

PARTITION PLAT NO. P-98-2006  
(AND LOT LINE ADJUSTMENTS)

SURVEY FOR:

GEORGE GRAY  
LEONARD & CAROLIN PETERSEN, TRUSTEES  
P.O. BOX 927  
SHADY COVE, OREGON 97534

DATE: MAY 16, 2006

PARCELS 1 & 2, PARTITION PLAT P-17-1996 AND PARCEL 1, PARTITION PLAT P-85-1992

of

located in the

SOUTHEAST 1/4 OF SECTION 21, 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 LEONARD C. PETERSEN AND CAROLIN J. PETERSEN, AS TRUSTEES OF THE PETERSEN FAMILY REVOCABLE TRUST, AND GEORGE A. GRAY ARE THE OWNERS 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.

George A. Gray  
GEORGE A. GRAY  
Leonard C. Petersen  
LEONARD C. PETERSEN, TRUSTEE  
Carolyn J. Petersen  
CAROLIN J. PETERSEN, TRUSTEE

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17<sup>th</sup> DAY OF May, 2006, BY GEORGE A. GRAY AND ACKNOWLEDGED THIS TO BE HIS VOLUNTARY ACT AND DEED.

Lowell S. [Signature]  
NOTARY PUBLIC

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16<sup>th</sup> DAY OF May, 2006, BY LEONARD C. PETERSEN, AS TRUSTEE OF THE PETERSEN FAMILY REVOCABLE TRUST, AND ACKNOWLEDGED THIS TO BE HIS VOLUNTARY ACT AND DEED.

Norma [Signature]  
NOTARY PUBLIC

California )  
STATE OF OREGON )  
COUNTY OF JACKSON ) SS  
San Joaquin )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19<sup>th</sup> DAY OF May, 2006, BY CAROLIN J. PETERSEN, AS TRUSTEE OF THE PETERSEN FAMILY REVOCABLE TRUST, AND ACKNOWLEDGED THIS TO BE HER VOLUNTARY ACT AND DEED.

Donna [Signature]  
NOTARY PUBLIC

APPROVALS

Gutaker Mehta 5/16/06  
CITY OF SHADY COVE PLANNING DEPARTMENT DATE

EXAMINED AND APPROVED THIS 16<sup>th</sup> DAY OF May, 2006.

[Signature]  
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 10-06-06, 2006.

Tracy Mancuso 5-16-06  
TAX COLLECTOR DATE

[Signature] 10-6-06  
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 1/4 CORNER COMMON TO SECTIONS 21 AND 22, TOWNSHIP 34 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF SHADY COVE, JACKSON COUNTY, OREGON; THENCE SOUTH 00°04'30" WEST, ALONG THE EASTERLY BOUNDARY OF SAID SECTION 21, A DISTANCE OF 710.89 FEET TO THE NORTHEAST CORNER OF PARCEL NO. 2 OF PARTITION PLAT RECORDED FEBRUARY 8, 1996 IN THE "RECORDS OF PARTITION PLATS" OF SAID COUNTY AS PARTITION PLAT NO. P-17-1996 AND FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS SURVEY NO. 14844 AND THE INITIAL POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°04'30" WEST, ALONG SAID EASTERLY BOUNDARY AND THE EAST LINE OF SAID PARCEL NO. 2 AND THE EAST LINE OF PARCEL 1 OF PARTITION PLAT RECORDED AUGUST 28, 1992 IN THE "RECORDS OF PARTITION PLATS" OF SAID COUNTY AS PARTITION PLAT NO. P-85-1992 AND FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS SURVEY NO. 13125, A DISTANCE OF 289.62 FEET (RECORD 289.647 FEET) TO THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE, LEAVING SAID EASTERLY BOUNDARY, NORTH 89°48'30" WEST 478.08 FEET (RECORD SOUTH 89°58'22" WEST 477.97 FEET), ALONG THE SOUTH LINE OF SAID PARCEL 1, TO THE SOUTHWEST CORNER OF SAID PARCEL 1, SAID CORNER BEING ON THE EASTERLY RIGHT-OF-WAY OF CRATER LAKE HIGHWAY; THENCE NORTH 15°39'44" WEST (RECORD NORTH 15°43'35" WEST), ALONG SAID RIGHT-OF-WAY AND THE WESTERLY LINE OF SAID PARCEL 1 AND THE MOST WESTERLY LINE OF SAID PARCEL NO. 2, A DISTANCE OF 187.18 FEET (RECORD 186.99 FEET) TO THE MOST WESTERLY-NORTHWEST CORNER OF SAID PARCEL NO. 2, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2006-045128 OF THE OFFICIAL RECORDS OF SAID COUNTY; THENCE, LEAVING SAID RIGHT-OF-WAY, SOUTH 89°49'45" EAST (RECORD NORTH 89°59'18" EAST), ALONG THE EXTERIOR BOUNDARY OF SAID PARCEL NO. 2 AND THE SOUTH LINE OF SAID TRACT, 205.83 FEET TO THE SOUTHEAST CORNER SAID TRACT; THENCE, LEAVING SAID EXTERIOR BOUNDARY, NORTH 12°09'24" EAST, ALONG THE EASTERLY LINE OF SAID TRACT, 111.86 FEET TO THE NORTHEAST CORNER THEREOF, SAID CORNER BEING ON THE NORTHERLY EXTERIOR BOUNDARY OF SAID PARTITION PLAT NO. P-17-1996; THENCE SOUTH 89°49'09" EAST (RECORD NORTH 89°58'00" EAST), ALONG SAID NORTHERLY EXTERIOR BOUNDARY, 299.61 FEET TO THE POINT OF BEGINNING.

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

RECORDING STATEMENT

FILED FOR RECORD THIS 12 DAY OF OCTOBER, 2006 AT 4:00 O'CLOCK P M. AND RECORDED AS

PARTITION PLAT No. P-98-2006 OF THE "RECORDS OF PARTITION PLATS" IN JACKSON COUNTY, OREGON.

INDEX VOLUME 17, PAGE 98.

KATHLEEN S. BECKETT  
COUNTY CLERK

KAREN ALONZO  
DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS SURVEY No. 19372

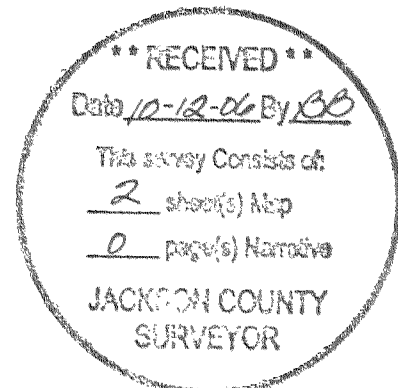
NARRATIVE

PURPOSE:

TO PARTITION THE PARCELS OF LAND DESCRIBED IN INSTRUMENT NUMBERS 2006-XXXXX AND 2006-XXXXX AS DIRECTED BY THE CLIENT AND AS APPROVED BY THE CITY OF SHADY COVE PLANNING DEPARTMENT.

PROCEDURE:

A NIKON DTM 520 TOTAL STATION WAS USED TO TIE FOUND MONUMENTS FROM FILED SURVEY NUMBERS 9098, 13125 AND 14844. SAID FOUND MONUMENTS WERE USED TO CONTROL THE BOUNDARY, AS SHOWN HEREON. THE PARCELS WERE MONUMENTED PER CLIENT INSTRUCTION AND THIS PLAT PREPARED.



**ENCUMBRANCE NOTES**

THE RIGHT-OF-WAY GRANTED TO THE CALIFORNIA OREGON POWER COMPANY PER VOLUME 225, PAGE 251 AND VOLUME 447, PAGE 465 MAY AFFECT THIS PROPERTY, BUT ARE NOT LOCATABLE.

THE RIGHT-OF-WAY GRANTED TO THE PACIFICORP PER INSTRUMENT No. 00-20878 AFFECTS THIS PROPERTY, BUT IS NOT LOCATABLE.

THE 10' WIDE WELL AND WATERLINE EASEMENT GRANTED PER INSTRUMENT No. 93-15743 AFFECTS THIS PROPERTY, BUT IS NOT LOCATABLE.

THE 10' WIDE SEWER LINE EASEMENT GRANTED PER INSTRUMENT No. 93-15743 AFFECTS THIS PROPERTY, BUT IS NOT LOCATABLE.

THE 10' WIDE RIGHT-OF-WAY EASEMENT GRANTED TO PACIFICORP PER INSTRUMENT No. 95-36354 AFFECTS THIS PROPERTY, BUT IS NOT LOCATABLE.

THE SHARED WELL AGREEMENT CREATED BY INSTRUMENT No. 2004-039353 AFFECTS THIS PROPERTY, BUT IS NOT LOCATABLE.

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(AND LOT LINE ADJUSTMENTS)

SURVEY FOR:

GEORGE GRAY  
LEONARD & CAROLIN PETERSEN, TRUSTEES  
P.O. BOX 927  
SHADY COVE, OREGON 97539

SURVEY BY:



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

PARCELS 1 & 2, PARTITION PLAT P-17-1996 AND PARCEL 1, PARTITION PLAT P-85-1992

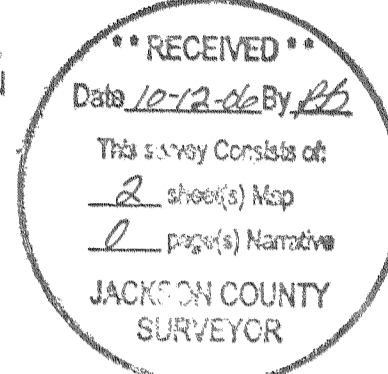
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WILLAMETTE MERIDIAN, CITY OF SHADY COVE, JACKSON COUNTY, OREGON

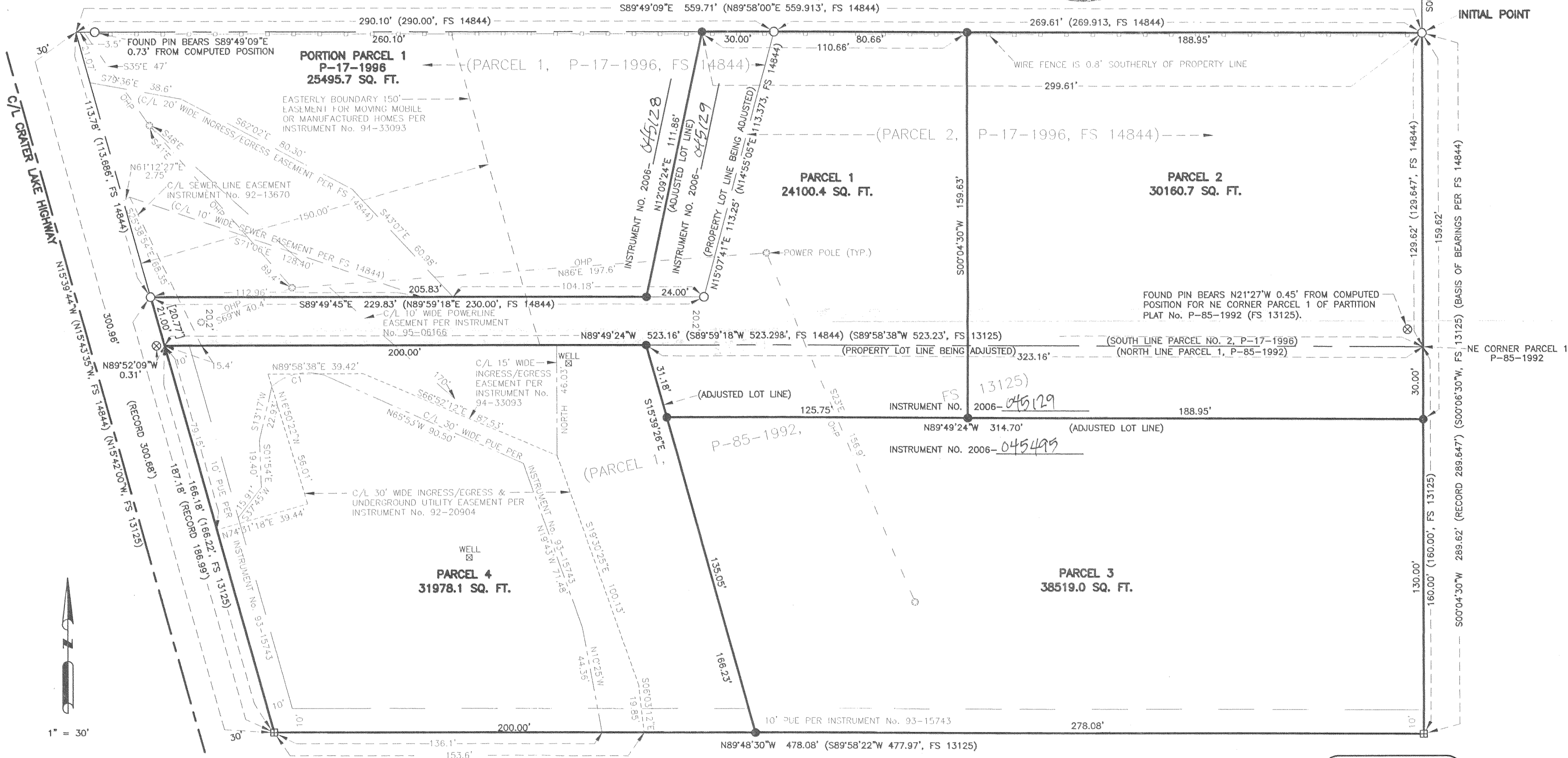
DATE: MAY 16, 2006

**BASIS OF BEARINGS**

THE MONUMENTED LINE BETWEEN THE NORTHEAST CORNER OF PARCEL NO. 2 OF PARTITION PLAT P-17-1996 AND THE SOUTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT P-85-1992 SHOWN AS S00°04'30"W PER PARTITION PLAT P-17-1996 (FS 14844).



COMPUTED POSITION OF 1/4 CORNER PER FS 14844



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	22.91'	23.09'	22.12'	N 78°24'02" E	57°45'21"

- ⊗ - FOUND 5/8" INCH IRON PIN PER FS 9098
- ⊕ - FOUND 5/8" INCH IRON PIN PER FS 13125
- - FOUND 3/8" INCH IRON PIN PER FS 14844
- - SET 3/8" x 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW, LS 2271"
- FS - FILED SURVEY IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR
- OHP - OVERHEAD POWER LINE
- [ ] - RECORD PER FS 14844

REGISTERED PROFESSIONAL LAND SURVEYOR

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

EXP. 12-31-07