| | PARTITION PLAT NoP-63-1999 |
|--|---|
| SURVEYORS CERTIFICATE *** 1. Gary D. Kaiser a duly registered professional land surveyor of the State of | PROFESSIONAL Located in the S.W. 1/4 of Section 15, T.34S.,R.1W., W.M., |
| Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments the land represented on the attached Partition Plat, the boundaries | LAND SURVEYOR City of Shady Cove, Jackson County, Oregon |
| being described as follows: | SURVEY FOR: DATE: SURVEY BY: |
| Commencing at the corner common to Sections 15, 16, 21 and 22, Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence South 89° 45′ 35″ East, 279.28 feet (record = North 89° 08′ East, 277.30 | OREGON JULY 16, 1967 Roger Hays July 21, 1998 Kaiser Surveying |
| feet) to intersect the Northwesterly right—of—way line of the Crater Lake Highway (State Highway No. 62): thence along said highway line. North | GARY D. KAISER No. 803 EXP. 6-30-99 P.O. Box 133 P.O. Box 133 P.O. Box 133 Shady Cove, OR. 97539 Eagle Point, Oregon 97524 |
| 26° 12′ 01″ East (record = North 24° 43′ East), 1305.50 feet; thence along the Northeasterly right—of—way line of Maple Street. North 64° 06′ 59″ West (record | ol SCALE 1" = 50' |
| = North 65' 36' West), 390.00 feet to a 5/8" rebar with plastic cap set for the most Southerly corner of Parcel No. 1 as described in Instrument No. 90—15340 of | / |
| the Official Records of said County for <u>THE INITIAL POINT OF BEGINNING</u> ; thence continue North 64' 06' 59" West, 192.968 feet (record = a more or less distance | INST. No. 87-05571 $\frac{\omega}{2}$ |
| of 220 feet) to the most Westerly corner of said parcel; thence South 73° 47′ 19″ West (record = South 73° 45′ 41″ West), 20.687 feet to the most Southerly corner of Parcel No. 2 as described in said Instrument No. 90—15340; | 5' WIDE SEWER SERVICE LINE 68.53' 4.44' |
| thence North 16° 12′ 41″ West (record = North 16° 14′ 19″ West), 19.18 feet to an angle point on the Southerly boundary of said Parcel No. 2′ thence South | EASEMENT BENEFITING TRACT DESCRIBED \$\(\bigcup \) 13.46' 19.92' \\ 13.46' 19.82' \\ 13.46' 19.82' \\ 13.46 |
| 73° 47′ 19″ West (record = South 73° 45′ 41″ West), 42.26 feet to the Southwesterly corner of said Parcel No. 2; thence North 0° 15′ 29″ East (record | (REC,=\$36'18'45"F) |
| = North 0° 13′ 41″ East), 50.00 feet to the Northwesterly corner of said Parcel No. 2; thence North 82° 10′ 52″ East, 328.514 feet (record = North 82° 09′ 07″ | 38.04' (N82.09'07"E, 328.60] (N82.10'52"E 328.514' [N82.09'07"E, 328.60] (N82.10'52"E 328.514' [N82.09'07"E, 328.60] (S.N. 4182=S16.14'19"E) (S.N. 4182=S16.14'19"E) (S.N. 4182=S16.14'19"E) |
| East, 328.60 feet) to the Northeasterly corner of said Parcel No. 2; thence South 16° 12′ 41″ East, (record = South 16° 14′ 19″ East), 19.18 feet to the most Easterly corner of said Parcel No. 2; thence along the Southeasterly | S68'33'W, 0.32' PARCEL No. 1 17,157 S.F.± N. 0'15'29"E 50.00' PARCEL No. 1 15.19' PARCEL No. 1 17,157 S.F.± N. 0'15'29"E 50.00' PARCEL No. 2 N. 0'15'29"E 50.00' N. 0'15'29"E |
| boundary of said Parcel No. 2, South 73° 47′ 19″ West (record = South 73° 45′ 41″ West). 14.868 feet to the most Easterly corner of said Parcel No. 1. | SET IN CONC. N 0'15'29"E 50.00' N 0'15'29"E |
| Instrument No. 90-15340; thence South 26' 12' 01" West, 175.204 feet (record = | N 0'15'29"E 50.00' (S.N. 4182=N 0'13'41"E) N73'47'19"N S73'47'19"N S73'47'19"N S13,573 S.F.± NST. No. 97-07508 O.R. A2.26' NST. No. 97-07508 O.R. |
| $Q \in \mathcal{N}$ | 18.54' WELL (5) |
| SURVEYOR | S 1:58'W 1 17' C16' 12' 41"E, 19:18' 19"E) 92.968' N80'28'W, 5' WIDE WATER AND WATER PUMPING FACULTIES |
| *** DECLARATION *** | S 1'58'W, 1.17' S16 182=S10 SET IN CONC. (S.N. © 12' WIDE SEWER EASE. INST. NO. PARCEL NO. 1 PARCEL NO. 1 |
| Know all men by these presents, that we, ROGER W. HAYS and DIANE M. HAYS, ** RECEIVED ** husband and wife, as tenants by the entirety are the owners of the property | 192.90 INST. No. 96-06653 O.R. |
| represented on this partition plat and more particularly described in the | INS 1. No. 96-11138 O.R. Part State Point |
| as shown on the partition plat and we hereby create for the benefit of Parcel No. 1 that 5—foot wide water and water pumping facilities easement shown hereon sheet(s) Map | BEARS N60°22'18"W, |
| in Instrument No. 87-05571 of the Official Records of Jackson County, Oregon, Lack that 5-foot wide sewer service line easement shown hereon across Parcel Nos. 1 | 1064·06'59 W |
| and 2. JACKSON COUNTY | $\langle R_{EC} \rangle$ |
| IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS DAY OF 19 | S.N. 4182 |
| Togeth- House Mane m. Hays | Δ = Found 5/8" Rebar S.N. 10289 |
| ROGER W. HAYS DIANE M. HAYS OFMICIAL SEAL | 0 = Found 5/8" Rebar/ |
| STATE OF OREGON) STATE OF OREGON COMMISSION NO. 307962 | Plastic Čap S.N. 12242 |
| COUNTY OF JACKSON) MY COMMISSION EXPIRES DEC. 25, 2001 | • = Set 5/8" × 24" Rebar |
| Personally appeared the above named ROGER W. HAYS and DIANE M. HAYS, and | with Plastic Cap marked I HEREBY CERTIFY THAT THIS IS A "KAISER RLS 803" PHOTOCOPY OF THE ORIGONAL PLAT CEOAP |
| acknowledge the foregoing instrument to be their voluntary act and deed. Subscribed and sworn to before me this | × = Set 5/8" × 30" Rebar with Plastic Cap marked Surveyor "KAISER RIS 803" Surveyor |
| 9.41. | "KAISER RLS 803" |
| NOTARY PUBLIC FOR THE STATE OF OREGON MY COMMISSION EXPIRES: 12/25/01 | S.N. = Filed Survey Number County Surveyors Office |
| MY COMMISSION EXPIRES: 12/23/01 | [] = Record/Inst. No. 90–15340 O.R. |
| *** APPROVALS *** | |
| certify that pursuant to authority granted to us by the City of Shady Cove Planning Commission in open meeting on, 19 76 the above plat is hereby approved by the City of Shady Cove Planning Commission. Dated this, 19 76 (File No. MIP 98-05) | SECTION CORNER SECTION CORNER FOUND 2" G.I. PIPE/ PRACE DISK |
| this, 19 28 . (File No. MIP 98-05) | Sewer Line |
| Attest: Statela Meloth | 16 15 [REC = N89'08'E, 277.3'] S89'45'35"E 279.28' |
| SECRETARY EXAMINED AND APPROVED THIS DAY OF | 21 22 |
| | |
| COUNTY SURVEYOR | *** RECORDERS CERTIFICATE *** Filed, for Record this day of |
| All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the | Line Easements recorded in Vol. 273, of the Records of Jackson County, Oregon. Index Volume Page 19 D.R., An Existing |
| AUDIT PUID OF THE COUNTY OF TH | Power Line and Down Guy encroach the |
| ASSESSOR DATE TAX COLLECTOR DATE DATE | Subject Property and are shown hereon. It was not determined which of these |
| ASSESSOR DATE TAX COLLECTOR DATE | 16323 existing Power Line. |
| | COUNTY SURVEYOR FILE NO |
| T.L. No. 341W 15CB - 1300 | Subject Property. |

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

16323

SURVEY NO.

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

SURVEY FOR:

ROGER HAYS

P.O. BOX 133

SHADY COVE, OR 97539

SURVEY BY:

KAISER SURVEYING

19440 HWY. 62

EAGLE POINT, OR 97524

(541) 878-3995

LOCATION:

SW % of Section 15, T.34S., R.1W., W.M., City of Shady Cove, Jackson

County, Oregon.

BASIS OF BEARINGS:

Filed Survey No. 12242 (Crater Lake

Hwy.)

DATE:

July 21, 1998

PURPOSE:

Partition Survey of property described in Inst. No. 90-15340 O.R.

PROCEDURE:

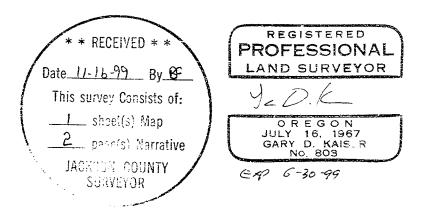
The Crater Lake Highway right-of-way

line was located per Filed Survey Nos. 11860 and 12242. Maple Street was located using the same method as used on Filed Survey No. 11860 to locate Birch Street and as used on Filed Survey No. 12242 to locate Cedar Street, run record distance Northeasterly along the Northwesterly right-of-way line of said Highway from the South boundary of Section 15 to Maple Street and then turn record angle off said Highway line. Record distance was ran along the Northeasterly right of-way Maple Street to establish the Southeasterly corner of the subject property and also to establish the Westerly end of the Maple Street right-of-way. The Easterly boundary of Parcel No. 1 as described in Instrument No. 90-15340 O.R. was established parallel to the Crater Lake Highway per the deed and ran Northerly to intersect the Southerly boundary of Parcel No. 2 of said deed. The boundaries of said Parcel No. 2 were located from found survey monuments set on Filed

page 1 of 2

Survey Nos. 3743, 4182 and 10289. The monuments set on said Filed Survey No. 4182 located on the Easterly boundary of tract described in Inst. No. 97-07508 have been disturbed and true corner positions were located per Filed Survey No. 10840.

The new partition boundary was located per the client's direction and the City approval.



| | | PARTITION PLAT No. P-63-19 | 99 |
|--|---|--|--|
| I, Gary D. Kaiser a duly registered professional land surveyor of the State of | PROFESSIONAL | Located in the S.W. 1/4 of Section 15, T.34 | S.,R.1W., W.M., |
| Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments the land represented on the attached Partition Plat, the boundaries | LAND SURVEYOR | City of Shady Cove, Jackson County, Oregon | |
| being described as follows: | S.O.K | SURVEY FOR: DATE: SUF | RVEY BY: |
| Commencing at the corner common to Sections 15, 16, 21 and 22, Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; | OREGON JULY 16, 1967 GARY D. KAISER | Roger Hays July 21, 1998 Kais | ser Surveying |
| thence South 89° 45′ 35″ East, 279.28 feet (record = North 89° 08′ East, 277.30 feet) to intersect the Northwesterly right—of—way line of the Crater Lake | No. 803 | | 40 Highway 62 le Point, Oregon 97524 |
| Highway (State Highway No. 62); thence along said highway line, North 26° 12' 01" Fast (record = North 24° 43' East). 1305.50 feet: thence along the | EXP. 6-30-99 | | SCALE 1" = 50' |
| Northeasterly right—of—way line of Maple Street, North 64° 06′ 59″ West (record = North 65° 36′ West), 390.00 feet to a 5/8″ rebar with plastic cap set for the | | , | SCALE I - JU |
| most Southerly co rner of Parcel No. 1 as de scribed in I nstrume nt No. 90—15340 of the Official Records of said County for <u>THE INITIAL POINT OF BEGINNING</u> ; thence | INST. No | o. 87–05571 👋 | ™ |
| continue North 64' 06' 59" West, 192.968 feet (record = a more or less distance of 220 feet) to the most Westerly corner of said parcel; thence South | | | - |
| 73° 47' 19" West (record = South 73° 45' 41" West), 20.687 feet to the most Southerly corner of Parcel No. 2 as described in said Instrument No. 90—15340; thence North 16° 12' 41" West (record = North 16° 14' 19" West), 19.18 feet to | 5' WIDE SEWER SERVICE EASEMENT BENEFITING TO | RACT DESCRIBED SS | 2.66' FD. 5/8" REBAR |
| an angle point on the Southerly boundary of said Parcel No. 2; thence South 73° 47′ 19″ West (record = South 73° 45′ 41″ West) 42.26 feet to the | (£ 10' WIDE ROAD EASEMENT IN INST. NO. 87-05571 INST. NO. 69-05654 O.R. S36*17'05"E, | O.R. 13.46' 19.92' | FD. 5/8 ^N REBAR S.N. 3743 |
| Southwesterly corner of said Parcel No. 2; thence North 0° 15′ 29″ East (record = North 0° 13′ 41″ East), 50.00 feet to the Northwesterly corner of said Parcel | (REC.=S36'18'45"E) 38.04' | 4' [N82'09'07"E, 328.60'] -44.12' S16'12'41"E, 19'E) -44.12' S16'12'41"E, 19'E) -46.50' | ***. |
| No. 2; thence North 82° 10' 52" East, 328.514 feet (record = North 82° 09' 07" East, 328.60 feet) to the Northeasterly corner of said Parcel No. 2; thence | PARCEL No | 0. 1 (S.N. 17.45'41"E) (S.N. 17.45'41"W) (S.N. 1 | |
| South 16' 12' 41" East, (record = South 16' 14' 19" East), 19.18 feet to the most Easterly corner of said Parcel No. 2; thence along the Southeasterly boundary of said Parcel No. 2, South 73' 47' 19" West (record = South | S68'33'W, 0.32' SET IN CONC. 17,157 S.F | 19.12' (REU 4182) STEEL "T" PAR | 103-31/N, 37-43 |
| 73° 45' 41" West), 14.868 feet to the most Easterly corner of said Parcel No. 1, Instrument No. 90—15340; thence South 26° 12' 01" West, 175.204 feet (record = | N 0.15,29"E 50.00, (S.N. 4182=N 0.13,41"E) | 119 V ST3'4/ Z 13,573 S.F.± V OCCUPIES CORN | ER NAS. |
| South 24° 43' West, 198.00 feet) to THE INITIAL POINT OF BEGINNING. | INST. No. 97-07508 O.R. 42.26 20.687 | 18.54' WELL POSITION | 70% |
| 3. O.K | 19.18' E) | N80'28'W, 5.0' N80'28'W, 5' WIDE WATER AND WATER | -D / V / V / V / V / V / V / V / V / V / |
| SURVEYOR | S 1'58'W, 1.17' S16'12'41"E'16'14'19 SET IN CONC. (S.N. | PUMPING FACILITIES INST. NO. PASEMENT PENETITING | |
| *** DECLARATION *** Know all men by these presents, that we, ROGER W. HAYS and DIANE M. HAYS. | Ψ 12 WIDE SEWER EASE. INST NO 79-16090 OP | PARCEL NO. 1 | |
| Know all men by these presents, that we, ROGER W. HAYS and DIANE M. HAYS, husband and wife, as tenants by the entirety are the owners of the property represented on this partition plat and more particularly described in the Date 11-16-99 | | O.R. 192.968 INST. No. 96-06653 O.R. | |
| surveyor's certificate, and have caused the same to be partitioned into parcels as shown on the partition plat and we hereby create for the benefit of Parcel This survey Consists | | "MS-4" OSHD 1988 / (FOUND AL. CAP) | / 60. |
| No. 1 that 5—foot wide water and water pumping facilities easement shown hereon sheet(s) Ma across Parcel No. 2. We also hereby create for the benefit of tract described | <i>[</i> | BEARS N60°22'18"W, 720.30' | |
| in Instrument No. 87-05571 of the Official Records of Jackson County, Oregon, that 5-foot wide sewer service line easement shown hereon across Parcel Nos. 1 JACKSON COUNTY | | IREC / | |
| CHOVEVAD | <u>LEGEND</u> | MAPLE 36'W) 390.00 | |
| IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THISDAY OF | S.N. 4182 | STREET | |
| Hoge Mane m. House | Δ = Found 5/8" Rebar S.N. 10289 | TEET A | |
| ROGER W. HAYS DIANE M. HAYS OFMICIAL SEAL GRETCHEN MELOTH | <pre>0 = Found 5/8" Rebar/ Plastic Cap</pre> | | |
| STATE OF OREGON) COMMISSION NO. 307962 | S.N. 12242 | | |
| COUNTY OF JACKSON) MY COMMISSION EXPIRES DEC. 25, 2001 | Set 5/8" × 24" Rebar with Plastic Cap marked I HEREBY | CERTIFY THAT THIS IS A CEDAP OF THE ORIGONAL PLAT | |
| Personally appeared the above named ROGER W. HAYS and DIANE M. HAYS, and acknowledge the foregoing instrument to be their voluntary act and deed. | "KAISER RLS 803" PHOTOCOP ** Set 5/8" × 30" Rebar | OY OF THE ORIGONAL PLAT | is the state of th |
| Subscribed and sworn to before me this | with Plastic Cap marked "KAISER RLS 803" | SURVEYOR N64.06'E | |
| Shalor Meloth | S.N. = Filed Survey Number | 150 co | |
| NOTARY PUBLIC FOR THE STATE OF OREGON MY COMMISSION EXPIRES: 12/25/01 | County Surveyors Office | S.N | |
| MT CUMMISSION EXPIRES: | [] = Record/Inst. No. 90-15340 O.R. | S.N. 12242 | |
| *** APPROVALS *** | w = Water Line sss = Sewer Service Line | SECTION CORNER | |
| certify that pursuant to authority granted to us by the City of Shady Cove Planning Commission in open meeting on | ss = City of Shady Cove Sewer Line | FOUND 2" G.I. PIPE/ BRASS DISK | |
| this, 19 28 . (File No. MIP 98-05) | —P ——————————————————————————————————— | \sim | |
| Attest: Statela Meloth | | 16 15 [REC = N89'08'E, 277.3'] S89'45'35"E 279.28' | |
| SECRETARY | | 21 22 | |
| EXAMINED AND APPROVED THIS DAY OF | | | |
| COUNTY SURVEYOR | *** RECORDERS CERTIFICATE *** Filed for Record this day | of November 19 99 at | EASEMENTS 1. A Current Title Report indicates Power |
| | of the Records of Jackson County, Or | Recorded as Partition Plat No. P-63-1999 regon. | Line Easements recorded in Vol. 273, Page 245 D.R., Vol. 305, Page 373 D.R. |
| All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the | index VolumePage _ | | and Vol. 528, Page 419 D.R An Existing Power Line and Down Guy encroach the |
| mich Lumbly Deart 11/11/20 Poller Identard 11.14.99 | COUNTY CLERK | - Allen Miller | Subject Property and are shown hereon. It was not determined which of these |
| ASSESSOR DATE TAX COLLECTOR DATE DATE TAX COLLECTOR DATE | COUNTY CLERK | 16323 | easements, if any, correspond to the existing Power Line. |
| | COUNTY SURVEYOR FILE NO. | | 2. Sewer Easement recorded in Inst. No. 79—16041 O.R. does not affect the |
| T.L. No. 341W 15CB - 1300 | | | Subject Property. |