

\*\*\* 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 "A"

Beginning at a 5/8" rebar with plastic cap located at the Southwesterly corner of Lot 7 of SHADY COVE HEIGHTS SUBDIVISION, a recorded subdivision in the City of Shady Cove, Jackson County, Oregon for THE INITIAL POINT OF BEGINNING; thence along the Westerly boundary of said Lot 7, North 0° 02' 03" West, 156.00 feet; thence leaving said lot boundary, South 89° 57' 57" West, 110.00 feet; thence South 48° 19' 47" West, 44.308 feet; thence South 89° 57' 57" West, 93.676 feet to intersect the Easterly right-of-way line of Old Ferry Road; thence along said road line, South 5° 12' 00" East, 95.26 feet; thence continue along said road line, 39.721 feet on the arc of a 470.00-foot radius curve left (the long chord bears South 7° 37' 16" East, 39.709 feet); thence along the Northerly right-of-way line of Quail Run Drive, North 89° 58' 00" East, 183.484 feet; thence continue along said drive line, North 78° 58' 00" East, 40.226 feet to THE INITIAL POINT OF BEGINNING.

TRACT "B"

Commencing at a 5/8" rebar with plastic cap located at the Southwesterly corner of Lot 7 of SHADY COVE HEIGHTS SUBDIVISION, a recorded subdivision in the City of Shady Cove, Jackson County, Oregon for THE INITIAL POINT OF BEGINNING; thence along the Westerly boundary of said Lot 7, North 0° 02' 03" West, 156.00 feet; to THE POINT OF BEGINNING OF TRACT "B"; thence leaving said lot boundary, South 89° 57' 57" West, 110.00 feet; thence South 48° 19' 47" West, 44.308 feet; thence South 89° 57' 57" West, 93.676 feet to intersect the Easterly right-of-way line of Old Ferry Road; thence along said road line, North 5° 12' 00" West, 143.587 feet; thence continue along said road line, 57.125 feet on the arc of a 1770.00-foot radius curve right (the long chord bears North 4° 16' 32" West, 57.123 feet) to a 5/8" rebar with plastic cap located at the Southwesterly corner of Parcel No. 2 of Partition recorded October 1, 1996 as Partition Plat No. P-84-1996 of "Records of Partition Plats" in Jackson County, Oregon and filed as Survey No. 15126 in the Office of the County Surveyor; thence along the Southerly boundary of said parcel and to and along the Southerly boundary of Lot 6 of said SHADY COVE HEIGHTS SUBDIVISION, North 89° 57' 57" East, 253.944 feet to a 5/8" rebar located at the ELL corner on the Westerly boundary of said Lot 6; thence along the Westerly boundary of said Lots 6 and 7, South 0° 02' 03" East, 170.532 feet to THE POINT OF BEGINNING OF TRACT "B".

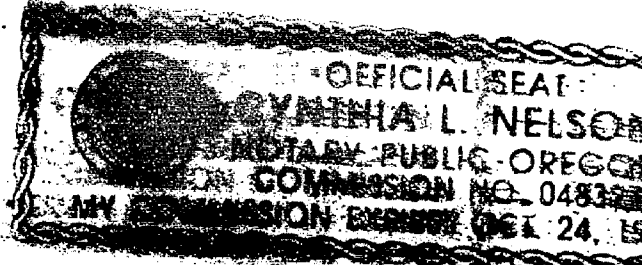
G.D.K. SURVEYOR

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

Know all men by these presents, that LARRY DEAN TOWNSEND, 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 for the benefit of Lot 7 of SHADY COVE HEIGHTS SUBDIVISION that 5-foot wide fence easement shown hereon.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 20th DAY OF May, 1998.

LARRY DEAN TOWNSEND (STATE OF OREGON) COUNTY OF JACKSON



Personally appeared the above named LARRY DEAN TOWNSEND and acknowledge the foregoing instrument to be his voluntary act and deed.

Cynthia L. Nelson, NOTARY PUBLIC FOR THE STATE OF OREGON, MY COMMISSION EXPIRES: [blank]

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

I certify that pursuant to authority granted to us by the City of Shady Cove Planning Commission in open meeting on April 9, 1998 the above plat is hereby approved by the City of Shady Cove Planning Commission. Dated this 19th day of May, 1998.

Attest: [Signature] SECRETARY EXAMINED AND APPROVED THIS 19th DAY OF May, 1998. [Signature] COUNTY SURVEYOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 2nd day of June, 1998.

[Signature] ASSESSOR Deputy, DATE 6-2-98 [Signature] TAX COLLECTOR, DATE 6-2-98

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

Filed for Record this 2nd day of June, 1998 at 2:09 O'clock, P.M. and Recorded as Partition Plat No. P-32-1998 of the Records of Jackson County, Oregon. Index Volume 9 Page 22

[Signature] COUNTY CLERK [Signature] DEPUTY

COUNTY SURVEYOR FILE NO. 15754

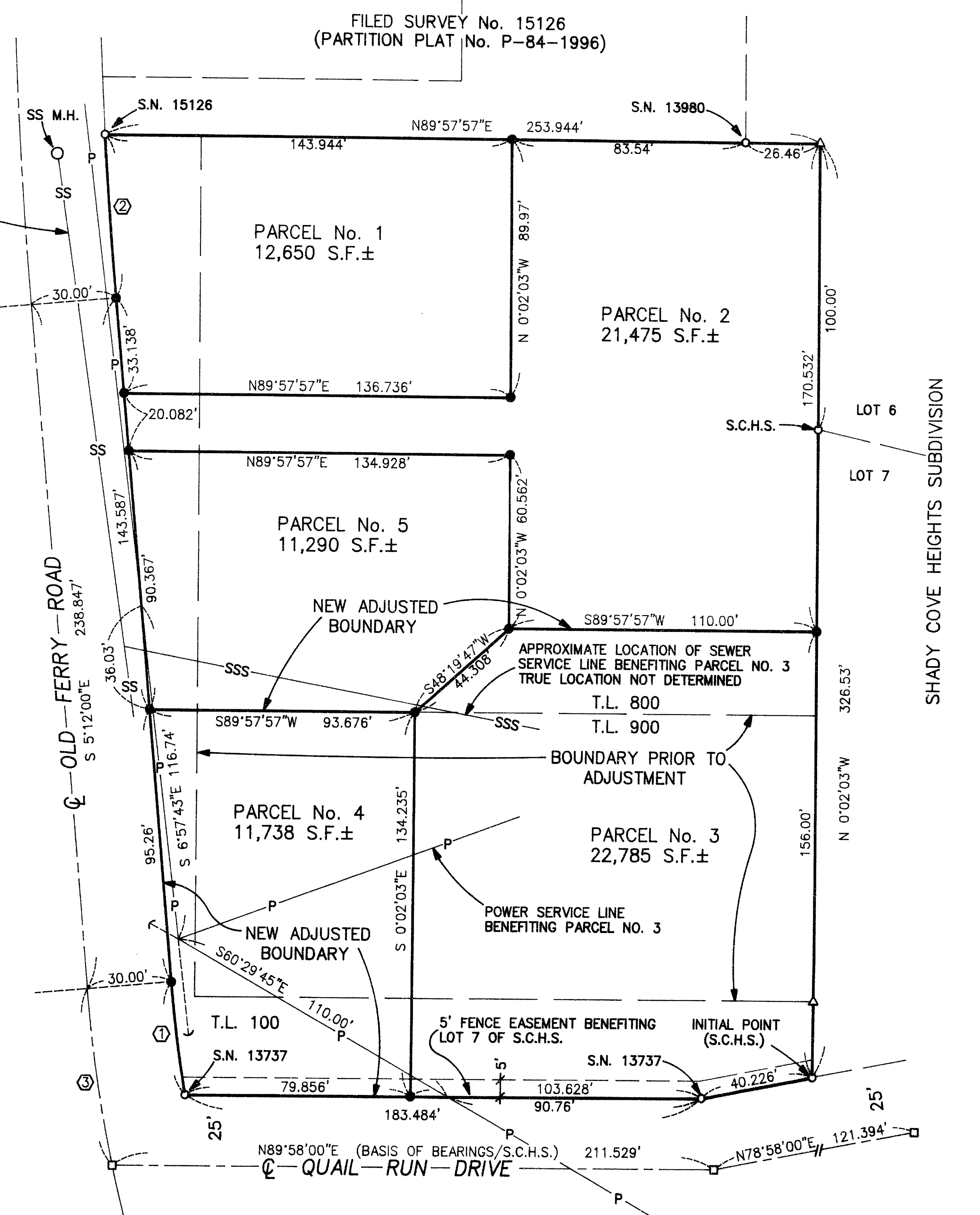
PARTITION PLAT No. P-32-1998 (Also Property Line Adjustment Survey) Located in the S.E. 1/4 of Section 15, T.34S.,R.1W., W.M., City of Shady Cove, Jackson County, Oregon

SURVEY FOR: Johnathan Landes 800 Liberty Street Ashland, OR. 97520 DATE: May 4, 1998 SURVEY BY: Kaiser Surveying 19440 Highway 62 Eagle Point, OR. 97524

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

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

\*\* RECEIVED \*\* Date 6-2-98 By [Signature] This survey consists of: 1 sheet(s) Map 1 page(s) Narrative JACKSON COUNTY SURVEYOR



- LEGEND: Delta = Found 5/8" Rebar S.N. 7858; Square = Found 5/8" Rebar/Alum. Cap S.C.H.S.; Circle = Found 5/8" Rebar/Plastic Cap S.N. Indicated; Dot = Set 5/8" x 24" Rebar with Plastic Cap marked "KAISER RLS 803"

S.N. = Filed Survey Number County Surveyors Office S.C.H.S. = SHADY COVE HEIGHTS SUBDIVISION

CURVE DATA table with columns Delta, R, L, LC and rows of curve data.

EASEMENTS: 1. EXISTING POWER LINES ACROSS THE SUBJECT PROPERTY ARE SHOWN HEREON... 2. A CURRENT TITLE REPORT INDICATES A WATER SYSTEM MAINTENANCE AGREEMENT AND EASEMENT RECORDED IN INST. NO. 93-41122 O.R. THE LOCATION OF THE WELL AND WATER SYSTEM TIED TO THIS EASEMENT WAS NOT DETERMINED.

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. 15754

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

SURVEY FOR: JONATHAN LANDES  
800 LIBERTY STREET  
ASHLAND, OR 97520

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

LOCATION: SE ¼ of Section 15, T.34S., R.1W.,  
W.M., City of Shady Cove, Jackson  
County, Oregon.

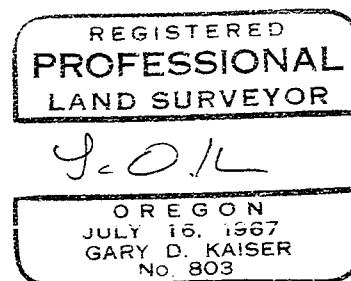
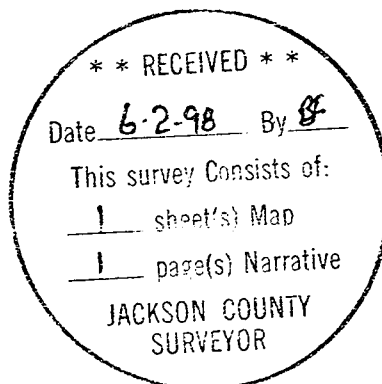
BASIS OF BEARINGS: SHADY COVE HEIGHTS SUBDIVISION  
(centerline of Quail Run Drive)

DATE: May 4, 1998

PURPOSE: Partition and property-line-  
adjustment survey of Tax Lots 34 1W  
15DB - 100, 800 and 900.

PROCEDURE: The outside boundaries of the  
combined tax lots has been previously monumented on Filed  
Survey Nos. 7858, 13737, 13980, 15126 and SHADY COVE HEIGHTS  
SUBDIVISION.

The new adjusted property line and the new partition  
boundaries were located per the client's instruction and the  
City approval.



EX 6-30-99