

PARTITION PLAT No. P-21-1995

Located in the SW1/4 of Section 15, T.34S., R.1W., W.M., City of Shady Cove, Jackson County, Oregon

January 9, 1995

Survey for
Dion Miller
1151 Old Ferry Road
Shady Cove, Oregon
97539

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

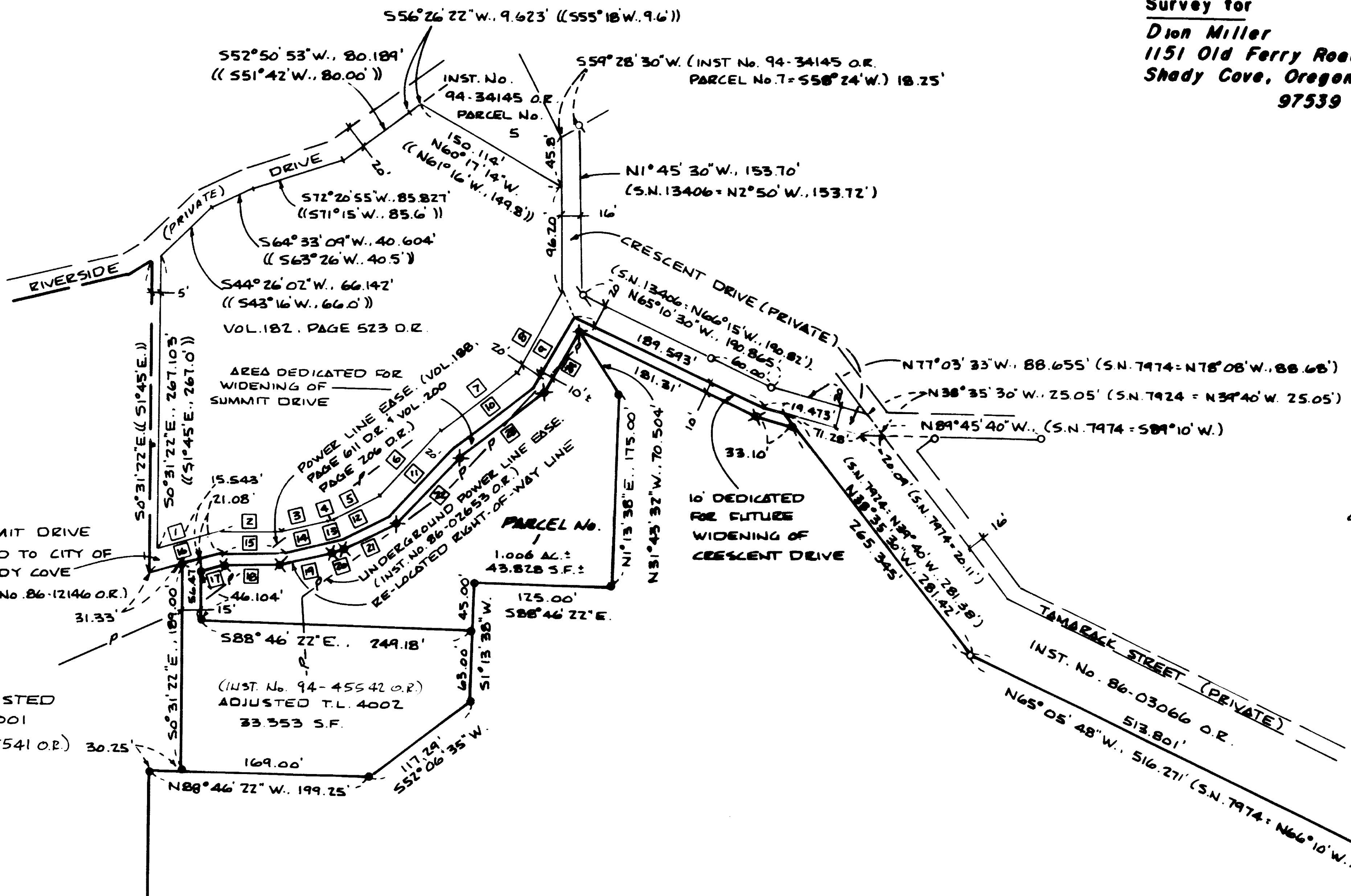
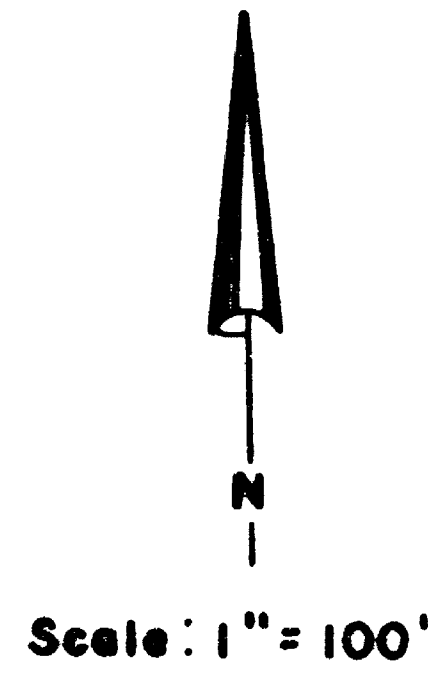
Legend

- Fd. 5/8" Rebar (S.N. 7974)
- ⊗ Fd. 5/8" Rebar with plastic cap (S.N. 13621)
- ⊗ Fd. 5/8" Rebar (S.N. 7850)
- Set 5/8" x 24" Rebar with plastic cap marked "KAISER RLS 803"
- ⊗ Set 5/8" x 30" Rebar with plastic cap marked "KAISER RLS 803"

S.N. = Filed Survey Number
(County Surveyors Office)
N = Vol. 182, Page 523 D.R.

Basis of Bearings

"NS-3" 1988 OSND to "NS-4"
1988 OSND with grid bearings
decreased in Azimuth $\phi = 1^{\circ}35'00''$



- 1 N74°17'25" E.. 59.840' ((N73°14'E.. 60.00'))
- 2 N88°29'42" E.. 52.859' ((N87°24'E.. 53.00'))
- 3 N76°32'47" E.. 44.600' ((N75°29'E.. 44.80'))
- 4 N79°40'17" E.. 7.779' ((N78°36'E.. 7.80'))
- 5 N63°18'42" E.. 43.788' ((N62°17'E.. 43.90'))
- 6 N41°41'40" E.. 80.932' ((N40°43'E.. 81.10'))
- 7 N51°24'57" E.. 92.783' ((N50°25'E.. 93.00'))
- 8 N28°50'13" E.. 84.062' ((N27°53'E.. 84.20'))
- 9 S28°50'13" W.. 73.97'
- 10 S51°24'57" W.. 95.076'
- 11 S41°41'40" W.. 83.049'
- 12 S63°18'42" W.. 50.483'
- 13 S79°40'17" W.. 10.106'
- 14 S76°32'47" W.. 46.230'
- 15 S88°29'42" W.. 52.451'
- 16 S74°17'25" W.. 67.957'
- 17 S74°17'25" W.. 22.553'
- 18 S88°29'42" W.. 52.451'
- 19 S76°32'47" W.. 47.005'
- 20 S79°40'17" W.. 11.271'
- 21 S63°18'42" W.. 53.830'
- 22 S41°41'40" W.. 84.108'
- 23 S51°24'57" W.. 96.222'
- 24 S28°50'13" W.. 66.641'

Curve Data Chart

Δ	R	L	LC
ⓐ	14°22'31"	270.00'	67.742'
ⓑ	16°11'22"	1230.00'	218.742'
ⓒ	6°02'09"	1270.00'	133.788'
ⓓ	51°40'16"	570.00'	514.044'
ⓔ	19°35'56"	370.00'	126.564'

PARCEL No. 2
19.418 AC.±

(PARCEL No. 1, PARCEL No. 2, 10' DEDICATION FOR FUTURE WIDENING OF CRESCENT DRIVE + 10' DEDICATION FOR WIDENING OF SUMMIT DRIVE COMBINED TO MAKE ADJUSTED TAX LOT No. 4000)
(INST. No. 94-45543 O.R.)

INITIAL POINT
"MS-4" 1988
OSND BEARS
N87°19'11"W..
1510.54'

T.L. Nos. 341W15CA - 4000, 4001 + 4002

REGISTERED
PROFESSIONAL
LAND SURVEYOR

G.O.K.

OREGON
JULY 16, 1987
BARY D. KAISER
NO. 803
EXP 6-30-95

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

Fd. 1 1/2" I.P.W.
NE CORNER
SHADY COVE SUBD.
(UNRECORDED)
SEE NARRATIVE
S.N. 7974

CTR 1/4 COR
50°02'30" W.. 1024.88'
(S.N. 7974 = 51°00' E.. 1024.61')

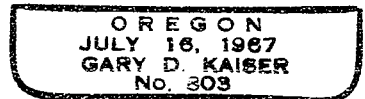
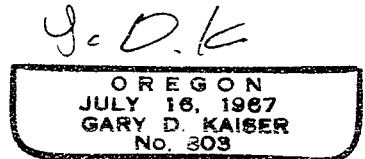
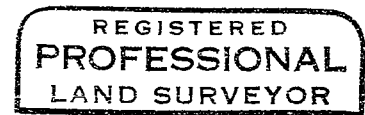
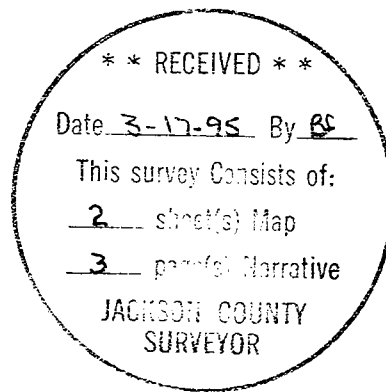
C.S. 1/16 COR
25.55'

1/4 COR
Fd. 1" G.I. PIPE /
BR. CAP
22 [COUNTY SURVEYOR]

14440

Monuments set on Filed Survey No. 6467 were disregarded as they were set monumenting a boundary proposed to be established by a recorded boundary line agreement which, in fact, was never recorded consequently the monuments mean nothing.

The adjusted tax lots and the new parcels were located per the property owners direction and the city approval.



Exp. 6-30-98

The crescent drive right-of-way lines were located from found monuments set on Filed Survey Nos. 7974 and 13621. The portion of Crescent Drive on which the subject property fronts is a private road described in Volume 173, Page 332 D.R. (width 16' by said deed). The plat of SHADY COVE SUBDIVISION, unrecorded, shows Crescent Drive to be 20' wide. The subject property is described as running along said subdivision so on this survey a 20' right-of-way width was held. Also, Filed Survey No. 7974 shows Crescent Drive to be 20' wide (Filed Survey No. 7974 being the survey of record accepted as determining control for the positioning of lots and street in said subdivision). A 10' wide strip was dedicated along the Southwesterly right-of-way line of Crescent Drive to be added to the existing 20' when Crescent is deeded to the City of Shady Cove.

It was necessary to locate the boundaries of the tract described in Vol. 182, Page 523 (part of Block 12 in Shady Cove Subdivision) in order to locate the Summit Drive right-of-way. Said drive being 20' wide as shown on the drawing of Shady Cove Subdivision and as conveyed to the City of Shady Cove by Inst. No. 86-12146 O.R., the Northwesterly right-of-way line being the Southeasterly boundary of said Block 12 and said tract described in Vol. 182, Page 523. The record boundaries of Vol. 182, Page 523 were computed by rotating the record bearings by 1° 04' 30" clockwise to agree with the rotation found between record bearings and measured bearings on Crescent Drive. Deed record distance along Crescent Drive were held to initiate the computations. After closing around said tract utilizing record distances and the rotated bearings the error of closure was adjusted out using the broken boundary method of adjustment. The Southeasterly right-of-way line of Summit Drive was re-located by a dedication of additional right-of-way.

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. 14440

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

SURVEY FOR: DION MILLER
1151 OLD FERRY ROAD
SHADY COVE, OR 97539

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

LOCATION: SW ¼ of Section 15, T. 34 S.,
R. 1 W., W.M., City of Shady Cove,
Jackson County, Oregon

BASIS OF BEARINGS: "MS-3" 1988 OSHD to "MS-4" 1988 OSHD
with grid bearings decreased in
azimuth by $\theta = 1^{\circ} 35' 00''$

DATE: January 9, 1995

PURPOSE: To monument the new boundaries
created by an approved property line
adjustment and to monument the
boundaries of Parcel No. 1 and
Parcel No. 2 of an approved minor
land partition. Also to described
Adjusted Tax Lot Nos. 34 1W 15 CA-
4000, 4001 and 4002.

PROCEDURE: Initiated a traverse at "MS-4" and
and ran a closed traverse around the subject property
locating the center of the Indian Creek (County) Road
pavement, monuments indicated as found, existing well, power
lines, residence on T.L. 4002 and other existing improvements
as need to prepare a tentative partition and property line
adjustment map and to position the boundaries of Parcel No.
1, Parcel No. 2 and the adjusted boundaries between Tax Lot
Nos. 4000, 4001 and 4002.

County Public Works, having no official location for the
Indian Creek (County) Road right-of-way, directed us to use
the average center of the pavement for control and locate the
right-of-way line 30' therefrom.

The Southwesterly boundary of tract described in Inst.
No. 86-03066 O.R. was located from found monuments set on
Filed Survey No. 7974.

PARTITION PLAT No. P-21-1995

Located in the SW1/4 of Section 15, T.34S., R.1W., W.M., City of Shady Cove, Jackson County, Oregon

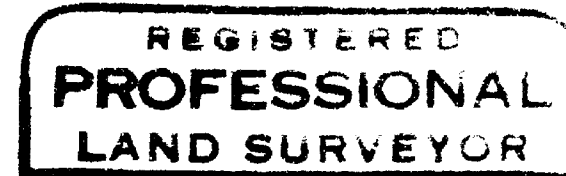
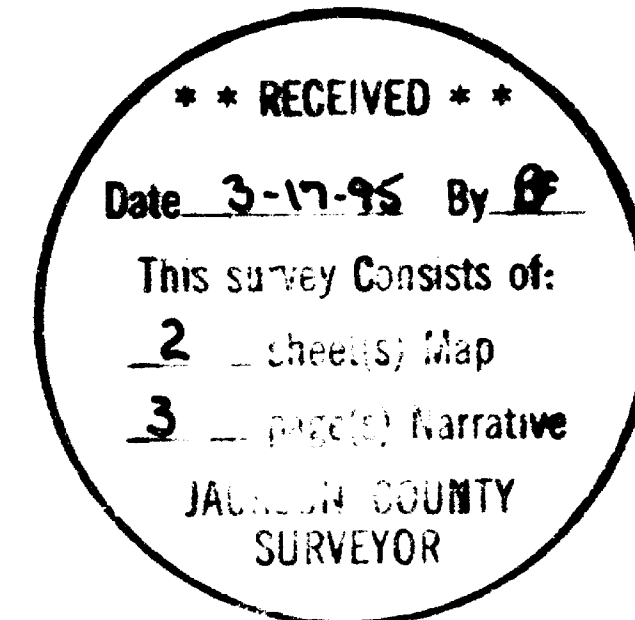
January 9, 1995

*** 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:

Commencing at a 5/8" rebar located at the center quarter corner to Section 15, Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence along the North-South centerline of said Section 15, South 0° 01' 59" East, 1007.25 feet to intersect the Southwesterly boundary of Parcel No. 1 as described in Instrument No. 86-03066 of the Official Records of said county, as said boundary was found to be monumented on Survey No. 7974 as filed in the Office of the County Surveyor for THE INITIAL POINT OF BEGINNING (a found 5/8" iron pin bears South 65° 05' 48" East, 2.47 feet); thence along said tract boundary, North 65° 05' 48" West (Record = North 66° 10' West), 513.801 feet to a 5/8" iron pin found set for an angle point; thence continue along said tract boundary, North 38° 35' 30" West, 281.42 feet (Record = North 39° 48' West, 281.38 feet) to intersect the Southwesterly right-of-way line of Crescent Drive; thence along said drive line, North 77° 03' 33" West (Record = North 78° 00' West), 19.473 feet to an angle point; thence continue along said drive line, North 65° 10' 30" West (Record = North 66° 15' West), 189.593 feet to intersect the Southeasterly right-of-way line of Summit Drive; thence along said Summit Drive line as follows: South 28° 50' 13" West (Record = South 27° 53' West), 73.97 feet; thence South 51° 24' 57" West (Record = South 50° 25' West), 95.876 feet; thence South 41° 41' 40" West (Record = South 40° 43' West), 83.849 feet; thence South 63° 18' 42" West (Record = South 62° 17' West), 58.483 feet; thence South 79° 48' 17" West (Record = South 78° 36' West), 18.186 feet; thence South 76° 32' 47" West (Record = South 75° 29' West), 46.23 feet; thence South 88° 29' 42" West (Record = South 87° 24' West), 52.457 feet; thence South 74° 17' 25" West (Record = South 73° 14' West), 21.88 feet; thence leaving said drive line, South 0° 31' 22" East, 56.47 feet; thence South 88° 46' 22" East, 249.18 feet; thence South 1° 13' 38" West, 63.88 feet; thence South 52° 06' 35" West, 117.29 feet; thence North 88° 46' 22" West, 199.25 feet; thence South 0° 31' 22" East, 475.295 feet to intersect the Northerly right-of-way line of Old Ferry (County) Road; thence along said road line as follows: 67.742 feet on the arc of a 270.88-foot radius curve left (the long bears South 69° 26' 18" East, 67.564 feet); thence South 76° 37' 26" East, 98.213 feet; thence 218.742 feet on the arc of a 1230.88-foot radius curve right (the long chord bears South 71° 31' 45" East, 218.454 feet); thence South 66° 26' 04" East, 46.247 feet; thence 133.788 feet on the arc of a 1278.88-foot radius curve left (the long chord bears South 69° 27' 09" East, 133.727 feet); thence South 72° 20' 13" East, 5.863 feet; thence 514.844 feet on the arc of a 578.88-foot radius curve left (the long chord bears North 81° 41' 39" East, 496.88 feet); thence North 55° 51' 31" East, 186.875 feet; thence 126.564 feet on the arc of a 370.88-foot radius curve left (the long chord bears North 46° 03' 33" East, 125.948 feet) to intersect the North-South centerline of said Section 15; thence along said section centerline, North 0° 01' 59" West, 339.69 feet to THE INITIAL POINT OF BEGINNING.

G.D.K. SURVEYOR



G.D.K. OREGON JULY 10, 1987 WARY OF FALSIFICATION EP 530-95

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

*** DECLARATION ***

Know all men by these presents, that Minerva B. Miller is the owner 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 parcels as shown on the partition plat and does hereby dedicate to the public for street purposes the area shown hereon as "area dedicated for widening of Summit Drive" and the area shown hereon as "18' dedicated for future widening of Crescent Drive".

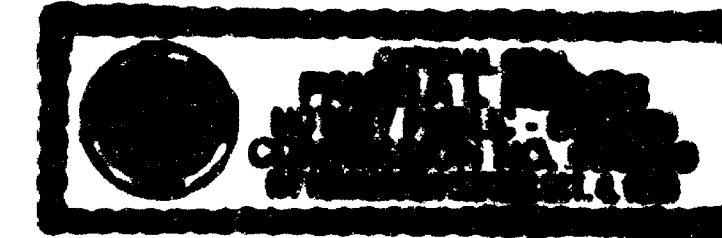
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 13th DAY OF March 1995.

MINERVA B. MILLER

STATE OF OREGON) ss COUNTY OF JACKSON)

Personally appeared the above named Minerva B. Miller, and acknowledge the foregoing instrument to be her voluntary act and deed.

Subscribed and sworn to before me this 13th day of March 1995.



Pamela R. Reeves NOTARY PUBLIC FOR THE STATE OF OREGON

*** APPROVALS ***

I certify that pursuant to authority granted to us by the City of Shady Cove Planning Commission in open meeting on Dec. 18, 1994 the above plat is hereby approved by the City of Shady Cove Planning Commission. Dated this 13th day of March, 1995. (File No. MP 94-15 and LLA 94-84)

Attest Patricia A. Dempster SECRETARY

Examined and approved this 15th day of March 1995.

Robert Roberts COUNTY SURVEYOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.895 have been paid as of 3-17-95.

Colleen Stanford ASSESSOR TAX COLLECTOR

3-17-95 DATE 3-17-95 DATE

*** RECORDING CERTIFICATE ***

Filed for record this 17 day of March 1995 at 3:42 O'Clock P.M. and Recorded as Partition Plat No. P-21-1995 of the Records of Jackson County, Oregon.

Index Volume 6 Page 21

By: Kathleen S. Buckett COUNTY CLERK Jeff A. Ranter DEPUTY

County Surveyor File No. 14490

*** WATER RIGHTS STATEMENT ***

There are no private water rights on the property.