

*** APPROVALS ***

I certify that pursuant to authority granted to us by the City of Shady Cove Planning Commission ~~at a meeting~~ ^{Administrative Approval} on August 18, 2005 the above plat is hereby approved by the City of Shady Cove Planning Commission. Dated this 1st day of September, 2005. (File No. MIP05-004)

Attest: [Signature]
SECRETARY

EXAMINED AND APPROVED this 29th day of August, 2005.

[Signature]
County Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92-095 have been paid as of SEPTEMBER 30, 2005.

[Signature] Assessor [Signature] Tax Collector

*** DECLARATION ***

Know all men by these presents that we, CANDIDA BUNN and PATRICIA Y. DRAKE, are the owners in fee of the lands shown on this Plat, more particularly described in the Surveyor's Certificate and have caused the same to be Partitioned into the Parcels as shown Sheet 2 and we do hereby dedicate to the public, under the jurisdiction of the City of Shady Cove, the area shown on Sheet 2 labeled Street Dedication as well as the Public Utility Easement (PUE) with the condition that Charter Communications its successors or assigns in interest shall have the right to use said PUE for the placement and maintenance of their communication facilities.

[Signature]
CANDIDA BUNN

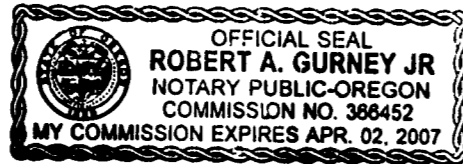
[Signature]
PATRICIA Y. DRAKE

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Candida Bunn and acknowledged the foregoing instrument to be her voluntary act and deed.

Dated this 27th day of August, 2005.

[Signature]
Notary Public - Oregon
Commission No. 366452
My Commission Expires April 2, 2007

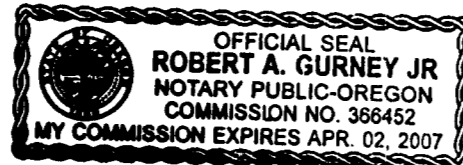


STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Patricia Y. Drake and acknowledged the foregoing instrument to be her voluntary act and deed.

Dated this 27th day of August, 2005.

[Signature]
Notary Public - Oregon
Commission No. 366452
My Commission Expires April 2, 2007



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
[Signature]
SURVEYOR

PARTITION PLAT NO. P-70-2005
& Property Line Adjustment
In the N.W. 1/4 of Section 15, T.34S, R.1W., W.M.
City of Shady Cove Jackson County, Oregon
(File MIP05-004)

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782
EMAIL: ljfriar@charter.net

SURVEY FOR:
DAN BUNN
9225 JOHN DAY DRIVE
GOLD HILL, OR 97525

*** RECORDER'S CERTIFICATE ***

Filed for record this 30th day of September, 2005, at 2:53 o'clock P.M., and recorded as Partition Plat No. P-70-2005 of "Record of Partition Plats" of Jackson County, Oregon.

Index Volume 16, Page 70. Document # 2005-060108 ORJCO.

[Signature]
County Clerk

[Signature]
Deputy

County Surveyor File No. 18915

*** SURVEYOR'S CERTIFICATE ***

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND CONFORMS WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY BEING ACCURATELY DESCRIBED AS FOLLOWS:

Commencing at the Northwest corner of Section 15, Township 34 South, Range 1 West, Willamette Meridian in Jackson County, Oregon; thence along the North line of said Section 15, South 89°13'50" East, 590.04 feet to the Northeast corner of that tract described in Document No. 2004-066287, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the East line thereof, South 00°01'03" East, 113.17 feet; thence North 89°51'11" West, 181.98 feet; thence South 00°01'03" East, 4.85 feet to the South line of said tract; thence along said South line, North 89°13'50" West, 15.00 feet to the Southwest corner thereof; thence North 00°01'03" West, 120.00 feet to the Northwest corner thereof; thence along the North line of said Section 15, South 89°13'50" East, 197.00 feet to the INITIAL POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-07

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

PURPOSE: To monument the corners of three parcels created through a Minor Land Partition and monument an adjusted property line. See Planning File No. MIP05-004.

PROCEDURE: Made ties to monuments of record as shown on Sheet 2 to control this Survey. Held deed record distances to compute the exterior of the subject tract holding them parallel to the North & West lines of Section 15 as was the procedure utilized by numerous surrounding Surveys. Computed the position of the Parcel corners and set monuments as shown on Sheet 2. During the course of the boundary survey an apparent encroachment was found to exist along the Southerly boundary. The client wished to adjust the property line to the existing fence. City Planning gave verbal approval to this adjustment. Monuments were set along the existing fence line as shown on Sheet 2. The legal description of the tract to be deeded to the adjoiner was prepared to be attached to a deed.

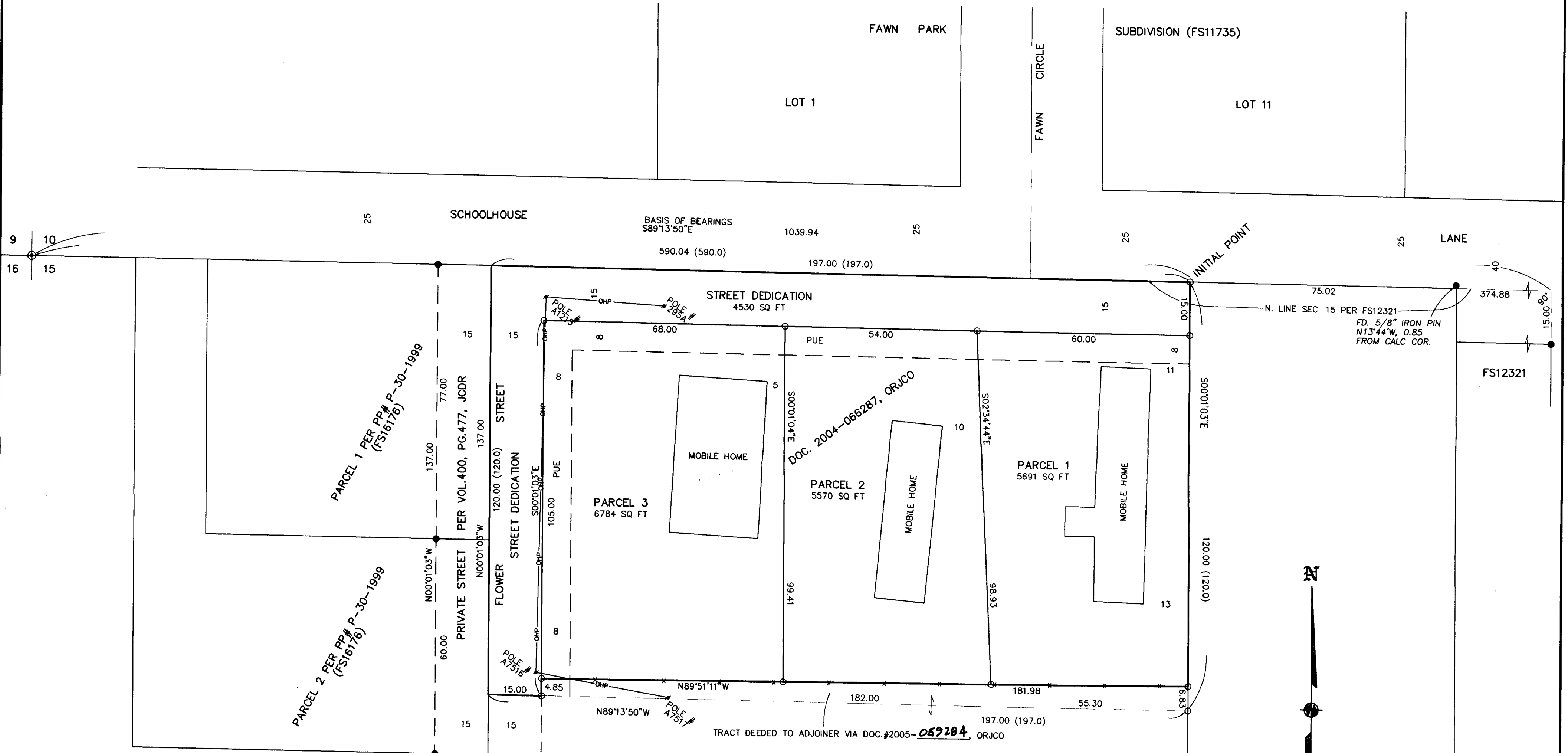
*** RECEIVED ***
DATE 9-30-05 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782
EMAIL: ljfriar@charter.net

SURVEY FOR:
DAN BUNN
9225 JOHN DAY DRIVE
GOLD HILL, OR 97525

PARTITION PLAT NO. P-70-2005

& Property Line Adjustment
In the N.W. 1/4 of Section 15, T.34S, R.1W., W.M.
City of Shady Cove Jackson County, Oregon
(File MIP05-004)



- LEGEND:**
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP MKD. KAISER RLS803 PER FS12321 OR 16176.
 - ⊙ = FOUND COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER RE-ESTAB'S.
 - = SET 5/8" X 30" IRON PIN WITH PLASTIC CAP MKD. L.J. FRIAR & ASSOC PER FS14720.

JCDR = JACKSON COUNTY DEED RECORDS.
() = RECORD DATA AS SHOWN.
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
FS = FILED SURVEY #.

BASIS OF BEARINGS: NORTH LINE OF SECTION 15 PER FS12321.
DATE: AUGUST 3, 2005 UNIT OF MEASUREMENT: FEET SCALE: 1" = 20'

- EASEMENTS PER SUBDIVISION GUARANTEE**
- 1) EASEMENT FOR ELECTRICITY PER VOL. 265, PG. 157, JCDR CANNOT BE DEPICTED BUT MAY AFFECT SUBJECT PROPERTY.
 - 2) EASEMENT FOR R/W PER DOC. 80-01971. ORJCO IS LOCATED WITHIN THE STREET DEDICATION.
 - 3) EASEMENT FOR SEWER LINE PER DOC. 80-06082 & 80-06480, ORJCO CANNOT BE DEPICTED.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
[Signature]
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-07

*** RECEIVED ***
DATE 9-30-05 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR