

PARTITION PLAT NO. P-9-1991 MINOR LAND PARTITION LOCATED IN THE NW 1/4 OF SECTION 10, T.34 S., R.1W, W.M., SHADY COVE, JACKSON COUNTY, OREGON JANUARY 9, 1991

RECORDED EASEMENTS AFFECTING SUBJECT PROPERTY

- 1. WATER SYSTEM MAINTENANCE AGREEMENT
INST. No. 90-19319 O.R.
- 2. P.P. & L. EASEMENT
INST. NOS. 88-21679 O.R., 88-08898 O.R. &
88-8897 O.R.

SURVEY FOR
PHILLIP TALLMAN
P.O. BOX 240
SHADY COVE, OR. 97539

SURVEY BY
KAISER SURVEYING
108 MISTLETOE STREET
MEDFORD, OR. 97501

*** SURVEYORS CERTIFICATE ***

I, Gary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, being duly sworn, do hereby certify that I have correctly surveyed and marked with proper monuments, the land represented on the attached Minor Land Partition map, the boundaries being described as follows:

Commencing at the Quarter corner common to Section 9 and 10, Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence North, 457.44 feet; thence East, 852.48 feet to a 5/8" rebar with plastic cap found set for the Northwest corner of tract described in Instrument No. 90-19317 of the Official Records of said County for THE TRUE POINT OF BEGINNING; thence North 89° 52' 23" East (Record = North 89° 53' 23" East), 217.12 feet to a 5/8" rebar with plastic cap located at the Northeast corner of said tract; thence along the Westerly boundary of parcel described in Instrument No. 90-02451 of said Official Records, North 0° 01' 25" West (Record = North 0° 00' 25" West), 200.00 feet to a 5/8" rebar with plastic cap located on the North boundary of the South-Half of the Southwest Quarter of the Northwest Quarter of said section 10; thence along said North boundary, South 89° 52' 23" West (Record = South 89° 53' 23" West), 296.24 feet to intersect the Northeastly right-of-way line of Sarma Drive; thence along said drive line, South 8° 58' 43" East (Record = South 8° 57' 43" East), 3.37 feet to an angle point; thence along said drive line, South 21° 01' 02" East (Record = South 21° 00' 02" East), 172.44 feet to an angle point; thence along said drive line, South 25° 20' 54" East (Record = South 25° 19' 54" East), 39.31 feet to THE TRUE POINT OF BEGINNING.

G. D. Kaiser
SURVEYOR

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF January, 1991.

Sheryl Branscum
SMERYL BRANSCUM
NOTARY PUBLIC - OREGON
My Commission Expires 1-15-94

REGISTERED
PROFESSIONAL
LAND SURVEYOR

G. D. Kaiser
OREGON
JULY 16, 1987
GARY D. KAISER
No. 902

*** DEDICATION ***

KNOW ALL MEN BY THESE PRESENTS, THAT WE PHILLIP TALLMAN AND KATHLEEN A. TALLMAN, HUSBAND AND WIFE, OWN IN FEE SIMPLE THE LAND SHOWN HEREON AND THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS AS SHOWN HEREON, AND WE DO HEREBY DEDICATE FOR THE BENEFIT OF PARCEL NO. 1 THE SANITARY SEWER EASEMENT ACROSS PARCEL NO. 2 AS SHOWN HEREON. WE ALSO RESERVE UNTO OURSELVES, OUR HEIRS AND ASSIGNS, THE "WELL EASEMENT" AS SHOWN HEREON, INCLUDING THE USE OF ALL WATER FACILITIES WHICH ARE LOCATED THEREIN, OR MAY BE INSTALLED IN THE FUTURE.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS.

Phillip Tallman
PHILLIP TALLMAN

Kathleen A. Tallman
KATHLEEN A. TALLMAN

STATE OF OREGON)
)ss
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED PHILLIP TALLMAN AND KATHLEEN A. TALLMAN, HUSBAND AND WIFE, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF JANUARY, 1991.

Carolyn D. Dusenberry
CAROLYN D. DUSENBERRY
NOTARY PUBLIC - OREGON
My Commission Expires 11-4-93

*** APPROVALS ***

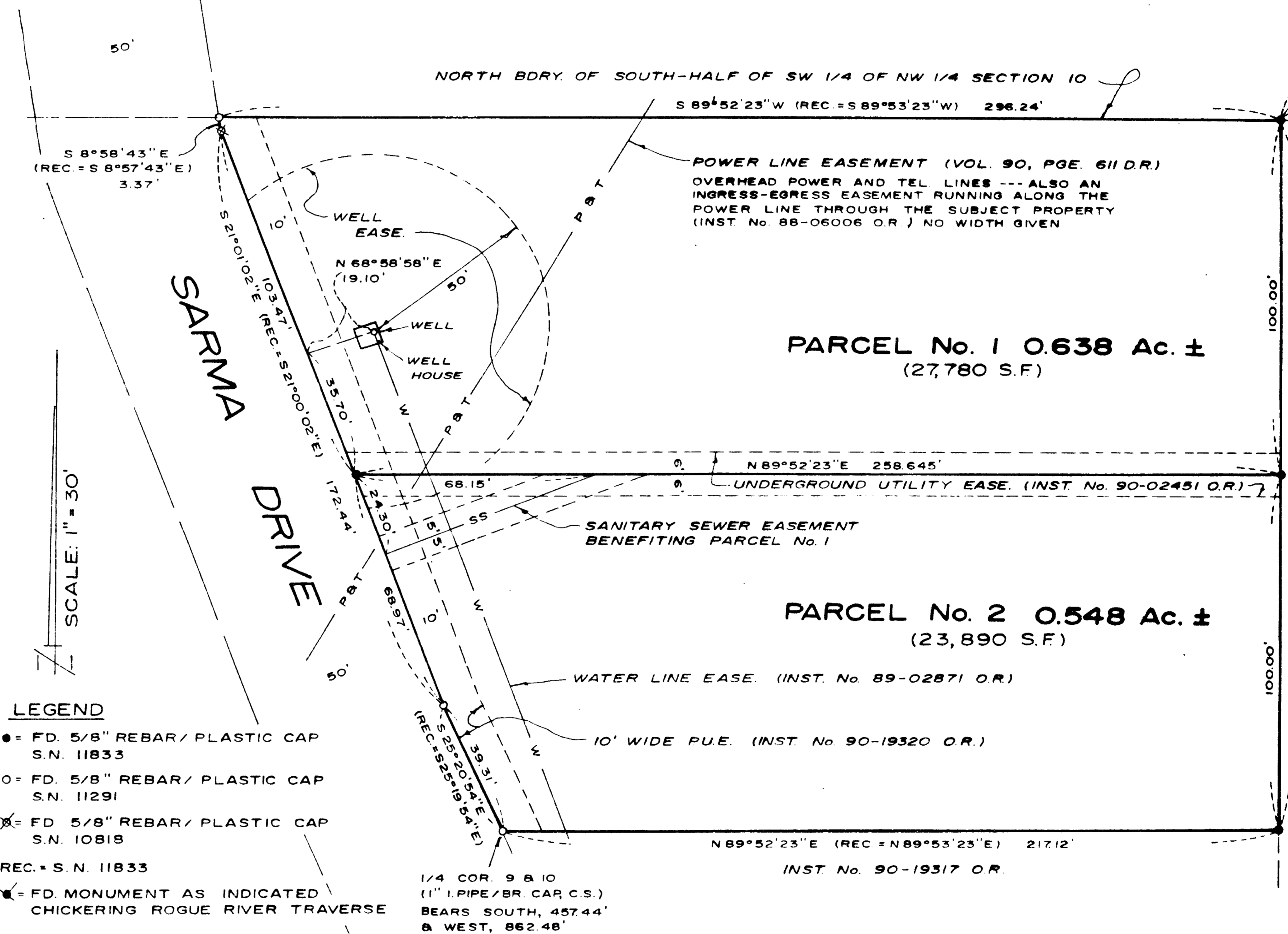
I certify that pursuant to authority granted to us by the City of Shady Cove Planning Commission in open meeting on JANUARY 9, 1991 the above plat is hereby approved by the City of Shady Cove Planning Commission. Dated this 16th day of JANUARY, 1991. (City File No. MIP-91-MIP 90-26).

Attest: *Janice Horder*
Secretary

EXAMINED AND APPROVED THIS 22 DAY OF JANUARY, 1991.

Debra Thomas
County Surveyor

I HEREBY CERTIFY THAT THIS IS A
PHOTOCOPIY OF THE ORIGINAL PLAT
G. D. Kaiser
SURVEYOR



LEGEND

- = FD. 5/8" REBAR / PLASTIC CAP S.N. 11833
- = FD. 5/8" REBAR / PLASTIC CAP S.N. 11291
- ⊗ = FD. 5/8" REBAR / PLASTIC CAP S.N. 10818
- REC. S.N. 11833
- ⊠ = FD. MONUMENT AS INDICATED CHICKERING ROGUE RIVER TRAVERSE

1/4 COR. 9 & 10
(1" PIPE/BR. CAP. C.S.)
BEARS SOUTH, 457.44'
& WEST, 862.48'

*** WATER RIGHTS STATEMENT ***

Instrument No. 91-01462 Official Records.

*** RECORDERS CERTIFICATE ***

Filed for Record this 22 day of January, 1991, at 12:46 O'CLOCK, PM, and Recorded as Partition Plat No. P-9-1991 of the Records of Jackson County, Oregon. Index Volume 2 Page 9.

Kathleen S. Beckett
County Clerk

Glenda E. Bartlett
Deputy

County Surveyor File No. 12376

R-71
FD. 5/8" REBAR
C.S. PLASTIC
CAP
BASIS OF BEARINGS
N 61° 03' 58" W
1261.58'
AT R-70
R-70
FD. 5/8" REBAR
ALUM. CAP

INST. No. 90-02451 O.R.

100.00'
200.00'
100.00'

GARY D. KAISER
R.P.L.S. ORE. 803
C.W.R.E. ORE. 73

KAISER SURVEYING
108 MISTLETOE STREET
MEDFORD, OREGON 97501

PHONE
MEDFORD (503) 779-8040
SHADY COVE (503) 878-3995

SURVEY NO. **12376**

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

SURVEY FOR: PHILLIP TALLMAN
P. O. BOX 240
SHADY COVE, OR 97539

SURVEY BY: KAISER SURVEYING
108 MISTLETOE STREET
MEDFORD, OR 97501

LOCATION: NW ¼ OF SECTION 10,
T. 34 S., R. 1 W., W.M.,
SHADY COVE, JACKSON COUNTY, OREGON

BASIS OF BEARINGS: CHICKERING ROGUE RIVER TRAVERSE
POINTS R-70 TO R-71 WITH GRID
BEARINGS DECREASED IN AZIMUTH BY 0
= 1° 34' 45".

DATE: JANUARY 9, 1991

PURPOSE: To verify existing monuments and
prepare a Minor Land Partition Plat.

PROCEDURE: Found existing monuments set on
Filed Survey Nos. 11833, 11291 and 10818 monumenting the
boundaries of the parcels being created.

Ran a traverse from the subject tract to Rogue River
Traverse Points R-70 and R-71 and computed the tie to point
R-70 as shown.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

G. D. Kaiser

OREGON
JULY 16, 1967
GARY D. KAISER
No. 803