

PROPERTY LINE ADJUSTMENT AND

PARTITION PLAT No. P-24-1996

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 34 SOUTH, RANGE 1 WEST, CITY OF SHADY COVE, JACKSON COUNTY, OREGON FOR

JIM SOWELL

P.O. BOX 574 SHADY COVE, OREGON 97539

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, 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 into the parcels shown hereon, and hereby dedicate to the public for public use all of the streets shown hereon.

James S. Sowell SR. see consent affidavit Eileen J. Sowell

State of Oregon } SS County of Jackson }

Personally appeared the above named James S. Sowell SR. and acknowledged the foregoing instrument to be his voluntary act and deed before me this 25 day of September, 1995.

Notary Public for the State of Oregon

LEGEND:

- S/N INDICATES FILED SURVEY NUMBER AT THE COUNTY SURVEYOR'S OFFICE, JACKSON COUNTY, OREGON. BASIS OF BEARING IS THE WEST LINE OF PARCEL 3, PARTITION PLAT P-42-1994, INDEX VOLUME 5, PAGE 42, RECORDS OF JACKSON COUNTY, OREGON, S/N 13975 AS SHOWN HEREON. FOUND MONUMENT AS INDICATED SET 5/8 BY 30 INCH IRON PIN WITH YELLOW PLASTIC CAP MARKED 'FARBER PLS 2189' SET 5/8 BY 24 INCH IRON PIN WITH YELLOW PLASTIC CAP MARKED 'FARBER PLS 2189' NOTE: EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AS SET FORTH IN VOL. 90 PG. 611, VOL. 249 PG. 348, VOL. 189 PG. 605, DEED RECORDS OF JACKSON COUNTY, OREGON, DO NOT APPLY TO THIS PROPERTY. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF AS SET FORTH IN INSTR. NOS. 89-16145, 89-15839, 90-17397 AND 90-27139, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, DO NOT APPLY TO THIS PROPERTY.

SURVEYOR'S CERTIFICATE:

State of Oregon } SS County of Jackson }

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:

BEGINNING at a 5/8 by 30 inch iron pin, being the northwest corner of that tract described in Instrument No. 93-04404, Exhibit "A", page 2, of the Official Records of Jackson County, Oregon, and the Initial Point; thence South 0°08'14" West, along the west line of said tract, 30.07 feet, to the north line of that tract described in Instrument No. 92-03043 of the Official Records of said County; thence North 89°18'46" West, along said north line, 304.99 feet, to a 5/8 inch iron pin, being the northwest corner of said tract; thence South 0°07'10" East, along the west line of said tract, 130.02 feet, to a 5/8 inch iron pin, being the southwest corner of said tract; thence South 89°18'38" East, along the south line of said tract, 330.04 feet, to a 5/8 inch iron pin being the southwest corner of Parcel 3 of Partition Plat No. P-42-1994, Index Volume 5, Page 42 of said Records, County Surveyor's File No. 13975; thence North 7°38'22" East, 110.83 feet, to a 5/8 inch iron pin on the west line of Parcel No. 3 of Partition Plat No. P-140-1991, Index Volume 2, Page 140 of said Records, County Surveyor's File No. 12818; thence North 0°08'14" West, along said west line, 50.55 feet, to a 5/8 inch iron pin, being the northwest corner of said Parcel 3; thence West, 40.00 feet, to the POINT OF BEGINNING.

Herbert A. Farber, PLS 2189

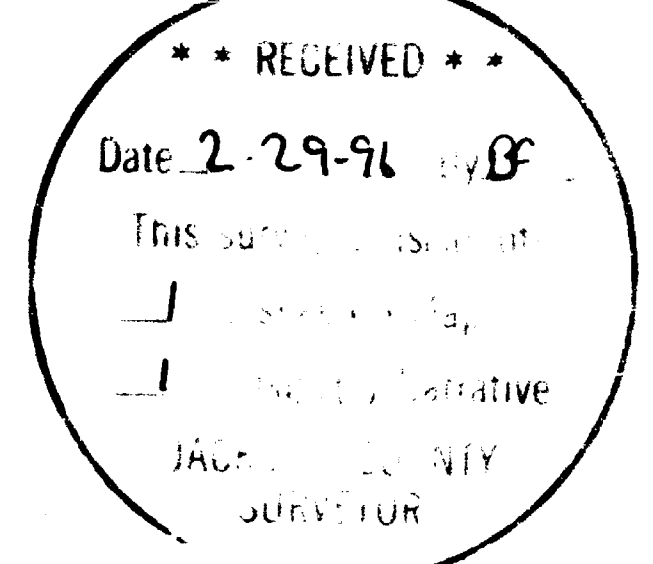
APPROVALS:

Examined and approved by the City of Shady Cove Planning Commission on June 13, 1995. Dorothy Zepke Planning Commission Secretary Date 2/23/96

Examined and approved by the Jackson County Surveyor this 26th day of FEBRUARY, 1996. Roger R. Roberts County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of Feb 29, 1996

Ron Ludvig Deputy Assessor February 29, 1996 Date K. Servatius Tax Collector 2-29-96 Date



PARTITION CONSENT AFFIDAVIT:

From Eileen J. Sowell, as tenants by the entirety an estate in fee simple, of the real property represented on this Partition Plat, recorded as,

Instrument No. 96-06436, Official Records of Jackson County, Oregon.

RECORDER:

Filed for record this 29 day of FEBRUARY, 1996 at 4:16 O'clock P.M. and recorded as Partition Plat No. P-24-1996 of the Official Records of Jackson County, Oregon. Index Volume 2, Page 24

KATHLEEN S. BECKETT County Clerk H. B. LeBaron Deputy

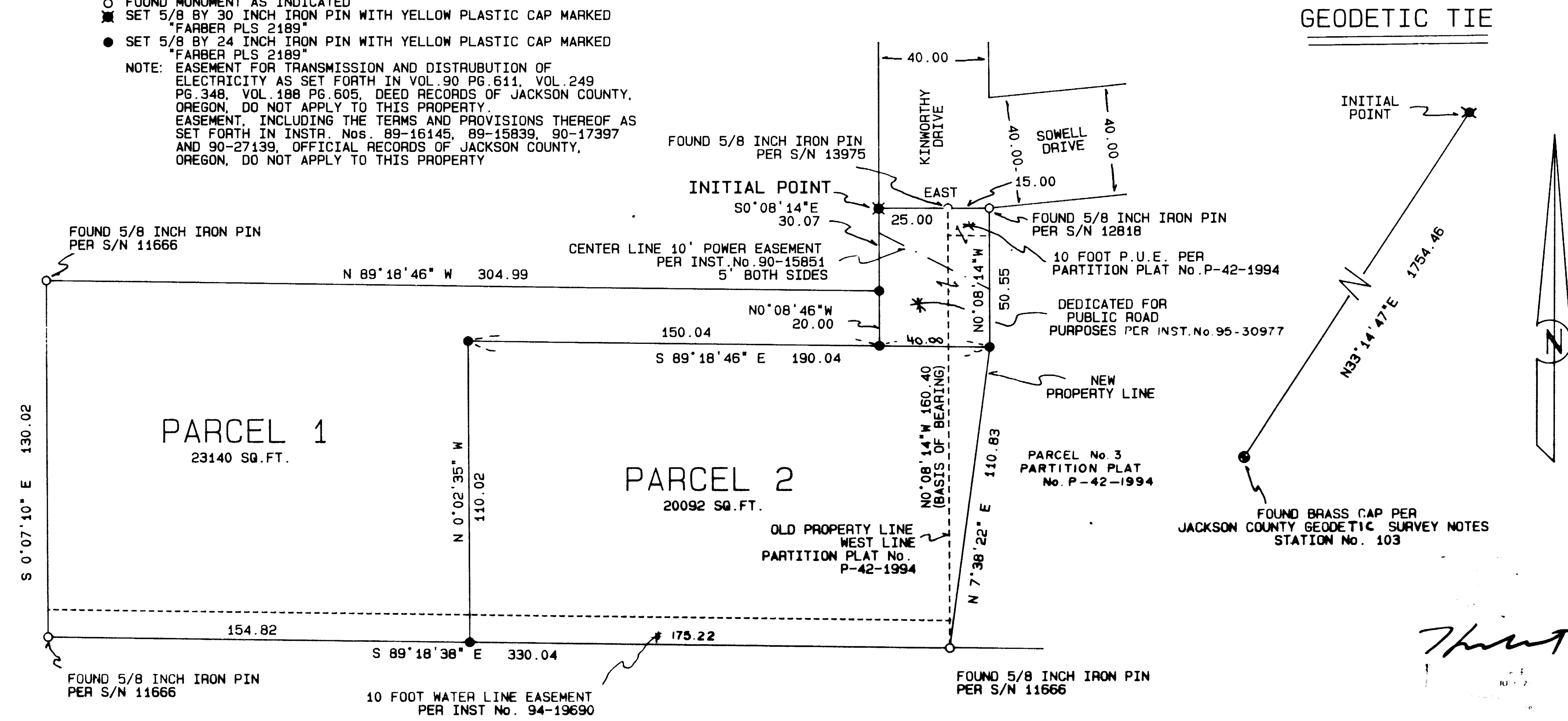
PARTITION RELEASE AFFIDAVIT:

From Joe Cirina aka Giuseppe Cirina, Trustee under the Cirina Loving Trust, as beneficiary, recorded as, Instrument No. 96-06439, Official Records of Jackson County, Oregon

From Cameron Layne, as beneficiary, recorded as, Instrument No. 96-06438, Official Records of Jackson County, Oregon

From Owen MacPhee and Neva MacPhee or survivor, as beneficiary, recorded as, Instrument No. 96-06437, Official Records of Jackson County, Oregon

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 ST. MEDFORD, OREGON 97504 PHONE: (503) 776-0846

COMPUTED BY: HAF SCALE: 1 inch = 40 feet DATE: 14 SEP 1995 ROTATION: 0° ORIGIN: 3624.000 N 5638.000 E JOB No.: 0122-89

Survey No. 14860

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

Survey for: Jim 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

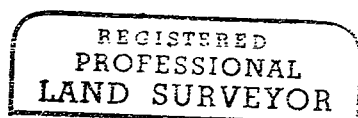
Purpose: To survey and monument the property line
adjustment and partition as approved by the
City of Shady Cove Planning Commission.
File Nos. MIP 95-05, LLA 95-002.

Procedure: Utilizing control established in survey
numbers 12199, 12818, 13975 and establishing
additional control, I tie the controlling
monuments and set the property line adjustment
corners and the partition corners as shown on
the accompanying plat.

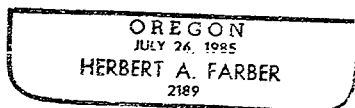
Surveyed by: Farber & Sons, Inc.
Farber Surveying
908 East Jackson Street
Medford, Oregon 97504

Date: September 14, 1995

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Herbert A. Farber



Expires 12/31/95

