


PARTITION PLAT No. P-37-2006

SURVEY FOR:  
MARCIA, JAMI & LISA RAMSAY  
306 PARK DRIVE  
SHADY COVE, OREGON 97539  
  
DATE: APRIL 6, 2006

located in the

SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 SOUTH, RANGE 1 WEST,  
WILLAMETTE MERIDIAN, CITY OF SHADY COVE, 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

**DECLARATION**

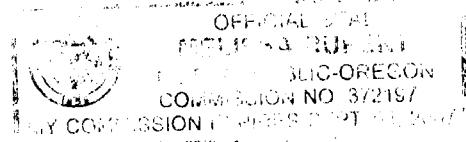
KNOW ALL MEN BY THESE PRESENTS THAT MARCIA JEAN RAMSAY, JAMI SHANE RAMSAY AND LISA RENE RAMSAY ARE THE OWNERS, NOT AS TENANTS IN COMMON, BUT WITH RIGHT OF SURVIVORSHIP, OF THE LANDS REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS, AS SHOWN HEREON, AND DO HEREBY CREATE THE PRIVATE INGRESS/EGRESS EASEMENT ACROSS PARCELS 1, 2 AND 3 FOR THE BENEFIT OF PARCELS 1, 2 AND 3, AS SHOWN HEREON, WITH THE COST OF REPAIR AND MAINTENANCE OF SAID EASEMENT BEING EQUALLY SHARED BETWEEN PARCELS 1, 2 AND 3.

Marcia Jean Ramsay      Jami Sh      Lisa R Ramsay  
MARCIA JEAN RAMSAY      JAMI SHANE RAMSAY      LISA RENE RAMSAY

STATE OF OREGON )  
                          ) SS  
COUNTY OF JACKSON )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11<sup>th</sup> DAY OF April, 2006, BY MARCIA JEAN RAMSAY AND ACKNOWLEDGED THIS TO BE HER VOLUNTARY ACT AND DEED.

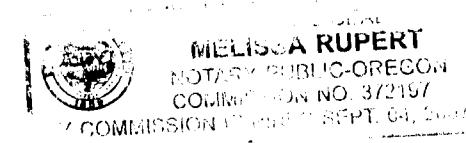
Melissa Rupert  
NOTARY PUBLIC



STATE OF OREGON )  
                          ) SS  
COUNTY OF JACKSON )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11<sup>th</sup> DAY OF April, 2006, BY JAMI SHANE RAMSAY AND ACKNOWLEDGED THIS TO BE HER VOLUNTARY ACT AND DEED.

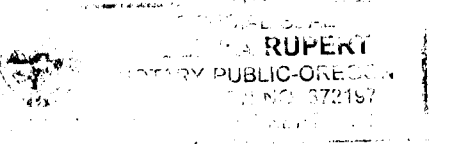
Melissa Rupert  
NOTARY PUBLIC



STATE OF OREGON )  
                          ) SS  
COUNTY OF JACKSON )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11<sup>th</sup> DAY OF April, 2006, BY LISA RENE RAMSAY AND ACKNOWLEDGED THIS TO BE HER VOLUNTARY ACT AND DEED.

Melissa Rupert  
NOTARY PUBLIC



**APPROVALS**

Antonia Melito      4/12/06  
CITY OF SHADY COVE PLANNING DEPARTMENT (MIP-05-18)      DATE

EXAMINED AND APPROVED THIS 11<sup>th</sup> DAY OF April, 2006.

Robert Roberts  
JACKSON COUNTY SURVEYOR

**TAX STATEMENT**

ALL FEES, TAXES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF April 17, 2006.

Tracy Mancuso, Deputy      4-17-06  
TAX COLLECTOR      DATE

Amanda Kirkpatrick, deputy      4/17/06  
ASSESSOR      DATE

**SURVEYOR'S CERTIFICATE**

I, KERRY K. BRADSHAW, A DULY REGISTERED SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS PLAT 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 AS SET FORTH HEREON.

COMMENCING AT THE 5/8 INCH IRON PIN MONUMENTING THE SOUTH-SOUTHWEST CORNER OF LOT 8, ANGLERS COVE SUBDIVISION AS RECORDED IN VOLUME 24 OF PLATS ON PAGE 38 OF RECORDS OF JACKSON COUNTY, OREGON; THENCE SOUTH 00°02'50" WEST 16.00 FEET TO THE NORTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN INSTRUMENT No. 00-02419 OF THE OFFICIAL RECORDS OF SAID COUNTY AND THE INITIAL POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF LAUREL DRIVE, A PRIVATE ROAD AS DESCRIBED IN VOLUME 173, PAGE 332 OF THE DEED RECORDS OF SAID COUNTY; THENCE SOUTH 89°57'10" EAST (D.R. NORTH 89°00'00" EAST), ALONG SAID RIGHT-OF-WAY, 62.04 FEET (D.R. 60.00 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 75°30'03" EAST 57.26 FEET (D.R. NORTH 74°30'00" EAST 59.60 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 89°14'52" EAST 46.32 FEET (D.R. NORTH 88°12'00" EAST 46.30 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 78°35'26" EAST 16.44 FEET (D.R. SOUTH 79°39'00" EAST 16.32 FEET) TO THE NORTHWEST CORNER OF PARCEL No. 1 AS DESCRIBED IN INSTRUMENT No. 94-40087 OF SAID OFFICIAL RECORDS; THENCE, LEAVING SAID RIGHT-OF-WAY, SOUTH 00°02'50" WEST (D.R. SOUTH 01°00'00" EAST) ALONG THE WEST LINE OF SAID PARCEL No. 1, A DISTANCE OF 143.99 FEET (D.R. 143.00 FEET) TO THE SOUTHWEST CORNER OF SAID PARCEL No. 1, SAID SOUTHWEST CORNER BEING ON THE NORTHERLY RIGHT-OF-WAY OF MANZANITA DRIVE, A PRIVATE ROAD AS DESCRIBED IN SAID VOLUME 173, PAGE 332; THENCE NORTH 78°24'25" WEST (D.R. NORTH 79°30'00" WEST), ALONG SAID NORTHERLY RIGHT-OF-WAY, 61.14 FEET (D.R. 61.23 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 89°57'10" WEST (D.R. SOUTH 89°00'00" WEST) 120.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE, LEAVING SAID RIGHT-OF-WAY, NORTH 00°02'50" EAST, ALONG THE EAST LINE OF SAID TRACT, 120.00 FEET TO THE INITIAL POINT OF BEGINNING.

Kerry K. Bradshaw  
KERRY K. BRADSHAW, PLS 2271

**RECORDING STATEMENT**

FILED FOR RECORD THIS 17<sup>th</sup> DAY OF April, 2006 AT 9:00 O'CLOCK A.M. AND RECORDED AS PARTITION

PLAT No. P-37-2006 OF THE "RECORDS OF PARTITION PLATS" IN JACKSON COUNTY, OREGON.

INDEX VOLUME 17, PAGE 37

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS SURVEY No. 19149  
Kathleen S. Beckett      Carmea D. Helman  
Kathleen S. Beckett, County Clerk      Carmea D. Helman, Deputy Clerk

**NARRATIVE**

PURPOSE:  
TO PARTITION THE LANDS DESCRIBED IN INSTRUMENT NUMBERS 97-15528 & 97-36965 AS DIRECTED BY THE CLIENT AND AS APPROVED BY THE CITY OF SHADY COVE PLANNING DEPARTMENT (FILE No. MIP-05-18).

PROCEDURE:  
A WILD T-1000 TOTAL STATION WAS USED TO TIE FOUND MONUMENTS FROM FILED SURVEY No.'s 8890, 14748 AND 15882. THE NORTH BOUNDARY OF THIS PARTITION WAS HELD 16.00 FEET SOUTHERLY AND PARALLEL TO THE MONUMENTED SOUTH BOUNDARIES OF LOTS 8 & 9 OF ANGLERS COVE SUBDIVISION (FS 15882). THE WEST BOUNDARY OF THIS PARTITION WAS HELD AS ESTABLISHED ON FILED SURVEY 16436 AS SAID SURVEY IS AN EXTENSION OF THE WORK DONE ON SAID ANGLERS COVE SUBDIVISION BUY SURVEYOR GARY KAISER. THE SOUTHEAST CORNER OF THIS PARTITION WAS ESTABLISHED AT RECORD ANGLE AND DISTANCE FROM THE FOUND MONUMENT ON THE NORTHERLY RIGHT-OF-WAY OF MANZANITA DRIVE PER FILED SURVEY No. 14748. THE EAST LINE WAS ESTABLISHED PER RECORD ANGLE PER SAID SURVEY No. 14748. THE SOUTH BOUNDARY WAS ESTABLISHED BY RUNNING SURVEY No. 16436 RECORD BEARING SOUTH 89°57'10" EAST A DEED RECORD DISTANCE OF 120.00 FEET FROM THE SOUTHWEST CORNER OF THIS PARTITION AND THENCE CONTINUING TO THE AFOREMENTIONED SOUTHEAST CORNER.

IT SHOULD BE NOTED THAT FILED SURVEYS 14748, 15882 AND 16436, BY SAID SURVEYOR KAISER, HAD DEVELOPED BOUNDARIES AND STREET ALIGNMENTS FOR MUCH OF THE SUBJECT AREA IN SHADY COVE SUBDIVISION (UNRECORDED). THIS SURVEY WORK, BY KAISER, INCORPORATED THE BASIC PROCEDURES ESTABLISHED BY FILED SURVEY 7974. THESE SAME SURVEYS ALSO NOTE FINDING MONUMENTS PER FILED SURVEY No. 8890, BUT SHOWED SAID MONUMENTS BEING OUT-OF-POSITION. IT WAS DECIDED TO HOLD THE PROCEDURES AND ALIGNMENTS ESTABLISHED BY SAID KAISER SURVEYS BECAUSE OF THE MAJOR PRECEDENT THAT HAD BEEN ESTABLISHED AND THE LINES OF OCCUPATION THAT HAD DEVELOPED.

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



**SURVEY FOR:**

MARCIA, JAMI & LISA RAMSEY  
306 PARK DRIVE  
SHADY COVE, OREGON 97539

DATE: APRIL 6, 2006

**PARTITION PLAT No. 9-37-2006**

located in the

SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 SOUTH, RANGE 1 WEST,  
WILLAMETTE MERIDIAN, CITY OF SHADY COVE, JACKSON COUNTY, OREGON

**SURVEY BY:**



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

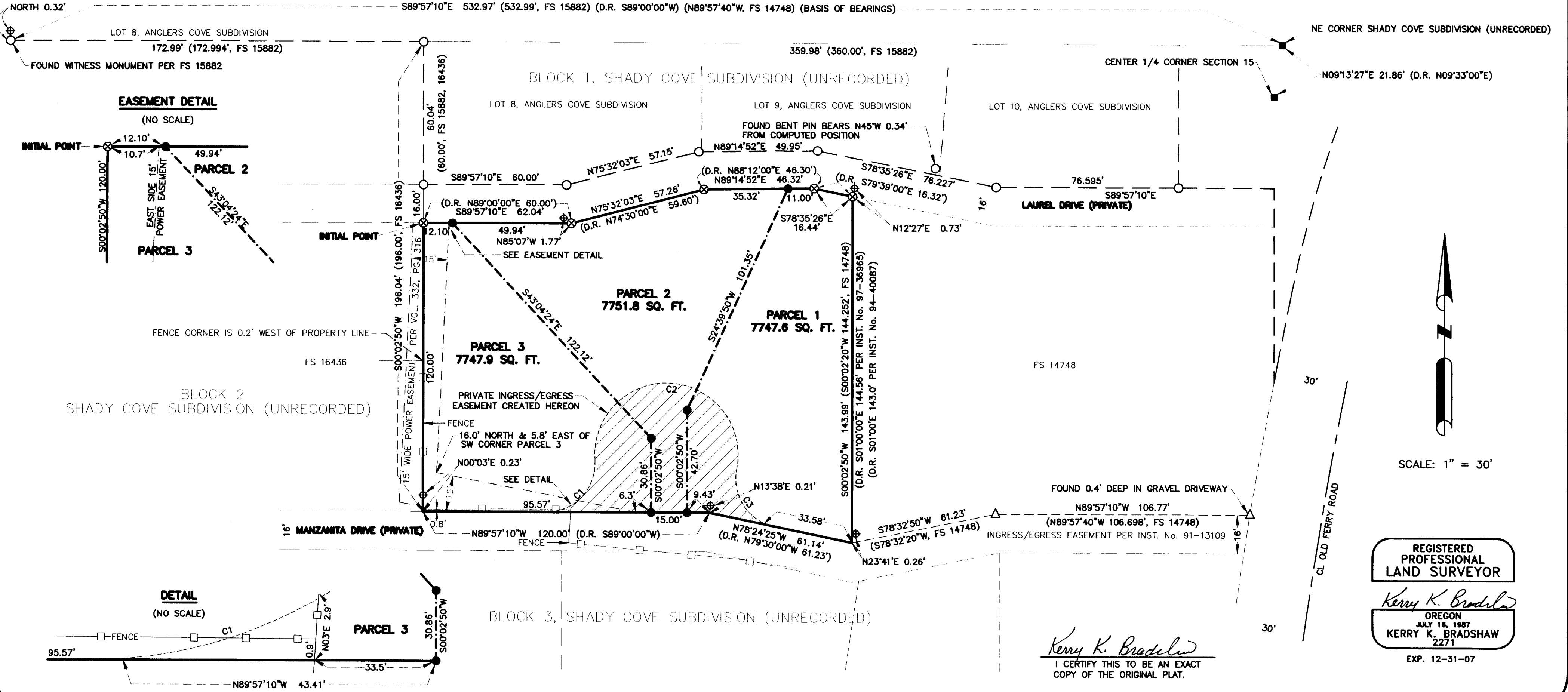
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	33.02'	29.39'	S 42°45'11" W	94°35'19"
C2	30.00'	102.64'	59.41'	S 86°31'29" E	196°01'59"
C3	20.00'	31.38'	28.26'	N 33°27'27" W	89°53'56"

**BASIS OF BEARINGS**

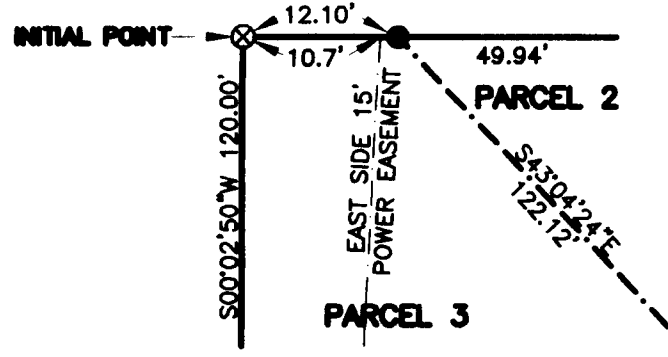
THE NORTH LINE OF BLOCK 1, SHADY COVE SUBDIVISION (UNRECORDED) AS MONUMENTED PER ANGLERS COVE SUBDIVISION AND SHOWN AS S89°57'10"E.

- - SET 5/8" x 24" IRON PIN WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW, LS 2271"
- ⊗ - SET 5/8" x 30" IRON PIN WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW, LS 2271"
- - FOUND ALUMINUM CAP FLUSH IN ASPHALT PER FS 15882
- - FOUND 5/8" IRON PIN PER FS 15882
- ⊕ - FOUND 5/8" IRON PIN PER FS 8890
- △ - FOUND 5/8" IRON PIN PER FS 14748

FS - FILED SURVEY IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR  
D.R. - DEED RECORD  
INST. No. - INSTRUMENT NUMBER OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON  
VOL., PG. - VOLUME & PAGE OF JACKSON COUNTY DEED RECORDS



**EASEMENT DETAIL**  
(NO SCALE)



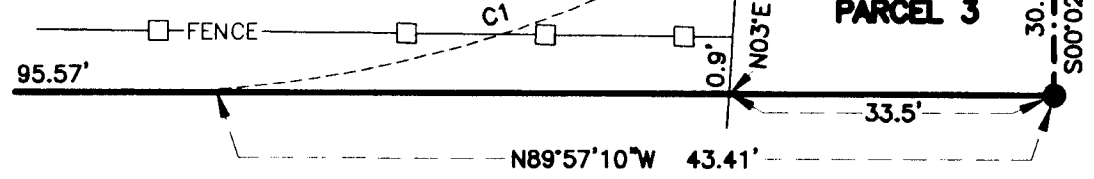
FENCE CORNER IS 0.2' WEST OF PROPERTY LINE - FS 16436

PRIVATE INGRESS/EGRESS EASEMENT CREATED HEREON

FENCE 16.0' NORTH & 5.8' EAST OF SW CORNER PARCEL 3

N00°03'E 0.23' SEE DETAIL

**DETAIL**  
(NO SCALE)



SCALE: 1" = 30'

REGISTERED PROFESSIONAL LAND SURVEYOR

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

EXP. 12-31-07

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