

PARTITION PLAT No. P-57-1991

MINOR LAND PARTITION LOCATED IN THE S.E. 1/4 OF SECTION 16,
T.34S., R.1W., W.M.
SHADY COVE, JACKSON COUNTY, OREGON
APRIL 15, 1991

SURVEY FOR

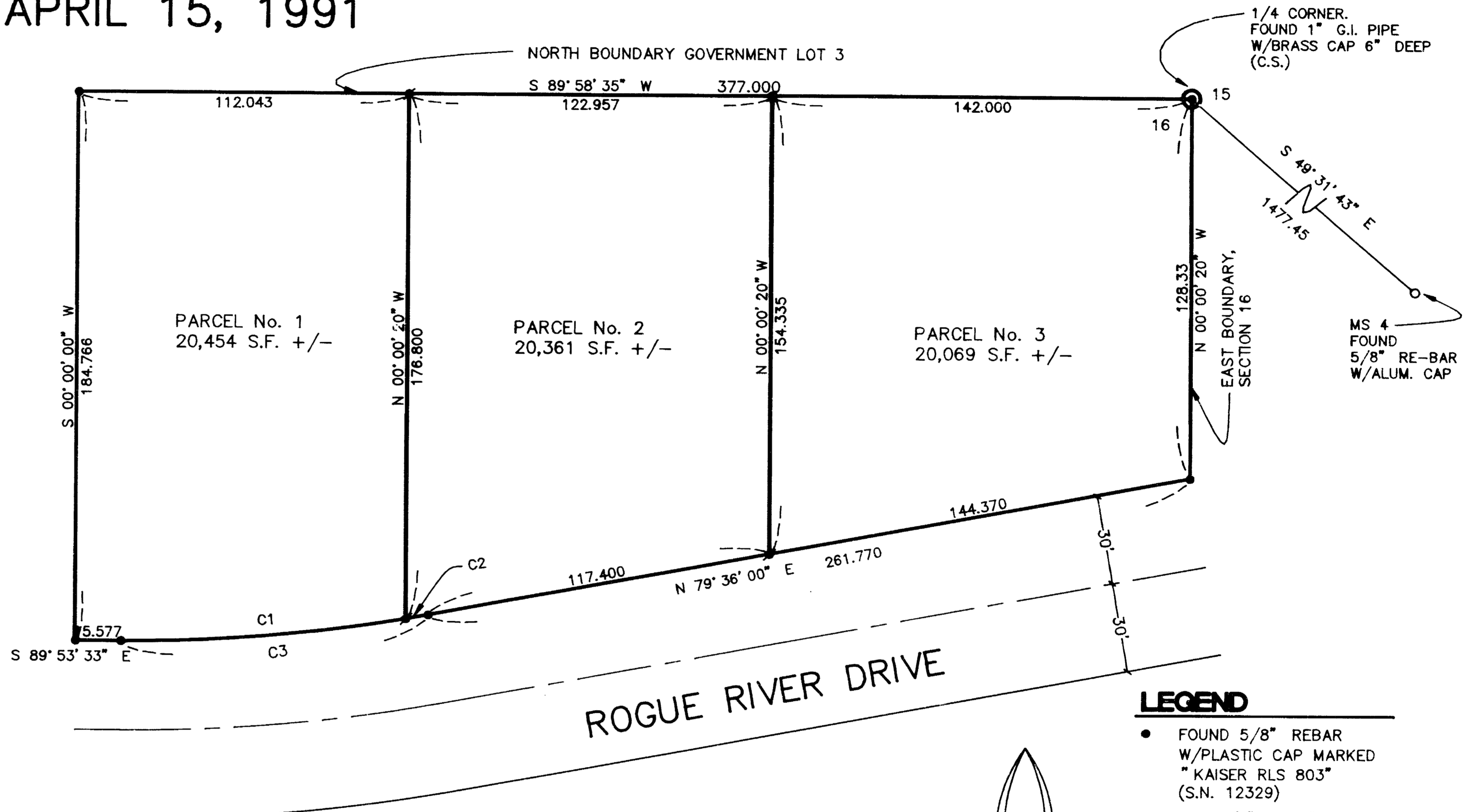
JAMES G. & NANCY M. WEGS
AND
WARNER M. & CHARLENE R. FABIAN
AND
JIM A. & BETTY J. McBEE
C/O JIM A. McBEE
965 OLD FERRY ROAD
SHADY COVE, OR 97539

SURVEY BY

KAISER SURVEYING
108 MISTLETOE ST
MEDFORD, OR 97501

DECLARATION

Know all men by these presents that JAMES G. WEGS and NANCY M. WEGS, WARNER M. FABIAN and CHARLENE R. FABIAN, JIM A. McBEE and BETTY J. McBEE, are the owners of the real property represented on this partition and more particularly described in the surveyor's certificate and have caused the same to be partitioned into parcels as shown on the partition plat.



James G. WEGS
JAMES G. WEGS
Nancy M. WEGS
NANCY M. WEGS
Warner M. Fabian
WARNER M. FABIAN
Charlene R. Fabian
CHARLENE R. FABIAN
Jim A. McBEE
JIM A. McBEE
Betty J. McBEE
BETTY J. McBEE

** RECEIVED **
Date 6-7-91 By BS
This survey consists of:
- 1 parcel map
- 1 plat to divide
JACKSON COUNTY SURVEYOR

STATE OF OREGON)
)ss.
COUNTY OF JACKSON)

Personally appeared the above JAMES G. WEGS, NANCY M. WEGS, WARNER M. FABIAN, CHARLENE R. FABIAN, JIM A. McBEE and BETTY J. McBEE and acknowledged the foregoing instrument to be their voluntary act

and deed before me this 31 day of May 1991.

Mary E. Foster
NOTARY PUBLIC FOR STATE OF OREGON
MY COMMISSION EXPIRES: 2/8/94

Mary E. Foster
MARY E. FOSTER
NOTARY PUBLIC - OREGON
My Commission Expires 2/8/94

SURVEYOR'S CERTIFICATE

I, Gary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, being first 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:

Beginning at the Quarter corner common to Sections 15 and 16, Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence along the North boundary of Government Lot 3, said Section 16, South 89° 58' 35" West, 377.00 feet to a 5/8" rebar with plastic cap found set for the Northeast corner of tract described in Instrument No. 91-00321 of the Official Records of said County; thence South, 184.766 feet to a 5/8" rebar with plastic cap found set for the Southeast corner of said tract; thence along the Northerly right-of-way line of Rogue River Drive, South 89° 53' 33" East 15.577 feet to a 5/8" rebar with plastic cap found set for a point of curve; thence continue along said drive line, 104.533 feet on the arc of a 570.00-foot radius curve left (the long chord bears North 84° 51' 14" East, 104.386 feet) to a 5/8" rebar with plastic cap found set for a point of curve; thence continue along said drive line, North 79° 36' East, 261.77 feet to a found 5/8" rebar with plastic cap located on the East boundary of said Section 16; thence along said section boundary, North 0° 00' 20" West, 128.33 feet to the point of beginning.

Ja O. Ka
SURVEYOR

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF April 1991.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Ja O. Ka
OREGON
JULY 16, 1987
GARY D. KAISER
No. 303

I HEREBY CERTIFY THIS IS A
PHOTOCOPIY OF THE ORIGINAL PLAT
Ja O. Ka
SURVEYOR

WATER RIGHTS STATEMENT

Instrument No. 90-31626 Official Records

APPROVALS

I certify that pursuant to authority granted to us by the City of Shady Cove Planning Commission in open meeting April 10, 1991 the above plat is hereby approved by the City of Shady Cove Planning Commission. Dated this 6th day of

June, 1991 (Minor Partition File No. 91-04)

Attest: *Heidi West*
Secretary

EXAMINED AND APPROVED THIS 29 DAY OF APRIL 1991

Vernon Thomas
COUNTY SURVEYOR

RECORDER'S CERTIFICATE

Filed for Record this 7 day of June, 1991, at 11:03 O' CLOCK, A.M., and Recorded as partition plat No. P-57-1991 of Index Volume 2 Page 57.

Kathleen S. Beckett
COUNTY CLERK

Glenda E. Bartlett
DEPUTY

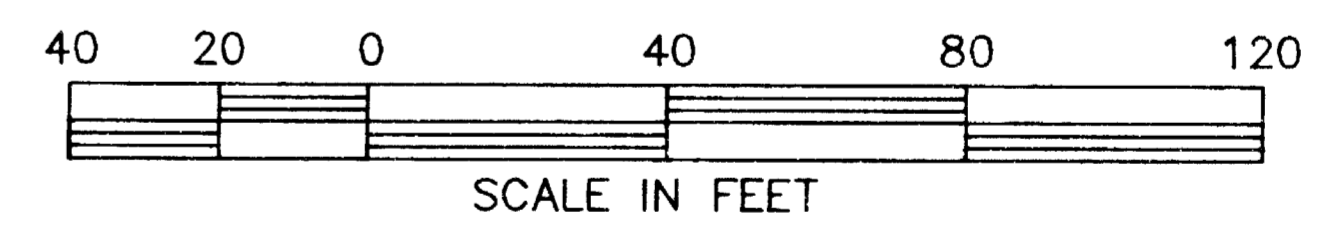
County Surveyor File No. 12535

LEGEND

- FOUND 5/8" REBAR W/PLASTIC CAP MARKED "KAISER RLS 803" (S.N. 12329)
- SET 5/8" X 24" REBAR W/PLASTIC CAP MARKED "KAISER RLS 803"

BASIS OF BEARINGS

FILED SURVEY No. 12329



CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	9° 44' 37"	570.00	96.933	96.816	48.584	N 85° 14' 09" E
2	0° 45' 50"	570.00	7.60	7.60	3.80	N 79° 58' 55" E
3	10° 30' 27"	570.00	104.533	104.386	52.413	N 84° 51' 14" E

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. 12535

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

SURVEY FOR:

JAMES G. & NANCY M. WEGS
AND
WARNER M. & CHARLENE R. FABIAN
AND
JIM A. & BETTY J. MC BEE
c/o JIM A. MC BEE
965 OLD FERRY ROAD
SHADY COVE, OREGON 97539

SURVEY BY:

KAISER SURVEYING
108 MISTLETOE STREET
MEDFORD, OREGON 97501

LOCATION:

SE ¼ OF SECTION 16,
T. 34 S., R. 1 W., W.M.
SHADY COVE, JACKSON COUNTY, OREGON

BASIS OF BEARINGS:

FILED SURVEY NO. 12329

DATE:

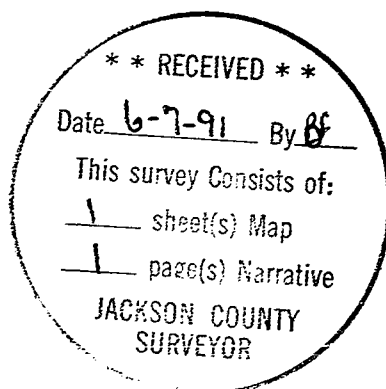
APRIL 15, 1991

PURPOSE:

To monument an approved Minor Land
Partition, City of Shady Cove File
No. 91-04.

PROCEDURE:

Utilizing controls established on
Filed Survey No. 12329, the desired parcel boundaries were
monumented as shown on the annexed map.



Go O.K.

