

PARTITION PLAT No. P-81-1993

MAJOR LAND PARTITION Located in the SE 1/4 of Section 16, 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 Major Land Partition map, the boundaries being described as follows:

Beginning at a 3/4" rebar found set for the Southeast corner of the Northwest quarter of the Southeast quarter of Section 16, Township 34 South, Range 1 West, of the Willamette Meridian in Jackson County, Oregon for THE INITIAL POINT OF BEGINNING; thence along the East boundary of said quarter-quarter section, North 0° 07' 45" East, 637.98 feet to the Northeast corner of tract described in Instrument No. 68-02594 of the Official Records of said County; thence North 89° 58' 40" West, 621.522 feet (Record = 621.41 feet) to the Northwest corner of said tract; thence South 180.00 feet to a 5/8" rebar with plastic cap set for the West-Southwest corner of said tract; thence South 89° 58' 40" East, 378.00 feet to a 5/8" rebar with plastic cap set for the ell corner of said tract; thence South, 495.00 feet to a 5/8" rebar with plastic cap set for the South-Southwest corner of said tract; thence South 89° 58' 40" East, 221.921 feet to the South-Southeast corner of said tract (also being the Southwest corner of Parcel No. 2 as described in Instrument No. 78-24577 of said Official Records); thence along the centerline of Rogue River Drive, North 3° 21' 28" West, 37.067 to the North boundary of Government Lot 2, said Section 16; thence North 89° 59' 25" East, 30.332 feet to THE INITIAL POINT OF BEGINNING.

G. D. Kaiser
SURVEYOR

*** DECLARATION ***

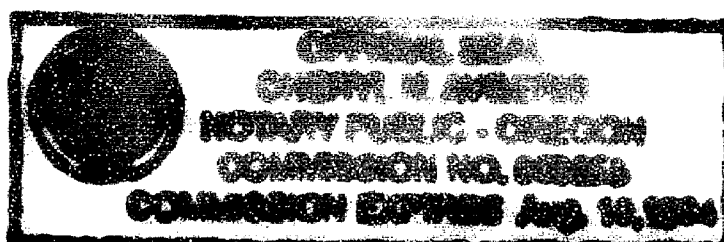
Know all men by these presents, that George Theron Mason and Dorothy Nell Mason, husband and wife, own in fee simple the land shown hereon and that we have caused the same to be surveyed and partitioned into parcels and streets as shown hereon, and we do hereby dedicate to the public for public use that area shown hereon as Mason Lane and Rogue River Drive. We also dedicate for the benefit of Parcel No. 1 and 30-foot wide driveway easement across Parcel No. 2 as shown hereon.

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

George Theron Mason
GEORGE THERON MASON

Dorothy Nell Mason
DOROTHY NELL MASON

STATE OF OREGON)
COUNTY OF JACKSON)



Personally appeared the above George Theron Mason and Dorothy Nell Mason, husband and wife, and acknowledge the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 27 day of August, 1993.

Cheryl N. Augeris
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES: 8-10-94

*** APPROVALS ***

I certify that pursuant to authority granted to us by the City of Shady Cove Planning Commission in open meeting on 10/01/93, 1993 the above plat is hereby approved by the City of Shady Cove Planning Commission. Dated this 12 day of October, 1993 (City File No. MIP 93-04).

Attest: *Jean Wilcox*
SECRETARY

EXAMINED AND APPROVED THIS 3rd DAY OF September, 1993.

Verlynn Thomas
COUNTY SURVEYOR

*** WATER RIGHTS STATEMENT ***

There are no private water rights on this property.

*** RECORDS CERTIFICATE ***

Filed for Record this 12 day of October, 1993 at 11:20 O'CLOCK, A M, and Recorded as Partition Plat No. P-81-1993 of the Records of Jackson County, Oregon.
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Kathleen S. Beckwith
COUNTY CLERK

Cheryl Augeris
DEPUTY

County Surveyor File No. 13680
TLNo. 341M16-1000

Survey for:
George T. Mason
P.O. Box 264
Shady Cove, Oregon
97539

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

Date:
July 12, 1993

I HEREBY CERTIFY THAT THIS IS A
PHOTOCOPY OF THE ORIGINAL PLAT

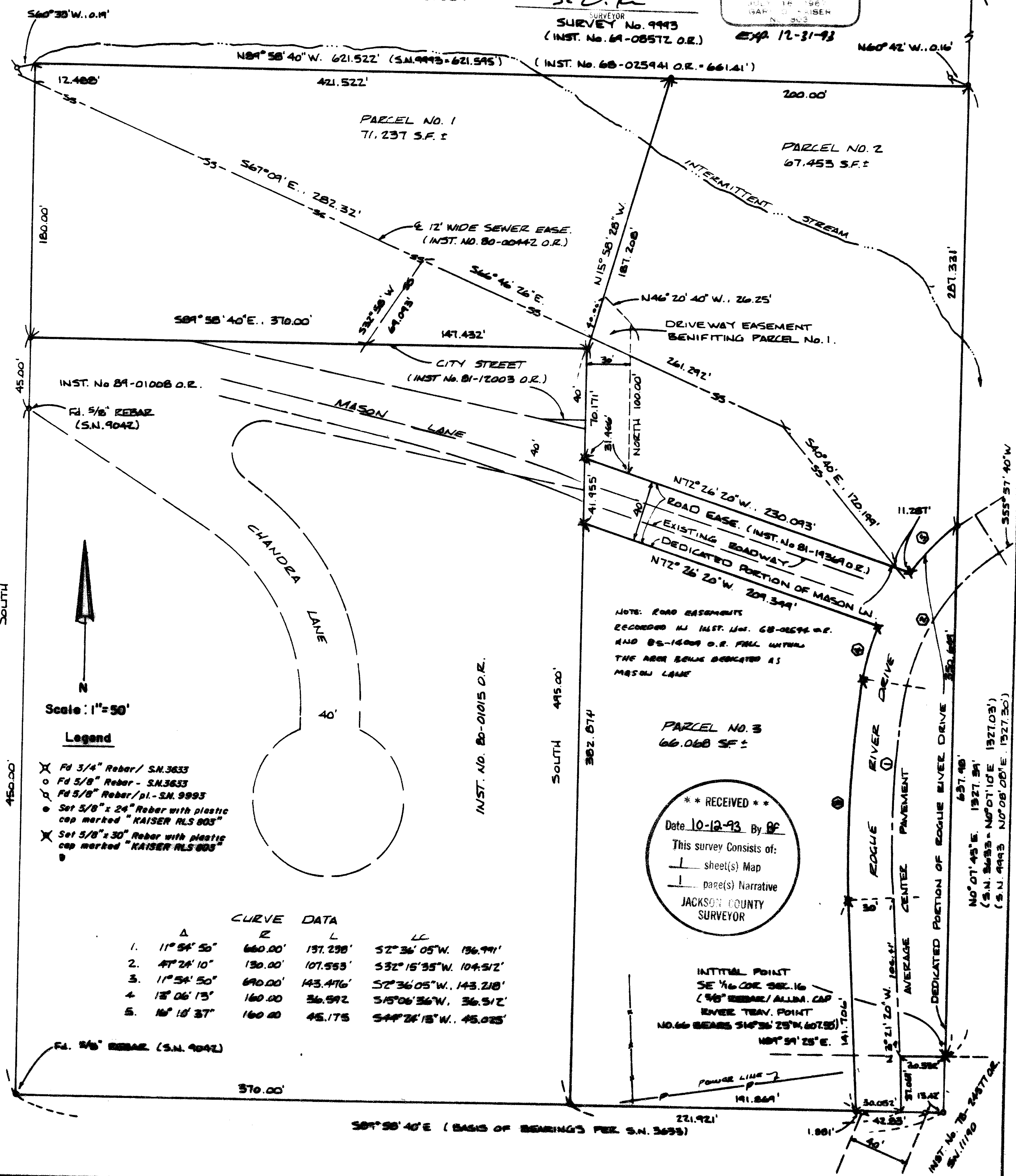
SURVEYOR
SURVEY No. 9993
(INST. No. 68-02594 O.R.)

REGISTERED
PROFESSIONAL
LAND SURVEYOR

G. D. K.

GARY D. KAISER
N. 3033

Exp. 12-31-93



Scale: 1" = 50'

Legend

- X Fd 3/4" Rebar / S.N.3633
- o Fd 5/8" Rebar - S.N.3633
- o Fd 5/8" Rebar/pl. - S.N.9993
- Set 5/8" x 24" Rebar with plastic cap marked "KAISER RLS 803"
- X Set 5/8" x 30" Rebar with plastic cap marked "KAISER RLS 805"

CURVE DATA

Δ	R	L	LC
1. 11° 54' 50"	660.00'	137.238'	S72° 36' 05" W. 136.791'
2. 47° 24' 10"	130.00'	107.553'	S32° 15' 35" W. 104.512'
3. 11° 54' 50"	690.00'	143.416'	S72° 36' 05" W. 143.218'
4. 12° 06' 13"	160.00'	36.592'	S15° 06' 36" W. 36.512'
5. 10° 18' 37"	160.00'	45.175'	S44° 24' 15" W. 45.025'

**** RECEIVED ****
Date 10-12-93 By RF
This survey consists of:
- sheet(s) Map
- page(s) Narrative
JACKSON COUNTY SURVEYOR

INITIAL POINT
SE 1/4 COR. SEC. 16
(4" REBAR/ ALLUM. CAP)
RIVER TRAV. POINT
NO. 66 BEARS S45° 25' W. 607.55'
N89° 59' 25" E. 141.704'

GARY D. KAISER
R.P.L.S. ORE. 803
C.W.P.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. 13680

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

** RECEIVED **

SURVEY FOR: GEORGE T. MASON
P.O. BOX 264
SHADY COVE, OR 97539

Date 10-12-93 By Bf

This survey Consists of:

1 sheet(s) Map

1 page(s) Narrative

JACKSON COUNTY
SURVEYOR

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

LOCATION: SE ¼ of Section 16, T. 34 S.,
R. 1 W., W.M., Shady Cove, Oregon

BASIS OF BEARINGS: Filed Survey No. 3633 (South
boundary Parcel No. 3 this survey)

DATE: July 12, 1993

PURPOSE: Major Land Partition of tract
described in Inst. No. 68-02594
O.R.. Created three parcels and
dedicated a portion Rogue River
Drive and an addition to Mason Lane
for public streets.

PROCEDURE: Utilizing EDM Equipment, traversed
around the subject tract locating found monuments as shown on
the annexed map which were used to compute the boundaries of
Instrument No. 68-02594 O.R..

The monuments found set for the Northeast and Northwest
corners of the subject tract, as set on Filed Survey No.
9993, have apparently been disturbed as indicated.

The centerline of Rogue River Drive was located from the
average center of the pavement. There is a deed for Rogue
River Drive recorded in Vol. 106, Page 272 D.R. which does
not fit the existing road and was not used, this procedure of
using the existing pavement and not the deed record position
was discussed with county public works personnel and has also
has been used on surveys to the East where a county engineers
P-Line survey which follows the existing center of pavement
was used for right-of-way control, see Filed Survey Nos. 4313
and 4789.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

G. D. Kaiser

OREGON
JULY 16, 1967
GARY D. KAISER
No. 803