

PARTITION PLAT NO. P-50-2005

LOCATED IN
THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 34 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN,
CITY OF SHADY COVE,
JACKSON COUNTY, OREGON

FOR

MARK AND LAURA BARBER
P.O. BOX 1335
SHADY COVE, OREGON 97539

JULY 18, 2005

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT MARK E. BARBER AND LAURA A. BARBER ARE THE OWNERS IN FEE SIMPLE OF THAT CERTAIN REAL PROPERTY AS SET FORTH IN THE SURVEYOR'S CERTIFICATE SHOWN HEREON. SAID OWNERS HAVE CAUSED THIS REAL PROPERTY TO BE SURVEYED AND PARTITIONED AND HEREBY CREATES AND ESTABLISHES PARCEL 1 (ONE) AND PARCEL 2 (TWO) AS SHOWN HEREON. THE SIZES OF THE PARCELS, AS WELL AS THE COURSES AND LENGTHS OF ALL BOUNDARY LINES ARE PLAINLY SET FORTH AND THIS IS A CORRECT REPRESENTATION OF THE PARTITION AND SURVEY. IN ADDITION SAID OWNERS CREATE AND ESTABLISH A 15 FOOT WIDE PRIVATE MUTUAL INGRESS & EGRESS EASEMENT AND PUBLIC UTILITIES EASEMENT AS SHOWN HEREON FOR THE BENEFIT OF PARCEL 1 (ONE) AND PARCEL 2 (TWO) AS SHOWN HEREON. THE CARE AND MAINTENANCE OF SAID EASEMENT SHALL BE THE MUTUAL RESPONSIBILITY OF THE OWNERS.

Mark E. Barber
MARK E. BARBER

Laura A. Barber
LAURA A. BARBER

SURVEYOR'S CERTIFICATE

I, KERRY K. BRADSHAW, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS 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 HEREON:

PARCEL 2, AS SHOWN ON THE PARTITION PLAT FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS SURVEY NUMBER 16323 AND RECORDED AS PARTITION PLAT NO. P-63-1999 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON.

SURVEY BY:



TIMBERLINE
LAND SURVEYING
INCORPORATED

KERRY K. BRADSHAW L.S. 2271
P.O. BOX 3064
CENTRAL POINT OREGON 97502
(541)664-7510 CELL 944-6692

APPROVALS

Guthrie Meloth
SHADY COVE PLANNING DEPARTMENT

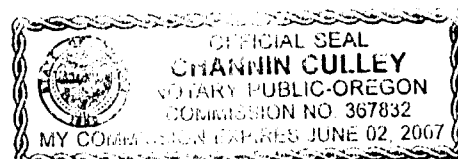
7/19/05
DATE

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF JACKSON) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF July, 2005 BY MARK E. BARBER KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

Channin Cullen
NOTARY PUBLIC

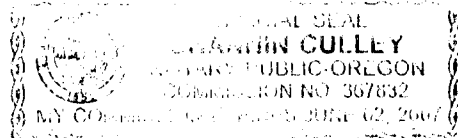


ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF JACKSON) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF July, 2005 BY LAURA A. BARBER KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HER VOLUNTARY ACT AND DEED.

Channin Cullen
NOTARY PUBLIC

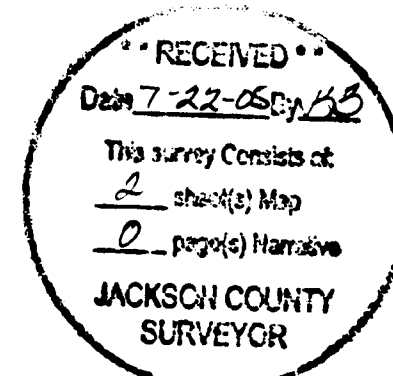


NARRATIVE

THE OUTSIDE BOUNDARY FOR THE SUBJECT TRACT HAD BEEN PREVIOUSLY SURVEYED BY FILED SURVEY NUMBER 16323, JACKSON COUNTY SURVEYOR'S OFFICE. WILD T-1000 TOTAL STATION WAS USED TO TIE MONUMENTS SET BY SAID SURVEY, COMPARISONS MADE AND THE BOUNDARY WAS ACCEPTED AS SURVEYED. THE PARTITION LINE WAS ESTABLISHED BY THE DIRECTION OF THE CLIENTS. MONUMENTATION SET AND MAP PREPARED.

I HEREBY CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

Kerry K. Bradshaw
KERRY K. BRADSHAW
L.S. 2271



EXAMINED THIS 20th DAY OF July, 2005

Roger Roberts
JACKSON COUNTY SURVEYOR

TAX STATEMENT

ALL TAXES, FEES, ASSESSMENTS OR ANY OTHER CHARGES AS REQUIRED BY OREGON REVISED STATUTE 92.095 HAVE BEEN PAID AS OF THE 22nd DAY OF July, 2005

[Signature]
ASSESSOR

Carol A. Johnson, Deputy
TAX COLLECTOR

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS THE 22 DAY OF July, 2005 AT 11:27 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. P-50-2005 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON

INDEX VOLUME 16 PAGE 50

Kathleen S. Beckett COUNTY CLERK
Sonya S. Morgan DEPUTY

COUNTY SURVEYOR FILE NO. 18826

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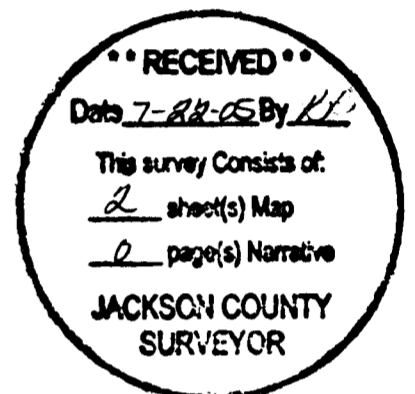
JULY 18, 2005

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(541)664-7510 CELL 944-6692



LEGEND

- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "KAISER RLS 803" PER SURVEY NUMBER 16323, JACKSON COUNTY SURVEYOR'S OFFICE.
- SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW LS 2271".
- (....) RECORD DATA PER SURVEY NUMBER 16323, JACKSON COUNTY SURVEYOR'S OFFICE.

BASIS OF BEARINGS

THE BEARING OF S26°12'01" W AS SHOWN UPON THAT SURVEY NUMBER 16323, JACKSON COUNTY SURVEYOR'S OFFICE.

ENCUMBRANCE NOTE

THE FOLLOWING APPARENT ENCUMBRANCES, WHICH INCLUDES "BLANKET ENCUMBRANCE" AS DEFINED BY ORS 92.305(1), AND ALSO EASEMENT, RESTRICTIVE COVENANT AND RIGHTS OF WAY ARE SHOWN ON SUBDIVISION GUARANTEE NO. 7169-587397 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON DATED MAY 10, 2005 AND ARE NOT LOCATED SPECIFICALLY.

- EASEMENTS FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY - VOLUME 273, PAGE 245; VOLUME 305, PAGE 373 AND VOLUME 528, PAGE 419, DEED RECORDS OF JACKSON COUNTY, OREGON.
- DEFERRED IMPROVEMENT AGREEMENT - DOCUMENT NUMBER 99-57243, OFFICIAL RECORDS, JACKSON COUNTY, OREGON (O.R.J.C.O.).

I HEREBY CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

Kerry K. Bradshaw
KERRY K. BRADSHAW
L.S. 2271



PARTITION
PLAT
NO.
P-63-1999

PARCEL 2
7257± SQ. FT.
0.167± ACRE

PARCEL 1
6317± SQ. FT.
0.145± ACRE

