

PARTITION PLAT No. P-30-1997

(ALSO PROPERTY LINE ADJUSTMENT)

Located in the N.W. 1/4 of Section 10, T.34S.R.1W., W.M., And in Lot 1 of EVENING SHADE SUBDIVISION City of Shady Cove, Jackson County, Oregon

DATE: March 14, 1997

SURVEY FOR: Clinton L. Swanson P.O. Box 364 Shady Cove, Oregon 97539

SURVEY BY: Kaiser Surveying 19440 Highway 62 Eagle Point, Oregon 97524

CURVE DATA

Table with columns: Δ, R, L, LC. Contains curve data for 8 points.

Table with columns: COURSE, DISTANCE. Contains 8 course entries.

LEGEND

- Legend items: o = Found Monument as Indicated, ∩ = Found 5/8" Rebar with Plastic Cap, Δ = Found 5/8" Rebar with Plastic Cap, ● = Set 5/8" x 24" Rebar with Plastic Cap marked "KAISER RLS 803"

S.N. = Filed Survey Number [County Surveyors Office]

P.U.E. = Public Utility Easement

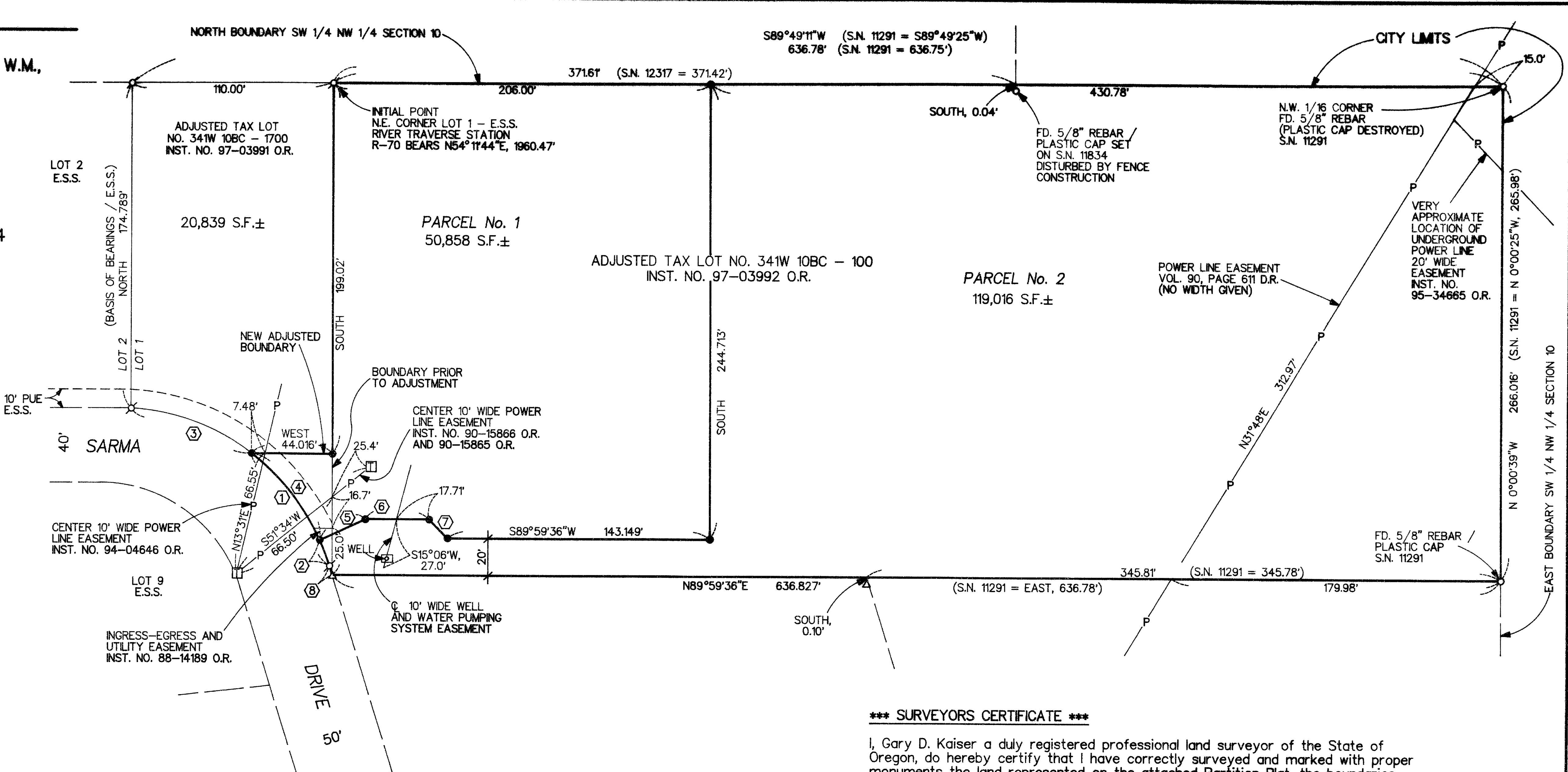
□ = Electric Transformer

—P— = Power Line

40 - Foot Wide Water Line Ease./ INST. No. 96-28380 O.R. does not Encroach Subject Property

E.S.S. = EVENING SHADE SUBDIVISION

SCALE 1" = 50'



APPROVALS

I certify that pursuant to authority granted to us by the City of Shady Cove Planning Commission in open meeting on January 9, 1997 the above plat is hereby approved by the City of Shady Cove Planning Commission. Dated this 16th day of April, 1997. (File No. MIP 96-13 and LLA 96-07).

Attest: Dorothy Lipke SECRETARY

EXAMINED AND APPROVED THIS 16th DAY OF April, 1997.

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 16th day of April, 1997.

Ron Lindsey Dept. ASSESSOR 4-16-97 DATE

Carol Applegate, Deputy TAX COLLECTOR 4-16-97 DATE

RECORDERS CERTIFICATE

Filed for Record this 16th day of April, 1997 at 5:28 O'clock, P.M. and Recorded as Partition Plat No. P-30-1997 of the Records of Jackson County, Oregon. Index Volume 8 Page 30.

Kathleen S. Beckett COUNTY CLERK

Kathy LeBarron DEPUTY

COUNTY SURVEYOR FILE NO. 15339

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:

Beginning at a 5/8" rebar with plastic cap located at the Northeast corner of Lot 1, of EVENING SHADE SUBDIVISION, located in the City of Shady Cove, Jackson County, Oregon For THE INITIAL POINT OF BEGINNING; thence along the East boundary of said Lot 1, South, 199.02 feet; thence West, 44.016 feet to intersect the Northeastly right-of-way line of Sarma Drive; thence along said drive line, 74.887 feet on the arc of a 120.00-foot radius curve right (the long chord bears South 35° 13' 15" East, 73.678 feet); thence continue along said drive line, South 17° 20' 35" East, 5.113 feet to a 5/8" rebar with plastic cap found set for the Southwest corner of tract described in Instrument No. 88-14189 of the Official Records of said County; thence North 89° 59' 36" East, 636.827 feet (record = East, 636.78 feet) to a 5/8" rebar with plastic cap found set for the Southeast corner of said tract; thence North 0° 00' 39" West, 266.016 feet (record = North 0° 00' 25" West, 265.98 feet) to a 5/8" rebar found set for the Northeast corner of said tract; thence along the North boundary of said tract, South 89° 49' 11" West, 636.78 feet (record = South 89° 49' 25" West, 636.75) feet to THE INITIAL POINT OF BEGINNING.

Y.O.K. SURVEYOR

DECLARATION

Know all men by these presents, that CLINTON L. SWANSON, is the owner of the 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. I hereby create the water line easement shown hereon across Parcel No. 2 benefitting Parcel No. 1.

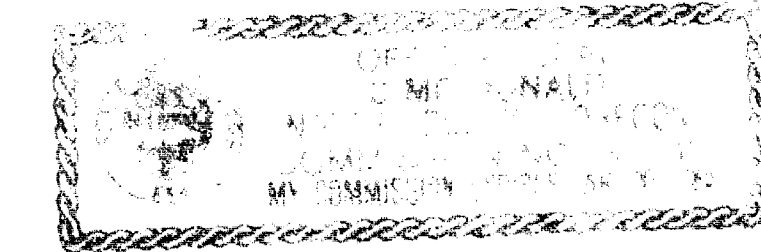
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 27 DAY OF March 1997.

Clinton L. Swanson CLINTON L. SWANSON

STATE OF OREGON) COUNTY OF JACKSON)

Personally appeared the above named Clinton L. Swanson, and acknowledge the foregoing instrument to be his voluntary act and deed.

Subscribed and sworn to before me this 27 day of March, 1997.



NOTARY PUBLIC FOR THE STATE OF OREGON MY COMMISSION EXPIRES: 1-20-98

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 (541) 878-3995
FAX (541) 878-3995

SURVEY NO. 15339

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

SURVEY FOR: CLINTON L. SWANSON
P.O. BOX 364
SHADY COVE, OREGON 97539

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

LOCATION: NW ¼ of Section 10, T.34S., R.1W.,
W.M., and Lot 1 of EVENING SHADE
SUBDIVISION, City of Shady Cove,
Jackson County, Oregon

BASIS OF BEARINGS: EVENING SHADE SUBDIVISION (West
bdry., Lot 1)

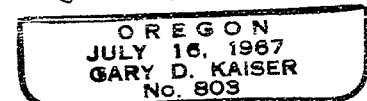
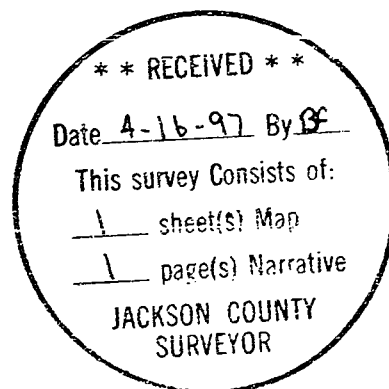
DATE: March 14, 1997

PURPOSE: Property line adjustment survey
adjusting common boundary between
Lot 1 of EVENING SHADE SUBDIVISION
and tract described in Inst. No.
88-14189 O.R. (Tax Lot No.
34 1W 10BC-100).

Also Partition Survey of adjusted
Tax Lot No. 100.

PROCEDURE: Control for the outside boundaries
of property line adjustment survey and the partition survey
are from EVENING SHADE SUBDIVISION and Filed Survey Nos.
11291 and 10818.

The new adjusted boundary and the partition boundary
were located per the clients direction and the City approval.



EXP 6-30-97