

Partition Plat No. P-45-1994

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.

BILL 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 SOUTH LINE OF PARCEL No. 2 OF PARTITION PLAT No. P-113-1993 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 WITH YELLOW PLASTIC CAP MARKED "FARBER PLS 2189" PER S/N 13787
- SET 5/8 BY 30 INCH IRON PIN WITH YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- NOTE: THE FOLLOWING EASEMENTS DONOT APPLY TO THIS PARTITION
 - VOL. 90, PG. 611
 - VOL. 108, PG. 605
 - VOL. 249, PG. 348
 - INST. No. 81-16204
 - INST. No. 90-15852

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:

Parcel 2 of Partition Plat P-113-1993 of the Records of Jackson County, Oregon more particularly described as follows:

Beginning at a 5/8 inch iron pin being the Northwest corner of Parcel 2 of Partition Plat No. P-113-1993 of the Records of Jackson County, Oregon, 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, also being the INITIAL POINT of this partition; thence South 89°20'01" East, along the North line of said parcel, 188.59 feet to a 5/8 inch iron pin, being the Northeast corner of said Parcel; thence South, along the East line of said Parcel, 144.03 feet to a 5/8 inch iron pin, being the Southeast corner of said Parcel on the Northerly right of way of Sowell Drive as dedicated on Partition Plat P-140-1991 of the Records of Jackson County, Oregon; thence North 89°20'02" West, along said right of way, 200.25 feet to a 5/8 inch iron pin, being the Southwest corner of said Parcel, thence North 4°38'02" East, along the West line of said Parcel, 144.36 feet to the INITIAL POINT.

Herbert A. Farber

Herbert A. Farber, PLS 2189

PARTITION CONSENT AFFIDAVIT:

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

Instrument No. 94-15986, Official Records of Jackson County, Oregon

APPROVAL:

Examined and approved by the City of Shady Cove Planning Commission on March 23, 1994.

Donna E. O'Connor April 26, 1994
Planning Commission Secretary Date:

Examined and approved by the Jackson County Surveyor this 22nd day of April, 1994.

Walter Thomas
County Surveyor

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

Ron Ludwig Deputy Assessor 4-27-94
Date

Stephen J. Serattis Tax Collector 4-27-94
Date

RECORDER:

Filed for record this 27 day of April, 1994 at 10:03 A.M. and recorded as Partition Plat No. P-45-1994 of the

Official Records of Jackson County, Oregon. Index Volume 5, Page 45
Kathleen S. Beckett *Shonda E. Bartlett*
County Clerk Deputy

County Surveyor's File No. 13982

DECLARATION:

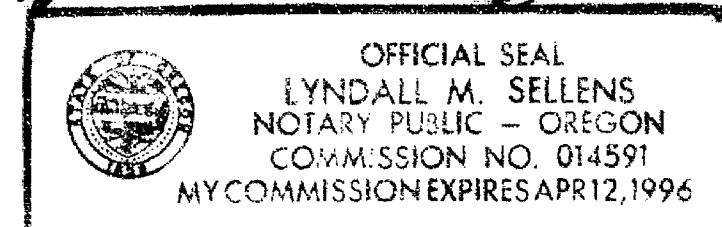
KNOW ALL MEN BY THESE PRESENTS, that Willard J. Deakins, an estate in fee simple of the lands hereon described, and that we have partitioned the same into parcels as shown hereon and size of the parcels and the lengths of all lines are plainly set forth, and that this plat is a correct representation 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 *Sydney M. Selby* commission expires 4-12-96

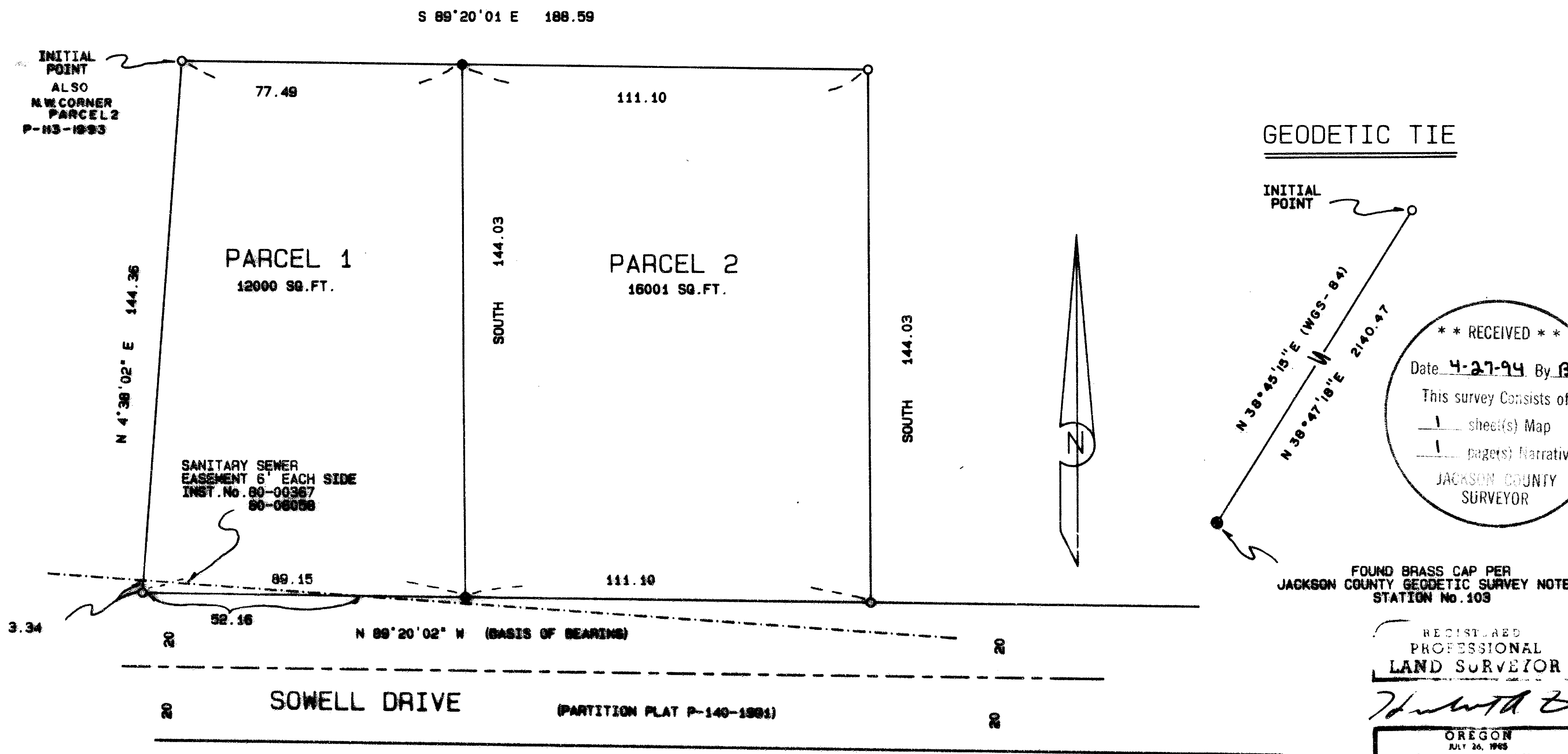


WATER RIGHTS STATEMENT:

There are no water rights appurtenant to this property

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

Herbert A. Farber



**** RECEIVED ****
Date: 4-27-94 By: *RF*
This survey consists of:
- 1 sheet(s) Map
- 1 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Herbert A. Farber

OREGON
JULY 26, 1983
HERBERT A. FARBER
2009
Expires 12/31/09

SURVEYED BY: FARBER SURVEYING P.O. BOX 5288 CENTRAL POINT, OREGON 97502		OFFICE: 908 EAST JACKSON ST. MEDFORD, OREGON 97504 PHONE: (503) 776-0848
COMPUTED BY: HAF SCALE: 1 inch = 30 feet DATE: 4 APR 1994	ROTATION: 0° ORIGIN: 3820.000 N 6280.000 E JOB No.: 0122-88	

13982

Survey No. _____

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

Survey for: Bill Deakins
P.O.Box 5537
Grants Pass, Oregon

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

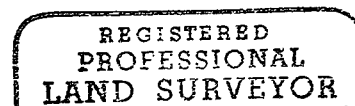
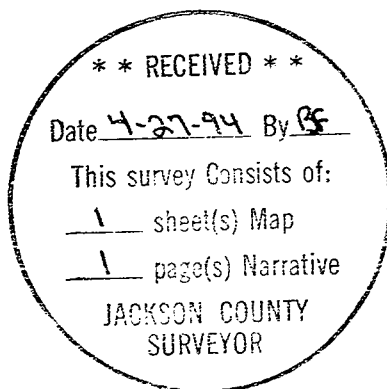
Purpose: To survey and monument the partition as
approved by the City of Shady Cove Planning
Department.

Procedure: Utilizing control established in the
performance of Partition Plat P-113-1993, I
monument the partition lines as shown on the
accompanying plat.

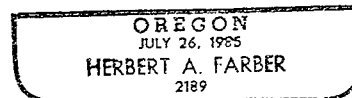
Surveyed by: Farber & Sons, Inc.
Farber Surveying
908 East Jackson Street
Medford, Oregon 97504

Date: April 4, 1994

faf



Herbert A. Farber



Expires 12/31/95

PARTITION PLAT NO. P-46-1994

LOCATED IN
NW 1/4 OF THE SW 1/4 OF SECTION 13, T.37S., R.2W., W.M.
CITY OF MEDFORD, JACKSON COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, Richard G. Templin, a duly registered surveyor of the State of Oregon, depose and say that this map correctly represents a survey made by me and complies with regulations for Minor Land Partitions. 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 13 and 14, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon: thence South 89°58'53" East, along the East-West centerline of said Section 13, 379.79 feet to a 5/8" iron rod on the Westerly right of way line of Howard Avenue: thence South 00°01'44" West, along said Westerly line, 40.00 feet to a 5/8" iron rod, being the INITIAL POINT OF BEGINNING: thence continue South 00°01'44" West, along said Westerly line, 95.03 feet to a 1/2" iron pipe: thence North 89°58'53" West, 196.41 feet to a 5/8" iron rod (said point being also the Southeast corner of Lot I, "BAYBERRY VILLAGE SUBDIVISION", recorded in Volume 19, Page 9 of the Subdivision Records of Jackson County, Oregon: thence North 00°03'02" West, 95.03 feet to a 5/8" iron rod at the Northeast corner of said Lot I: thence South 89°58'53" East, along the South right of way line of Bayberry Drive, 196.55 feet to the initial point of beginning.

Richard G. Templin
Richard G. Templin L.S. 2359

DECLARATION

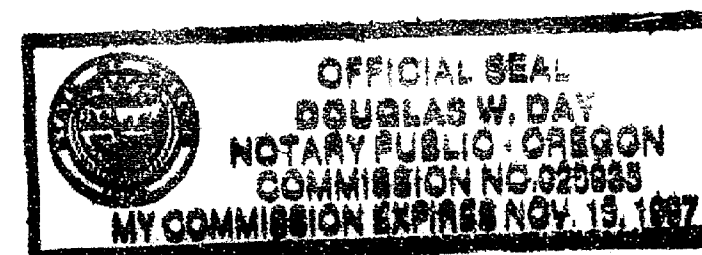
KNOW ALL MEN BY THESE PRESENTS, that we, Burle C. Welburn and Jim D. Saljer, are the owners in fee simple of the land shown hereon and that we have caused the same to be divided into parcels as shown hereon. We hereby dedicate and convey to the public, for public use, the 2.00, 5.00 and 10.00 foot wide public utility easement, and the area shown in hatched, for right of way purposes.

Burle C. Welburn Jim D. Saljer
Burle C. Welburn Jim D. Saljer

STATE OF Oregon
COUNTY OF Jackson)
SS.

This certifies that on this 6th day of April, 1994, before me a Notary Public, personally appeared Burle C. Welburn and Jim D. Saljer and acknowledged the foregoing instrument to be of their voluntary act and deed.

Before me: Douglas W. Day



RECORDER'S CERTIFICATE

Filed for Record this 27 day of April, 1994, at 4:38 O'Clock, P M. and Recorded as Partition Plat No. P-46-1994 of the Records of Jackson County, Oregon.

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Kathleen S. Beckett Glenda E. Bartlett
County Clerk Deputy

County Surveyor's File number 13983

WATER RIGHTS STATEMENT

Water rights are not appurtenant to the parcels as shown.

APPROVALS

I certify that pursuant to authority granted in Ordinance No. 5785 that this plat is hereby approved.

James M. Eumel 4/26/94
Planning Director Date

Examined and approved this 13 day of APRIL, 1994.

Paul Lewis
City Surveyor

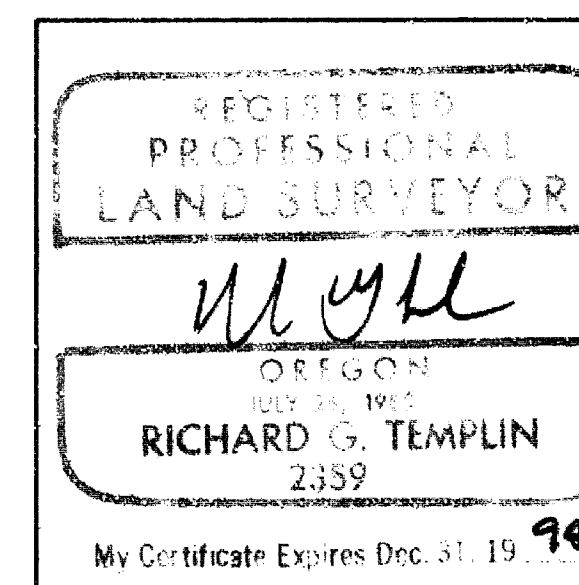
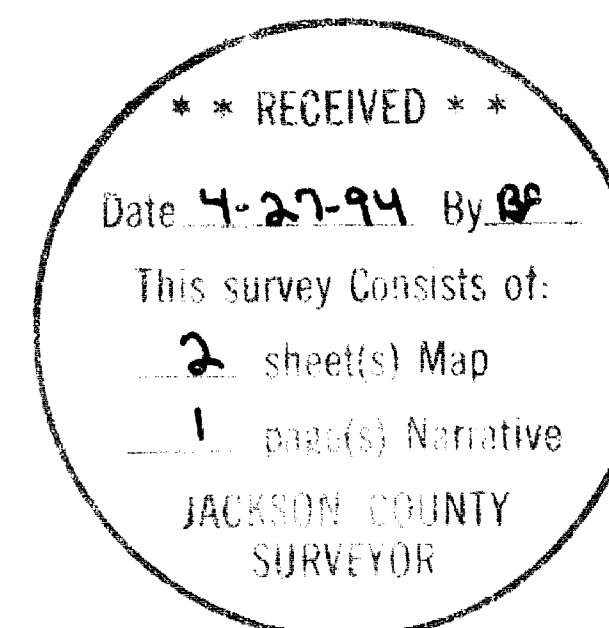
All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid, as of 4-27-94

[Signature] 4-27-94
Assessor Date

[Signature] 4-27-94
Tax Collector Date

I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

Richard G. Templin
RICHARD G. TEMPLIN L.S. 2359



RICHARD TEMPLIN LAND SURVEYING
100 POORMAN CREEK RD. 897-2032 / 474-7720 JACKSONVILLE, OREGON

MINOR LAND PARTITION
LOCATED IN
NW1/4 OF THE SW1/4 OF SECTION 13, T.37S., R.2W., W.M.
CITY OF MEDFORD, JACKSON COUNTY, OREGON

SURVEYED FOR: Mr. Jim Saljer
P.O. Box 2720
White City, Or. 97503
DATE: March 15, 1994