

*** SURVEYORS CERTIFICATE ***

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

Commencing at the East Quarter corner to Section 21, Township 34 South, Range 1 West of the Willanette Meridian in Jackson County, Oregon; thence North 61° 52' 42" West, 521.94 feet to a 1" galvanized iron pipe found set for the Southeast corner of Survey No. 437 as filed in the Jackson County Surveyors office; thence along the Northerly boundary of tract described in Instrument No. 88-14734 of the Official Records of said County, as the same was found to be monumented, North 89° 36' 07" West (Record = North 89° 54' West), 130.63 feet to the Southwest corner of tract described in Instrument No. 84-01788 of said Official Records for the Initial Point of Beginning; thence continue along the Northerly boundary of said tract described in Instrument No. 88-14734, North 89° 36' 07" West, 599.06 feet to a 5/8" rebar with plastic cap set for a witness corner; thence continue along said tract boundary, North 89° 36' 07" West, a more or less distance of 20 feet to the mean water line of the Easterly bank of the Rogue River which is the terminology used to describe the Westerly boundary of tract described in Volume 362, Page 248 of the Deed Records of said County; thence Northerly along said mean water line and the Westerly boundary of said tract, a more or less distance of 350 feet to intersect the Southerly boundary of BRAUGHTON SUBDIVISION (Recorded); thence along said subdivision boundary, South 89° 01' East (Plat = South 89° 03' East), a more or less distance of 23 feet to a 5/8" rebar with plastic cap set for a witness corner; thence continue along said subdivision boundary, south 89° 01' East, 708.59 feet to the Northwest corner of tract described in Instrument No. 88-16009 of said Official Records; thence South 11° 54' 29" West (Record = South 11° 52' 29" West), 136.73 feet to a 5/8" rebar with plastic cap found set for the Southwest corner of said tract; thence South 89° 00' 43" East (Record = South 89° 02' 43" East), 121.04 feet to a 5/8" rebar with plastic cap found set for the Southeast corner of said tract; thence along the Westerly right-of-way line of the Crater Lake Highway (State Highway No. 62), South 17° 56' 20" West (Record = South 17° 54' West), 31.36 feet to the Northeast corner of said tract described in Instrument No. 88-01788 of said Official Records; thence North 89° 01' West (Record = North 89° 03' West), 125.00 feet to a 5/8" rebar found set for the Northwest corner of said tract; thence South 17° 56' West (Record = South 17° 54' West), 186.383 feet to the Initial Point of Beginning.

*** RECEIVED ***
Date 12-13-91 By G
This survey consists of:
1 sheets Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
G. D. K.
OREGON JULY 16 1987 GARY D. KAISER No. 803

PARTITION PLAT No. P-130-1991
MAJOR LAND PARTITION LOCATED IN THE NE 1/4 OF SECTION 21, T.34S., R.1W., W.M., SHADY COVE, JACKSON COUNTY, OREGON

NOVEMBER 25, 1991

Survey for: Leon L. Evans 6070 Table Rock Rd. Central Point, Or. 97502
Survey by: Kaiser Surveying 108 Mistletoe St. Medford, Oregon 97501

Basis of Bearings
O.S.H.D. 1988 G.P.S. Stations "MS-3" to "MS-4" with grid bearings decreased in azimuth by $\theta = 1^{\circ} 35' 05''$

- Legend
o Found 5/8" Rebar (S.N. 7552) or monument as indicated
x Found 5/8" Rebar with plastic cap (Inst. No. 88-16009 O.R.)
p Found 5/8" Rebar with plastic cap (S.N. 9766)
x Set 5/8" x 30" Rebar with plastic cap marked "KAISER RLS 803"
o Set 5/8" x 24" Rebar with plastic cap marked "KAISER RLS 803"
-P- Power Line
-SS- Sanitary Sewer

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, THAT WE LEON L. EVANS AND DORIS G. EVANS, 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 TO THE PUBLIC FOR PUBLIC USE THE ADDITIONAL AREA FOR CASTALINE PLACE SHOWN HEREON.

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

Leon L. Evans Doris G. Evans
LEON L. EVANS NOTARY PUBLIC - OREGON My Commission Expires 1-15-94

STATE OF OREGON
COUNTY OF JACKSON

PERSONALLY APPEARED THE ABOVE NAMED LEON L. EVANS AND DORIS G. EVANS, HUSBAND AND WIFE, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF December, 1991.

*** APPROVALS ***

I certify that pursuant to authority granted to us by the City of Shady Cove Planning Commission in open meeting on September 25th, 1991 the above plat is hereby approved by the City of Shady Cove Planning Commission. Dated this 12th day of December, 1991. (City File No. MIP-91-1).

Attest: Heidi Stout Secretary

EXAMINED AND APPROVED THIS 9 DAY OF December, 1991.

Debra Thomas County Surveyor

*** WATER RIGHTS STATEMENT ***

There are three water rights on this property for irrigation, Permit No. T-3138, Application No. 52564 - Permit No. 41179 and Application No. 67438-Permit No. 48276.

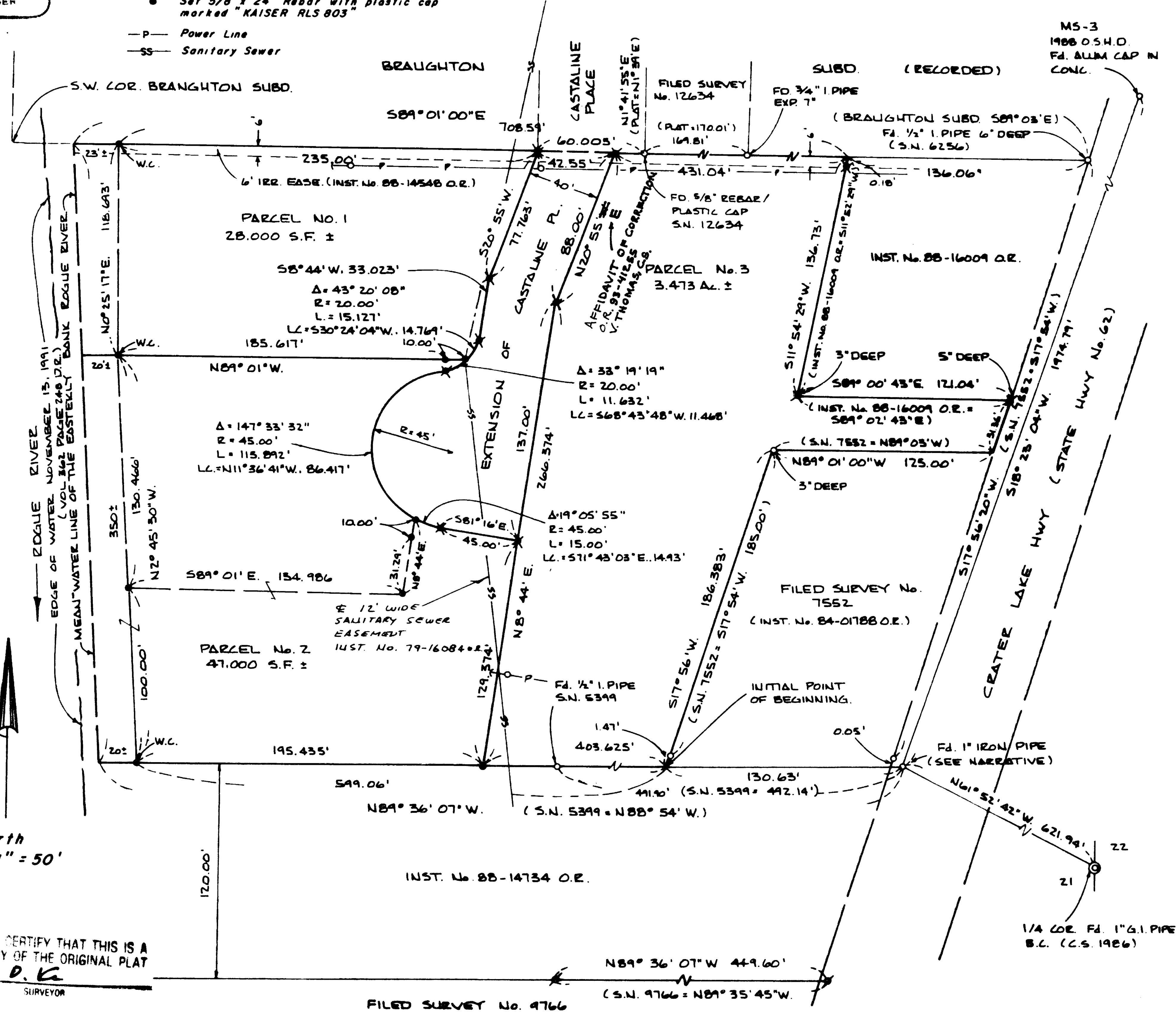
*** RECORDERS CERTIFICATE ***

Filed for Record this 13th day of December, 1991, at 3:58 O'CLOCK, P.M., and Recorded as Partition Plat No. P-130-1991 of the Records of Jackson County, Oregon. Index Volume 2 Page 130

COUNTY SURVEYOR FILE NO. 12784

North Scale: 1" = 50'

HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT
G. D. K. SURVEYOR



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. 12784

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

SURVEY FOR: LEON L. EVANS
6070 TABLE ROCK ROAD
CENTRAL POINT, OR 97502

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

LOCATION: NE ¼ OF SECTION 21,
T. 34 S., R. 1 W., W.M.,
SHADY COVE, JACKSON COUNTY, OREGON

BASIS OF BEARINGS: O.S.H.D. 1988 G.P.S. STATIONS "MS-3"
TO "MS-4" WITH GRID BEARINGS
DECREASED IN AZIMUTH BY 0 =
1° 35' 05".

DATE: NOVEMBER 25, 1991

PURPOSE: To monument Parcel Nos. 1 and 2 and
the extension of Castaline Place as
approved by the City of Shady Cove
(see Major Partition File No. 90-1).
Also to describe the exterior
boundary of the parcel being
partitioned.

PROCEDURE: An E.D.M. traverse was ran tying
controlling monuments shown on the annexed map.

The original conveyance out creating the subject tract
is Thomas J. Johnson to V. C. Bishop, Jr. by Vol. 284, Page
149 D.R. which was later changed by the recording of "Deed of
Correction" Vol. 362, Page 248 D.R. The correction deed
appears to come from Filed Survey No. 437. Survey 437 did
not appear to take in account previous conveyances out to the
North (Vol. 257, Page 392 D.R.) and South (Vol. 254, Page 349
D.R.) by Johnson, however subsequent surveys of portions of
said conveyances adjoining the subject tract appear to follow
the lines created by Survey No. 437. BRAUGHTON SUBDIVISION
to the North does not make any reference to survey 437, but
both surveys are tied to East Quarter corner of Section 21.
By computing the ties, the two surveys match very closely
latitudinally on their common boundary.

The only corner monument set on Survey No. 437 ever

SURVEY NO. 12784

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

recovered, as near as I can determine, is the 1" iron pipe (3/4" iron pipe per Survey No. 7552) at the Southeast corner of said survey. Filed Survey No. 5399, according to its narrative and notes, ran Westerly along the South boundary of Survey 437 from the said 1" iron pipe to a 1/2" iron pipe set. The property to the South, which is described in Instrument No. 88-14734 O.R., is described as running 120 feet in North-South dimension which was verified in measuring between monuments set on Filed Survey No. 9766 on the South boundary of said property and the North boundary of said Filed Survey No. 5399. Improvement lines (fences and landscape boundaries) along the South boundary of the subject property are on the boundary as monumented on Filed Survey No. 5399. Although many surveys of record (Filed Surveys 7552, 6782 and 9766) indicate errors in Survey 5399, the physical factors on the ground indicated the South boundary of the subject tract and the North boundary of the adjoining tract to the South follow the monumented North boundary of Survey No. 5399 which is accepted as the property line on this survey.

Deeds of Record for the subject property refer to the West boundary as the "mean water line of the Easterly bank of Rogue River". This being a riparian boundary that could fluctuate both by movement of the river or by interpretation was not definitely located and witness corners was set controlling the property line as they approach the river. Areas were computed to the line shown on the annexed map which is approximately midway between the edge of water and the top of the river bank.

**** RECEIVED ****
Date 12-13-91 By GS
This survey Consists of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**
G. D. K.
OREGON
JULY 16, 1967
GARY D. KAISER
No. 803

