

PARTITION PLAT NO. P-18-2006

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

FOR  
CARI VILES  
P.O. BOX 635  
ASHLAND, OREGON 97520  
DECEMBER 30, 2005

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT I, CARI R. VILES, AM THE OWNER IN FEE SIMPLE OF THAT CERTAIN REAL PROPERTY AS SET FORTH IN THE SURVEYOR'S CERTIFICATE SHOWN HEREON. I HAVE CAUSED THIS REAL PROPERTY TO BE SURVEYED AND PARTITIONED AND HEREBY CREATE AND ESTABLISH 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.  
I HEREBY CREATE A 20 (TWENTY) FOOT WIDE PRIVATE INGRESS & EGRESS EASEMENT OVER AND ACROSS PARCEL 1 (ONE) FOR THE BENEFIT OF PARCEL 2 (TWO) AS SHOWN HEREON. THE CARE AND MAINTENANCE OF SAID PRIVATE INGRESS & EGRESS EASEMENT SHALL BE SHARED EQUALLY BY THE OWNERS OF BOTH PARCELS.  
I ALSO HEREBY CREATE A 10 (TEN) FOOT WIDE PRIVATE UTILITY EASEMENT OVER AND ACROSS PARCEL 1 (ONE) FOR THE BENEFIT OF PARCEL 2 (TWO) AS SHOWN HEREON. THE CARE AND MAINTENANCE OF SAID PRIVATE UTILITY EASEMENT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF PARCEL 2 (TWO).

*Cari R. Viles*  
CARI R. VILES

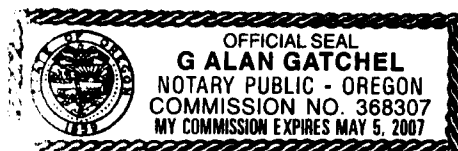
ACKNOWLEDGEMENT

STATE OF OREGON )  
                          ) ss.  
COUNTY OF JACKSON )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS 15<sup>th</sup> DAY OF FEBRUARY, 2006 BY  
CARI R. VILES KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HER VOLUNTARY ACT AND DEED.

*G. Alan Gatchel*  
NOTARY PUBLIC



*Kerry K. Bradshaw*  
I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

SURVEYOR'S CERTIFICATE

I, KERRY K. BRADSHAW, A 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:

BEING ADJUSTED TAX LOT 900, INSTRUMENT NUMBER 02-52617 OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AS SHOWN ON THAT PROPERTY LINE ADJUSTMENT, FILE NUMBER LLA 01-03, CITY OF SHADY COVE, OREGON DATED 3/19/03 AND FILED SURVEY NUMBER 17706, JACKSON COUNTY SURVEYOR'S OFFICE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID ADJUSTED TAX LOT 900, ALSO BEING THE INITIAL POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID ADJUSTED TAX LOT 900, NORTH 00°02'03" WEST, 143.12 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTHERLY LINE OF SAID ADJUSTED TAX LOT 900, NORTH 48°19'47" EAST, 61.039 FEET TO AN ANGLE POINT; THENCE CONTINUING ALONG SAID NORTHERLY LINE, NORTH 00°02'03" WEST, 15.00 FEET TO AN ANGLE POINT; THENCE CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 80°18'26" EAST 88.778 FEET TO THE WEST LINE OF SHADY COVE HEIGHTS SUBDIVISION; THENCE ALONG SAID WEST LINE, SOUTH 00°02'03" EAST, 176.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF QUAIL RUN DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 78°58'00" WEST, 40.226 FEET; THENCE SOUTH 89°58'00" WEST, 93.628 FEET TO THE INITIAL POINT OF BEGINNING.

NARRATIVE

THE OUTSIDE BOUNDARY FOR THE SUBJECT TRACT HAD BEEN PREVIOUSLY SURVEYED BY FILED SURVEY NUMBER 17706, JACKSON COUNTY SURVEYOR'S OFFICE. A WILD T-1000 TOTAL STATION WAS USED TO TIE MONUMENTS SET BY SAID SURVEY. COMPARISONS WERE MADE AND THE BOUNDARY WAS ACCEPTED AS SURVEYED. THE PARTITION LINE WAS ESTABLISHED BY THE DIRECTION OF THE CLIENT. MONUMENTATION WAS SET AND THE MAP PREPARED.

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

*Justin Melitz* 2/15/06  
SHADY COVE PLANNING DEPARTMENT  
FILE NO. MIP05-17  
DATE

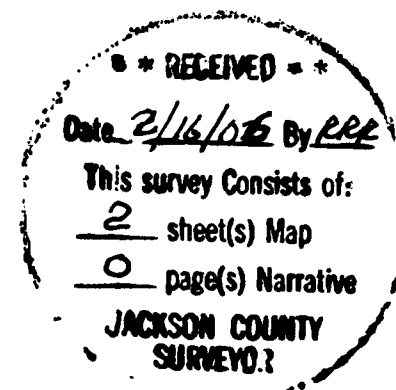
EXAMINED THIS 15<sup>th</sup> DAY OF FEBRUARY, 2006  
*Robert Roberts*  
JACKSON COUNTY SURVEYOR

TAX STATEMENT

ALL TAXES, FEES, ASSESSMENTS OR ANY OTHER CHARGES AS REQUIRED BY OREGON REVISED STATUTE 92.095 HAVE BEEN PAID  
AS OF THE 16<sup>th</sup> DAY OF FEBRUARY, 2006  
*Greg A. Deery* *Patty Budson*  
ASSESSOR TAX COLLECTOR Deputy

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS THE 16<sup>th</sup> DAY OF FEBRUARY,  
2006 AT 1:25 O'CLOCK P M. AND RECORDED AS  
PARTITION PLAT NO. P-18-2006 OF THE RECORDS OF  
PARTITION PLATS IN JACKSON COUNTY, OREGON  
INDEX VOLUME 17 PAGE 18  
*Kathleen S. Beckett* *Barbara J. Shaw*  
COUNTY CLERK DEPUTY  
COUNTY SURVEYOR FILE NO. 19073



PARTITION PLAT NO. P-18-06

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

FOR  
 CARI VILES  
 P.O. BOX 635  
 ASHLAND, OREGON 97520  
 DECEMBER 30, 2005

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

SHADY COVE  
 HEIGHTS  
 SUBDIVISION

**LEGEND**

- FOUND 2" ALUMINUM CAP WITH PUNCH MARK STAMPED "KAISER RLS 803" PER SHADY COVE HEIGHTS SUBDIVISION.
- ▲ FOUND 5/8" REBAR WITH YELLOW CAP STAMPED "KAISER RLS 803" PER F.S. 17706.
- FOUND 5/8" REBAR WITH YELLOW CAP STAMPED "KAISER RLS 803", UNLESS NOTED OTHERWISE PER F.S. 15754.
- FOUND 5/8" REBAR WITH YELLOW CAP STAMPED "KAISER RLS 803" PER F.S. 13737.
- SET 5/8"x30" IRON REBAR WITH YELLOW PLASTIC CAP "BRADSHAW LS 2271".
- F.S. FILED SURVEY, JACKSON COUNTY SURVEYOR'S OFFICE.

**BASIS OF BEARINGS**

THE CENTERLINE OF QUAIL RUN DRIVE AS SHOWN ON SHADY COVE HEIGHTS SUBDIVISION.

**ENCUMBRANCE NOTE**

THE FOLLOWING APPARENT ENCUMBRANCES, WHICH INCLUDES "BLANKET ENCUMBRANCES" AS DEFINED BY ORS 92.305(1), AND ALSO EASEMENTS, RESTRICTIVE COVENANTS AND RIGHTS OF WAY ARE SHOWN ON REVISED SUBDIVISION GUARANTEE NUMBER 7169-648816 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON DATED JULY 29, 2005 AND ARE NOT LOCATED SPECIFICALLY.

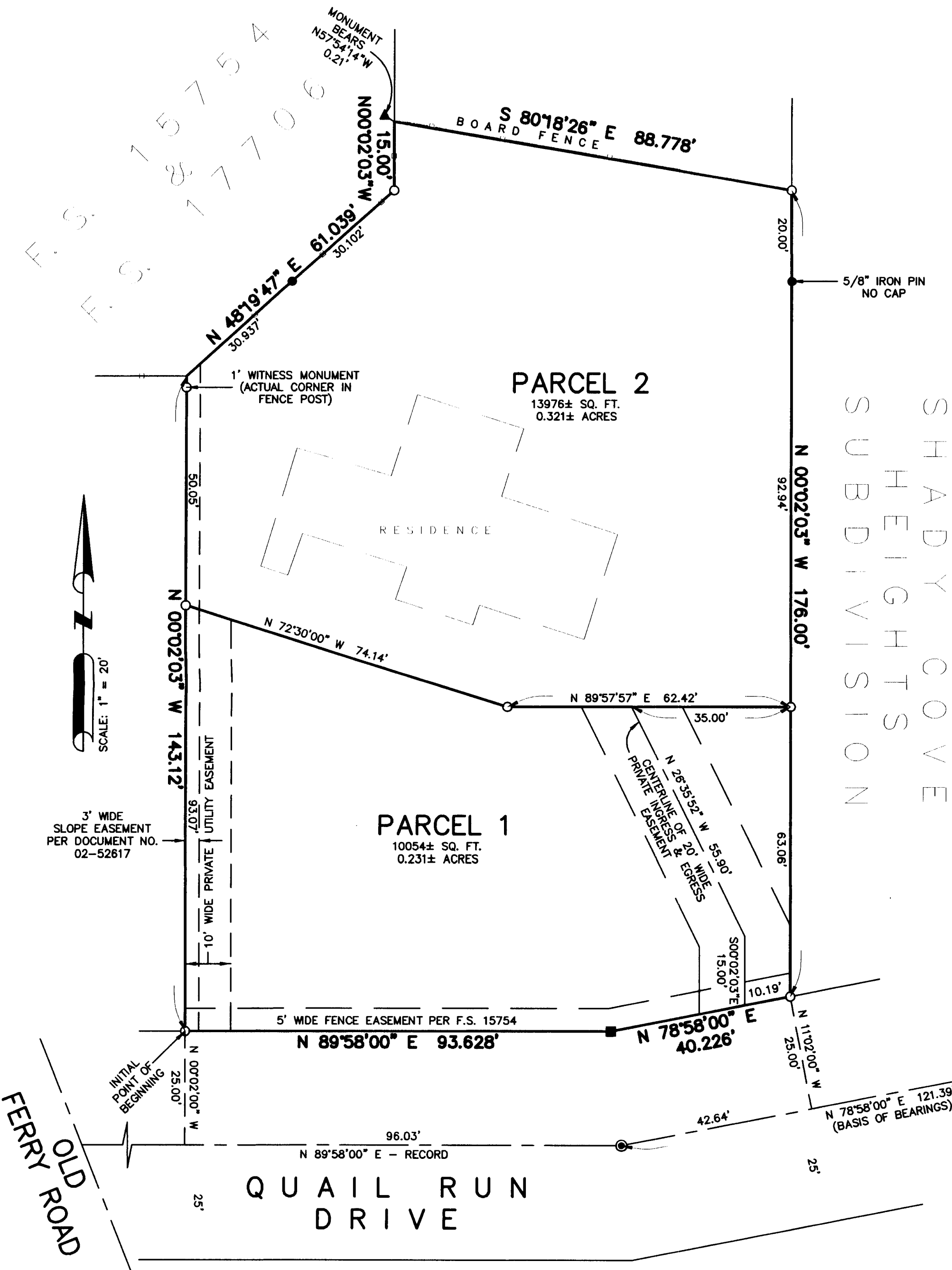
1. CITY OF SHADY COVE SEWER ASSESSMENT ORDER NO. 04-03 - DOCUMENT NUMBER 2004-022818, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON (OROJCO).
2. ELECTRIC TRANSMISSION AND DISTRIBUTION LINES - VOLUME 389, PAGES 213 & 215 DEED RECORDS OF JACKSON COUNTY, OREGON AND DOCUMENT NUMBERS 68-06897 & 89-23308 OROJCO.
3. WATER SYSTEM MAINTENANCE AGREEMENT - DOCUMENT NUMBER 93-4112 OROJCO.
4. WATER USE DECLARATION, AGREEMENT AND EASEMENT - DOCUMENT NUMBER 97-05396 OROJCO AND AMENDMENTS DOCUMENT NUMBERS 97-19007 & 02-52616 OROJCO.
5. 10' WIDE EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING WATER AND SEWER - DOCUMENT NUMBER 02-52617 OROJCO.
6. TEMPORARY EASEMENT FOR MAINTENANCE OF EXISTING WATER CONDUIT - DOCUMENT NUMBER 02-52617 OROJCO.

*Kerry K. Bradshaw*  
 I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Kerry K. Bradshaw*  
 OREGON  
 JULY 16, 1987  
 KERRY K. BRADSHAW  
 2271

EXP. 12-31-07



F. S. 18791