

PARTITION PLAT No. P-39-1993

MINOR LAND PARTITION Located in the SW1/4 of Section 15, T.34S., R.1W., W.M., SHADY COVE, JACKSON COUNTY, OREGON

\*\*\* 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 Minor Land Partition map, the boundaries being described as following:

Commencing at the corner common to Section 15, 16 21 and 22, Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence East, 687.66 feet; thence North, 692.98 feet to a 5/8" rebar with plastic cap set on the southeasterly right-of-way line of the Crater Lake Highway (State Highway No. 62) for THE INITIAL POINT OF BEGINNING; thence along said highway line, South 26° 11' 52" West, 75.00 feet to intersect the Northeasterly boundary of tract described in Instrument No. 88-13789 of the Official Records of said County; thence South 63° 49' 58" East (Record = South 63° 50' 02" East), 299.46 feet to a found 5/8" rebar with plastic cap located at the most Easterly corner of said tract; thence along the Northwesterly boundary of tract described as Parcel No. 2 of Instrument No. 90-08814 of said Official Records, North 26° 10' 02" East, (Record = North 26° 09' 58" East), 267.50 feet to a 5/8" rebar with plastic cap found set for the most Northerly corner thereof; thence along the Southwesterly boundary of tract described in Instrument No. 90-08788 of said Official Records, North 30° 05' 52" West, 123.74 feet (Record = North 30° 00' West, 123.81 feet) to a found 5/8" rebar with plastic cap; thence along the Northwesterly boundary of said tract, North 26° 10' 02" East, (Record = North 26° 09' 58" East) a more or less distance of 301 feet to intersect the Southwesterly right-of-way line of Indian Creek (County) Road; thence along said road line, North 54° 09' 27" West, a more or less distance up 200 feet to intersect the Southeasterly right-of-way line of said Crater Lake Highway; thence along said highway line, South 26° 11' 52" West, a more or less distance of 595 feet to THE INITIAL POINT OF BEGINNING.

J. O. K. SURVEYOR

\*\*\* DECLARATION \*\*\*

Know all men by these presents, that The Martinson Family Trust, is the owner of the real property represented on this partition plat and more particularly described in the surveyor's certificate, and has caused the same to be partitioned in to parcels as shown on the partition plat. We hereby dedicate for the benefit of Parcel No. 1 the 10-foot wide sanitary sewer easement across Parcel No. 2 as shown hereon and the variable width public utility, water line and well easement across Parcel No. 2 as shown hereon.

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

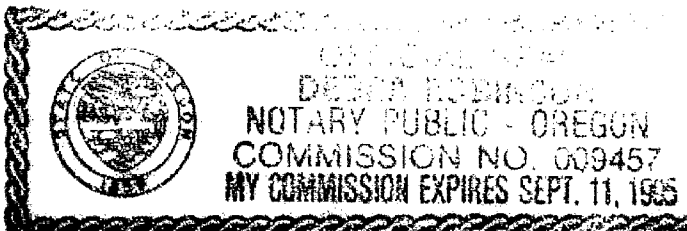
Jerome W. Martinson Trustee

Juanita J. Martinson Trustee

STATE OF OREGON) )ss COUNTY OF JACKSON)

Personally appeared the above named Jerome W. Martinson and Juanita J. Martinson, Trustees for the Martinson Family Trust, and acknowledge the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 10th day of MAY, 1993.



NOTARY PUBLIC FOR THE STATE OF OREGON MY COMMISSION EXPIRES: 9-11-95

\*\*\* APPROVAL \*\*\*

I certify that pursuant to authority granted to us the City of Shady Cove Planning Commission in open meeting on March 10, 1993 the above plat is hereby approved by the city of Shady Cove Planning Commission. Dated this 11 day of April, 1993. (City File No. MIP 93-2).

Attest: Jodi A. Sells SECRETARY

EXAMINED AND APPROVED THIS 17 DAY OF May, 1993.

Vernia Thomas COUNTY SURVEYOR

\*\*\* WATER RIGHTS STATEMENT \*\*\*

There are no private water rights on this property.

County Surveyor File No. \_\_\_\_\_

T.L. No. 341W15-1114

\*\*\* RECORDERS CERTIFICATE \*\*\*

Filed for Record this 17 day of May, 1993 at 3:52 O'CLOCK, P M, and Recorded as Partition Plat No. P-39-1993 of the Records of Jackson County, Oregon. Index Volume 4 Page 39

Kathleen S. Beckett COUNTY CLERK

Cheryl Angeris DEPUTY

Survey for: Jerome W. Martinson P.O. Box 680 Eagle Point, Oregon 97524

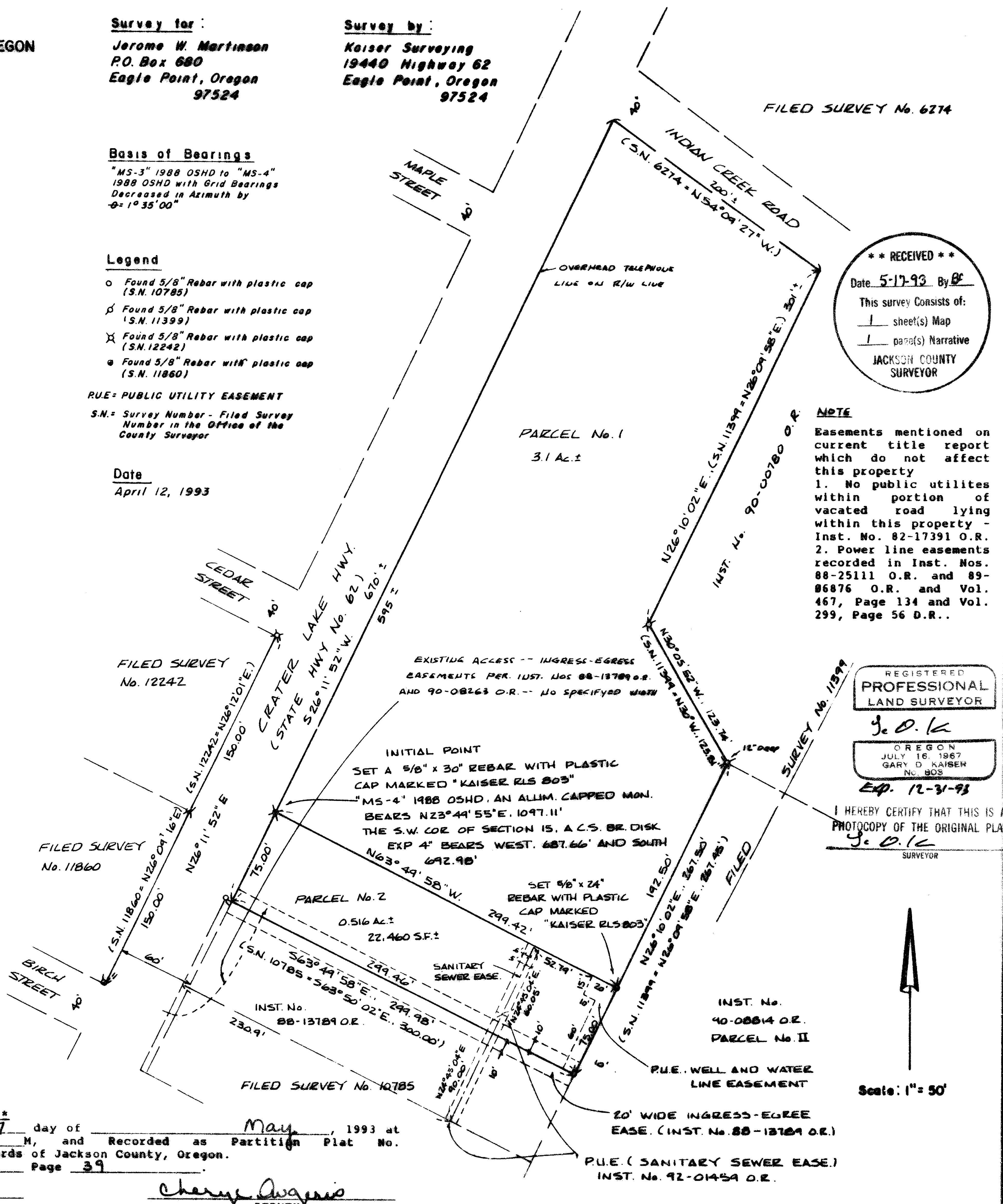
Survey by: Kaiser Surveying 19440 Highway 62 Eagle Point, Oregon 97524

Basis of Bearings: MS-3 1988 OSHD to MS-4 1988 OSHD with Grid Bearings Decreased in Azimuth by 0° 35' 00"

- Legend: Found 5/8" Rebar with plastic cap (S.N. 10785), Found 5/8" Rebar with plastic cap (S.N. 11399), Found 5/8" Rebar with plastic cap (S.N. 12242), Found 5/8" Rebar with plastic cap (S.N. 11860)

RUE = PUBLIC UTILITY EASEMENT S.N. = Survey Number - Filed Survey Number in the Office of the County Surveyor

Date: April 12, 1993



FILED SURVEY No. 6274

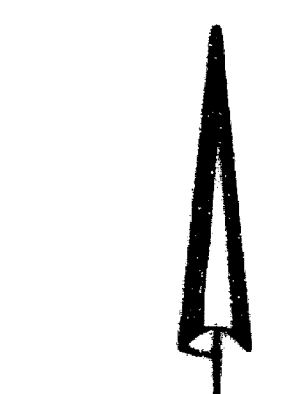
\*\* RECEIVED \*\* Date 5-17-93 By [Signature] This survey consists of: 1 sheet(s) Map 1 page(s) Narrative JACKSON COUNTY SURVEYOR

NOTE: Easements mentioned on current title report which do not affect this property. 1. No public utilities within portion of vacated road lying within this property - Inst. No. 82-17391 O.R. 2. Power line easements recorded in Inst. Nos. 88-25111 O.R. and 89-06876 O.R. and Vol. 467, Page 134 and Vol. 299, Page 56 D.R..

REGISTERED PROFESSIONAL LAND SURVEYOR

J. O. K. OREGON JULY 16, 1967 GARY D. KAISER No. 905 Exp. 12-31-93

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPIED COPY OF THE ORIGINAL PLAT SURVEYOR



Scale: 1" = 50'

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. 13506

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

SURVEY FOR: JEROME W. MARTINSON  
P.O. BOX 680  
EAGLE POINT, OR 97524

SURVEY BY: KAISER SURVEYING  
19440 HWY. 62  
EAGLE POINT, OR 97524

LOCATION: SW ¼ of Section 15, T. 34 S.,  
R. 1 W., W.M., Shady Cove, Jackson  
County, Oregon

BASIS OF BEARINGS: "MS-3" 1988 OSHD to "MS-4" 1988 OSHD  
with grid bearings decreased in  
azimuth by  $\theta = 1^{\circ} 35' 00''$

DATE: April 12, 1993

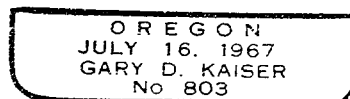
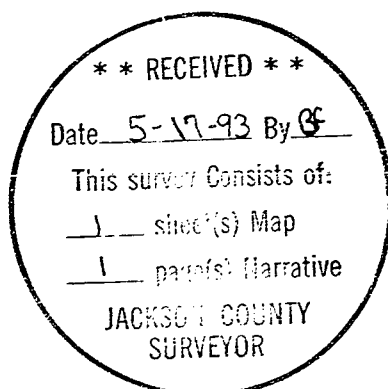
PURPOSE: Minor Land Partition Survey of tract  
described as Parcel No. II of Inst.  
No. 92-19712 O.R.

PROCEDURE: The right-of-way lines for Hwy. 62  
were located from Filed Survey Nos. 11860 and 12242. This  
locates the Easterly right-of-way line approximately 0.5'  
Easterly from right-of-way utilized on Filed Survey Nos.  
10785 and 10069.

An approximate location for the Southwesterly  
right-of-way line of Indian Creek Road was determined from  
Filed Survey No. 6274.

The Easterly boundary of the subject tract was located  
from Filed Survey No. 11399 and the Southerly boundary was  
located from Filed Survey No. 10785.

EDM Equipment was utilized to tie the found monuments  
and to monument the boundary between Parcel Nos. 1 and 2.



EQ. 12-31-93