

APPROVALS:

Notary Meloth 1/11/06
SHADY COVE PLANNING DEPARTMENT
PLANNING ACTION NO. MIP05-19
EXAMINED AND APPROVED THIS 20th DAY OF January, 2006
Rogus Robert
JACKSON COUNTY SURVEYOR

LAND PARTITION
PARTITION PLAT NO. P- 6-2006

LYING SITUATE IN
SOUTHEAST QUARTER OF SECTION 21
TOWNSHIP 34 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF SHADY COVE, JACKSON COUNTY, OREGON

FOR
BERKLEY & CALLIE CONNOR

20231 HIGHWAY 62
SHADY COVE, OREGON 97539

RECORDING:

FILED FOR RECORD THIS 20th DAY OF January, 2006 AT 2:13 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-6-2006
INDEX VOLUME 17, PAGE 6
Kathleen Bickett Carmen D. Helman
COUNTY CLERK DEPUTY
COUNTY SURVEYOR FILE NO. 19041

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF January 20th, 2005.

Patthy Budway Deputy 1-20-06
TAX COLLECTOR DATE
Assessor Deputy 1/20/06
ASSESSOR DATE

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, GRANT L. WILLIAMS, TRUSTEE OF THE WILLIAMS FAMILY TRUST, ROCHELLE DAVIS, JAN J. WILLIAMS AND ALICE A. CONNOR, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND THAT WE HAVE PARTITIONED THE SAME INTO PARCELS SHOWN HEREON, AND THAT THE SIZE OF THE PARCELS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITION. WE HEREBY CREATE ON THIS PLAT A PRIVATE TEN-FOOT WIDE SHARED WELL EASEMENT FOR THE MUTUAL BENEFIT OF PARCELS 1, 2 & 3, AS SHOWN HEREON. WE ALSO HEREBY CREATE A PRIVATE FIFTY-FOOT WIDE ACCESS AND PARKING EASEMENT OVER AND ACROSS PARCEL 3 FOR THE BENEFIT OF PARCEL 2, AS SHOWN HEREON.

Grant L Williams
GRANT L. WILLIAMS - TRUSTEE

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED GRANT L. WILLIAMS, ON THIS 9 DAY OF JANUARY, 2006, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME Louise A. Cook
NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 388346
MY COMMISSION EXPIRES JAN 10, 2009

Rochelle Davis
ROCHELLE DAVIS

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED ROCHELLE DAVIS, ON THIS 9 DAY OF JANUARY, 2006, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME Louise A. Cook
NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 388346
MY COMMISSION EXPIRES JAN 10, 2009

Jan J. Williams
JAN J. WILLIAMS

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED JAN J. WILLIAMS, ON THIS 9 DAY OF JANUARY, 2006, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME Louise A. Cook
NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 388346
MY COMMISSION EXPIRES JAN 10, 2009

Alice A Connor
ALICE A. CONNOR

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED ALICE A. CONNOR, ON THIS 29 DAY OF DECEMBER, 2005, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME Louise A. Cook
NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 388346
MY COMMISSION EXPIRES JAN 10, 2009

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

BEGINNING AT A 5/8 INCH IRON PIN MARKED WITH AN ALUMINUM CAP AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 97-38209 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, SAID CORNER ALSO LYING ALONG THE WEST LINE OF CRATER LAKE HIGHWAY; THENCE SOUTH 89°46'23" WEST, PARALLEL WITH AND 300.00 FEET NORTH OF THE SOUTH LINE OF SECTION 21 IN TOWNSHIP 34 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN SAID COUNTY, A DISTANCE OF 1056.51 FEET (DEED RECORD WEST) TO THE EAST LINE OF THAT TRACT OF LAND DESCRIBED WITHIN VOLUME 186, PAGE 135 OF THE DEED RECORDS OF SAID COUNTY, FROM WHICH A 5/8 INCH IRON PIN WITNESS CORNER BEARS NORTH 89°46'23" EAST, 180.65 FEET; THENCE NORTH 00°13'37" EAST, ALONG SAID DESCRIBED EAST LINE, A DISTANCE OF 70.00 FEET, TO THE NORTHEAST CORNER OF SAID TRACT (DEED RECORD NORTH); THENCE NORTH 23°41'25" EAST, 176.96 FEET (DEED RECORD NORTH 27°00'00" EAST, 177.54 FEET), TO A POINT BEARING NORTH 89°46'23" WEST, 1323.26 FEET AND NORTH 00°13'37" WEST, 531.76 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 21 (DEED RECORD WEST, 1323.26 FEET AND NORTH, 531.76 FEET); THENCE NORTH 82°46'23" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 97-38209, A DISTANCE OF 172.38 FEET (DEED RECORD NORTH 83° EAST, 171.00 FEET); THENCE NORTH 60°40'37" EAST, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 757.91 FEET, TO A 5/8 INCH IRON PIN ON THE WESTERLY LINE OF CRATER LAKE HIGHWAY (DEED RECORD NORTH 60°58'00" EAST, 760.00 FEET); THENCE FOLLOWING SAID WESTERLY LINE OF CRATER LAKE HIGHWAY, 125.38 FEET ALONG THE ARC OF A 1175.92 FOOT RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 6°06'33" (CHORD BEARING SOUTH 13°28'10" EAST, 125.32 FEET), TO A 5/8 INCH IRON PIN AT A POINT OF TANGENCY; THENCE SOUTH 16°31'26" EAST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 289.20 FEET, FROM WHICH AN ALUMINUM CAPPED 5/8 INCH IRON PIN WITNESS CORNER BEARS SOUTH 10°50'14" EAST, 5.00 FEET; THENCE SOUTH 10°50'14" EAST, ALONG THE WESTERLY LINE OF CRATER LAKE HIGHWAY AS DESCRIBED WITHIN INSTRUMENT NO. 92-23716 OF SAID OFFICIAL RECORDS, A DISTANCE OF 225.61 FEET, TO THE INITIAL POINT OF BEGINNING.

EXCEPTING THEREFROM, ANY RIGHTS TO THE PUBLIC LYING BELOW THE ORDINARY HIGH WATER LINE OF THE ROGUE RIVER.

EASEMENT NOTES:

THE EASEMENTS DESCRIBED WITHIN LAND AMERICA LAWYERS TITLE ORDER NO. 48G0484535, DATED OCTOBER 10, 2005, AS EXCEPTION NO.'S 9, 11, 12, 13 & 15 AND 16, THAT ARE DESCRIBED IN VOLUME 225, PAGE 252 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON, AND INSTRUMENT NO.'S 80-06049, 81-16712, 89-05382, 94-04667 & 97-31714 OF THE OFFICIAL RECORDS OF SAID COUNTY, ARE BLANKET IN NATURE AND ARE NOT SHOWN GRAPHICALLY ON THIS PLAT. THE EASEMENT SHOWN AS EXCEPTION NO. 10, DESCRIBED IN VOLUME 410, PAGE 421 OF THE DEED RECORDS OF SAID COUNTY, DOES NOT AFFECT THE LANDS WITHIN THIS PARTITION.

RESERVATION OF ACCESS RIGHTS DESCRIBED IN INSTRUMENT NO. 92-23716 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, FROM THE OREGON DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION.

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

Shawn Kampmann
SURVEYOR

** RECEIVED **
Date 1-20-06 By BB
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 97-38209 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 34 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH ASHTECH PROMARK 2 SURVEY GRADE RECEIVERS TO ESTABLISH A SURVEY CONTROL NETWORK, I SURVEY THE MONUMENTS AS SHOWN HEREON. PER INSTRUMENT NO. 82-02051, I DETERMINE THE SOUTH LINE OF THE SUBJECT PROPERTY TO BE PARALLEL WITH AND 300.00 FEET NORTH OF THE SOUTH LINE OF SECTION 21, THEREFORE I TIE THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 21 TO ESTABLISH THIS LINE. DEED CALLS FOR THE NORTHERLY LINE OF SUBJECT PROPERTY CORRELATE CLOSELY WITH TIES MADE FROM THE SOUTHEAST CORNER OF SECTION 21 AND MONUMENTS SET IN THE PERFORMANCE OF SURVEY NO. 10180. SINCE THEY ALSO FIT SATISFACTORY WITH MEASUREMENTS MADE BY THIS PARTITION SURVEY, I HOLD THESE MONUMENTS FOR THE NORTHERLY LINE OF THE SUBJECT PROPERTY. THE WESTERLY RIGHT-OF-WAY LINE OF CRATER LAKE HIGHWAY WAS DETERMINED BY UTILIZING RECOVERED MONUMENTS SET IN THE PERFORMANCE OF SURVEY NO. 13743 BY THE OREGON DEPARTMENT OF TRANSPORTATION (O.D.O.T.) WHICH DENOTED WIDENING OF THE HIGHWAY SOUTH OF STATION 1375+00 AS DESCRIBED WITHIN INSTRUMENT NO. 92-23716. THE RIGHT-OF-WAY NORTHERLY FROM STATION 1375+00 WAS DETERMINED BY PROJECTING THE CENTERLINE TANGENT FROM SAID O.D.O.T. SURVEY NO. 13743 TO P.T. STATION 1372+10.80 AND HOLDING RECORD CURVE DATA, AS DEPICTED FROM STATE HIGHWAY SURVEY DOCUMENTS DATED SEPTEMBER 1925 AND REVISED IN APRIL 1932, SINCE I WAS NOT ABLE TO LOCATE ANY MONUMENTS FROM THOSE SURVEYS WITHIN THE VICINITY OF THIS PROJECT. IN HIS NARRATIVE FOR SURVEY NO. 10180, MR. MOFFIT STATES THAT THE WESTERLY LINE OF THE HIGHWAY WAS NOT DETERMINED BY THAT SURVEY AND THE MONUMENTS HE SETS WERE APPROXIMATE ONLY. THEREFORE, I SHOW THEM AS WITNESS CORNERS ON THIS SURVEY. THE WEST PORTION OF THE SUBJECT PROPERTY DEED DESCRIPTION LIES WITHIN THE BEDS AND THE BANKS OF THE ROGUE RIVER. AT THIS TIME, THE OREGON DIVISION OF STATE LANDS (D.S.L.) IS CONDUCTING A NAVIGABILITY STUDY FOR THIS SECTION OF THE ROGUE RIVER WHICH WILL DETERMINE IF THE BEDS AND THE BANKS OF THE RIVER LYING BELOW THE ORDINARY HIGH WATER LINE (O.H.W.) ARE OWNED BY THE STATE OR THE UPLAND PROPERTY OWNER. FOR THE PURPOSE OF THIS SURVEY, PARCEL AREAS WERE CALCULATED USING THE DEED BOUNDARY AND THE APPROXIMATE LOCATION OF THE O.H.W. LINE IS SHOWN FOR GRAPHIC PURPOSES ONLY. IT WAS NOT THE INTENT OF THIS SURVEY TO ACCURATELY DETERMINE THE LOCATION OF THE O.H.W. LINE.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 14, 1998 SHAWN KAMPMANN 2883 LS

RENEWAL DATE: 6/30/2007

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: DECEMBER 7, 2005
PROJECT NO. 287-05

