

PARTITION PLAT No. P-42-1994

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

JIM AND EILEEN SOWELL

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 Southeast Corner of Parcel 3 of Partition Plat Number P-140-1991 of the Records of Jackson County, Oregon, also being the Northeast Corner of Shady Meadows Tract, Unit 4, located in the Southwest Quarter of Section 10, Township 34 South, Range 1 West of the Willamette Meridian, in the City of Shady Cove, Jackson County, Oregon; thence North 89°18'11" West along the South line of said Parcel and a projection thereof, 209.15 feet to a 5/8 inch iron pin being the INITIAL POINT of this Partition; thence Continuing North 89°18'11" West along said South line 120.76 feet to a 5/8 inch iron pin; thence North 0°08'14" West, 160.37 feet; thence East, 15.00 feet to a 5/8 inch iron pin being the Northwest corner of the Southerly portion of said Parcel 3 lying South of Sowell Drive as dedicated on said Partition Plat; thence North 84°24'26" East along the North line of the Southerly portion of said Lot 3, 129.31 feet to a 5/8 inch iron pin; thence along the arc of a curve to the right having a radius of 130.00 feet, a central angle of 4°08'03", a length of 9.38 feet and a long cord bearing and distance of North 86°28'29" East, 9.38 feet to a 5/8 inch iron pin; thence North 89°32'29" East, 178.15 feet to a 5/8 inch iron pin; thence along the arc of a curve to the right having a radius of 130.00 feet, a central angle of 2°07'29", a length of 4.82 feet and a long cord bearing and distance of North 89°36'14" East, 4.82 feet to a 5/8 inch iron pin; thence South 89°20'02" East, 9.06 feet to a 5/8 inch iron pin being the Northeast corner of the Southerly portion of said Lot 3; thence South 4°38'01" West along the East line of the Southerly portion of said Lot 3, 182.63 feet to the POINT OF COMMENCEMENT; thence North 89°18'11" West, 209.15 feet to the INITIAL POINT.

TOGETHER WITH the following:
BEGINNING at a 5/8 inch iron pin being the most Northerly corner of Parcel 3 of Partition Plat Number P-140-1991 of the Records of Jackson County, located in the Southwest Quarter of Section 10, Township 34 South, Range 1 West of the Willamette Meridian, in the City of Shady Cove, Jackson County, Oregon; thence along the arc of a curve to the left having a radius of 125.00 feet, a central angle of 17°08'47", a length of 37.41 feet and a long cord bearing and distance of South 76°22'08" East, 37.27 feet; thence South 4°38'02" West, 313.19 feet to a point of the North right of way line of Sowell Drive as Dedicated on said Partition Plat; thence North 89°20'02" West along said right of way, 5.42 feet to a 5/8 inch iron pin; thence along the arc of a curve having a radius of 170.00 feet, a central angle of 2°07'29", a length of 6.30 feet and a long cord bearing and distance of South 89°36'14" East, 6.30 feet to a 5/8 inch iron pin; thence South 88°32'29" West, 106.16 feet to a 5/8 inch iron pin; thence North leaving said right of way line, 241.78 feet to a 5/8 inch iron pin; thence North 52°34'01" East, 134.67 feet to the POINT OF BEGINNING.

Herbert A. Farber
Herbert A. Farber, PLS 2188

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
HERBERT A. FARBER
2060

** RECEIVED **
Date 4-22-94 By [Signature]
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

34-1W10C AT1817

DECLARATION:

Know all men by these presents that James S. Sowell SR. and Eileen J. Sowell as tenants by the entirety an estate in fee simple, 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 the parcels shown hereon, and hereby dedicate to the public for public use the easements shown hereon.

James S. Sowell SR. *Eileen J. Sowell*
James S. Sowell SR. Eileen J. Sowell

State of Oregon }
County of Jackson } SS

Personally appeared the above named James S. Sowell SR. and Eileen J. Sowell and acknowledged the foregoing instrument to be their voluntary act and deed before me this 22 day of February, 1994.

Notary Public for the State of Oregon, My commission expires 4-21-96

OFFICIAL SEAL
SUSAN MORGAN FARBER
NOTARY PUBLIC - OREGON
COMMISSION NO. 214803
MY COMMISSION EXPIRES APRIL 21 1996

WATER RIGHT STATEMENT:

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY

RELEASE:

I, Thomas W. Henderson, trustee of Thomas W. Henderson Trust, as beneficiary of that Trust Deed dated November 19, 1991, recorded November 21, 1991, as Instrument Number 91-28597, Official Records of Jackson County, Oregon, affecting the land described hereon, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public use.

Signed this 10th day of MARCH, 1994.

Thomas W. Henderson Trustee
Thomas W. Henderson, trustee

The foregoing instrument was acknowledged before me: D.W. LLOYD

D.W. Lloyd
Notary Public, State of Oregon

OFFICIAL SEAL
D. W. LLOYD
NOTARY PUBLIC - OREGON
COMMISSION NO. 010809
MY COMMISSION EXPIRES NOV 16 1995

OFFICIAL SEAL
D. W. LLOYD
NOTARY PUBLIC - OREGON
COMMISSION NO. 010809
MY COMMISSION EXPIRES NOV 16 1995

SHEET 1 OF 2

RELEASE:

We, Wayne R. Nelson and Marilyn J. Nelson, trustees, under the Nelson Loving Trust dated April 17, 1990, as beneficiary of the Trust Deed dated September 1, 1993, recorded October 19, 1993, as Document No. 93-35189, Official Records of Jackson County, Oregon, affecting the land described hereon, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public use.

Signed this 1st day of MARCH, 1994.

Wayne R. Nelson *Marilyn J. Nelson*
Wayne R. Nelson, trustee Marilyn J. Nelson, trustee

The foregoing instrument was acknowledged before me: D.W. LLOYD

OFFICIAL SEAL
D. W. LLOYD
NOTARY PUBLIC - OREGON
COMMISSION NO. 010809
MY COMMISSION EXPIRES NOV 16 1995

D.W. Lloyd
Notary Public, State of Oregon

OFFICIAL SEAL
D. W. LLOYD
NOTARY PUBLIC - OREGON
COMMISSION NO. 010809
MY COMMISSION EXPIRES NOV 16 1995

APPROVALS:

Examined and approved by the City of Shady Cove Planning Commission on

August 20, 1993.
[Signature]
Planning Commission Secretary Date: April 18, 1994

Examined and approved by the Jackson County Surveyor this 7th day of

January, 1994. *Valerie Thomas*
County Surveyor

RECORDER:

Filed for record this 22 day of April, 1994 at 4:15 o'clock

P.M. and recorded as Partition Plat No. P-42-1994 of the Official Records of Jackson County, Oregon. Index Volume 5, Page 42
Kathleen S. Beckett *Glenda E. Beckett*
County Clerk Deputy

County Surveyor's File No. 13975

All taxes, fees, assessments or other charges as required by ORS 92.095 have been paid.

Ron Ludwig Deputy 4-22-94
Assessor Date

James Dougherty 4-22-94
Tax Collector Date

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

SURVEYED BY: FARBER SURVEYING P.O. BOX 5296 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: 27 OCT 1993	ROTATION: 0° ORIGIN: 3600.000 N 5800.000 E JOB No.: 0122-89

Survey No. **13975**

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

Survey for: Jim and Eileen Sowell
P.O. Box 574
Shady Cove, Oregon 97539

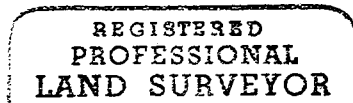
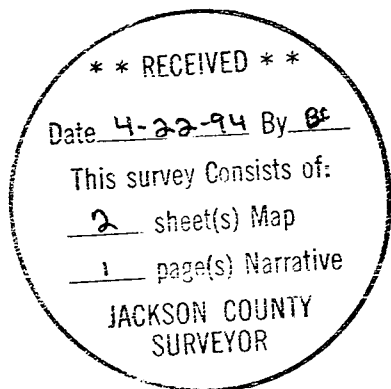
Location: Located in the Southwest Quarter of Section
10, Township 34 South, Range 1 West of the
Willamette Meridian, City of Shady Cove,
Jackson County, Oregon

Purpose: To survey and monument the minor partition as
approved by the City of Shady Cove Planning
Commission

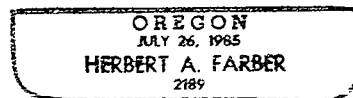
Procedure: Utilizing control established in previous
surveys I monument the approved partition as
shown on the accompanying plat.

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

Date: October 27, 1993



Herbert A. Farber



Expires 12/31/93

PARTITION PLAT No. P-42-1994

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

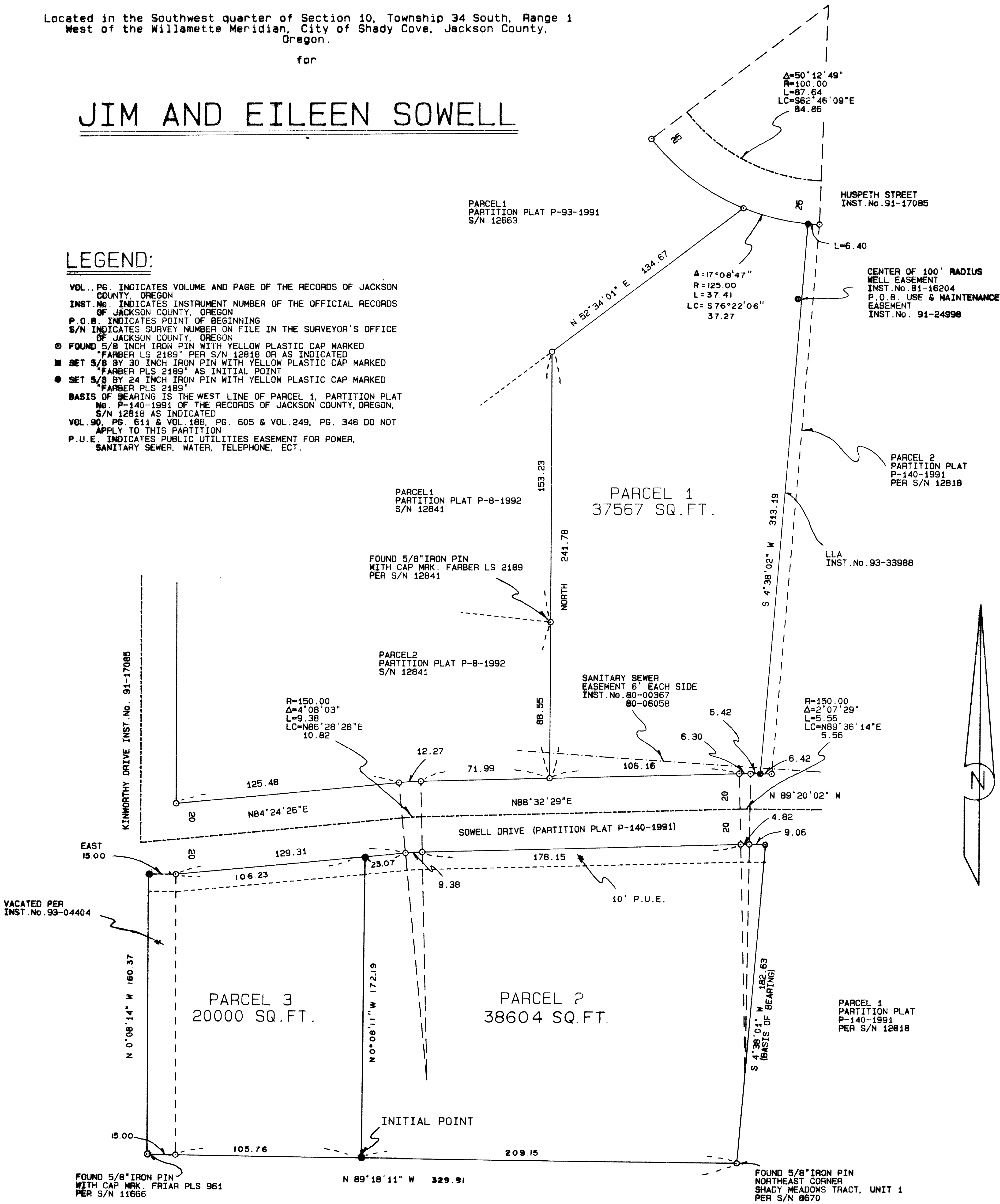
JIM AND EILEEN SOWELL

PARCEL 1
PARTITION PLAT P-93-1991
S/N 12663

HUSPETH STREET
INST. No. 91-17085

LEGEND:

- VOL., PG. INDICATES VOLUME AND PAGE OF THE RECORDS OF JACKSON COUNTY, OREGON
- INST. No. INDICATES INSTRUMENT NUMBER OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- P.O.B. INDICATES POINT OF BEGINNING
- S/N INDICATES SURVEY NUMBER ON FILE IN THE SURVEYOR'S OFFICE OF JACKSON COUNTY, OREGON
- FOUND 5/8 INCH IRON PIN WITH YELLOW PLASTIC CAP MARKED "FARBER LS 2189" PER S/N 12818 OR AS INDICATED
- SET 5/8 BY 30 INCH IRON PIN WITH YELLOW PLASTIC CAP MARKED "FARBER PLS 2189" AS INITIAL POINT
- SET 5/8 BY 24 INCH IRON PIN WITH YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- BASIS OF BEARING IS THE WEST LINE OF PARCEL 1, PARTITION PLAT No. P-140-1991 OF THE RECORDS OF JACKSON COUNTY, OREGON, S/N 12818 AS INDICATED
- VOL. 90, PG. 611 & VOL. 188, PG. 605 & VOL. 249, PG. 348 DO NOT APPLY TO THIS PARTITION
- P.U.E. INDICATES PUBLIC UTILITIES EASEMENT FOR POWER, SANITARY SEWER, WATER, TELEPHONE, ECT.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herbert A. Farber
HERBERT A. FARBER
1965

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 MEDFORD, OREGON 97504 PHONE: (503) 776-0846
COMPUTED BY: HAF SCALE: 1 inch : 40 feet DATE: 27 OCT 1993	ROTATION: 90° ORIGIN: 3530.000 N 6500.000 E JOB No.: 0122-89