

PARTITION PLAT No. P-04-2005  
Located in the S.W. 1/4 of Section 10, T.34S.,R.1W., W.M.,  
City of Shady Cove, Jackson County, Oregon

SURVEY FOR:  
Herbert R. Miller  
P.O. Box 918  
Eagle Point, OR. 97524

DATE:  
December 6, 2004

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

\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

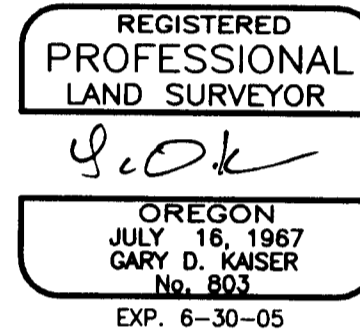
I, Gary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments the land represented on the attached Partition Plat, the boundaries being described as follows:

TRACT "A" (File MIP04-01 - Tax Lot 1400)

Beginning at a 5/8" rebar with plastic cap set for the Northwest corner of Government Lot 6 in Section 10, Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon and THE INITIAL POINT OF BEGINNING; thence along the Northerly boundary of said Government Lot 6, North 89° 56' 33" East, 225.00 feet to a 5/8" rebar found set for the Northeast corner of tract described as TRACT A in Instrument No. 03-63466 of the Official Records of said county; thence South 0° 02' 39" East, 100.00 feet to a 5/8" rebar with plastic cap set for the Southeast corner of said tract; thence South 89° 56' 33" West, 225.01 feet to intersect the Westerly boundary of said Government Lot 6 at a 5/8" rebar with plastic cap set for the Southwest corner of said tract; thence along the Westerly boundary of said Government Lot 6, also being the Easterly right-of-way line of Train Lane, North 0° 02' 21" West, 100.00 feet to THE INITIAL POINT OF BEGINNING.

TRACT "B" (File MIP04-02 - Tax Lot 1300)

Commencing at a 5/8" rebar with plastic cap set for the Northwest corner of Government Lot 6 in Section 10, Township 34 South, Range 1 West, of the Willamette Meridian in Jackson County, Oregon; thence along the Northerly boundary of said Government Lot 6, North 89° 56' 33" East, 225.00 feet to a 5/8" rebar found set for the Northwest corner of tract described as TRACT B in Instrument No. 03-63466 of the Official Records of said county and THE INITIAL POINT OF BEGINNING; thence continuing along the Northerly boundary of said Government Lot 6, North 89° 56' 33" East, 125.00 feet to the Northeast corner of said tract; thence South 0° 02' 39" East, 214.50 feet to the Southeast corner of said tract; thence along the Southerly boundary of said tract, South 89° 56' 33" West, 160.00 feet to a 5/8" rebar with plastic cap found set for the Northwest corner of tract described in instrument No. 95-12323 of said Official Records, also being the Northeasterly corner of the Train Lane right-of-way; thence along said Train lane right-of-way line, continuing South 89° 56' 33" West, 30.00 feet to the Southwest corner of said TRACT B; thence North 0° 02' 39" West, 35.00 feet to the West-Northwest corner of said tract; thence North 89° 56' 33" East, 65.00 feet to the East-Southeast corner of tract described in Instrument No. 2004-034530 of said Official Records; thence North 0° 02' 39" West, 179.50 feet to THE INITIAL POINT OF BEGINNING.



G.D.K.  
SURVEYOR

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

Known all men by these presents, that HERBERT R. MILLER and ANITA M. MILLER, as tenants by the entirety, 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 as shown on Sheet 2 of the Partition Plat. We hereby create for the benefit of Parcel Nos. 2 and 3 that variable width ingress-egress easement shown on Sheet 2 across Parcel Nos. 3 and 4, we also hereby create that variable width private utility easement benefiting Parcel Nos. 1, 2 and 3 shown on Sheet 2 across Parcel Nos. 3 and 4, we also hereby create that 10-foot wide sewer service line easement benefiting Parcel No. 1 shown on Sheet 2 across Parcel No. 2, we also hereby create that 10' wide water line and water pumping facilities easement benefiting Parcel No. 1 shown on Sheet 2 across Parcel No. 2

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 4 DAY, OF Jan, 2005.

Herbert R. Miller  
HERBERT R. MILLER

Anita M. Miller  
ANITA M. MILLER

STATE OF OREGON )  
COUNTY OF JACKSON )<sub>SS</sub>

Personally appeared the above named HERBERT R. MILLER and ANITA M. MILLER, and acknowledge the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 4 day of Jan., 2005.

(SIGN) Carol Speth  
Carol Speth NOTARY PUBLIC - OREGON  
(PRINT)  
COMMISSION NO. 383868  
MY COMMISSION EXPIRES 9/22/2008

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

I certify that, pursuant to authority granted to us by the City of Shady Cove that this Partition Plat is hereby approved by Administrative Review. (File Nos. MIP04-01 and MIP04-02)

Dated this 23rd day of December, 2004.

Attest: Antela Meloth  
SECRETARY

Examined and approved this 6th day of JANUARY, 2005.

Greg Roberts  
COUNTY SURVEYOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 12th day of JANUARY, 2005.

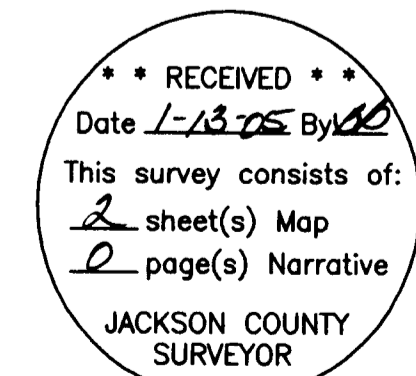
Jeff Clark 1/12/05 ASSESSOR DATE  
Janice Clark 1/13/05 TAX COLLECTOR, Deputy DATE

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

Filed for Record this 13 day of January, 2005 at 1:22 O'clock, P M, and Recorded as Partition Plat No. P-04-2005 of the Records of Jackson County, Oregon. Index Volume 16, Page 04.

Kathleen S. Beckett COUNTY CLERK  
Geraldine Cutting DEPUTY  
COUNTY SURVEYOR FILE NO. 18586

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



PARTITION PLAT No. P-04-2005

Located in the S.W. 1/4 of Section 10, T.34S.,R.1W., W.M.,  
City of Shady Cove, Jackson County, Oregon

SURVEY FOR:  
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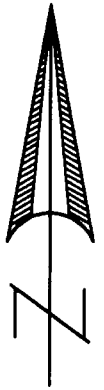
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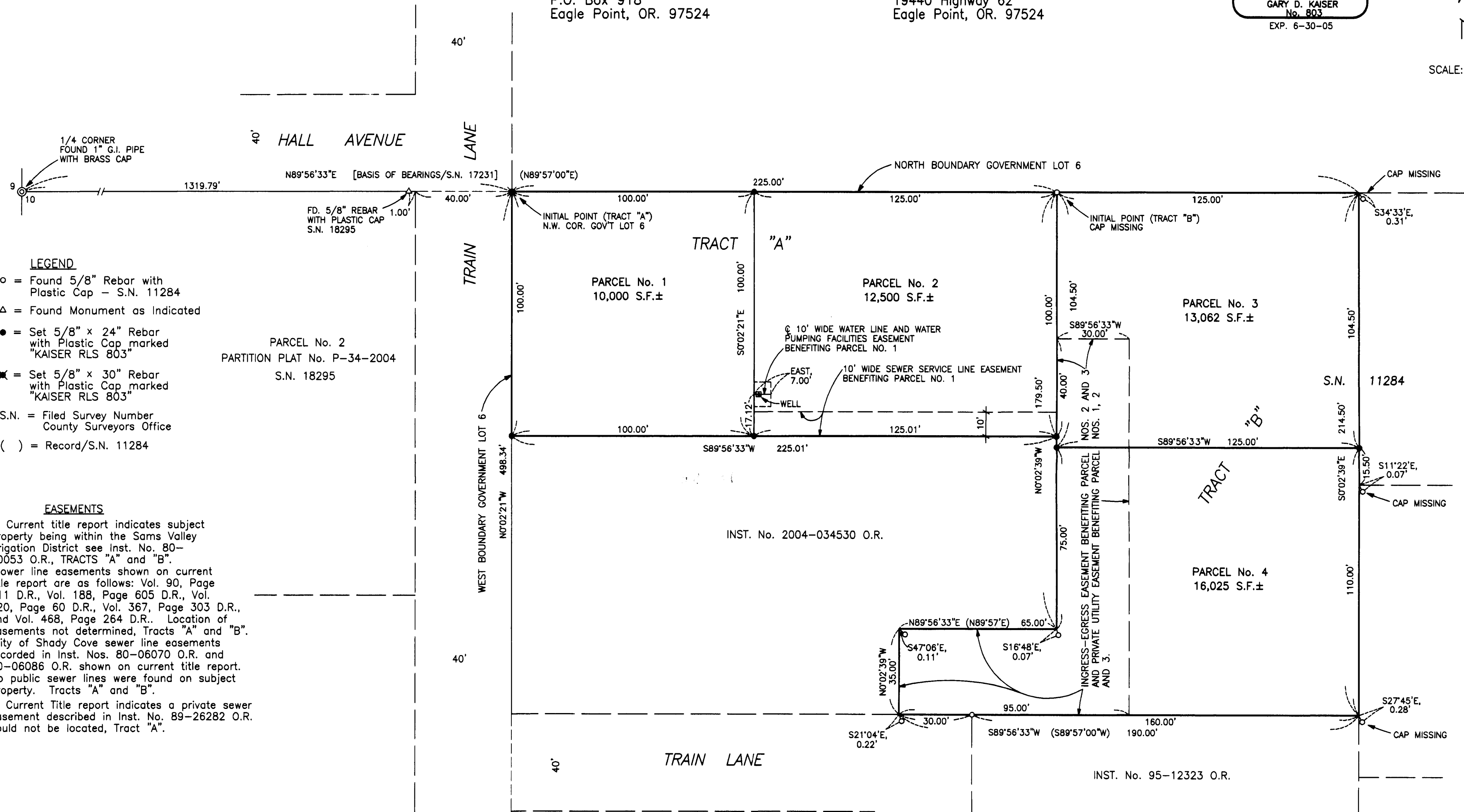
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*S.O.L.*

OREGON  
JULY 16, 1967  
GARY D. KAISER  
No. 803  
EXP. 6-30-05



SCALE: 1" = 30'



LEGEND

- o = Found 5/8" Rebar with Plastic Cap - S.N. 11284
- △ = Found Monument as Indicated
- = Set 5/8" x 24" Rebar with Plastic Cap marked "KAISER RLS 803"
- ✱ = Set 5/8" x 30" Rebar with Plastic Cap marked "KAISER RLS 803"
- S.N. = Filed Survey Number County Surveyors Office
- ( ) = Record/S.N. 11284

EASEMENTS

1. A Current title report indicates subject property being within the Sams Valley Irrigation District see Inst. No. 80-10053 O.R., TRACTS "A" and "B".
2. Power line easements shown on current title report are as follows: Vol. 90, Page 611 D.R., Vol. 188, Page 605 D.R., Vol. 320, Page 60 D.R., Vol. 367, Page 303 D.R., and Vol. 468, Page 264 D.R.. Location of easements not determined, Tracts "A" and "B".
3. City of Shady Cove sewer line easements recorded in Inst. Nos. 80-06070 O.R. and 80-06086 O.R. shown on current title report. No public sewer lines were found on subject property. Tracts "A" and "B".
4. A Current Title report indicates a private sewer easement described in Inst. No. 89-26282 O.R. could not be located, Tract "A".

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

PURPOSE: Partition Survey of tracts described as TRACT "A" and TRACT "B" in Inst. No. 03-63466 O.R.

PROCEDURE: Government Lot 6 boundaries were located from information on Filed Survey No. 13479. The remaining boundaries of TRACTS "A" and "B" were located per Deed Record as was the procedure for Filed Survey No. 11284.

The New Partition boundaries were located per the clients direction and the City Approval.

PARCEL No. 2  
PARTITION PLAT No. P-22-1998  
S.N. 15718

I HEREBY CERTIFY THAT THIS IS A  
PHOTOCOPY OF THE ORIGINAL PLAT  
*S.O.L.*  
SURVEYOR

RECEIVED

Date 1-13-05 By bb

This survey consists of:  
2 sheet(s) Map  
2 page(s) Narrative

JACKSON COUNTY  
SURVEYOR