

Partition Plat No. P-98-1995

PARTITION PLAT Located in the NE 1/4 of Section 21,
T.34S., R.1W., W.M., City of Shady Cove, Jackson County, Oregon

NOVEMBER 27, 1995

*** DECLARATION ***

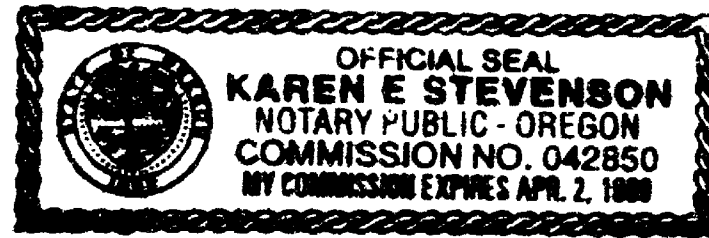
Know all men by these presents, that Phillip Tallman as to an undivided 1/4 interest and Harvey L. Grimes and Violet K. Grimes, husband and wife, as tenants by the entirety, as to an undivided 1/4 interest, are the owners of the real property represented on this partition plat and more particularly described in the surveyor's certificate, and have caused the same to be partitioned in to parcels as shown on the partition plat.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 35TH DAY OF 1995.

Phillip Tallman Harvey L. Grimes Violet K. Grimes
PHILLIP TALLMAN HARVEY L. GRIMES VIOLET K. GRIMES

Personally appeared the above named Phillip Tallman, Harvey L. Grimes and Violet K. Grimes, and acknowledge the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 21st day of December, 1995.



Karen E. Stevenson
NOTARY PUBLIC FOR THE STATE OF OREGON

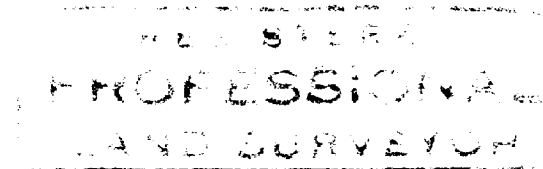
*** SURVEYORS CERTIFICATE ***

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 the corner common to Sections 15, 16, 21 and 22, Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence South, 623.66 feet; thence West, 505.39 feet to a 5/8" rebar with plastic cap found set for the Southwest corner of Parcel No. 2 of Partition Plat No. P-2-1994 of "Records of Partition Plats" in Jackson county, Oregon and filed as Survey No. 13881 in the Office of the County Surveyor; thence along the Southerly boundary of said Parcel No. 2, South 89° 51' 13" East, 9.094 feet to a 5/8" x 3/8" rebar with plastic cap set for the Northwest corner of tract described in Instrument No. 89-24260 of the Official Records of said County for THE INITIAL POINT OF BEGINNING; thence continue along said parcel boundary and the Easterly extension thereof, South 89° 51' 13" East, 494.839 to a 5/8" rebar with plastic cap found set for the Southeast corner of tract described in Instrument No. 93-19499 of the Official Records of said County; thence along the Westerly right-of-way line of the Crater Lake Highway (State Highway No. 62), 56.867 feet on the arc of a 2894.79-foot radius curve left (the long chord bears South 18° 26' 31" West, 56.866 feet); thence continue along said highway line, South 17° 52' 45" West, 340.722 feet to a 5/8" rebar found set for the Northeast corner of tract described in Instrument No. 89-24259 of said Official Record; thence North 89° 54' 14" West (Record = North 89° 52' 50" West), 171.62 feet to a 5/8" rebar with plastic cap found set for the Northwest corner of said tract; thence along the Easterly boundary of Parcel No. 2 as described in Instrument No. 93-33318 of said Official Records and the Northerly extension thereof, North 0° 01' 37" East (Record = North), 248.673 feet to intersect the Northerly right-of-way line of Kee Lane; thence along said lane line, North 89° 51' 13" West, 163.973 feet; thence along the Northeasterly right-of-way line of said lane, 44.571 feet on the arc of a 30.00-foot radius curve right (the long chord bears North 47° 17' 28" West, 40.584 feet); thence along the Easterly right-of-way line of Penny Lane, North 4° 43' 42" West, 61.862 feet; thence continue along said lane line, 8.919 feet on the arc of a 120.00-foot radius curve left (the long chord bears North 6° 51' 27" West, 8.917 feet) to intersect the Westerly boundary of said tract described in Instrument No. 89-24260; thence along said tract boundary, North 0° 01' 37" East, 32.06 feet to THE INITIAL POINT OF BEGINNING.

EXCEPTING THEREFROM that portion of the hereinbefore described tract lying within the right-of-way lines of Kee Lane.

G.D.K.
SURVEYOR



G.D.K.
EXPIRES 6-30-97

*** APPROVALS ***

I certify that pursuant to authority granted to us by the City of Shady Cove Planning Commission in open meeting on April 13, 1994 the above plat is hereby approved by the City of Shady Cove Planning Commission. Dated this 21st day of December, 1995. (City File No. MP 94-01).

Attest: Dorothy Laska
SECRETARY

EXAMINED AND APPROVED THIS 22ND DAY OF December, 1995.

Roger Roberts
COUNTY SURVEYOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of December 22 1995.

Ron Andley
ASSESSOR

December 22 1995
DATE

Colleen Stanford
TAX COLLECTOR

December 22 1995
DATE

*** RECORDERS CERTIFICATE ***

Filed for record this 22 day of December, 1995, at 2:06 O'Clock, P M, and Recorded as Partition Plat No. P-98-1995 of the Records of Jackson County, Oregon.

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Kathleen S. Beckett
COUNTY CLERK

Glenda E. Beckett
DEPUTY

County Surveyor File No. 14780

G.D.K.

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

14780

SURVEY NO. _____

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

** RECEIVED **

SURVEY FOR: HARVEY L. GRIMES
P.O. BOX 767
SHADY COVE, OR 97539

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

Date 12-22-95 By JK
This survey consists of:
2 sheets: Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

LOCATION: NE ¼ of Section 21, T. 34 S.,
R. 1 W., W.M., City of Shady Cove,
Jackson County, Oregon

BASIS OF BEARINGS: Filed Survey No. 13801 (South
boundary)

DATE: November 27, 1995

PURPOSE: Minor Land Partition of portion of
tract described in Inst. No.
89-24260 O.R. not included in the
Penny Lane - Kee Lane right-of-way
lines as described in Inst. No.
95-33106 O.R..

PROCEDURE: Utilizing EDM equipment, made field
ties to existing monumentation as shown on the accompanying
map and computed the subject tract boundaries. The
description for the Penny Lane - Kee Lane right-of-ways
incorporated in deeding said lanes to the City of Shady Cove
for street purposes by Inst. No. 95-33106 O.R. was prepared
by this office from the same controls utilized in computing
the subject tract boundaries.

The Highway 62 right-of-way line Northerly tangent as
used on Filed Survey Nos. 11860 and 12242 and Southerly
tangent as used on Filed Surveys 2030, 12292 and 14300 were
intersected to compute curve No. 4 on the curve data chart
shown on the accompanying map. The measured delta is
8° 19' 16" and the 1925 state hwy. dept. delta as shown on
map No. 97/5 in the County Surveyors office is 8° 18' 00".
The record radius was held.

The partition boundaries were located per the
direction and the city approval.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

J. D. K.

OREGON
JULY 16, 1967
GARY D. KAISER

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T.34S., R.1W., W.M., City of Shady Cove, Jackson County, Oregon

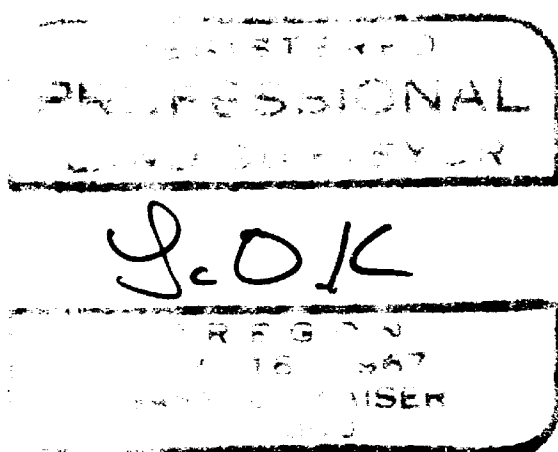
Survey for:
Harvey L. Crimes
P.O. Box 767
Shady Cove, Oregon
97539

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

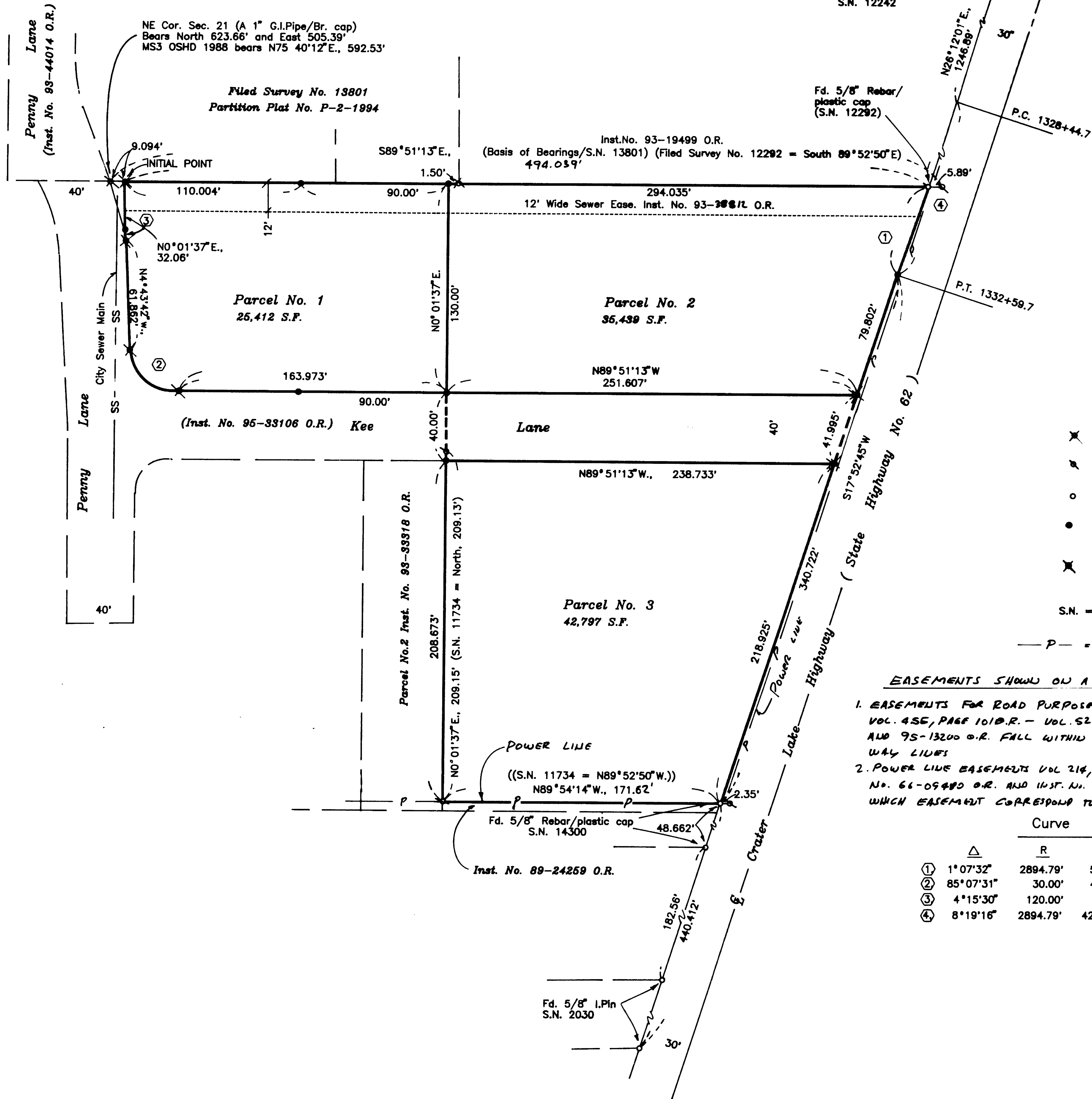
November 27, 1995



Scale: 1" = 50'



I HEREBY CERTIFY THAT THIS IS A
FACSIMILE COPY OF THE ORIGINAL PLAT
J.O.K.
SURVEYOR



Legend

- ✕ Fd. 5/8" Rebar/plastic cap S.N. 13801
- ✕ Fd. 5/8" Rebar/plastic cap S.N. 11734
- Fd. Monument as Indicated
- 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
- P - = POWER LINE

EASEMENTS SHOWN ON A CURRENT TITLE REPORT

1. EASEMENTS FOR ROAD PURPOSES AND INGRESS - EGRESS DESCRIBED IN VOL. 456, PAGE 101 D.R. - VOL. 520, PAGE 403 D.R. - INST. NO. 79-2669 O.R. AND 95-13200 O.R. FALL WITHIN THE PENNY LANE - KEE LANE RIGHT-OF-WAY LINES
2. POWER LINE EASEMENTS VOL. 214, PAGE 335 D.R. - VOL. 225, PAGE 251 D.R. - INST. NO. 66-09490 O.R. AND INST. NO. 67-00056 O.R. IT WAS NOT DETERMINED WHICH EASEMENT CORRESPOND TO WHICH POWER LINE.

Curve	Data			
	R	L	LC	
①	1° 07' 32"	2894.79'	56.867'	S18° 26' 31" W., 56.866'
②	85° 07' 31"	30.00'	44.571'	N47° 17' 28" W., 40.584'
③	4° 15' 30"	120.00'	8.919'	N6° 51' 27" W., 8.917'
④	8° 19' 16"	2894.79'	420.413'	S22° 02' 33" W., 420.043'

