

*** 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 Partition Plat, the boundaries being described as follows:

Beginning at the quarter corner common to Sections 9 and 10, Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon, being THE INITIAL POINT OF BEGINNING; thence along the West boundary of said Section 10, North 0° 05' 11" East, 228.00 feet to a 5/8" rebar with plastic cap found set for the Northwest corner of Parcel No. 3 of Partition Plat No. P-14-1992 of "Records of Partition Plats" in Jackson County, Oregon and filed as Survey No. 13290 in the Office of the County Surveyor; thence North 89° 56' East, 212.00 feet to a 5/8" rebar with plastic cap found set for an angle point on the Northerly boundary of said Parcel No. 3; thence along the Northerly boundary of said Parcel No. 3, South 64° 35' 02" East, 259.076 feet to a 5/8" rebar with plastic cap found set for a corner of the Jane Drive right-of-way; thence South 56° 00' East, 55.00 feet to a 5/8" rebar with plastic cap found set an angle point on the Westerly boundary of said drive right-of-way; thence along the Northwesterly right-of-way line of Jane Drive, South 35° 01' 51" West, 58.333 feet to the Northeasterly corner of the Shirley Drive right-of-way; thence along the Shirley Drive right-of-way lines as follow: South 89° 56' West, 232.817 feet; thence 31.416 feet on the arc of a 20.00-foot radius curve right (the long chord bears North 45° 04' West, 28.284 feet); thence North 0° 04' West, 10.00 feet; thence South 89° 56' West, 30.00 feet; thence South 0° 04' East, 10.00 feet; thence 31.416 feet on the arc of a 20.00-foot radius curve right (the long chord bears South 44° 56' West, 28.284 feet); thence South 89° 56' West, 20.00 feet; thence South 0° 04' East, 30.00 feet to intersect the East-West centerline of said Section 10; thence along said section centerline, South 89° 56' West, 135.00 feet to THE INITIAL POINT OF BEGINNING.

G. D. Kaiser
SURVEYOR

*** DECLARATION ***

Know all men by these presents, that Fraser D. Mitchell and Shirley Mitchell, husband and wife, as tenants by the entirety are the owners of the real property represented on this partition plat and more particularly described in the surveyor's certificate, and have caused the same to be partitioned in to parcels as shown on the partition plat. We hereby dedicate to the City of Shady Cove the Sanitary Sewer Easement as shown hereon.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 29th DAY OF 1994.
Fraser D. Mitchell
SHIRLEY MITCHELL

Personally appeared the above named Fraser D. Mitchell and Shirley Mitchell, acknowledge the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 29th day of March, 1994.

We, Phillip Tallman and Kathleen A. Tallman, are the undersigned beneficiaries of a certain Trust Deed dated December 29, 1993 and recorded December 30, 1993 as Instrument No. 93-45472 Official Records of Jackson County, Oregon affecting the land described herein hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the City of Shady Cove for Sewer Easement.

Signed this 29 day of March, 1994.

Phillip Tallman
PHILLIP TALLMAN

Kathleen A. Tallman
KATHLEEN A. TALLMAN

Before me:

*** APPROVALS ***

I certify that pursuant to authority granted to us, by the City of Shady Cove Planning Commission in open meeting on 13 April, 1994 the above plat is hereby approved by the City of Shady Cove Planning Commission. Dated this 13th day of April, 1994. (City File No. MP 93-05).

Attest: [Signature]
SECRETARY

EXAMINED AND APPROVED THIS 15th DAY OF April, 1994.

Vicky Thomas
COUNTY SURVEYOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of April 15, 1994.

[Signature]
ASSESSOR

April 15, 1994
DATE

Kathleen Serwatius
TAX COLLECTOR

April 15, 1994
DATE

T.L.No. 341WIOBC-1305

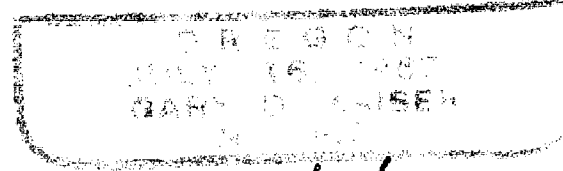
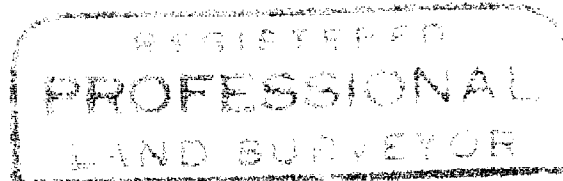
PARTITION PLAT NO. P-40-1994

Located in the NW1/4 of Section 10, T.34S., R.1W., W.M., City of Shady Cove, Jackson County, Oregon

March 21, 1994

Survey for
F.D. Mitchell
P.O. Box 871
Shady Cove, Oregon
97539

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



I HEREBY CERTIFY THAT THIS IS A
PHOTOCOPY OF THE ORIGINAL PLAT
G. D. K.
SURVEYOR

Basis of Bearings
Filed Survey No. 13290

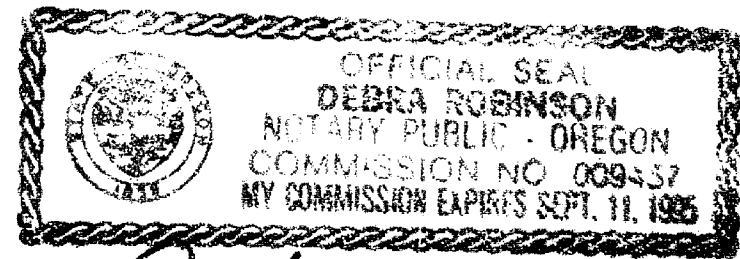
Curve Data Chart

Δ	E	L	LC
① 28° 38' 52"	20.00'	10.00'	N75° 36' 34" E., 9.896'
② 61° 21' 08"	20.00'	21.416'	N30° 36' 34" E., 20.407'
③ 90° 00' 00"	20.00'	31.416'	N45° 04' W., 28.284'
④ 90° 00' 00"	20.00'	31.416'	S44° 56' W., 28.284'

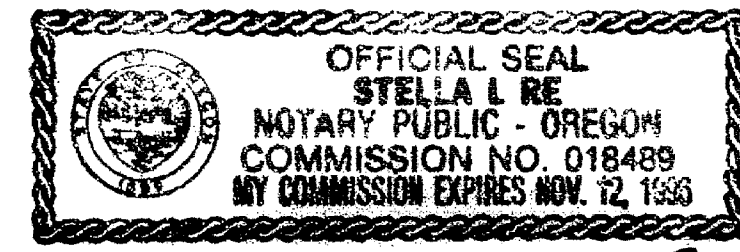
Legend

- 5/8" Rebar with plastic cap (S.N. 13290)
 - ✕ Set 5/8" x 30" Rebar with plastic cap marked "KAISER RLS 003"
 - Set 5/8" x 24" Rebar with plastic cap marked "KAISER RLS 003"
- SN = Filed Survey Number (County Surveyors Office)

- Easements shown on current title report which do not affect this property.
- 30-foot wide road access - Inst. Nos. 75-14165 D.R., 84-17286 O.R. and 88-15748 O.R.
 - Power Line Easements - Inst. Nos. 91-87468 O.R. and 92-26887 O.R.
 - Water System Maintenance Agreement - Inst. No. 91-86299 O.R.

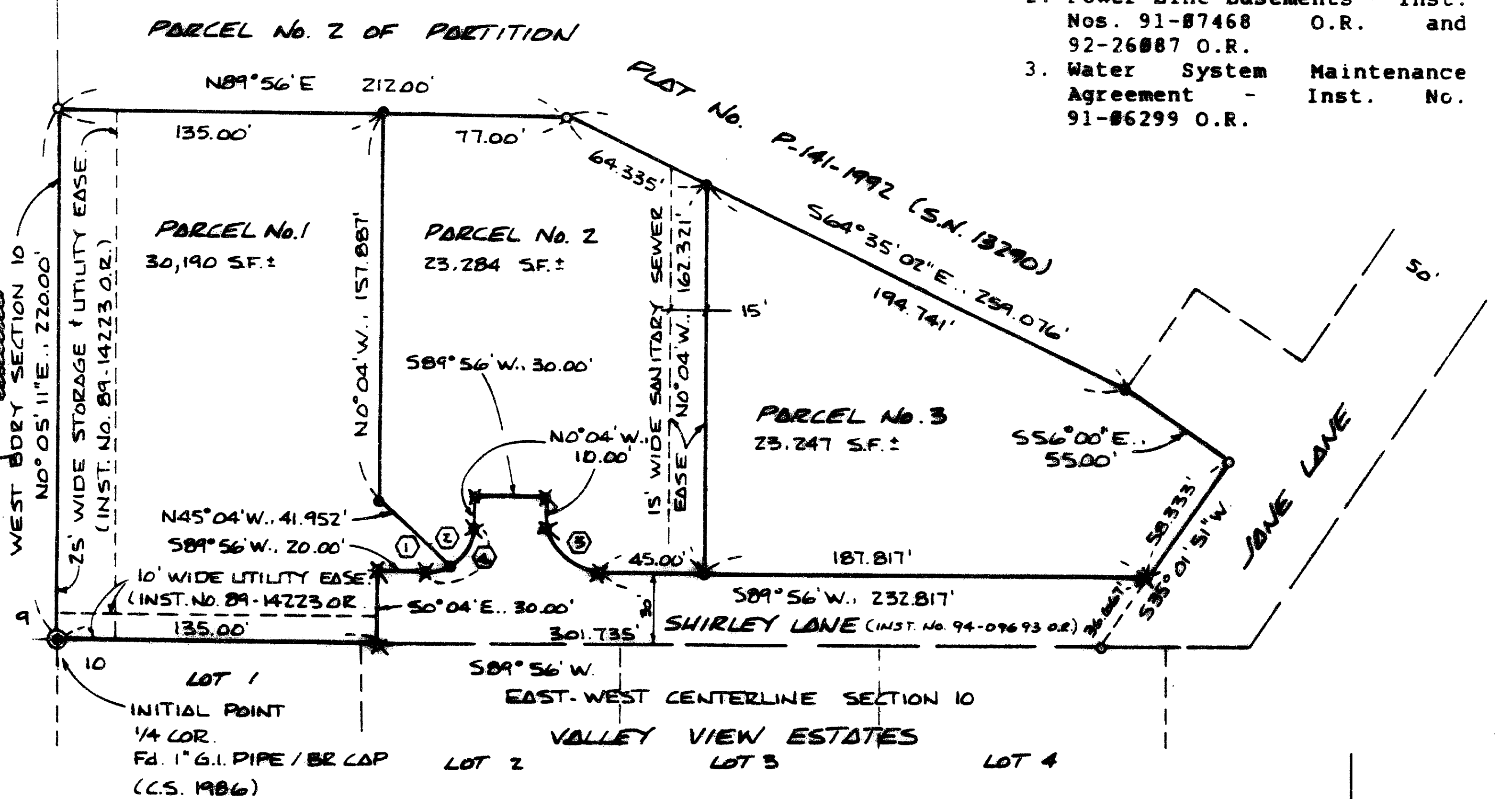


[Signature]
DEBRA ROBINSON



[Signature]
STELLA L. WE

** RECEIVED **
Date 4-15-94 By [Signature]
This survey consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR



*** RECORDERS CERTIFICATE ***

Filed for record this 15 day of April, 1994, at 2:47 O'Clock P.M. and Recorded as Partition Plat No. P-40-1994 of the Records of Jackson County, Oregon. Index Volume 5 Page 40

By: Kathleen S. Beckett
COUNTY CLERK

[Signature]
DEPUTY

County Surveyor File No. 13966

*** WATER RIGHTS STATEMENT ***

There are no private water rights on this property.

SCALE: 1"=60'

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
Fax (503) 878-3995

SURVEY NO. 13966

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

SURVEY FOR: FRASER D. MITCHELL
P.O. BOX 871
SHADY COVE, OR 97539

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

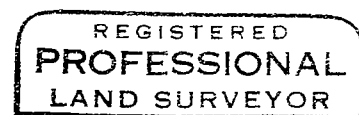
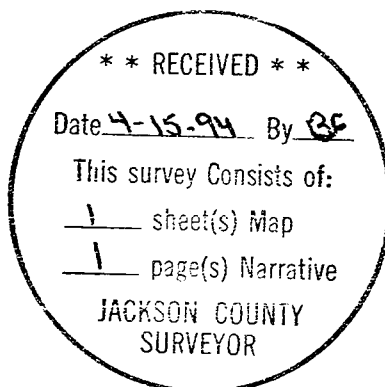
LOCATION: NW ¼ of Section 10, T. 34 S.,
R. 1 W., W.M., City of Shady Cove,
Jackson County, Oregon

BASIS OF BEARINGS: Filed Survey No. 13290

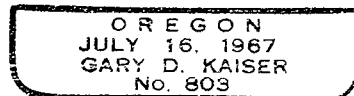
DATE: March 21, 1994

PURPOSE: Partition Survey of Parcel No. 3 of
Partition Plat No. P-141-1992, Filed
Survey No. 13290

PROCEDURE: Utilizing existing corner monuments
for said Parcel No. 3 for control, the new parcel boundaries
and the Shirley Lane right-of-way was monumented as shown on
the annexed map.



J. D. K.



EXA 6-30-95