

PARTITION PLAT NO. P-83-1991

A MAJOR LAND PARTITION located in the NW 1/4 of Section 15, T. 34 S., R. 1 W., W.M., City of Shady Cove, Jackson County, Oregon.

August 13, 1991

SURVEYED FOR: *Neal A. Hughes*
2366 Silver Palm Drive
Medford, Oregon

SURVEYED BY: *Edwards Surveying and Land Planning Inc.*
823 West 8th Street
Medford, Oregon 97501
Phone: (503) 776-2313



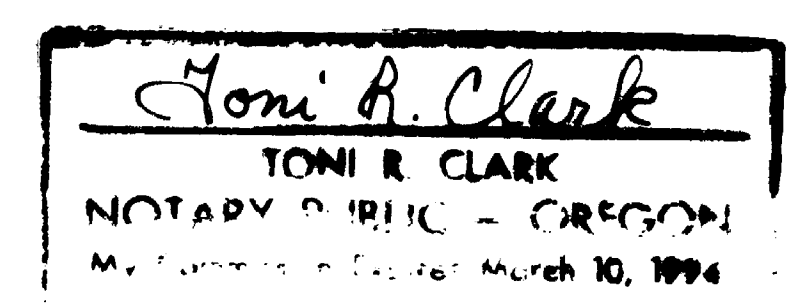
SURVEYOR'S CERTIFICATE

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 point on the Easterly right of way line of Crater Lake Highway being North 0° 00' 15" East (record North), 1775.88 feet and South 89° 59' 45" East (record East), 1801.3 feet (record 1804.79 feet), from the West quarter corner of Section 15, Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence South 19° 25' 00" West (record South 18° 21' West), 44.16 feet (record 20.0 feet), to a 5/8 inch diameter steel pin marking the Southwest corner of that tract described in Volume 592, Page 302, Deed Records, being the true point of beginning; thence South 70° 35' East (record South 71° 39' East), along the South line of said tract, 259.4 feet, more or less, to the Westerly mean high water line of the Rogue River; thence Southerly, along said water line, 124.1 feet, more or less, to the Northeast corner of that tract described in Volume 271, Page 595, said Deed Records; thence North 89° 20' 35" West (record West), 288.4 feet, more or less, to the Northwest corner of said tract; thence North 19° 25' 00" East along said Easterly right of way line, 216.05 feet to the true point of beginning.

I certify this plat to be an exact photocopy of the original.



David A. Edwards
SURVEYOR
David A. Edwards
Surveyor

Subscribed and sworn to before me this 14th day of August, 1991.

APPROVALS

Approved by the City of Shady Cove. By *Heidi S. Dent* Date 8-19-91

EXAMINED and approved this 19 day of August, 1991.

Verlynn Thomas
Jackson County Surveyor

RECORDER'S CERTIFICATE

Filed for record this 20 day of August 19 91, at 11:54 o'clock, A.M. and

recorded as Partition Plat No. P-83-1991 of the Records of partition plats of Jackson County, Oregon.

Index Volume 2 Page 83 County Surveyor File No. 12627

Kathleen S. Beckett
County Clerk

Susanne Vitale
Deputy

STATEMENT OF WATER RIGHTS: Document Number 91-19754 Official Records.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, Robert A. Nickols And Neal A. Hughes are the owners in fee simple of the lands designated hereon as Parcels 1, 2 and 3 and being more particularly described in the Surveyor's Certificate hereon and that we have caused the partitioning hereon and we do hereby create the 28.00 foot wide Private Road Easement as shown hereon.

IN WITNESS WHEREOF, we have set our hands and seals this 14th day of August, 1991.

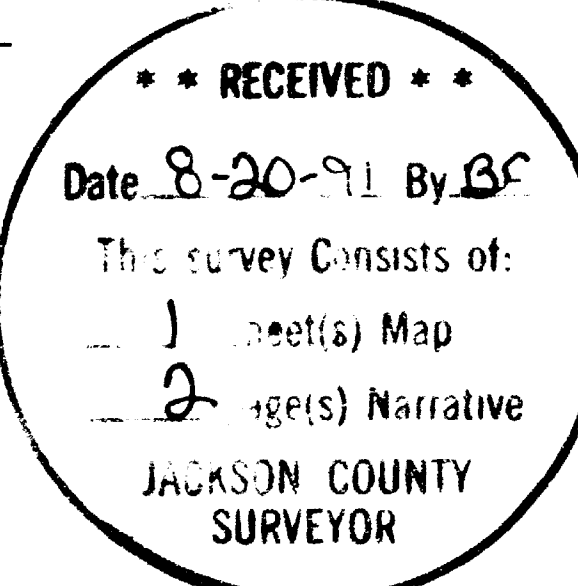
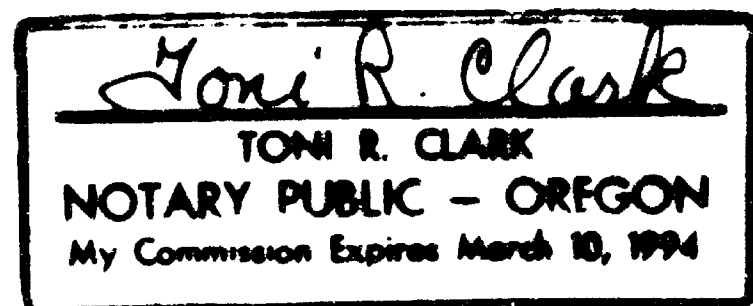
Robert A. Nickols
Robert A. Nickols

Neal A. Hughes
Neal A. Hughes

STATE OF OREGON) SS
County of Jackson) August 14, A.D. 1991

Personally appeared before me the above named Robert A. Nickols and Neal A. Hughes and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Toni R. Clark*
Notary Public for Oregon



Edwards Surveying & Land Planning Inc.

12627

DARREL W. EDWARDS
OREGON REG. 741
ARIZONA REG. 9746



DAVID A. EDWARDS
OREGON REG. 2339

REGISTERED LAND SURVEYORS
823 WEST 8TH ST.
MEDFORD, OREGON 97501
(503) 776-2313 • (503) 471-7059

A boundary line agreement was attempted with the adjoiners to the South with no success. In the interest of closing a sale on Parcel 2 of this plat it was decided to record the plat as is and pursue the boundary line agreement when cooler heads could prevail. Monuments set on this survey consist of 5/8" x 24" steel pins with red plastic caps mkd. "D.A. EDWARDS-LS 2339".

BASIS OF BEARINGS: R.S.N. 8024 via existing control established by this office on R.S.N. 11741.
EQUIPMENT: Nikon NTD-4 Semi-automatic theodolite/E.D.M.
DATE COMPLETED: August 13, 1991

** RECEIVED **
Date 8-20-91 By DE
This survey Consists of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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

Edwards Surveying & Land Planning Inc.

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ARIZONA REG. 9746



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SURVEY NUMBER 12627

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

- SURVEY FOR:** Neal A. Hughes
2366 Silver Palm Drive
Medford, Oregon
- LOCATION:** In the NW 1/4 of Section 15, T. 34 S.,
R. 1 W., W.M., City of Shady Cove, Jackson
County, Oregon.
- PURPOSE:** To locate and monument the boundaries of that
tract having for it's South line the North
line of tract desc. in Vol.271, Pg. 595 and for
it's Northerly boundary the South line of tract
desc. in Vol. 592, Pg. 302, and to partition
said tract into 3 new parcels as shown on the
accompanying plat.
- PROCEDURE:** Utilizing existing control points and data
established by this office during the execution
of R.S.N. 11741 and 11848, as well as data
found in the above noted deeds, computed the
boundaries of the subject tract. Much
difficulty was encountered in locating the
brass pipe called for in the latter deed noted
above. This was because said pipe falls some 24
feet Southerly from the deed position. The
monument is as described in the deed, however,
and was therefore held for NE/SW position. The
South line of the subject tract also presented
extreme difficulties. The original deed which
segregated the property lying South of the
South line of the subject tract, (Vol. 271, Pg.
595), calls for an iron pin at a point 241 feet
Northerly along the Easterly R/W line of Hwy.
62 as it's NW corner. After much searching both
North and South of the computed position it was
decided that this pin had been lost. The deed
then calls for a bearing of "East 296 feet more
or less, in line with a post set in cement" to
an iron pin on the West bank of the Rogue
River". None of these monuments could be
recovered. In Vol. 399, Pg. 411 a bearing of
North 85° 57' East is called for this line.
Although using this bearing would fit the
improvements better, the grantor in that deed
had no right in my opinion to sell land lying
North of the "East" line first called for. Even
using this latter bearing would not eliminate
substantial encroachments.