

PARTITION PLAT No. P-113-1993

Located in the Southwest quarter of Section 10, Township 34 South, Range 1 West of the Willamette Meridian, City of Shady Cove, Jackson County, Oregon.

for

WILLARD J. DEAKINS

P.O. BOX 5537
GRANTS PASS, OREGON 97526

SURVEYOR'S CERTIFICATE:

State of Oregon)
County of Jackson) SS

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

COMMENCING at a 5/8 inch iron pin being the Southwest corner of Parcel No. 2 of Partition Plat No. P-140-1991 of the Plat Records of Jackson County, Oregon; thence North 89°20'02" West, 6.41 feet to a 5/8 inch iron pin; thence North 4°38'02" East, 144.36 feet to a 5/8 inch iron pin being the INITIAL POINT of this partition; thence North 4°38'02" East, 168.83 feet to a 5/8 inch iron pin; thence along a curve to the left having a radius of 125.00 feet, a length of 6.40 feet, a central angle of 2°56'03" and a long cord bearing and distance of South 86°24'29" East, 6.40 feet to a 5/8 inch iron pin being the Northwest corner of said Parcel No. 2; thence South 87°52'35" East along the North line of said Parcel No. 2, 278.88 feet to a 5/8 inch iron pin being the Northeast corner of said Parcel No. 2; thence South along the East line of said Parcel No. 2, 260.31 feet to a 5/8 inch iron pin; thence South 89°06'17" East, 3.36 feet to a 5/8 inch iron pin; thence South 0°37'35" West, 44.71 feet to a 5/8 inch iron pin being the Southeast corner of said Parcel No. 2; thence North 89°20'02" West along the South line of said Parcel No. 2 and an extension thereof 313.27 feet to a 5/8 inch iron pin; thence North 4°38'02" East, 144.36 feet to the INITIAL POINT.

Herbert A. Farber
Herbert A. Farber, PLS 2189

RECORDER:

Filed for record this 30 day of December, 1993 at 11:48 o'clock P.M. and recorded as Partition Plat No. P-113-1993 of the Official Records of Jackson County, Oregon. Index Volume 4, Page 113
Kathleen S. Beckett County Clerk
Jay Ramirez Deputy
County Surveyor's File No. 13787

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that Willard J. Deakins, an estate in fee simple of the lands hereon described, and that we have partitioned the same into lots as shown hereon and size of the lots and the lengths of all lines are plainly set forth, and that this plat is a correct representation of the Partition.

Willard J. Deakins
Willard J. Deakins



State of Oregon)
County of Jackson) SS

Personally appeared the above named Willard J. Deakins, and acknowledge the foregoing to be his voluntary act and deed.

Before me: Susan Morgan Farber My commission expires 4-21-96

PARTITION CONSENT AFFIDAVIT:

From Norman R. Nelson and Susie O. Nelson, Trustees of the Nelson Living Trust, recorded as

Instrument Number 93-45388 of the Official Records of Jackson County, Oregon

From Joe Cirina aka Giuseppe Cirina, Trustee under the Cirina Loving Trust, recorded as

Instrument Number 93-45389 of the Official Records of Jackson County, Oregon

From William G. Collins and Allis L. Collins, husband and wife or survivor, recorded as

Instrument Number 93-45390 of the Official Records of Jackson County, Oregon

APPROVAL:

Examined and approved by the City of Shady Cove Planning Commission on 9-22, 1993. Bill Gonzales - Chairman
John S. Sullock Planning Commission Secretary Date: 12-30-93

Examined and approved by the Jackson County Surveyor this 29 day of December, 1993. Debra Thomas County Surveyor

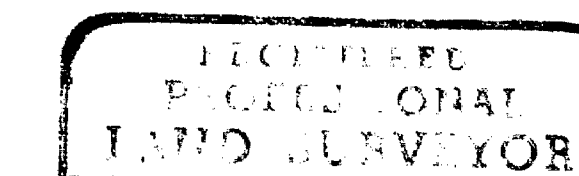
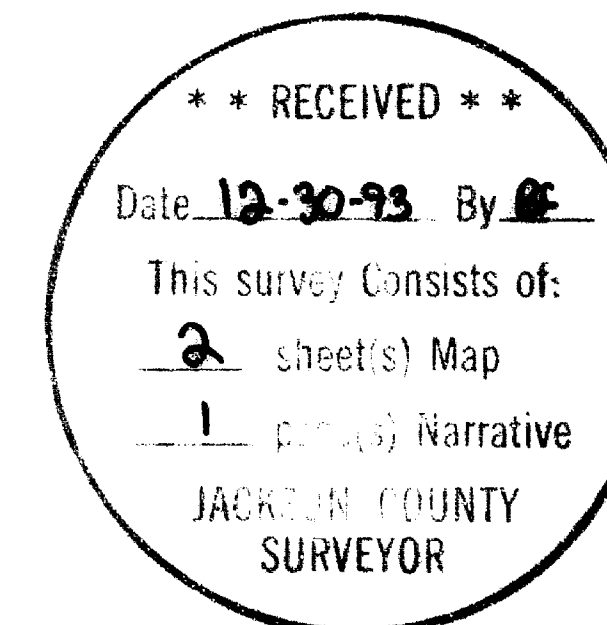
Examined and approved as required by O.R.S. 92.100 as of 30 December 1993
Shelly Sutt Deputy Assessor, Department of Assessment
Paul Ross Assessor, Department of Assessment

All taxes, fees, assessments, or other charges as required by O.R.S.

92.095 have been paid as of 12/30/93
Carole S. Manawa Tax Collector

WATER RIGHTS STATEMENT:

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY



Herbert A. Farber
HERBERT A. FARBER
2189

I hereby certify that this is an exact copy of the original.
Herbert A. Farber

SURVEYED BY: FARBER SURVEYING
P.O. BOX 5286
CENTRAL POINT, OREGON 97502

OFFICE:
908 EAST JACKSON ST.
MEDFORD, OREGON 97504
PHONE: (503) 776-0846

COMPUTED BY: HAF
SCALE: 1 inch = 40 feet
DATE: 17 DEC 1993

ROTATION: 0°
ORIGIN: 3720.000 N 6181.000 E
JOB No.: 0122-89

Survey No. 13787

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

Survey for: Willard J. Deakins
P.O.Box 5537
Grants Pass, Oregon 97526

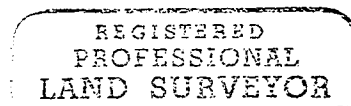
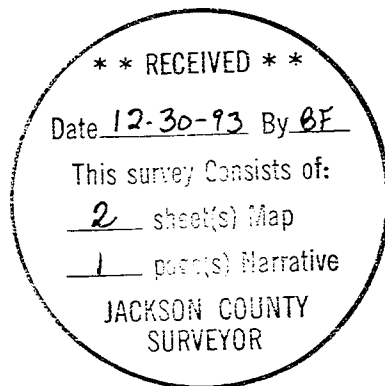
Location: Located in the southwest quarter of Section
10, Township 34 South, Range 1 West of the
Willamette Meridian, City of Shady Cove,
Jackson County, Oregon

Purpose: To survey and plat the partition as approved
by City of Shady Cove Planning Commission as
shown on the accompanying Plat

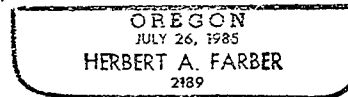
Procedure: Utilizing control established by this office
in the performance of Partition Plat P-140-
1991 the monuments were established as shown.

Surveyed by: Farber & Sons, Inc.
Farber Surveying
908 East Jackson Street
Medford, Oregon 97504

Date: December 17, 1993



Herbert A. Farber



Expires 12/31/95

PARTITION PLAT No. _____

Located in the Southwest quarter of Section 10, Township 34 South, Range 1 West of the Willamette Meridian, City of Shady Cove, Jackson County, Oregon.

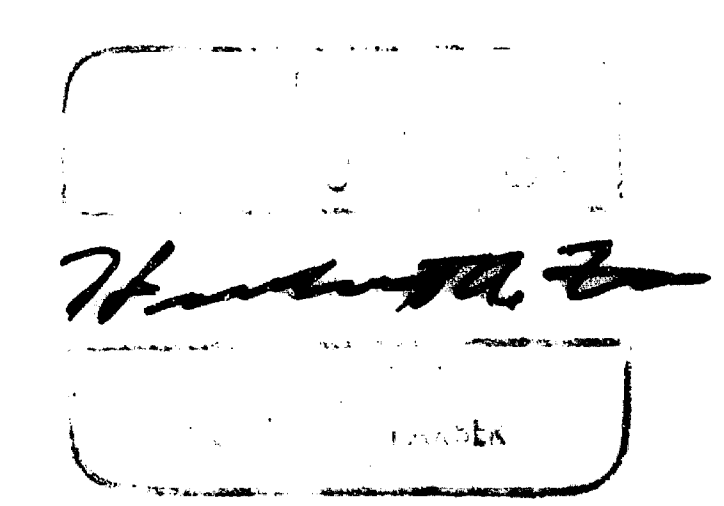
for

WILLARD J. DEAKINS

P.O. BOX 5537
GRANTS PASS, OREGON 97526

LEGEND:

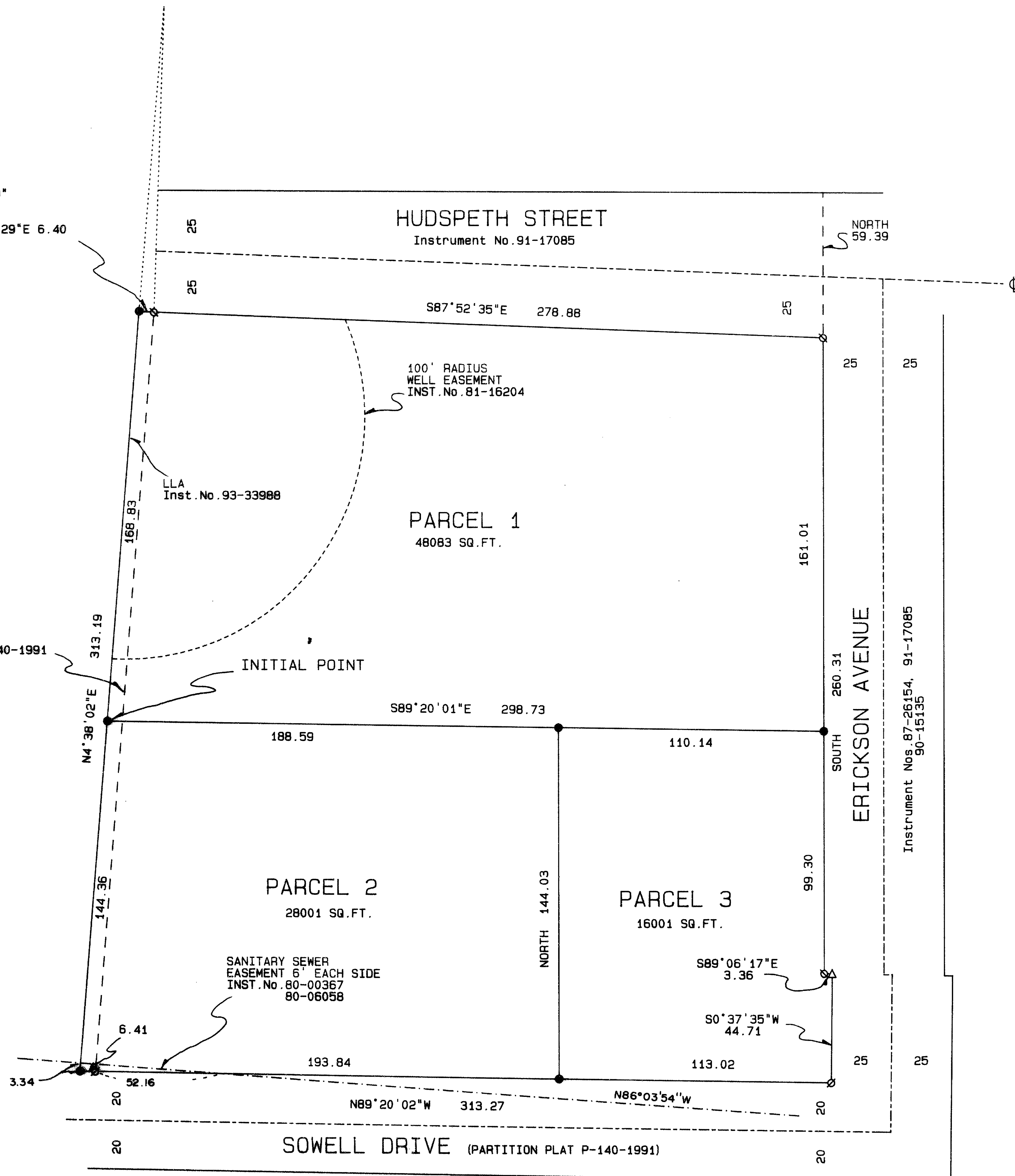
S/N INDICATES SURVEY NUMBER ON FILE AT THE JACKSON COUNTY SURVEYOR'S OFFICE
BASIS OF BEARING IS THE NORTH LINE OF PARCEL No. 2 OF PARTITION PLAT No. P-140-1991 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON, AS INDICATED HEREON
INSTRUMENT NUMBER (INST. NO.) IS OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, VOLUME AND PAGE (VOL., PG.) IS OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
△ FOUND 5/8 INCH IRON PIN PER S/N 12012
⊗ FOUND 5/8 INCH IRON PIN WITH YELLOW PLASTIC CAP MARKED "FARBER PLS 2189" PER S/N 12199
⊘ FOUND 5/8 INCH IRON PIN WITH YELLOW PLASTIC CAP MARKED "FARBER PLS 2189" PER S/N 12818
● SET 5/8 BY 30 INCH IRON PIN WITH YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
NOTE: THE FOLLOWING EASEMENTS AND RIGHT OF WAYS DONOT APPLY TO THIS PARTITION
VOL. 90, PG. 611
VOL. 188, PG. 605
VOL. 249, PG. 348
INST. NO. 90- 15852



I hereby certify that this is an exact copy of the original.

Willard J. Deakins

Δ=2°56'03"
L=6.40
R=125.00
LC=586°24'29"E 6.40



PARCEL 3
PARTITION PLAT P-140-1991
S/N 12818

HUDSPETH STREET
Instrument No. 91-17085

PARCEL 1
48083 SQ. FT.

PARCEL 2
28001 SQ. FT.

PARCEL 3
16001 SQ. FT.

SANITARY SEWER
EASEMENT 6" EACH SIDE
INST. No. 80-00367
80-06058

SOWELL DRIVE (PARTITION PLAT P-140-1991)

SURVEYED BY: FARBER SURVEYING P.O. BOX 5286 CENTRAL POINT, OREGON 97502		OFFICE: 908 EAST JACKSON ST. MEDFORD, OREGON 97504 PHONE: (503) 776-0846	
COMPUTED BY: HAF SCALE: 1 inch : 40 feet DATE: 17 DEC 1993		ROTATION: 0° ORIGIN: 3752.000 N 6212.000 E JOB No.: 0122-89	