*** SURVEYORS CERTIFICATE *** PARTITION PLAT No. P-4-1998 * * RECEIVED * * I, Gary D. Kaiser a duly registered professional land surveyor of the State of Located in the N.W. 1/4 of Section 3, T.36S.,R.1W., W.M., Oregon, do hereby certify that I have correctly surveyed and marked with proper REGISTERED monuments, the land represented on the attached Partition Plat, the boundaries City of Eagle Point, Jackson County, Oregon Date 2-4-98 By & **PROFESSIONAL** being described as follows: LAND SURVEYOR This survey Consists of: Commencing at the Northwest corner of Section 3, Township 36 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence South, 1215.20 feet; thence East, 453.58 feet to a 5/8" rebar with plastic cap set for the Northwesterly corner of Parcel No. 1 as described in Instrument No. 90—10839 of the Official Records of said county for THE INITIAL POINT OF BEGINNING; thence along the Southerly and Southwesterly right—of—way line of Linn (County) Road as follows: North 83' 10' 30" East, 83.987 feet (record = North 83' 11' East, 83.80 feet); thence 323.351 feet on the arc of a 242.84—foot radius curve right (the long chord bears South 58' 40' 45" East, 299.988 feet); thence South 20' 32' 00" East, 90.986 feet (record = South 20' 31' 30" East, 91.06 feet); thence 70.80 feet on the arc of a 220.99—foot radius curve left (the long chord bears South 29' 42' 41" East, 70.497 feet); thence leaving said road line and running along the average center of the LITTLE BUTTE IRRIGATION COMPANY ditch as follows: South 20' 40' 30" West, 22.32 feet (record = South 20' 45' 00" West, 22.30 feet); thence South 13' 29' 30" West, 218.98 feet (record = South 13' 34' 00" West, 218.63 feet); thence South 34' 53' 28" West, 112.44 feet (record = South 34' 58' 00" West, 112.23 feet) to the Southeasterly corner of said Parcel No. 1 described in Instrument No. 90—10839; thence along the Southerly boundary of said Parcel, North 86' 27' 03" West (record = North 86' 34' 50" West), 10.00 feet to a 5/8" iron pin found set for a witness corner; thence continue along said boundary, North 86' 27' 03" West, 274.14 feet to a 5/8" iron pin found set for the Southwest corner of said Parcel; thence North 0' 02' 05" East, 600.857 feet (record = North 0' 03' 20" East, 600.97 feet) to THE INITIAL POINT 0F BEGINNING. Commencing at the Northwest corner of Section 3, Township 36 South, Range 1 West SURVEY FOR: DATE: SURVEY BY: ____ sheet(s) Map Marlin L. Hansen January 9, 1998 Kaiser Surveying _____ page(s) Narrative 11655 Hwy. 62 OREGON 19440 Highway 62 JACKSON COUNTY JULY 16, 1967 Eagle Point, Oregon 97524 Eagle Point, Oregon 97524 GARY D. KAISER SURVEYOR No. 803 EXP. 6-30-99 SCALE: 1'' = 60'CURVE DATA 363.298' S58'40'45"E, 337.048' 252.348' S58'23'05"E, 234.389' I HEREBY CERTIFY THAT THIS IS A P.I. 112+70.28 PHOTOCOPY OF THE ORIGONAL PLAT 242.840' 323.351' S58'40'45"E, 299.988' COK 70.800' S29'42'41"E, 70.497' 220.990' S88'56'25"E, 66.625' 66.835' SURVEYOR 256.516' S50'47'40""E, 244.755' 61.967' S28'33'59"E, 61.764' 220.990' N 6'49'30"W, 8.833' \$37'44'40"E, 8.832' 30.00' 147.517' S63'39'12⁶E, 145.2**5**9' (9) 34'48'19" 242.84 <u>LEGEND</u> INITIAL POINT ((5/8" I. PIN S.N. 3720 FOUND IN 1996 **SURVEYOR** \circ = Found 5/8" I. Pin *** DECLARATION *** S.N. 3720 N87'40'E, 280.45' DESTROYED BY DRIVEWAY Known all men by these presents, that I, MARLIN LAVAR HANSEN, TRUSTEE of the LAVAR HANSEN TRUST, UTD April 12, 1990 is the owner of the land represented on this Partition Plat and more particularly described in Surveyor's Certificate, and has caused the same to be partitioned into parcels as shown on the Partition Plat. I also create for the benefit of Parcel Nos. 1 and 3 that 25—foot CONSTRUCTION)) β = Found Spike S.N. 3720 N.W. COR. OF SECTION 3 ((1" G.I. PIPE WITH BR. CAP)) POWER LINE \bullet = Set 5/8" × 24" Rebar ((A CURRENT TITLE REPORT INDICATES T.36S.,R.1W., W.M. BEARS POWER EASEMENTS RECORDED IN VOL. 269, PAGE 640 D.R. AND VOL. 350, PAGE 380 D.R. IT WAS with Plastic Cap marked "KAISER RLS 803" NORTH, 1215.20' AND ingress-egress easement shown hereon across Parcel No. 2 and I also create that WEST,453.58' ingress—egress easement shown hereon on "Detail A" across Parcel No. 3 benefitting NOT DETERMINED WHICH OF THESE Parcel Nos. 1 and 2. Set 5/8" × 30" Rebar with Plastic Cap marked "KAISER RLS 803" EASEMENTS IF IN FACT EITHER EASEMENT IS FOR THE EXISTING POWER LINE RUNNING ACROSS THE PROPERTY.) IN (WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS LOO January , 19 98 $\mathcal{M} = \text{Set } 5/8" \times 24" \text{ Rebar}$ with Alum. Cap marked "KAISER RLS 803" S.N. = Filed Survey Number PARCEL No. 2 PARCEL No. 1 STATE OF OREGON) County Surveyors Office 62,473 S.F.± 91,764 S.F.± OFFICIAL SEAL 1.434 Ac.± COUNTY OF JACKSON)) = Record per S.N. 3720 CAROL SARTAIN 2.107 Ac.± NOTARY PUBLIC-OREGON COMMISSION NO. 055269 MY COMMISSION EXPIRES SEPT. 22, 2000 W.C. = Witness Corner Personally appeared the above named MARLIN LAVAR HANSEN, TRUSTEE, and acknowledge the foregoing instrument to be his voluntary act and deed. A Current Title Report Indicates Easement for Irrigation Facilities Recorded in Subscribed and sworn to before me this ______ day of ________ Vol. 277, Page 1 D.R., Location of said © 15' WIDE SEWER EASEMENT INST. NO. 97-49186 O.R. Facilities not located on this Survey. 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—29:MLP) \$ = 148.422' Dated this 23 RD day of JANUARY , 19 98 . SEE DETAIL "A" 25' WIDE INGRESS-EGRESS P.I. 116+57.75 CITY ADMINISTRATOR/PLANNING DIRECTOR EASEMENT BENEFITING Q 10' WIDE WATER LINE EASE. \$20.40'30"W, 22.32' (\$20.45'W, 22.30') PARCEL NOS. 1 AND 3 INST. NO. 97-48056 O.R. AVERAGE CENTERLINE OF THE LITTLE BUTTE IRRIGATION COMPANY DITCH ((A CURRENT TITLE REPORT INDICATES EASEMENT FOR LITTLE BUTTE IRRIGATION PARCEL No. 3 57,296 S.F.± All taxes, fees, assessments or other charges as required by 0.R.S. 92.095 have been paid as of $\frac{2-4-98}{2}$ DITCH, NO WIDTH GIVEN)) 1.315 Ac.± 2-4-98 DATE DETAIL "A" INGRESS-EGRESS EASE. BENEFITING PARCEL SCALE 1" = 20' NOS. 1 AND 2 *** RECORDERS CERTIFICATE *** Filed for record this 4 day of 1998 at 3:35 O'CLOCK, PM, and Recorded as Partition Plat No. 1998 S86'11'50"E, of the Records of Jackson County, Oregon. Index Volume ___ \$20'40'30"W, 22.32' (\$20'45'W, 22.30') N88'07'W 45.64' Kathlew S. Beckett. N86'27'03"W, 284.14' (N86'34'50"W, 283.14') N86'11'50"W COUNTY SURVEYOR FILE NO. 15643 T.L. No. 361W 3B - 602

KAISER SURVEYING

19440 HIGHWAY 62 EAGLE POINT, OREGON 97524

PHONE SHADY COVE (541) 878-3995 FAX (541) 878-3995

SURVEY NO.__ 15643

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

SURVEY FOR:

MARLIN L. HANSEN

11655 HWY. 62

EAGLE POINT, OR 97524

SURVEY BY:

KAISER SURVEYING

1944Ø HWY. 62

EAGLE POINT, OR 97524

LOCATION:

NW % of Section 3, T.36S., R.1W.,

W.M., City of Eagle Point, Jackson

County, Oregon

BASIS OF BEARINGS:

Filed Survey No. 10765 (centerline

of Linn Road)

DATE:

January 9, 1998

PURPOSE:

Partition survey of Parcel No. 1 as

described in Inst. No. 90-10839 O.R.

PROCEDURE:

The outside boundary of the subject

property was monumented on Filed Survey No. 3720. Found corner monument located at the Northwest corner, Southwest corner, witness monument to the Southeast corner along with found County Road PI spikes were used to compute the boundaries. The new partition boundaries were located per the clients direction and the City approval.

> * * RECEIVED * * Date 2-4-98 By 35 This survey Consists of: 1___ sheet(s) Map __ page(s) Narrative JACKSON COUNTY SURVEYOR

