

*** 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 as provided by law the attached partition plat, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at a 5/8" rebar with plastic cap found set for the Southeast corner of Parcel No. 2 of Partition Plat recorded December 8, 1993 as Partition Plat No. P-103-1993 of "Records of Partition Plats" in Jackson County, Oregon and filed as Survey No. 13745 in the office of the County Surveyor; thence East, 60.00 feet to a 5/8" rebar with plastic cap set for the Southwest corner of tract described in Instrument No. 98-58263 of the Official Records of said county for THE INITIAL POINT OF BEGINNING; thence continue East, 113.50 feet to a 5/8" rebar with plastic cap set for the Southeast corner of Parcel No. 1 as described in Instrument No. 93-22533 of said Official Records; thence along the Easterly boundary of said Parcel No. 1, North 16° 19' 55" East, 156.31 feet (record = North 17° 49' East, 156 feet) to a 5/8" rebar with plastic cap set on the North boundary of tract described in Volume 204, page 459 of the Deed Records of said county; thence along said tract boundary West, 4.11 feet to a 5/8" rebar with plastic cap set for the Southeast corner of Parcel No. 2 as described in said Instrument No. 93-22533; thence North 0° 01' 03" West, 103.26 feet (record = 100.00 feet) to a 5/8" rebar with plastic cap found set for the Northeast corner of said Parcel No. 2; thence North 89° 13' 50" West, 50.00 feet to the Northwest corner of said Parcel No. 2; thence along the Westerly boundary of said Parcel No. 2, South 0° 01' 03" East, 103.93 feet (record = 100.00 feet) to a 5/8" rebar with plastic cap set on the Northerly boundary of tract described in Volume 204, page 459, Deed Records; thence along said tract boundary, West, 103.39 feet to a 5/8" rebar with plastic cap set for the Northwest corner of said tract described in Instrument No. 98-58263; thence along the Westerly boundary of said tract, South 0° 01' 03" East, 150.00 feet to THE INITIAL POINT OF BEGINNING.

S.O.K. SURVEYOR

*** DECLARATION ***

Known all men by these presents, that BRADLEY DAVID BENNINGTON and LINDA RAE BENNINGTON, husband and wife, are the owners of the land represented on this Partition Plat and more particularly described in Surveyor's Certificate, and have caused the same to be partitioned into parcels and public street right-of-way as shown on the Partition Plat. We hereby dedicate to the public and the City of Shady Cove for street purposes the area shown hereon as "area being dedicated to the City of Shady Cove for Mallory Lane right-of-way". We hereby create for the benefit of Parcel No. 1 that ingress-egress, yard and landscape easement shown hereon across Parcel No. 2 and we also hereby create for the benefit of Parcel Nos. 1 and 2 that 5-foot wide well and water pumping facilities easement shown hereon across Parcel Nos. 2 and 3.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 15 DAY OF April, 20 03.

Bradley David Bennington

Linda Rae Bennington

STATE OF OREGON)
COUNTY OF JACKSON)

Personally appeared the above named BRADLEY DAVID BENNINGTON and LINDA RAE BENNINGTON, and acknowledge the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 15th day of April, 2023.

Notary Public - Oregon
Commission No. 353650
My Commission Expires 1/16/06

I, KAREN SCHULZKI, the undersigned beneficiary of a certain Trust Deed dated March 7, 2003 and recorded March 10, 2003 as Instrument No. 03-14606, Official Records of Jackson County, Oregon affecting the land described herein hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

Signed this 12th day of May, 20 03.

Karen Schulzki

Notary Public - Oregon
Commission No. 335357
My Commission Expires 8-23-04

*** APPROVALS ***

I certify that, pursuant to authority granted by the City of Shady Cove that this Partition Plat is hereby approved by Administrative Review. (File No. MIP03-01)

Dated this 15th day of April, 20 03.

Attest: Secretary

Examined and approved this 6th day of June, 20 03.

County Surveyor

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 6th day of June, 20 03.

Assessor Date 6-11-03
Tax Collector Date 6-6-03

*** RECORDERS CERTIFICATE ***

Filed for Record this 6 day of JUNE, 20 03 at 11:47 O'clock, A.M., and Recorded as Partition Plat No. P-34-2003 of the Records of Jackson County, Oregon. Index Volume 14, Page 34.

Kathleen S Beckett
COUNTY CLERK

Barbara J Shaw
DEPUTY

COUNTY SURVEYOR FILE NO. 17785

T.L. Nos. 341W 15BB - 2700 & 2790

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT

SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 16, 1967 GARY D. KAISER No. 803 EXP. 6-30-03

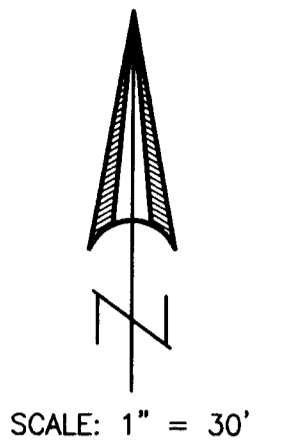
PARTITION PLAT No. P-34-2003

Located in the N.W. 1/4 of Section 15, T.34S.,R.1W., W.M., City of Shady Cove, Jackson County, Oregon

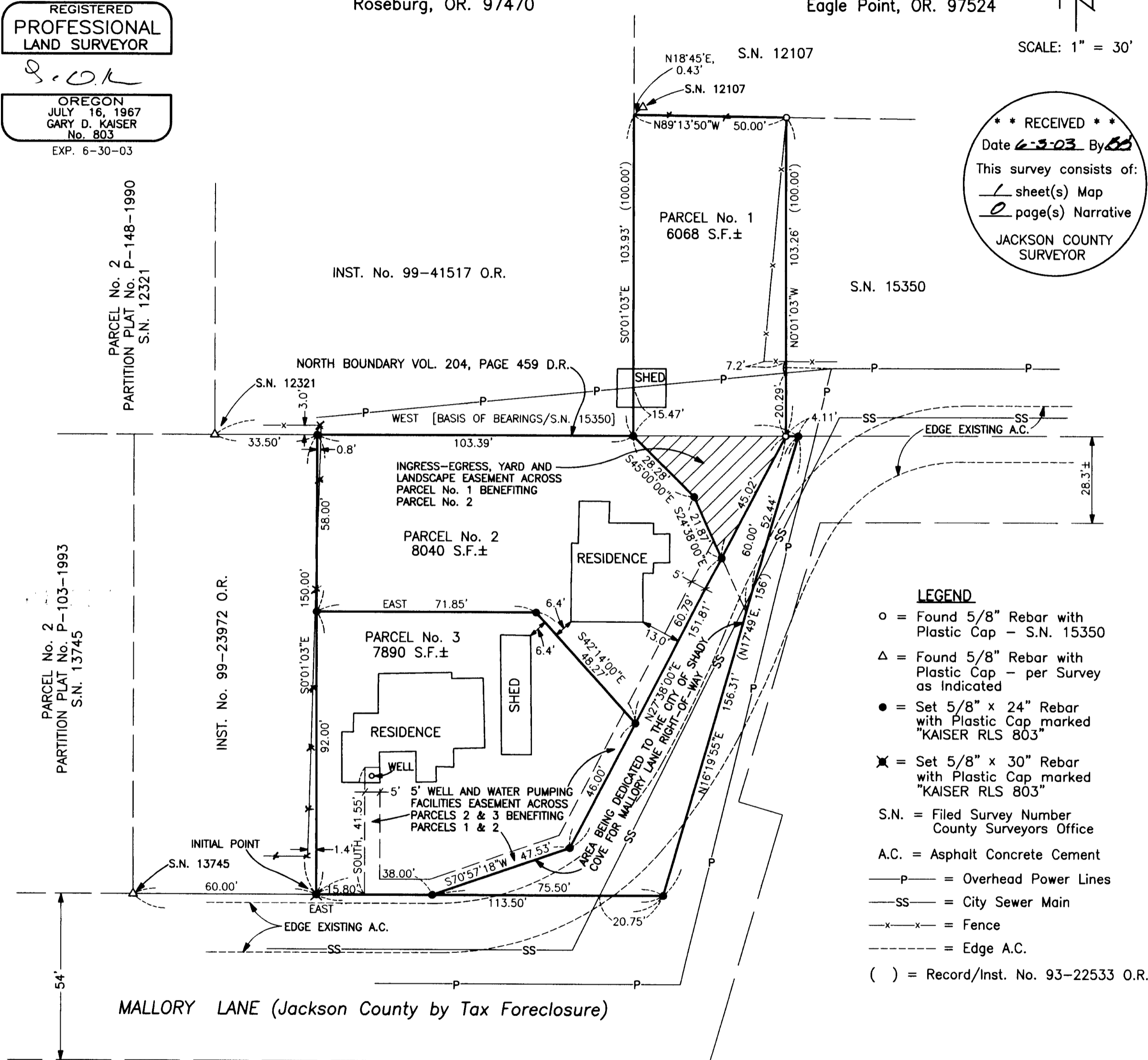
SURVEY FOR: Charles Dick Moeller II 773 Whistler Lane Roseburg, OR. 97470

DATE: March 31, 2003

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



RECEIVED
Date 6-5-03 By
This survey consists of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR



- LEGEND
o = Found 5/8" Rebar with Plastic Cap - S.N. 15350
Delta = Found 5/8" Rebar with Plastic Cap - per Survey as Indicated
bullet = Set 5/8" x 24" Rebar with Plastic Cap marked "KAISER RLS 803"
x = Set 5/8" x 30" Rebar with Plastic Cap marked "KAISER RLS 803"
S.N. = Filed Survey Number County Surveyors Office
A.C. = Asphalt Concrete Cement
P = Overhead Power Lines
SS = City Sewer Main
-x-x- = Fence
() = Record/Inst. No. 93-22533 O.R.

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

PURPOSE: Partition Survey of tract described in Inst. Nos. 93-22533 O.R. and 98-58263 O.R.
PROCEDURE: See Narrative for S.N. 12321 for explanation on locating the North boundary of tract described in Vol. 204, Page 459 D.R. and the Narrative of Filed Survey No. 15350 for explanation of the original partitioning in this area.
The New Partition Boundaries created on this survey were located per the clients direction and the city approval.

EASEMENTS
A Current Title report indicates power line easements as described in Vol. 188, Page 606 D.R., Vol. 287, Page 194 D.R. and Vol. 504, Page 413 D.R.. Existing Power Lines are shown, it was not determined if the existing lines correspond to any of the recorded easements.
The Title Report also indicates a City sewer line easement as described in Inst. No. 80-00372 O.R.. The existing sewer line is shown.