| PARTI | ITION PLAT NO. P-56-2 | 2002 |
|--|---|--|
| LOCATED IN | N THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHI | IP 34 SOUTH, RANGE I WEST. |
| WILLAMETTE | E MERIDIAN, JACKSON COUNTY, OREGON | JUNE 25, 2002 |
| DECLARATION KNOW ALL MEN BY THESE PRESENTS, THAT WE, GARY L. RHINEHART AND REBECCA K. RHINEHART AS THE CHAIRMAN OF THE CHAIRM | TENIANTS DV THE | SURVEYOR'S CERTIFICATE |
| ENTIRETY ARE THE OWNERS OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PA DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PAR ON THE PARTITION PLAT. | | |
| GARY L. RHINGHART REDECCA K. RHINEHART REDECCA K. RHINEHART | Late | I, KERRY K. BRADSHAW, A DULY REGISTERED SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY RERESENTS A SURVEY MADE BY ME AND COMPLIES WITH THE REGULATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH: |
| PERSONALLY APPEARED THE ABOVE NAMED GARY L. RHINEHART AND ACKNOWLEDGED | OFFICIAL SEAL DEBORAH L. BROCKMILLER NOTARY PUBLIC-OREGON COMMISSION NO. 342832 MISSION EXPIRES MAR. 3, 2005 SURVEY FOR GARY AND REBECCA RHINEHART 1 1 28 WEST MAIN ST. MEDFORD, OREGON 97501 | COMMENCING AT A BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 34 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE SOUTH 89°49'03" EAST, ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 827.4 FEET TO THE INITIAL POINT OF BEGINNING; THENCE NORTH 11° 04'00" WEST, 132.3 FEET TO THE SOUTHERLY LINE OF THAT TRACT DESCRIBED IN INSTRUMENT NO. 85-05704, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE ALONG SAID SOUTHERLY LINE, NORTH 71°38'40" EAST, 117.15 FEET TO A FOUND 5/8" IRON PIN; THENCE NORTH 52°39'48" EAST, 242.05 FEET TO A POINT ON THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 81-00406, SAID OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE, SOUTH 9°56'03" EAST, 145.05 FEET; THENCE SOUTH 24°23'03" EAST, 188.72 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 15; THENCE ALONG SAID SOUTH LINE, NORTH 89°49'03" WEST, 381.18 FEET TO THE INITIAL POINT OF BEGINNING. |
| BEFORE ME: DEBORAGE BRUCKMULLE DATE / 27/02 | | Kerry K. Bradel |
| | SURVEY BY: | RECORDER'S CERTIFICATE |
| STATE OF OREGON)) SS. COUNTY OF JACKSON) | OFFICIAL SEAL DEBORAH L. BROCKMILLER TIMBERLINE | FILED FOR RECORD THIS 3 DAY OF SEPTEMBEY , 2002 AT 2:55 O'CLOCK PM. |
| FREGUNALLY APPEADED THE ABOVE MANED REDECCA K DUINEHART AND ACKNOWA 50050 | NOTARY PUBLIC-OREGON COMMISSION NO. 342832 MMISSION EXPIRES MAR. 3, 2006 KKB LAND SURVEYING | AND RECORDED AS PARTITION PLAT NO. P-S6-2002 OF "RECORD OF PARTITION PLATS IN JACKSON COUNTY |
| HE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED. | KERRY K. BRADSHAW L.S. 2271 P.O. BOX 3064 CENTRAL POINT OREGON 97502 | OREGON. (INDEX VOLUME 13 PAGE 56 .) |
| EFORE ME: DEBOKAP L BUCKMILLE B/27/02 DATE | (541)664-7510 CELL 944-6692 | Kathleen S. Beckett Sulm Kelly |
| | * * RECEIVED | COUNTY CLERK DEFOIT 17465 |
| TAX STATEMENT | Date 9-3-01 | By BA |
| IL TAXES, FEES AND OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID | LEGEND This survey Cons | |
| S OF THIS 300 DAY OF SEPTEMBER , 2002. | | SECTION 15, ALSO BEING THE SOUTH LINE OF THE PARENT TRACT (DOCUMENT NO. 81-00406), WAS CONTROLLED BY HOLDING THE FOUND SOUTHWEST CORNER OF SAID SECTION AND USING THE FOUND IRON PIN PER FILED SURVEY 10388 FOR EASTERLY |
| 9-3-02 DATE | SET 5/8" X 24" REBAR AND YELLOW PLASTIC CAP | AS MONUMENTED FOR THE NORTHERLY LINE OF THIS SURVEY. HOWEVER, THIS SURVEY DID REVEALTHAT SAID INSTRUMENT NO. 85-05704 DOES NOT CLOSE BACK TO THE PARCEL TO THE SOUTH OF IT. THE EAST AND WEST BOUNDARIES WERE CONSUMED. |
| Ord Collector 9-3-02 A COLLECTOR PAGE DATE | STAMPED "BRADSHAW LS 2271" | MONUMENTED ACCORDING TO CLIENT AND CITY OF SHADY COVE INSTRUCTION. IT SHOULD BE NOTED THAT THE ACCESS EASEMENT SHOWN (7:1-03:124 ORJCO) CALLS FOR THE EXISTING ROAD AS IT CROSSES OVER THE SUBJECT PARCEL, BUT CIVES |
| | SET LEAD AND TACK WITH BRASS WASHER STAMPED "LS 227!" CORNER FALLS ON ROCK OUTCROP | NO DEFINITE LOCATION. BECAUSE OF THE ADVERSE SLOPES ON THIS PARCEL, IT IS LOGICAL THAT THE ROAD REFERRED TO WOULD BE THE PRESENTLY EXISTING ROAD CENTERLINE AS SHOWN ON THIS MAP. |
| APPROVALS | FOUND 5/8" IRON PIN PER FS 10388 | FOUND PIN BEARS NI I º43'E, 0.49' |
| ITY OF SHARY COVE | FOUND 2 1/2" BRASS CAP MONUMENT AS SHOWN | 27 |
| RECTOR PRESE B/28/02 | L2 = SEE LINE TABLE FOR DATA | PROFESSIONAL LINE TABLE |
| 3 kg | DR = DEED RECORD () RECORD DATA PER FS 10388 | Kerny K. Bradsler OREGON LI 538°39'00"E, 23.80' L2 57°33'00"E, 121.10' |
| AMINED AND APPROVED THIS 3 PD DAY OF September 2002. | | OREGON JULY 16, 1987 KERRY K. BRADSHAW 13 512°14'00"E, 60.80' |
| DUNTY SURVEYOR | FS = FILED SURVEY WITH THE JACKSON COUNTY SURVEYOR | EXP. 12=31=03 |
| | BASIS OF BEARING: SOUTH LINE OF SECTION 15 PER FILED SURVEY NO. 10388, SHOWN AS S89*49*03"E | $ = 50' $ $ = 50' $ $ = 50' $ $ = 50' $ $ = 507^{\circ}44'00'W, 57.62' $ $ = 50' $ |
| IOTES | | EASEMI STATE OF THE PROPERTY O |
| DLUME 467, PAGE 134 JCDR, ELECTRIC EASEMENT MAY AFFECT THIS PROPERTY | | FOUND PIN BEARS N78°39'E, 0.25 |
| O SPECIFIC LOCATION GIVEN. OCUMENT NO. 86-02652 OFJCO, ELECTRIC EASEMENT DOES NOT AFFECT THIS | | ORJCO 85-05704 FOUND PIN BEARS N78°39'E, 0.25 ORJCO 81-00406 POUND PIN BEARS N78°39'E, 0.25 |
| OPERTY. CUMENT NO. 86-20744 ORJCO, WATER AGREEMENT DOES PERTAIN TO THIS | FIREHOUSE | (N7) · 37/27/E · 225.0 |
| OPERTY CUMENT NO. 84-04306 ORJCO, INGRESS-EGRESS EASEMENT, AFFECTS | (589°49'03"E 271.90') | 77.92 (a) A 1/3 |
| S PROPERTY, NO SPECIFIC LOCATION GIVEN. | 589°52'32"E 271.77' | PARCEL I 20 20 ACCESS EASEMENT PARCEL I 1.34 ACRES 58,303 SF 58,303 SF |
| | SOUTHERLY LINE OF 85-05704 ORJCO AS ESTABLISHED BY FS 10388 | 589°49'03"E 20.00" L4 |
| | | \$\frac{1}{8} |
| | JACKSON COUNTY T345 RIW 1979 | PARCEL 2 |
| CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT | 16 15 | INITIAL POINT |
| Kerry K- Brachles | 21 22 | 266.18' |
| | | 589°49'03"E 1208.58' 208.58' 381.18' 25.20 |
| 34 IW 15CC TAX LOT 7100 | C.5. | |