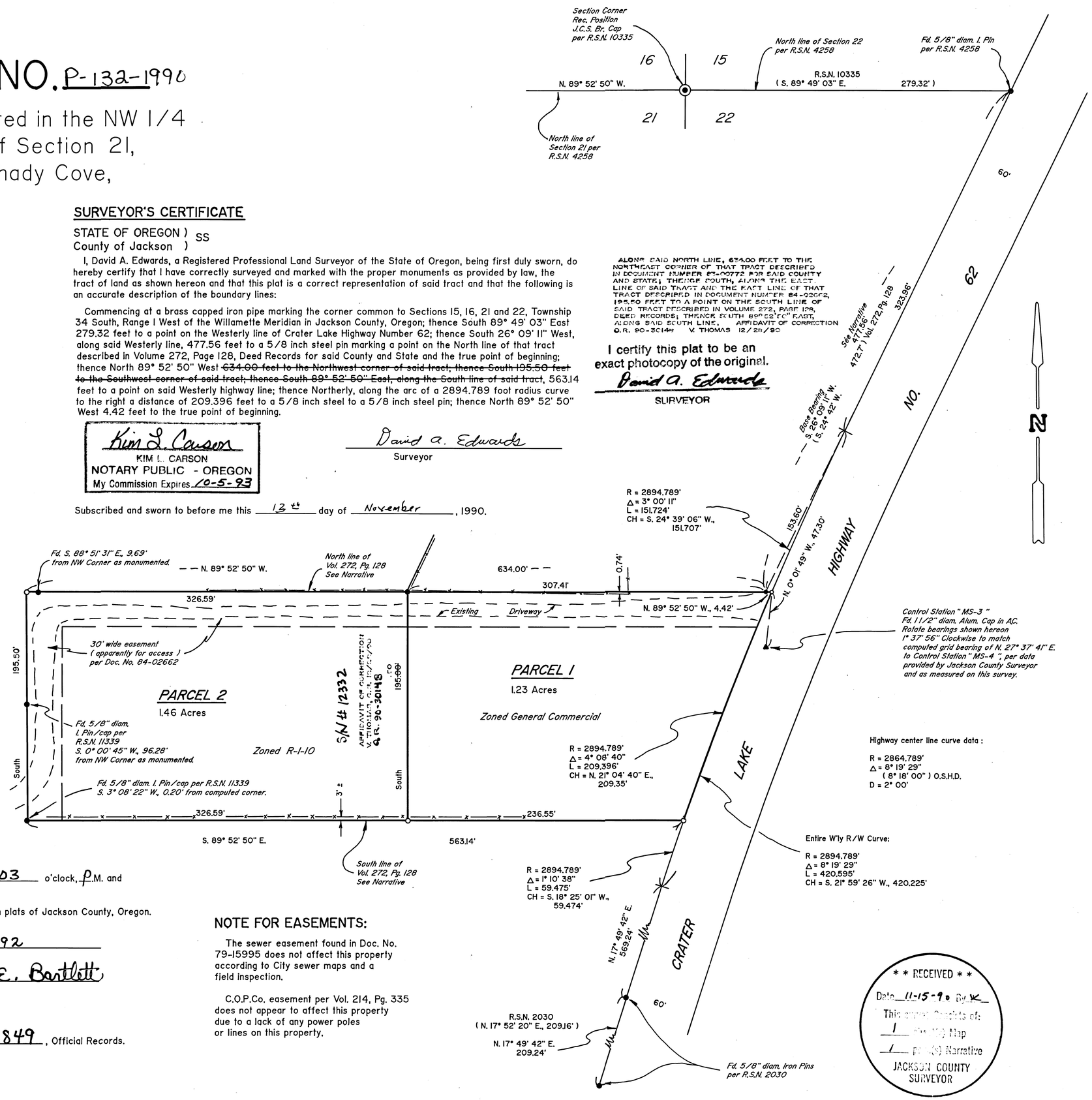
I, David A. Edwards, a Registered Professional Land Surveyor of the State of Oregon, being first duly sworn, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law, the tract of land as shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines:

Commencing at a brass capped iron pipe marking the corner common to Sections 15, 16, 21 and 22, Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence South 89° 49' 03" East 279.32 feet to a point on the Westerly line of Crater Lake Highway Number 62; thence South 26° 09' 11" West, along said Westerly line, 477.56 feet to a 5/8 inch steel pin marking a point on the North line of that tract described in Volume 272, Page 128, Deed Records for said County and State and the true point of beginning; thence North 89° 52' 50" West ~~634.00 feet to the Northwest corner of said tract, thence South 195.50 feet to the Southwest corner of said tract, thence South 89° 52' 50" East, along the South line of said tract~~, 563.14 feet to a point on said Westerly highway line; thence Northerly, along the arc of a 2894.789 foot radius curve to the right a distance of 209.396 feet to a 5/8 inch steel to a 5/8 inch steel pin; thence North 89° 52' 50" West 4.42 feet to the true point of beginning.

Kim L. Carson
KIM L. CARSON
NOTARY PUBLIC - OREGON
My Commission Expires 10-5-93

David A. Edwards
Surveyor

Subscribed and sworn to before me this 13th day of November, 1990.



NOTE FOR EASEMENTS:

The sewer easement found in Doc. No. 79-15995 does not affect this property according to City sewer maps and a field inspection.

C.O.P.Co. easement per Vol. 214, Pg. 335 does not appear to affect this property due to a lack of any power poles or lines on this property.

* * RECEIVED * *
Date 11-15-90 By K
This paper consists of:
1 Plat(s) Map
1 Page(s) Narrative
JACKSON COUNTY SURVEYOR

T34-1W-21A Tax Lot 4700

SURVEY NUMBER **12292**

Edwards Surveying and Land Planning Inc.
Registered Land Surveyors
1014 East Pine St.
Central Point, Oregon 97502
(503)664-1539

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250, OREGON REVISED STATUTES

SURVEY FOR: Ileene Watson c/o Trail's End Real Estate
21575 Highway 62
Shady Cove, Oregon 97539

LOCATION: In the NW 1/4 of Section 22, and the NE 1/4 of Section 21, T. 34 S., R. 1 W., W.M., City of Shady Cove, Jackson County, Oregon.

PURPOSE: Minor Land Partition: To locate and monument the boundaries of that tract described in Document Number 79-15995, Official Records, and to partition said tract into 2 parcels as shown on the attached plat.

PROCEDURE: The outside boundary of the parent tract was determined by utilizing existing monuments of record per Recorded Surveys Numbered 4258 and 10335 as well as data found in Vol. 272, Page 128, Deed Records and the above noted Document. In computing said Vol. 272, Pg. 128 it was noted that a considerable difference in bearings along the highway exists between surveys of record and the deed. The North-South position of the found monuments along the North line of the subject property indicate that fact has been taken into account on previous surveys and those monuments were held to. The description found in said Doc. No. 79-15995 follows the old bearing call for the highway and for the purposes of establishing the West line of tax lot 4700 those calls were held to, rather than a distance from the computed curved right of way line. Monuments set on this survey consist of 5/8" x 24" steel pins with red plastic caps mkd. D.A. EDWARDS-RPLS 2339".

BASIS OF BEARINGS: Westerly line Hwy. 62 per R.S.N. 10335.

EQUIPMENT: Nikon NTD-4 Semi-automatic theodolite/E.D.M.

DATE COMPLETED: November 13, 1990

REGISTERED PROFESSIONAL LAND SURVEYOR
David A. Edwards
OREGON
JULY 26, 1988
DAVID A. EDWARDS
2339

* * RECEIVED * *
Date 11-15-90 By JK
This survey Consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

T34-1W-21A Tax Lot 4700