

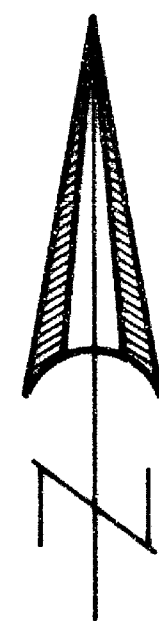
# PARTITION PLAT No. P-57-1997

Located in the S.W. 1/4 of Section 3, T.36S.,R.1W., W.M.,  
City of Eagle Point, Jackson County, Oregon

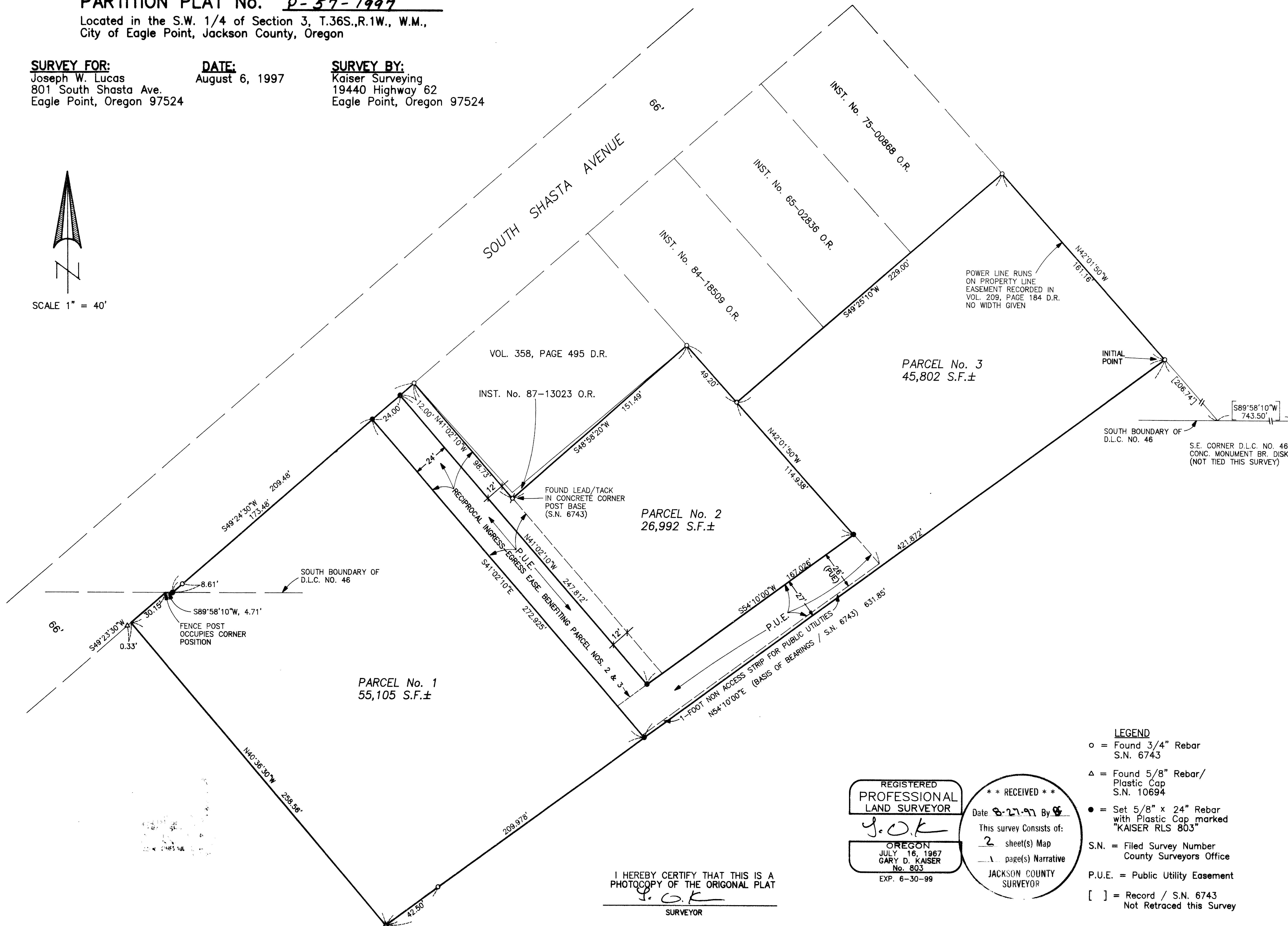
**SURVEY FOR:**  
Joseph W. Lucas  
801 South Shasta Ave.  
Eagle Point, Oregon 97524

**DATE:**  
August 6, 1997

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



SCALE 1" = 40'



POWER LINE RUNS ON PROPERTY LINE EASEMENT RECORDED IN VOL. 209, PAGE 184 D.R. NO WIDTH GIVEN

INITIAL POINT

SOUTH BOUNDARY OF D.L.C. NO. 46

S.E. CORNER D.L.C. NO. 46 CONC. MONUMENT BR. DISK (NOT TIED THIS SURVEY)

### LEGEND

- o = Found 3/4" Rebar S.N. 6743
- △ = Found 5/8" Rebar/ Plastic Cap S.N. 10694
- = 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
- [ ] = Record / S.N. 6743 Not Retraced this Survey

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

J.O.K.  
OREGON  
JULY 16, 1967  
GARY D. KAISER  
No. 803  
EXP. 6-30-99

\*\* RECEIVED \*\*  
Date 8-27-97 By G  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

I HEREBY CERTIFY THAT THIS IS A  
PHOTOCOPY OF THE ORIGINAL PLAT  
J.O.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 (541) 878-3995  
FAX (541) 878-3995

SURVEY NO. 15480

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

SURVEY FOR: JOSEPH W. LUCAS  
801 SOUTH SHASTA AVE.  
EAGLE POINT, OR 97524

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

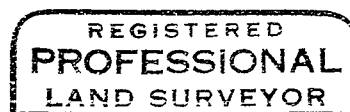
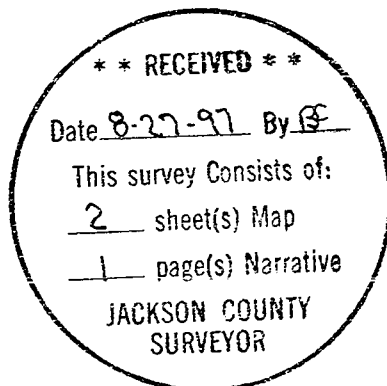
LOCATION: SW ¼ of Section 3, T.36S., R.1W.,  
W.M., in the City of Eagle Point,  
Jackson County, Oregon

BASIS OF BEARINGS: Filed Survey No. 6743 (Southeasterly  
Boundary)

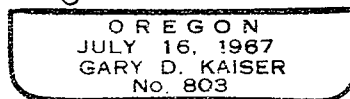
DATE: August 6, 1997

PURPOSE: Partition Survey of tract described  
in Inst. No. 97-07668 O.R.

PROCEDURE: The outside boundaries of the  
subject property were monumented on Filed Survey Nos. 6743  
and 10694. Monument set on said survey were recovered as  
shown on the accompanying map. The new partition boundaries  
were located per the client's direction and the City  
approval.



*J.D.K.*



*EA. 5-30-99*

PARTITION PLAT No. P-57-1997  
Located in the S.W. 1/4 of Section 3, T.36S.,R.1W., W.M.,  
City of Eagle Point, Jackson County, Oregon

**SURVEY FOR:**  
Joseph W. Lucas  
801 South Shasta Ave.  
Eagle Point, Oregon 97524

**DATE:**  
August 6, 1997

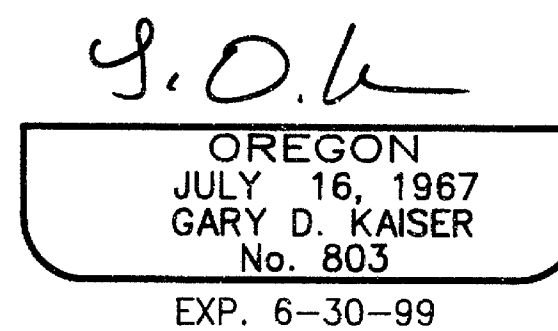
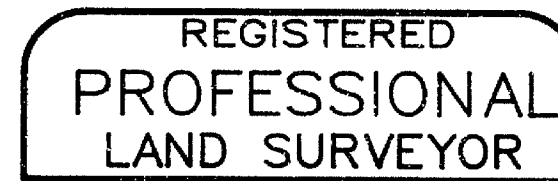
**SURVEY BY:**  
Kaiser Surveying  
19440 Highway 62  
Eagle Point, Oregon 97524

\*\*\* 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 Southeast corner of Donation Land Claim No. 46, Township 36 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence along the South Boundary of said Claim, South 89° 58' 10" West, 743.50 feet; thence North 42° 01' 50" West, 206.74 feet to a 3/4" rebar found set for the most Easterly corner of tract described in Instrument No. 77-02195 of the Official Records of said County for THE INITIAL POINT OF BEGINNING; thence continue North 42° 01' 50" West, 161.16 feet to a 3/4" rebar found set for the most Northerly corner of said tract; thence South 49° 25' 10" West, 229.00 feet to a 3/4" rebar found set for an angle point on the Northwesterly boundary of said tract; thence North 42° 01' 50" West, 49.20 feet to a 3/4" rebar found set for the most Easterly corner of tract described in Volume 358, page 495 of the Deed Records of said County; thence South 48° 58' 20" West, 151.49 feet to a lead and tack found set in concrete for the most Southerly corner of tract described in Instrument No. 87-13023 of said Official Records; thence North 41° 02' 10" West, 98.73 feet to a 3/4" rebar found set on the Southeasterly right-of-way line of South Shasta Avenue at the Northwesterly corner of the last said tract; thence along said Avenue line, running 33.00 feet Southeasterly at right angles from the monumented centerline thereof, South 49° 24' 30" West, 209.48 feet to intersect the South boundary of said Claim No. 46; thence along said Claim boundary, South 89° 58' 10" West, 4.71 feet to intersect the relocated Southeasterly right-of-way line of said South Shasta Avenue; thence along said Avenue relocated line, South 49° 23' 30" West, 30.15 feet to the most Westerly corner of tract described in Instrument No. 97-07668 of said Official Records; thence South 40° 36' 30" East, 258.56 feet to a found 5/8" rebar with plastic cap located at the most Southerly corner of the last said tract; thence North 54° 10' 00" East, 631.85 feet to THE INITIAL POINT OF BEGINNING.

J. O. K.  
SURVEYOR



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

Known all men by these presents, that we JOSEPH WILLIAM LUCAS, JR. and LAURA K. LUCAS, husband and wife as tenants by the entirety, are the owners of the land represented on this Partition Plat and more particularly described in Surveyor's Certificate, and have caused the same to be partitioned into parcels as shown on the Partition Plat. We hereby dedicate to the public for public use that easement designated hereon as "Public Utility Easement". We also create the reciprocal ingress-egress easement shown hereon across Parcel Nos. 2 and 3 benefitting Parcel Nos. 2 and 3.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 11 DAY, OF August, 1997.

Joseph William Lucas, Jr.  
JOSEPH WILLIAM LUCAS, JR.

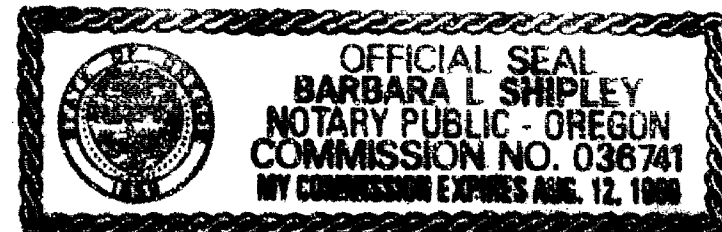
Laura K. Lucas  
LAURA K. LUCAS

STATE OF OREGON)  
COUNTY OF JACKSON)ss

Personally appeared the above named JOSEPH WILLIAM LUCAS, JR. and LAURA K. LUCAS and acknowledge the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 11 day of August, 1997.

Barbara L. Shipley  
NOTARY PUBLIC FOR THE STATE OF OREGON



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

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. (Planning Action No. 97-08:MLP)

Dated this 12<sup>TH</sup> day of AUGUST, 1997.

John D. Luthy  
CITY ADMINISTRATOR/PLANNING DIRECTOR

Examined and approved this 13<sup>TH</sup> day of August, 1997.

Greg Roberts  
COUNTY SURVEYOR

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

Mill H. Mittle Deputy 8-27-97  
ASSESSOR DATE  
Linda Admitt Deputy 8-27-97  
TAX COLLECTOR DATE

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

Filed for record this 27 day of August, 1997  
at 10:21 O'CLOCK, A M, and Recorded as Partition Plat No. P-57-1997  
of the Records of Jackson County, Oregon.  
Index Volume 8, Page 37.

Nathleen S. Beckett  
COUNTY CLERK

Geraldine Cutting  
DEPUTY

COUNTY SURVEYOR FILE NO. 15480

I HEREBY CERTIFY THAT THIS IS A  
PHOTOCOPY OF THE ORIGINAL PLAT

J. O. K.  
SURVEYOR