

\*\*\* SURVEYOR'S 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 quarter corner common to Sections 29 and 32, Township 32 South, Range 3 East of the Willamette Meridian in Jackson County, Oregon; thence along the Northerly boundary of said Section 32, North 89° 57' 30" West, 1326.98 feet to a 3/4" galvanized iron pipe with bronze cap found set for the Northeast corner of the Northwest quarter of the Northwest quarter of said Section 32 for THE INITIAL POINT OF BEGINNING; thence continue along said set for the Northwest corner of Tract "B" as described in Instrument No. 90-27827 of the Official Records of said county; thence along the Westerly boundary of said Tract "B", South 0° 26' 53" East, 1143.53 feet to a 5/8" rebar with plastic cap set for a witness corner; thence continue along said Tract "B" boundary, South 0° 26' 53" East, a more or less distance of 5 feet to intersect the Northwesterly right-of-way line of Mill Creek Drive; thence run Northeasterly along said drive line, a more or less distance of 340 feet to intersect that boundary established by agreement and recorded as Instrument No. 81-15283 of said Official Records; thence along said agreement boundary as follows: North 28° 45' 00" West, a more or less distance of 1-foot to a found 5/8" rebar with plastic cap; thence continue North 28° 45' 00" West, 120.00 feet to a found 3/4" iron pipe; thence North 59° 33' 40" East, 165.00 feet to a found 3/4" iron pipe; thence leaving said agreement boundary, North 28° 45' 00" West (record = North 28° 15' 00" West), 5.82 feet to a 5/8" rebar with plastic cap found set for the Most Westerly corner of tract described in Instrument No. 76-13477 of said Official Records; thence North 59° 02' 00" East, 120.00 feet to a 5/8" rebar with plastic cap found set for the most Northerly corner of said tract; thence along the Northeasterly boundary of said tract, South 28° 45' 00" East (record = South 28° 15' 00" East), 124.35 feet to a 5/8" rebar with plastic cap found set for a witness corner; thence continue along said tract boundary, South 28° 45' 00" East, a more or less distance of 1-foot to intersect the Northwesterly right-of-way line of said Mill Creek Drive; thence run Northeasterly along said drive line, a more or less distance of 35 feet to intersect the Easterly boundary of Tract "A" as described in said Instrument No. 90-27827; thence along said tract boundary, North, a more or less distance of 607 feet to the Southeast corner of tract described in Instrument No. 79-00801 of said Official Records; thence North 89° 57' 30" West, 231.98 feet (record = 232.49 feet) to a 5/8" rebar with plastic cap found set for the Southwest corner of said tract; thence along the Westerly boundary of said tract, North, 91.00 feet to a 5/8" rebar with plastic cap found set for the Southeast corner of tract described in Volume 469, page 245 of the Deed Records of said county; thence along the Southerly boundary of said tract, North 89° 57' 30" West, 223.51 feet to a 5/8" rebar with plastic cap found set for a witness corner; thence continue North 89° 57' 30" West, 9.27 feet to the Southwest corner of said tract; thence North 0° 26' 53" West, 93.684 feet to THE INITIAL POINT OF BEGINNING.

G.D.K. SURVEYOR

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

Known all men by these presents, that THE LOUIS BIDEN AND MARJORIE L. BIDEN REVOCABLE TRUST, LOUIS BIDEN TRUSTEE AND SUCCESSOR TRUSTEE OF MARJORIE L. BIDEN, DECEASED, is the owner of the lands 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 hereby create that 12-foot wide ingress-egress easement shown hereon across Parcel No. 1 benefiting Parcel No. 2.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 8 DAY, OF March, 20 02.

Louis Biden Trustee LOUIS BIDEN, TRUSTEE

STATE OF OREGON) )ss COUNTY OF JACKSON)

Personally appeared the above named LOUIS BIDEN, TRUSTEE and acknowledged the foregoing instrument to be his voluntary act and deed.

Subscribed and sworn to before me this 8 day of March, 20 02.

Toni C. Rush NOTARY PUBLIC - OREGON COMMISSION NO. 34427 MY COMMISSION EXPIRES 10-26-2005

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

Approved by the Jackson County Department of Planning and Development (File No. 2001-14-MP).

By: Thomas Bigyan DATE: 3/19/02

Examined and approved this 19 day of March, 20 02.

Carroll Roberts COUNTY SURVEYOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 1st day of April, 20 02.

County Assessor

Carol Applegate, Deputy TAX COLLECTOR

\*\*\* RECORDER'S CERTIFICATE \*\*\*

Filed for record, this 2 day of April, 20 02, at 12:58 o'clock P.M. and recorded as Partition Plat No. P-21-2002 of the Records of Jackson County, Oregon. Index Volume 13, page 21.

By: Kathleen S. Beckett COUNTY CLERK

Glenda E. Bartlett DEPUTY

COUNTY SURVEYOR FILE NO. 17261

T.L. Nos. 323E 32BA - 800 & 323E 32 - 1601

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. 6-30-03

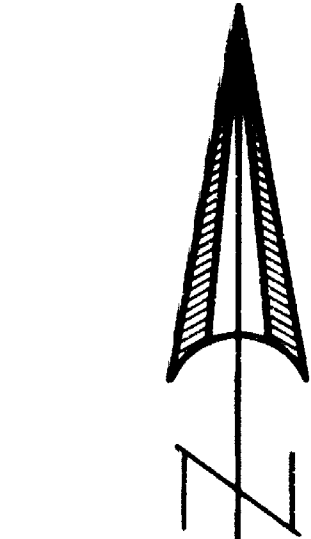
PARTITION PLAT No. P-21-2002

Located in the N.W. 1/4 of Section 32, T.32S.,R.3E., W.M., Jackson County, Oregon

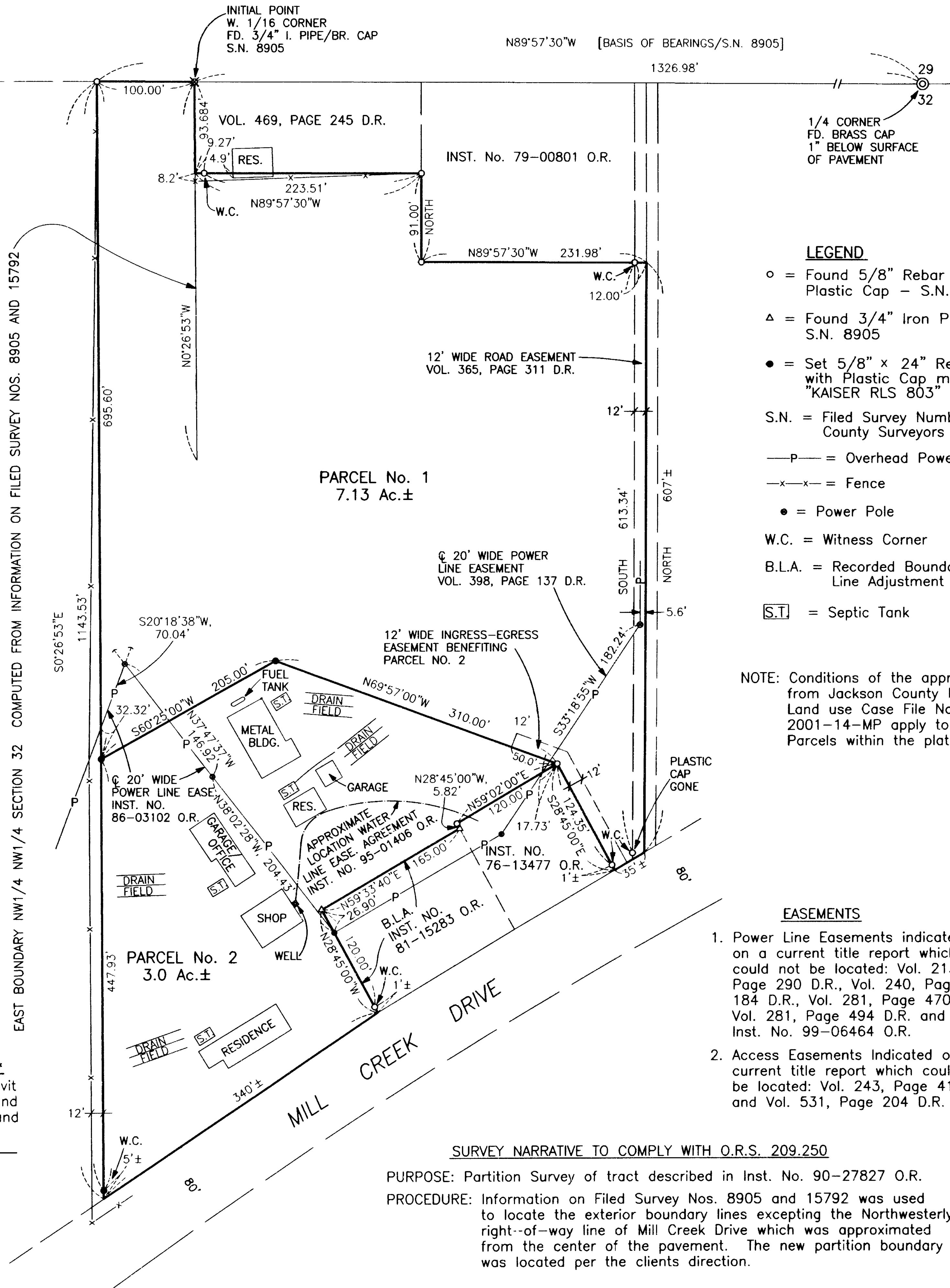
SURVEY FOR: Louis Biden and Richard Goodboe c/o Louis Biden P.O. Box 90 Prospect, OR. 97536

DATE: March 1, 2002

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



SCALE: 1" = 100'



- LEGEND:
o = Found 5/8" Rebar with Plastic Cap - S.N. 8905
Δ = Found 3/4" Iron Pipe S.N. 8905
● = Set 5/8" x 24" Rebar with Plastic Cap marked "KAISER RLS 803"
S.N. = Filed Survey Number County Surveyors Office
—P— = Overhead Power Lines
-x-x- = Fence
● = Power Pole
W.C. = Witness Corner
B.L.A. = Recorded Boundary Line Adjustment
[ST] = Septic Tank

NOTE: Conditions of the approval from Jackson County Planning Land use Case File No. 2001-14-MP apply to all Parcels within the plat.

- EASEMENTS:
1. Power Line Easements indicated on a current title report which could not be located: Vol. 213, Page 290 D.R., Vol. 240, Page 184 D.R., Vol. 281, Page 470 D.R., Vol. 281, Page 494 D.R. and Inst. No. 99-06464 O.R.
2. Access Easements indicated on a current title report which could not be located: Vol. 243, Page 414 D.R. and Vol. 531, Page 204 D.R.

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

PURPOSE: Partition Survey of tract described in Inst. No. 90-27827 O.R. PROCEDURE: Information on Filed Survey Nos. 8905 and 15792 was used to locate the exterior boundary lines excepting the Northwesterly right-of-way line of Mill Creek Drive which was approximated from the center of the pavement. The new partition boundary was located per the clients direction.

\*\* RECEIVED \*\* Date 4-2-02 By [Signature] This survey consists of: 1 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

\*\*\* CONSENT AFFIDAVITS \*\*\* For Partition Consent Affidavit for RICHARD B. GOODBOE and MELODY J. GOODBOE, husband and wife, see Instrument No. 02-17313 of the Official Records of Jackson County, Oregon.