

Partition Plat No. P-32-1996

Survey For:

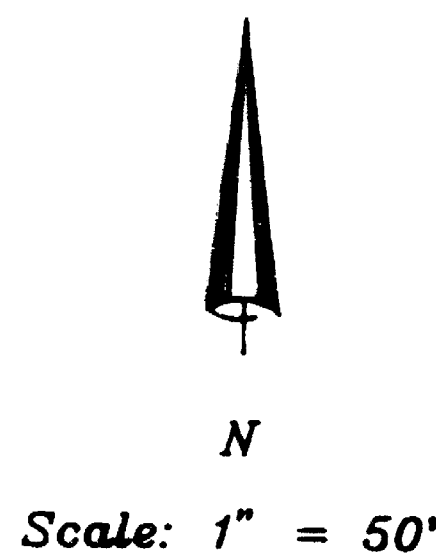
Survey By:

William J. Mahan and Gale M. Mahan 4967 Dolores Dr. Pleasanton, Ca. 94566

Kaiser Surveying 19440 Highway 62 Eagle Point, Oregon. 97524

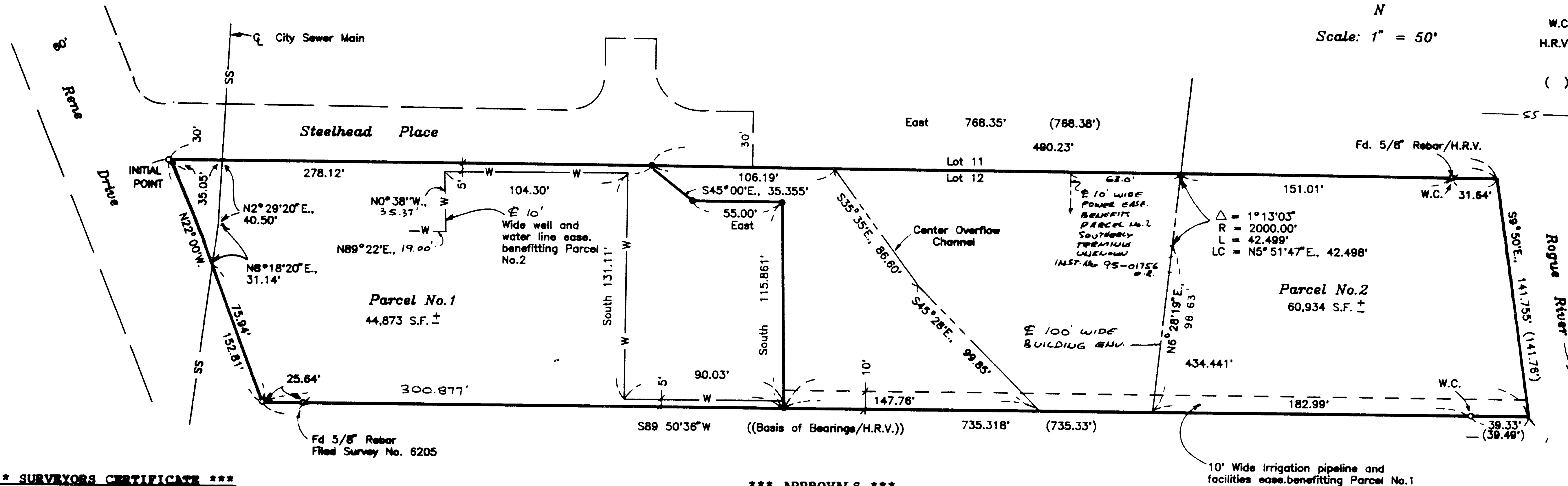
Located in Lot 12 Block 2 of HIDDEN RIVER VALLEY (Recorded) and in the SE 1/4 of Section 21, T.34S.,R.1W.,W.M., City of Shady Cove, Jackson County, Oregon

February 9, 1996



Legend

- o Found 5/8" Rebar/plastic cap H.R.V.
/ Found monument as indicated
• Set 5/8" x 24" Rebar with plastic cap marked "KAISER RLS 803"
W.C. = Witness Corner
H.R.V. = HIDDEN RIVER VALLEY (Recorded)
( ) = Record per H.R.V. where measured varies from record
SS = E 12' WIDE SEWER EASE. INST. No. 80-12506 O.R. & H.R.V.



REGISTERED PROFESSIONAL LAND SURVEYOR

Signature: J. O.K.
OREGON
Signature: J. O.K.
EXP 6-30-97

I HEREBY CERTIFY THAT THIS IS A PHOTOGRAPHY OF THE ORIGINAL PLAT
Signature: J. O.K.
SURVEYOR

\*\*\* 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:
Lot 12, Block 2, HIDDEN RIVER VALLEY, in the City of Shady Cove, Jackson County, Oregon, according to the Official Plat thereof.

Signature: J. O.K.
SURVEYOR

\*\*\* APPROVALS \*\*\*

I certify that pursuant to authority granted to us by the City of Shady Cove Planning Commission in open meeting on January 16, 1996 the above plat is hereby approved by the City of Shady Cove Planning Commission. Dated this 13th day of March, 1996. (City File No. MIP-95-13).

Attest: Signature: Secretary
SECRETARY

EXAMINED AND APPROVED THIS 14th DAY OF March, 1996

Signature: County Surveyor
COUNTY SURVEYOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of 3-19-96

Signature: Assessor
ASSESSOR

3-19-96
DATE

Signature: Tax Collector
TAX COLLECTOR

March 19, 1996
DATE

Easements shown on a current title report which do not appear to affect the subject premises:
1. Irrigation ditch right-of-way described in Vol. 218, Page 484 D.R.
2. Power Line Easements described in Vol. 228, Page 408 D.R., Inst. No. 66-02543 O.R., Inst. No. 84-06067 O.R.
3. Sewer and Utility Easement described in Inst. No. 92-18070 O.R.

\*\*\* DECLARATION \*\*\*

Know all men by these presents, that William J. Mahan and Gale M. Mahan, husband and wife, as tenants by entirety are the owners of the 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, and we hereby create a 10-foot wide well and water line easement as shown hereon over Parcel No. 1 benefitting Parcel No. 2 and a 10-foot irrigation pipeline and facilities easement as shown hereon over Parcel No. 2 benefitting Parcel No. 1.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 28th DAY OF February, 1996

Signature: William J. Mahan
WILLIAM J. MAHAN
Signature: Gale M. Mahan
GALE M. MAHAN

STATE OF ~~OREGON~~ California
COUNTY OF ~~JACKSON~~ Santa Clara

Personally appeared the above named William J. Mahan and Gale M. Mahan, and acknowledge the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 28 day of February, 1996

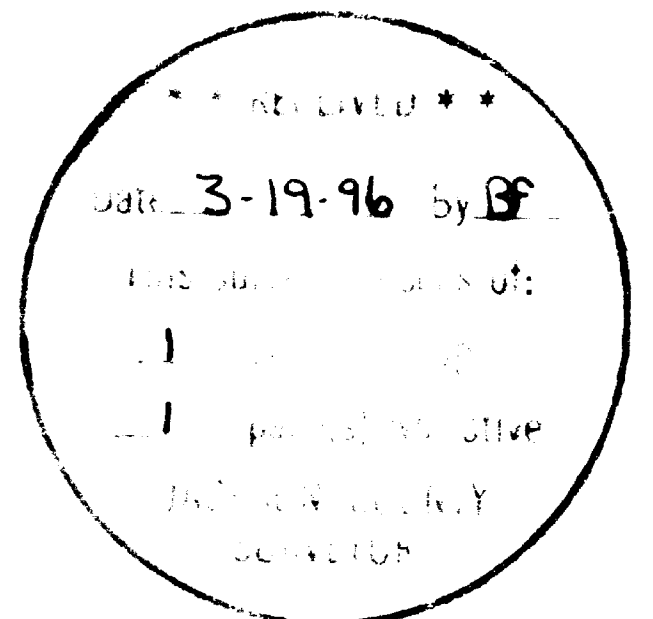
Signature: Notary Public
NOTARY PUBLIC FOR THE STATE OF ~~OREGON~~ California

\*\*\* RECORDERS CERTIFICATE \*\*\*

Filed for record this 19 day of March, 1996 at 11:32 O'Clock A.M. and Recorded as Partition Plat No. P-32-1996 of the Records of Jackson County, Oregon. Index Volume 7 Page 32

By: Signature: Kathleen J. Beckett
COUNTY CLERK
Signature: Glenda E. Beckett
DEPUTY

County Surveyor File No. 14802



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. 14882

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

SURVEY FOR: WILLIAM J. MAHAN  
AND  
GALE M. MAHAN  
4967 DOLORES DR.  
PLEASANTON, CA 94566

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

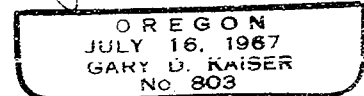
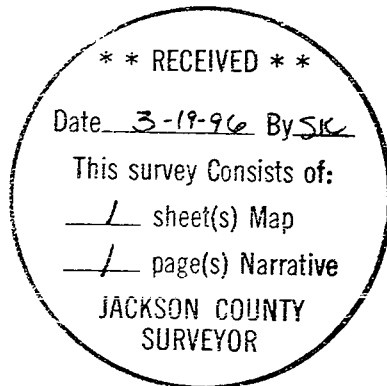
LOCATION: Located in Lot 12, Block 2 of HIDDEN  
RIVER VALLEY (Recorded) and in the  
SE ¼ of Section 21, T. 34 S.,  
R. 1 W., W.M., City of Shady Cove,  
Jackson County, Oregon

BASIS OF BEARINGS: South boundary Lot 12 of HIDDEN  
RIVER VALLEY (Recorded)

DATE: February 9, 1996

PURPOSE: Partition Survey of Lot 12

PROCEDURE: The boundaries of Lot 12 were  
located from existing original corner monuments and witness  
corners. The partition boundary was located per the city  
approval.



Exp. 6-30-97