

PARTITION PLAT NO. P-58-1993.
LAND PARTITION (MIP-92-07)

LOCATED IN:
The NW 1/4 of Section 15, T34S,R1W,WM
City of Shady Cove, Jackson County, Oregon

FOR:
WESTERN BANK
22050 HIGHWAY 62
SHADY COVE, OREGON 97539

APPROVALS:

I certify that pursuant to authority granted to us by the City of Shady Cove Planning Commission in open meeting on August 26, 1993 the above plat is hereby approved by the City of Shady Cove Planning Commission. Dated this 12 day of July, 1993 (City File No. MIP 92-07).

Attest: Jodi A. Sullock
Secretary

Examined and approved this 12 day of July, 1993

Walter Thomas
County Surveyor

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 16 DAY OF July, 1993 AT 3:05 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-58-1993 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 4 PAGE 58.)

Kathleen D. Bickett Glenda E. Bartlett
County Clerk Deputy

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 13570

WATER RIGHTS STATEMENT: There are no water rights appurtenant to this property.

SURVEYOR'S CERTIFICATE:

I, Douglas C. McMahan, a duly Registered Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me and complies with the regulations for Land Partitions and the following is an accurate description of the parent tract of land as set forth hereon:

Commencing at the one-quarter corner common to Sections 16 and 15, Township 34 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence NORTH 1120.93 feet and EAST 1571.02 feet to a 5/8 inch iron pin on the Easterly right-of-way line of Crater Lake Highway for the INITIAL POINT OF BEGINNING; Thence along said Easterly right-of-way line North 19°22'08" East 193.10 feet (Record North 19°20'30" East 200.00 feet) to a point on the Southerly line of Government Lot 5 in Section 15 of said Township and Range, said point being marked with a 5/8 inch iron pin; thence South 89°20'42" East along said Southerly line, 311.38 feet to a 5/8 inch iron pin witness monument; thence continue along said Southerly line South 89°20'42" East 99.98 feet (Record 100.00 feet), more or less to a point in the Rogue River; thence South 00°47'10" West 195.98 feet (Record South 00°25' West 200.0 feet) to a point in the Rogue River, said point bears South 87°45'35" East (Record South 87°50' East) 119.00 feet from a 1/2 inch iron pin witness monument; thence North 87°45'35" West 119.00 feet to said witness monument; thence continue North 87°45'35" West 354.05 feet to the Initial Point of Beginning.

Douglas C. McMahan
SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that WESTERN BANK, an Oregon Banking Corporation, 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 into parcels as shown hereon.

By: K. Trautman K. Trautman
Title: Secretary

STATE OF OREGON }
COUNTY OF JACKSON } ss.

On this 26th day of May, 1993, before me appeared K. Trautman to me personally known, who being duly sworn, did say that he, the said K. Trautman is the Secretary of WESTERN BANK the within named Corporation, and that the said instrument was signed in behalf of said Corporation by authority of its Board of Directors, and K. Trautman acknowledges said instrument to be the free act and deed of said Corporation.

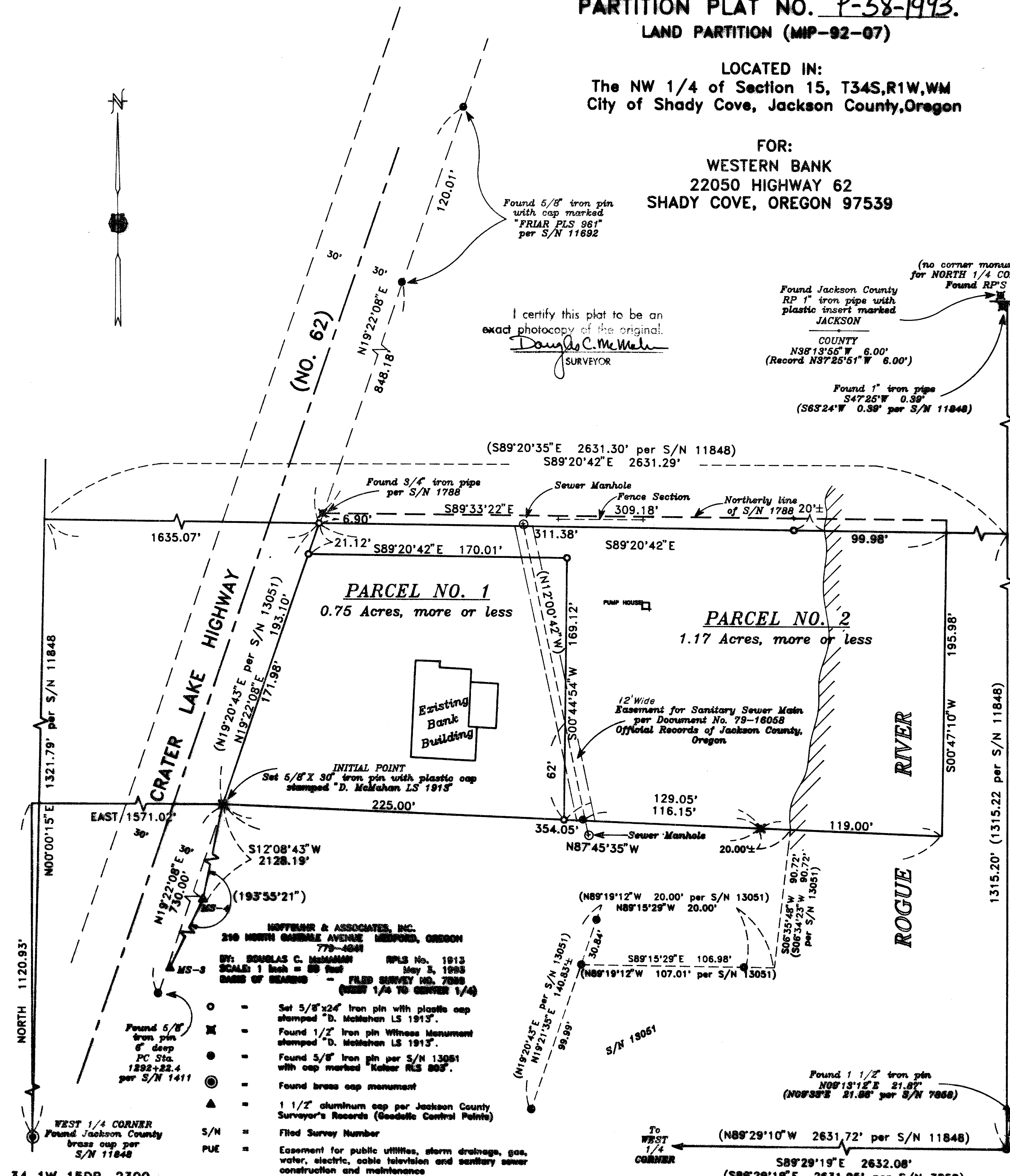
Diana L. Perry
Notary Public for the State of Oregon
My Commission expires March 9, 1994

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas C. McMahan
DOUGLAS C. McMAHAN
No. 1913

Expires 12/31/94

Diana L. Perry
DIANA L. PERRY
NOTARY PUBLIC - OREGON
My Commission Expires March 9, 1994



- HOFFMEIER & ASSOCIATES, INC.
210 NORTH GARDNER AVENUE MEDFORD, OREGON 97504-4041
BY: DOUGLAS C. McMAHAN RPLS No. 1913
SCALE: 1 inch = 80 feet May 3, 1993
DATE OF BEARING - FILED SURVEY NO. 7888
(NW 1/4 TO CORNER 1/4)
- = Set 5/8"x24" iron pin with plastic cap stamped "D. McMahan LS 1913"
 - ⊗ = Found 1/2" iron pin witness monument stamped "D. McMahan LS 1913"
 - = Found 5/8" iron pin per S/N 13051 with cap marked "Kaiser RLS 803"
 - ⊙ = Found brass cap monument
 - ▲ = 1 1/2" aluminum cap per Jackson County Surveyor's Records (Geodetic Control Points)
 - S/N = Filed Survey Number
 - PUE = Easement for public utilities, storm drainage, gas, water, electric, cable television and sanitary sewer construction and maintenance
- Found 5/8" iron pin 6" deep PC Sta. 1282+22.4 per S/N 1411
- WEST 1/4 CORNER Found Jackson County brass cap per S/N 11848
- To WEST 1/4 CORNER
- Found 1 1/2" iron pin N08°13'12"E 21.87' (N08°33'E 21.88' per S/N 7858)
- Found 5/8" iron pin per S/N 1788
- Found 3/4" iron pipe per S/N 1788
- Found 5/8" iron pin with cap marked "PRIAR PLS 961" per S/N 11892
- Found Jackson County RP 1" iron pipe with plastic insert marked JACKSON COUNTY N38°13'55"W 6.00' (Record N37°25'51"W 6.00')
- Found 1" iron pipe S47°25'W 0.38' (S63°24'W 0.38' per S/N 11848)
- Found RP'S (no corner monument for NORTH 1/4 CORNER)
- Found 3/4" iron pipe per S/N 1788
- Sewer Manhole
- Fence Section 309.18'
- Northerly line of S/N 1788 20'±
- Existing Bank Building
- 12' Wide Easement for Sanitary Sewer Main per Document No. 79-16058 Official Records of Jackson County, Oregon
- PUMP HOUSE
- Sewer Manhole
- INITIAL POINT Set 5/8" X 30" iron pin with plastic cap stamped "D. McMahan LS 1913"

SURVEY NO. 13570

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: Western Bank
22050 Highway 62
Shady Cove, Or. 97539

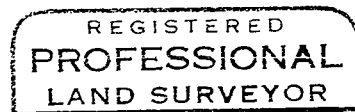
Location: Northwest one-quarter (1/4) of Section 15,
Township 34 South, Range 1 West, Willamette
Meridian, City of Shady Cove, Jackson County,
Oregon

Purpose: To survey, monument and prepare final plat for
a Minor Land Partition (MIP-92-07) per
client's request

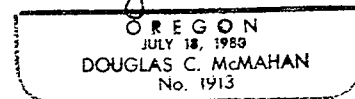
Procedure: Utilizing found monumentation per filed
Surveys Numbered 1788, 7858, 9554, 11692,
11848 and 13051 for control, I set monuments
as shown on accompanying map. I monumented
the northerly boundary of subject property on
the calculated 1/16th line which leaves a gap
between this surveyed line and the northerly
line of Survey No. 1788 as shown on the
accompanying map. I advised client that they
might have adverse rights to monumented
northerly line of filed Survey No. 1788, but
did not pursue at this time.

Basis of Bearing: Filed Survey No. 7858 (West 1/4 to Center 1/4)

Date: May 3, 1993



Douglas C. McMahan



Douglas C. McMahan
L.S. 1913 - Oregon
Expires 12/31/94
Hoffbuhr & Associates, Inc.

(re: 92-162)
(wstbknrr.dcm)