

PARTITION PLAT No. P-14-1992  
MINOR LAND PARTITION LOCATED IN THE NW1/4 OF  
SECTION 10, T.34S., R.1W., W.M., SHADY COVE, JACKSON COUNTY, OREGON

December 21, 1992

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 following:

Beginning at the Quarter corner common to Section 9 and 10, Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon, being the initial point of beginning; thence North, 8° 05' 11" West, 655.51 feet to the Northwest corner of the South-Half of the Southwest Quarter of the Northwest Quarter of said Section 10; thence along the North boundary of the South-Half of the Southwest Quarter of the Northwest Quarter of said Section 10, North 89° 52' 23" East, 513.665 feet to a 5/8" rebar with plastic cap found set for the Northwesterly corner of Parcel No. 1 of Minor Land Partition Plat recorded July 26, 1991 as Partition Plat No. P-75-1991 of "Records of Partition Plats" in Jackson County, Oregon and filed as Survey No. 12599 in the office of the County Surveyor; thence South 22° 28' 58" East, 239.68 feet to a 5/8" rebar with plastic cap found set for the Southwesterly corner of Parcel No. 2 of said Minor Land Partition; thence North 89° 52' 33" East, 85.88 feet to a 5/8" rebar with plastic cap found set for the South-Southeast corner of said Parcel No. 2; thence along the Westerly right-of-way line of Jane Drive, South 22° 49' 14" West (Record = South 22° 58' 14" West), 159.34 feet to an angle point; thence along said drive line South 32° 33' 03" West (Record = South 32° 34' 03" West), 216.95 feet to an angle point; thence along said drive line, South 35° 01' 51" West (Record = South 35° 02' 51" West), 128.113 feet to intersect the East-West centerline of said Section 10; thence along said East-West centerline, South 89° 56' West, 436.735 feet to the initial point of beginning.

J. O. K.  
SURVEYOR

RECEIVED  
Date 12-30-92 By  
This survey consists of:  
1 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR

Survey for  
Phillip Tallman  
P.O. Box 240  
Shady Cove, Or.  
97590

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
J. O. K.  
OREGON  
JULY 16, 1987  
GARY D. KAISER  
No. 803

Survey by  
Kaiser Surveying  
15440 Highway 62  
Eagle Point, Or.  
97524

Legend

- o 5/8" Rebar with plastic cap S.N. 12898
- x 5/8" Rebar with plastic cap S.N. 12864
- o 5/8" x 24" Rebar with plastic cap marked "KAISER HLB 808"
- x 5/8" x 30" Rebar with plastic cap marked "KAISER HLB 808"

Note:  
Road easement shown on a current title report does not affect the subject tract.  
1. Inst. No. 78-14188 O.R.  
2. Inst. No. 88-15740 O.R.  
3. Inst. No. 84-17500 O.R.

DECLARATION

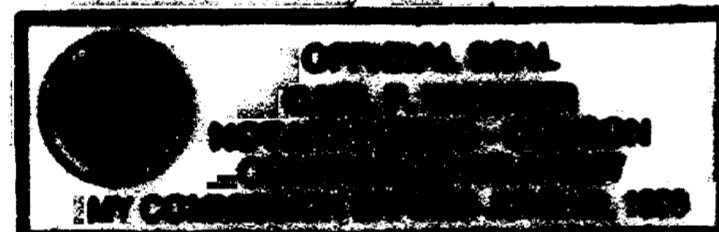
Know all men by these presents, that we Phillip Tallman and Kathleen A. Tallman, husband and wife, own the land shown hereon and that we have caused the same to be surveyed and partitioned into parcels as shown hereon, and we do hereby dedicate to the public for street purposes that area shown hereon as "additional Jane Drive right-of-way".

In witness whereof, we have set our hands and seals.

Phillip Tallman  
PHILLIP TALLMAN

Kathleen A. Tallman  
KATHLEEN A. TALLMAN

STATE OF OREGON)  
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 30 day of December, 1992.

APPROVALS

I certify that pursuant to authority granted to us by the City of Shady Cove Planning Commission in open meeting on Nov 18, 1992 the above plat is hereby approved by the City of Shady Cove Planning Commission. Dated this 30th day of December, 1992. (City File No. MP 92-12).

Attest: Heidi St...  
Secretary

EXAMINED AND APPROVED THIS 30 DAY OF December, 1992.

Verlyn Thomas  
County Surveyor

WATER RIGHTS STATEMENT

There are no private water rights on this property.

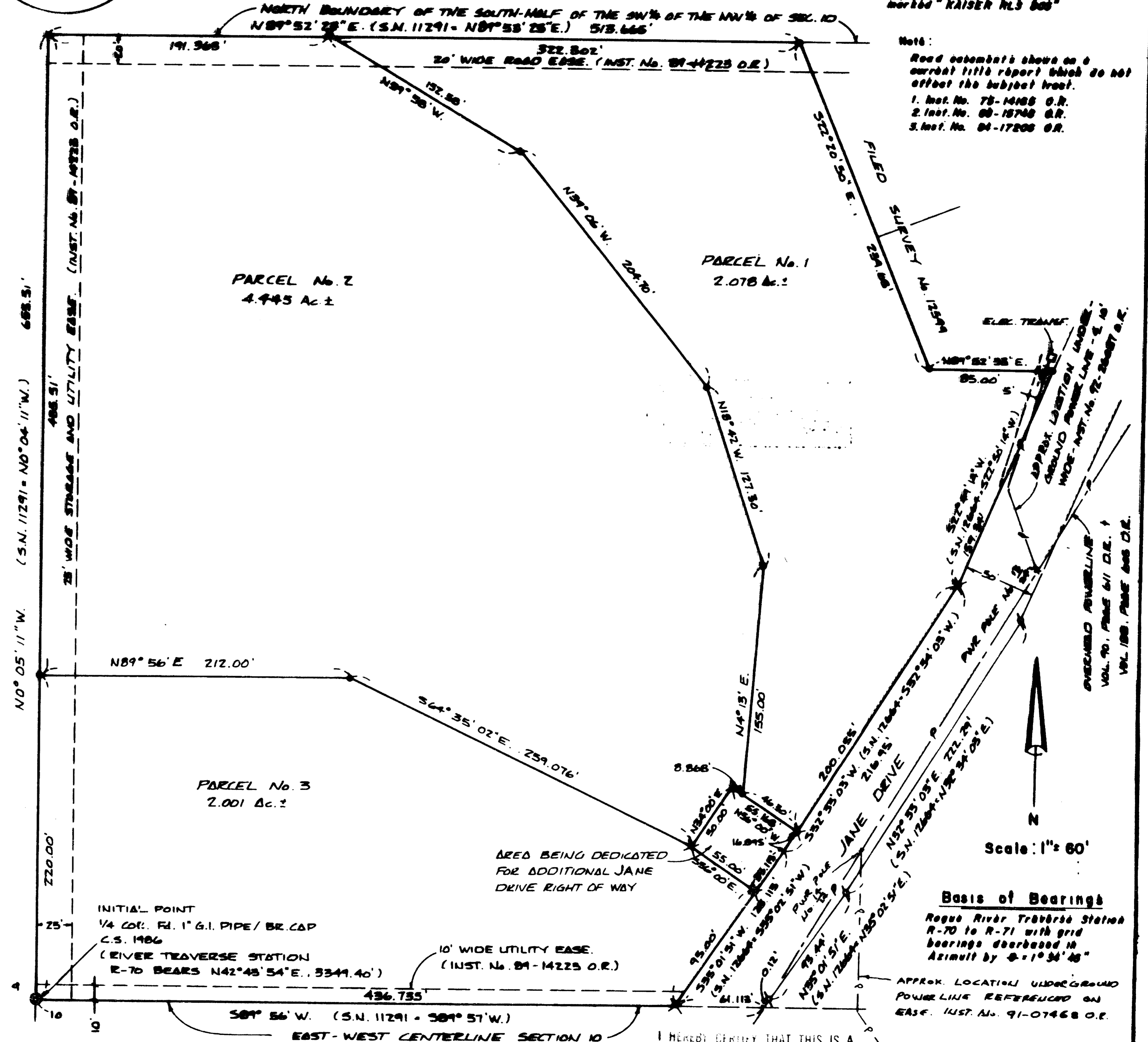
RECORDING CERTIFICATE

Filed for Record this 30 day of December, 1992 at 4:25 O'CLOCK, P.M. and Recorded as Partition Plat No. P-14-1992 of the Records of Jackson County, Oregon. Index Volume 3 Page 141

Kathleen S. Beckett  
County Clerk

Jay A. Ramirez  
Deputy

County Surveyor File No. 13290



I HEREBY CERTIFY THAT THIS IS A  
PHOTOCOPIY OF THE ORIGINAL PLAT  
J. O. K.  
SURVEYOR

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

**KAISER SURVEYING**  
19440 HIGHWAY 62  
EAGLE POINT, OREGON 97524

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

SURVEY NO. 13290

**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  
19440 HWY. 62  
EAGLE POINT, OR 97524

**LOCATION:** NW ¼ of Section 10, T. 34 S.,  
R. 1 W., W.M., Shady Cove, Jackson  
County, Oregon

**BASIS OF BEARINGS:** Rogue River Traverse Station R-70 to  
R-71 with grid bearings decreased in  
azimuth by  $\theta = 1^{\circ} 34' 45''$

**DATE:** December 21, 1992

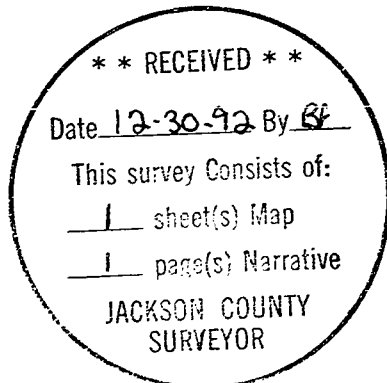
**PURPOSE:** Minor Land Partition Survey of that  
portion of Parcel No. 3 of Partition  
Plat No. P-75-1991, Filed Survey No.  
12599, lying Westerly from the  
Westerly right-of-way line of Jane  
Drive.

**PROCEDURE:** The Westerly right-of-way line of  
Jane Drive was located from found monuments as shown on Filed  
Survey No. 12599 and also shown on this survey monumenting the  
Easterly right-of-way line of said drive. Said monuments are  
shown as set on Filed Survey No. 12664 from which survey the  
deeds for said drive, Inst. Nos. 91-17087 and 91-17080 O.R.  
appears to have stemmed.

The remaining boundaries were monumented on Filed Survey  
No. 12599.

The new boundaries were located per the city and the  
clients approval.

The area dedicated for additional Jane Drive right-of-  
way was created as a turn-around and was a condition of the  
city approval.



*G. D. K.*

