

\*\*\* 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:

TRACT 1

Beginning at a 5/8" rebar with plastic cap located at the most Southerly corner of Parcel No. 3 of Partition Plat recorded March 6, 1997 as Partition Plat No. P-18-1997 of "Records of Partition Plats" in Jackson County, Oregon and filed as Survey No. 15301 in the Office of the County Surveyor for THE INITIAL POINT OF BEGINNING; thence along the Northwesterly right-of-way line of South Shasta Avenue, North 45° 15' 25" East, 104.00 feet; thence North 43° 03' 00" West, 170.00 feet; thence South 45° 15' 25" West, 98.997 feet to intersect the Southwesterly boundary of Parcel No. 1 of said Partition; thence South 41° 22' 00" East, 170.221 feet to THE INITIAL POINT OF BEGINNING.

TRACT 2

Commencing at a 5/8" rebar with plastic cap located at the most Southerly corner of Parcel No. 3 of Partition Plat recorded March 6, 1997 as Partition Plat No. P-18-1997 of "Records of Partition Plats" in Jackson County, Oregon and filed as Survey No. 15301 in the Office of the County Surveyor for THE INITIAL POINT OF BEGINNING; thence along the Northwesterly right-of-way line of South Shasta Avenue, North 45° 15' 25" East, 104.00 feet to THE POINT OF BEGINNING of Tract 2; thence continue along said avenue line, North 45° 15' 25" East, 104.00 feet to the most Easterly corner of Parcel No. 2 of said Partition; thence along the Northeastly boundary of said Parcel No. 2 and also along the Northeastly boundary of Parcel No. 1 of said Partition, North 44° 44' 35" West, 169.927 feet; thence South 45° 15' 25" West, 98.977 feet; thence South 43° 03' 00" East, 170.00 feet to THE POINT OF BEGINNING of Tract 2.

G.D.K. SURVEYOR

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

Known all men by these presents, that GEORGE BAUMGARDNER 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 hereby create the reciprocal ingress-egress easement shown hereon across Parcel Nos. 1 and 4 and tract described in Inst. No. 98-13894 O.R. benefitting Parcel Nos. 1, 2, 3 and 4 and the tract described in Inst. 98-13894 O.R..

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 11th DAY OF May, 1998.

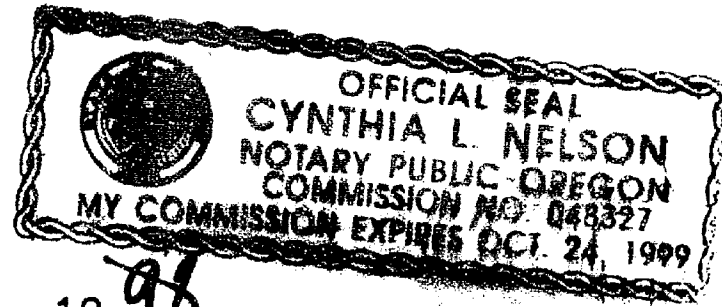
Signature of George Baumgardner, Owner

STATE OF OREGON  
COUNTY OF JACKSON

Personally appeared the above named GEORGE BAUMGARDNER and acknowledge the foregoing instrument to be his voluntary act and deed.

Subscribed and sworn to before me this 11th day of May, 1998.

Signature of Cynthia L. Nelson, Notary Public



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

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. (File Nos. 98-03: MLP & 98-04: MLP & 98-02-BLA)

Dated this 27th day of APRIL, 1998.

Signature of John D. Luthy, City Administrator/Planning Director

Examined and approved this 28th day of April, 1998.

Signature of Robert Pollock, County Surveyor

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

Signature of Michelle W. Mott, Assessor, Date 4-28-98

Signature of J. Seravatus, Tax Collector, Date 4-28-98

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

Filed for record this 11th day of May, 1998 at 11:16 O'CLOCK, A.M., and Recorded as Partition Plat No. P-24-1998 of the Records of Jackson County, Oregon. Index Volume 1-9, Page R-24.

Signature of Kathleen S. Bennett, County Clerk

Signature of Kirby LeBaron, Deputy

COUNTY SURVEYOR FILE NO. 15723

REGISTERED PROFESSIONAL LAND SURVEYOR

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

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT G.D.K. SURVEYOR

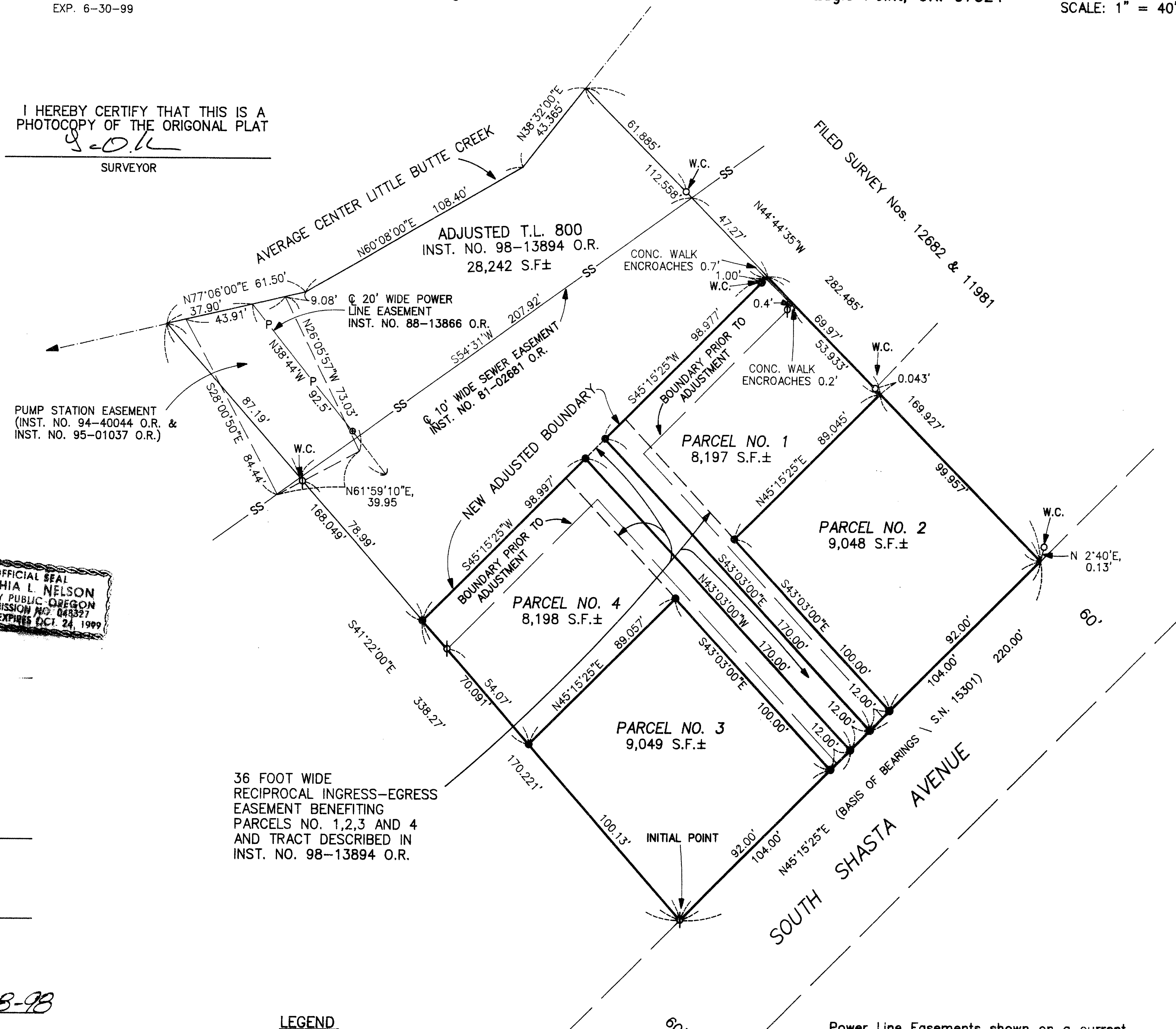
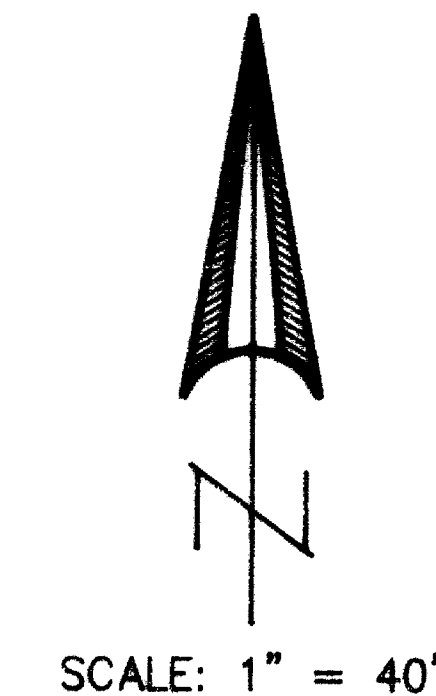
PARTITION PLAT No. P-24-1998 (ALSO PROPERTY LINE ADJUSTMENT SURVEY)

Located in the S.W. 1/4 of Section 3, and the N.W. 1/4 of Section 10, T.36S.,R.1W., W.M., City of Eagle Point, Jackson County, Oregon

SURVEY FOR: Santo Cominos P.O. Box 492 Talent, Oregon 97540

DATE: April 10, 1998

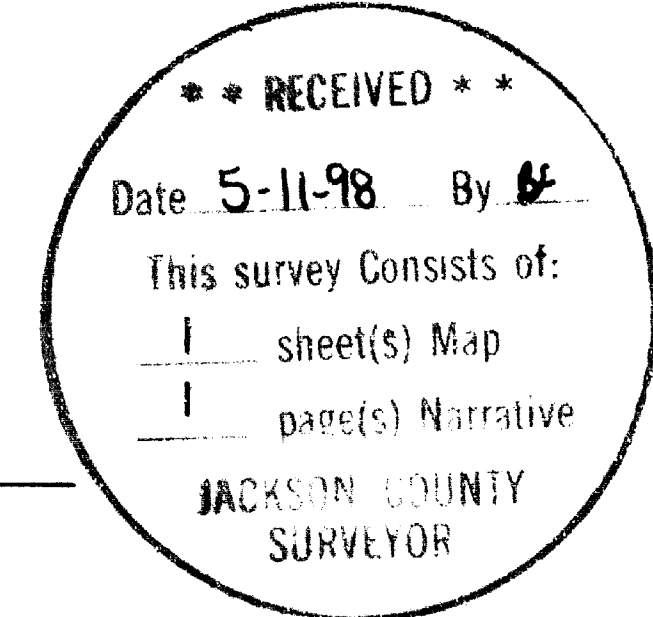
SURVEY BY: Kaiser Surveying 19440 Highway 62 Eagle Point, OR. 97524



36 FOOT WIDE RECIPROCAL INGRESS-EGRESS EASEMENT BENEFITING PARCELS NO. 1,2,3 AND 4 AND TRACT DESCRIBED IN INST. NO. 98-13894 O.R.

- LEGEND: o = Found 5/8" Rebar with Plastic Cap - S.N. 11981; / = Found 5/8" Rebar with Plastic Cap - S.N. 15301; • = Set 5/8" x 24" Rebar with Plastic Cap marked "KAISER RLS 803"; W.C. = Witness Corner; S.N. = Filed Survey Number County Surveyors Office

Power Line Easements shown on a current Title Report and described in Vol. 279, Page 319 D.R. and Vol. 577, Page 165 D.R. were not located and may not affect the Subject Property. Easements for Irrigation pump station and pipe line shown on a current Title Report and described in Inst. 95-09232 O.R. is conveyed by Kimmel, the neighbor to the SW and probably affects his Property and not the Subject Property. For termination of easement for the 20-foot wide parking Easements created on Partition Plat No. P-18-1997 see Inst. No. 98-13893 O.R.



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. **15723**

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

SURVEY FOR: SANTO COMINOS  
P.O. BOX 492  
TALENT, OR 97540

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

LOCATION: SW ¼ of Section 3 and the NW ¼ of  
Section 10, T.36S., R.1W., W.M.,  
City of Eagle Point, Jackson County,  
Oregon.

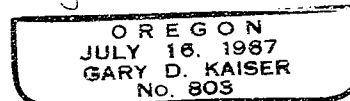
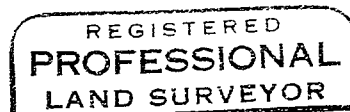
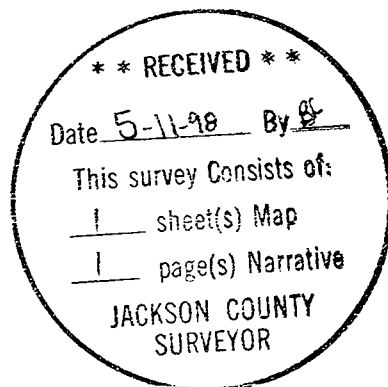
BASIS OF BEARINGS: Filed Survey No. 15301 (South Shasta  
Avenue)

DATE: April 10, 1998

PURPOSE: Partition and property-line-  
adjustment survey of Parcel Nos. 1,  
2 and 3 of Partition Plat No.  
P-18-1997, Filed Survey No. 15301.

PROCEDURE: Boundary control was from Filed  
Survey No. 15301.

The property-line-adjustments and new partition  
boundaries were located per the client's direction and the  
City approval.



*EP 6-30-99*