

*** 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 map, the boundaries being described as follows:

Commencing at a 5/8" rebar found set for 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° 02' 03" East (Record = South 0° 01' East), 476.644 feet; thence North 89° 57' 57" East, 22.955 feet to a 5/8" x 3/8" rebar with plastic cap set on the Easterly right-of-way line of Old Ferry (County) Road for THE INITIAL POINT OF BEGINNING; thence South 89° 57' 57" West 22.955 feet to intersect said section centerline; thence along said section centerline, South 0° 02' 03" East, 28.88 feet to the Northwest corner of tract described in Instrument No. 81-03685 of the Official Records of said County; thence along the South boundary of said tract, North 89° 57' 57" East (Record = North 89° 59' 00" East), 22.887 feet to a found 5/8" rebar with plastic cap set on the Easterly right-of-way line of said road; thence continue North 89° 57' 57" East, 238.444 feet to a 5/8" rebar with plastic cap found set for the Northeast corner of said tract, thence North 0° 02' 03" West (Record = North 0° 01' West), 98.35 feet to a 5/8" rebar with plastic cap found set for the Southeast corner of tract described in Instrument 81-03633 of said Official Records; thence along the South boundary of said tract, South 89° 57' 57" West, 227.933 feet to a found 5/8" rebar with plastic cap set on the Easterly right-of-way line of said road; thence continue South 89° 57' 57" West, 25.398 feet to intersect the North-South centerline of said Section 15; thence along said section centerline, South 0° 02' 03" East, 78.35 feet; thence North 89° 57' 57" East, 22.955 feet to THE INITIAL POINT OF BEGINNING.

EXCEPTING THEREFROM that portion of the hereinbefore described tract lying within the right-of-way lines of Old Ferry Road.

G. D. K.

SURVEYOR

*** DECLARATION ***

Know all men by these presents, that Bette M. Gibson 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 City of Shady Cove the area shown hereon as "area being dedicated to the City of Shady Cove for Sanitary Sewer Easement".

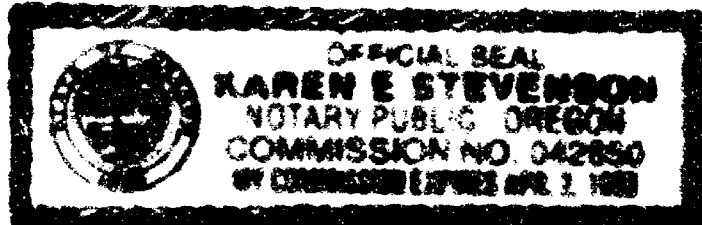
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 15th DAY OF May, 1995.

Bette M. Gibson
BETTE M. GIBSON

STATE OF OREGON)
) ss
COUNTY OF JACKSON)

Personally appeared the above named Bette M. Gibson, and acknowledge the foregoing instrument to be her voluntary act and deed.

Subscribed and sworn to before me this 15th day of May, 1995.



Karen E. Stevenson
NOTARY PUBLIC FOR THE STATE OF OREGON
Exp. date 4-2-99

*** APPROVALS ***

I certify that pursuant to authority granted to us by the City of Shady Cove Planning Commission in open meeting on March 22, 1995 the above plat is hereby approved by the City of Shady Cove Planning Commission. Dated this 15th day of May, 1995. (File No. MP 95-03)

Attest: Patricia A. Dempster
SECRETARY Recorder



Examined and approved this 17th of May, 1995.

County Surveyor File No. 14505

Gary D. Kaiser
COUNTY SURVEYOR

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

Kenell Gunn Deputy
ASSESSOR

MAY 17, 1995
DATE

Lynnda Leitch, Deputy
TAX COLLECTOR

May 17, 1995
DATE

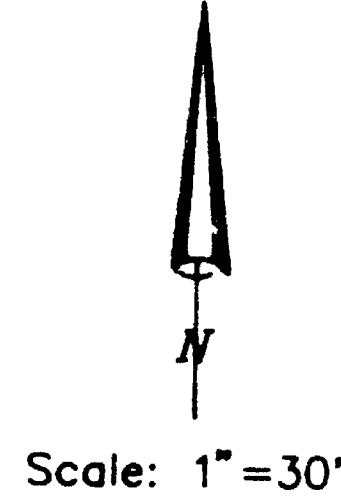
PARTITION PLAT No. P-30-1995

Located in the SE1/4 of Section 15, T.34S., R.1W., W.M.
City of Shady Cove, Jackson County, Oregon

April 21, 1995

Survey for
Bette Gibson
480 Old Ferry Road
Shady Cove, Oregon
97539

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



Scale: 1"=30'

Legend

FD. 5/8" REBAR/PLASTIC CAP
S.N. 13980

FD. 5/8" REBAR
S.N. 7868

REC. = INST. NOS. 81-03683 O.R.,
81-03684 O.R. AND
81-03685 O.R.

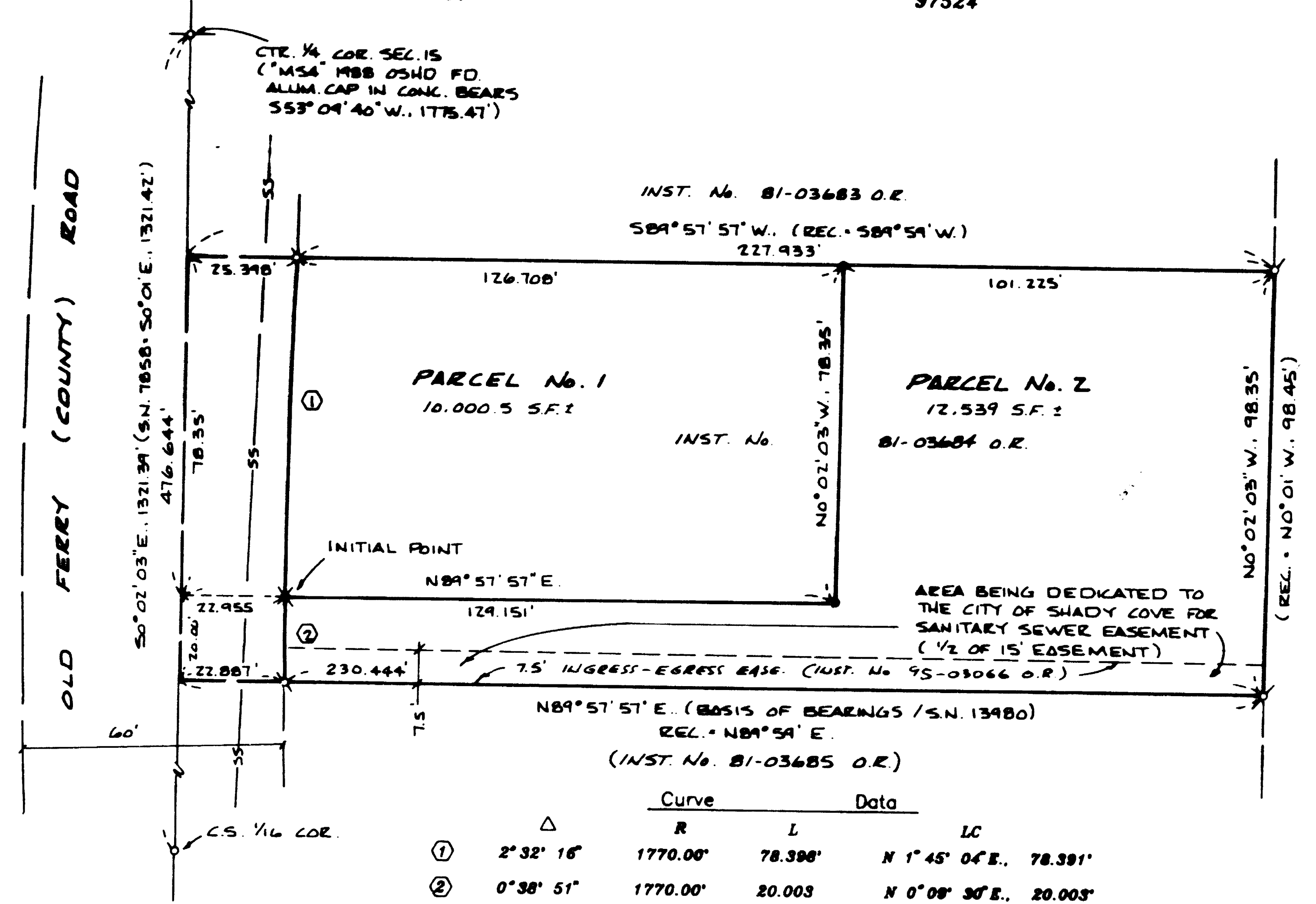
S.N. = FILED SURVEY NUMBER
COUNTY SURVEYORS OFFICE

SET 5/8" x 24" REBAR WITH
PLASTIC CAP MARKED
KAISER RLS 805

SET 5/8" x 30" REBAR WITH
PLASTIC CAP MARKED
KAISER RLS 805

SS = CITY SEWER MAIN

Note: Power Line Easements described in Vol. 389, Page 215 D.R. and Inst. No. 68-06897 O.R. do not affect this property. Existing power lines are located on the Westerly side of Old Ferry Road.



Curve	Date	R	L	LC
①	2°32'18"	1770.00'	78.398'	N 1°45'04"E, 78.391'
②	0°38'51"	1770.00'	20.003	N 0°08'30"E, 20.003'

*** RECORDERS CERTIFICATE ***

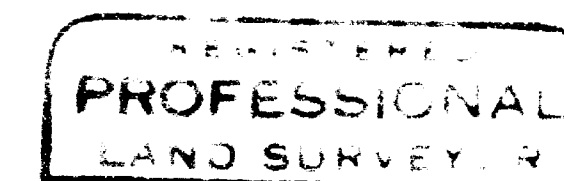
Filed for Record this 17 day of May, 1995 at 3:40 o'clock, P.M., and Recorded as Partition Plat No. P-30-1995 of the Records of Jackson County, Oregon. Index Volume 6 Page 30.

Kathleen S. Beckett
COUNTY CLERK

Cheryl Augeris
DEPUTY

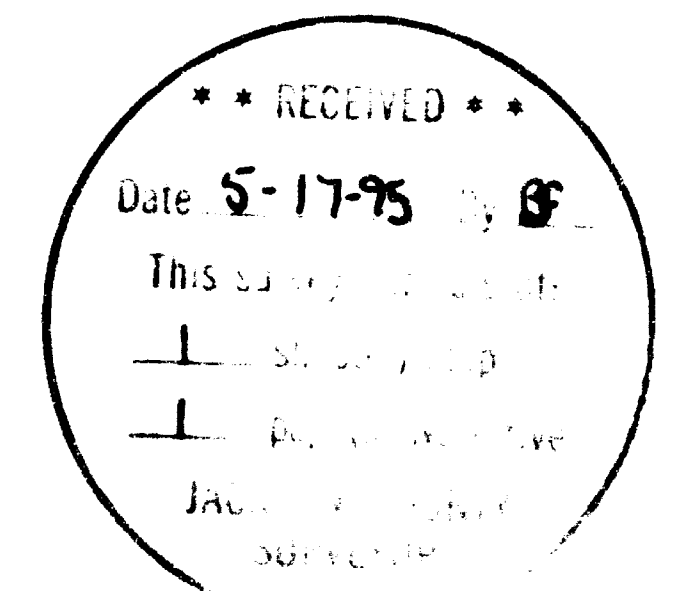
*** WATER RIGHTS STATEMENT ***

There are no private water rights on this property.



G. D. K.
GARY D. KAISER
PROFESSIONAL LAND SURVEYOR
Exp. 6-30-95

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



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. 14505

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

SURVEY FOR: BETTI GIBSON
480 OLD FERRY ROAD
SHADY COVE, OR 97539

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

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

BASIS OF BEARINGS: Filed survey 13980 (South boundary
Inst. No. 81-03684 O.R.)

DATE: April 21, 1995

PURPOSE: Partition Survey of tract described
in Instrument No. 81-03684 O.R..

PROCEDURE: Utilizing controls established on
Filed Survey Nos. 7858, 13556, 13737 and 13980 for control,
the desired parcels were surveyed as shown on the
accompanying map.

The Old Ferry Road right-of-way was located *per* Filed
Survey No. 13980.

The boundary between Parcel Nos. 1 and 2 was located as
directed by the client and according to the City Approval.

