

PARTITION PLAT No. P-05-07

Located in the S.E. 1/4 of Section 21, T.34S.,R.1W., W.M.,
City of Shady Cove, Jackson County, Oregon

SURVEY FOR:
Michael T. Malepsy
P.O. Box 1004
Shady Cove, OR. 97539

DATE:
January 15, 2007

SURVEY BY:
Kaiser Surveying
19754 Highway 62
Eagle Point, OR. 97524

*** SURVEYOR'S CERTIFICATE ***

I, Bary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the attached partition plat, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at a 1" iron pipe with brass cap found set for the corner common to Sections 21, 22, 27 and 28, Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence along the Easterly boundary of said Section 21, North 0' 06' 05" East, 1405.43 feet; thence West, 500.78 feet to a 5/8" rebar with plastic cap set on the Westerly right-of-way line of Crater Lake Highway (State Highway No. 62) and the Southeasterly corner of tract described in Instrument No. 92-34423 of the Official Records of said County for THE INITIAL POINT OF BEGINNING; thence along the most Southerly boundary of said tract to and along the Southerly boundary of tract described in Instrument No. 01-16985 of said Official Records, North 83' 20' 50" West (record = North 83' 30" West), 390.11 feet to a 5/8" rebar with plastic cap set; thence North 86' 00' 00" West, 62.055 feet to a 5/8" rebar with plastic cap set; thence North 84' 05' 00" West, a more or less distance of 133.87 feet to the Easterly bank of the Rogue River; thence along said river bank, North 4' 03' 35" West, 4.67 feet to intersect the Southerly boundary of said tract described in Instrument No. 01-16985; thence North 83' 20' 50" West (record = North 83' 30" West), a more or less distance of 90.01 feet to the Southwest corner of last said tract; thence along the Westerly boundary of tract described in Instrument No. 85-12630 of said Official Records, South 9' 21' 00" West, 286.66 feet (record = 273 feet) to the Northwesterly corner of tract described in Instrument No. 03-07537 of said Official Records; thence along the Northerly boundary of said tract to and along the the Northerly boundary of tract described in Instrument No. 00-33123 of said Official Records, North 89' 02' 55" East, 703.38 feet (record = South 89' 16' East, 690.70 feet) to intersect the Westerly right-of-way line of Crater Lake Highway; thence along said highway line as follows: 32.387 feet along the arc of a 1175.92 foot radius curve to the right (long chord bears North 4' 10' 20" East, 32.386 feet); thence North 4' 57' 41" East, 133.19 feet; thence 27.82 feet along the arc of a 542.96 foot radius curve to the left (long chord bears North 3' 29' 36" East, 27.818 feet) to THE INITIAL POINT OF BEGINNING.



Bary D Kaiser
SURVEYOR

*** DECLARATION ***

Known all men by these presents, that 20457 CRATER LAKE HIGHWAY LLC, an Oregon Limited Liability Company, hereafter referred to as Declarant, is the owner of the lands represented in this Partition Plat and more particularly described in the Surveyor's Certificate, and have caused the same to be partitioned into parcels as shown on Sheet 2 of the Partition Plat. Declarant hereby creates for the benefit of Parcel Nos. 1, 2 and 3 that 25-foot wide ingress-egress easement across Parcel Nos. 2 and 3 as shown on Sheet 2.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 18 DAY, OF January, 20 07.

Michael T. Malepsy
MICHAEL T. MALEPSY
(Member, 20457 Crater Lake Highway, LLC)

STATE OF OREGON)
COUNTY OF JACKSON)ss

Personally appeared before me the above named MICHAEL T. MALEPSY, and acknowledge the foregoing instrument to be his voluntary act and deed and it was signed on behalf of 20457 Crater Lake Highway, LLC.

Subscribed and sworn to before me this 18 day of January, 20 07.

(SIGN) Amanda Todd
Amanda Todd NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 411786
MY COMMISSION EXPIRES November 12, 2010

I HEREBY CERTIFY THAT THIS IS A
PHOTOCOPY OF THE ORIGINAL PLAT
Bary D Kaiser
SURVEYOR

*** APPROVALS ***

I certify that, pursuant to authority granted by the City of Shady Cove that this Partition Plat is hereby approved by Administrative Review.

Dated this 18th day of January, 20 07. (File No. MIP 06-015)

Attest: Margaret Jensen
SECRETARY

Examined and approved this 18th day of January, 20 07.

Roger Roberts
COUNTY SURVEYOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 18th day of January, 20 07.

Amanda Kirkpatrick, Deputy 1/18/07
ASSESSOR DATE

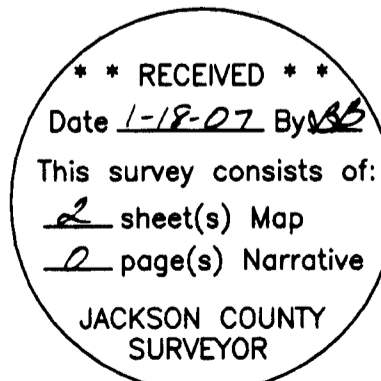
J.M. Kip Deputy 1/18/07
TAX COLLECTOR DATE

*** RECORDER'S CERTIFICATE ***

Filed for record, this 18th day of January, 20 07, at 3:22 o'clock P m, and recorded as Partition Plat No. P-05-07 of the Records of Jackson County, Oregon.

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BY: Kathleen J. Beckett Carmen D. Hoffman
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 19485



LEGEND

- o = Found 5/8" Rebar With Plastic Cap - S.N. 10360
- △ = Found 5/8" Rebar With Plastic Cap (Unless Otherwise Noted) - S.N. 13125
- = Found Monument As Indicated
- ✕ = Found 5/8" Rebar With Plastic Cap - S.N. 10180
- = Set 5/8" x 24" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
- = Set 5/8" x 30" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
- S.N. = Filed Survey Number County Surveyors Office
- R.M. = Reference Monument
- () = Record/S.N. 17112
- (()) = Record/S.N. 10360
- ((())) = Record/S.N. 10180
- (((())) = Record/INST. No. 85-12630 O.R.
- ((((())) = Record/S.N. 13125
- P— = Overhead Power Lines
- SS— = City Sewer Main
- NET = Area East of River Edge

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DATE: January 15, 2007

SURVEY BY: Kaiser Surveying
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| CURVE DATA | | | | |
|------------|-----------|----------|----------|----------------------|
| | Δ | R | L | LC |
| ① | 2°56'09" | 542.96' | 27.821' | N3°29'37"E, 27.818' |
| ② | 1°34'41" | 1175.92' | 32.387' | N4°10'21"E, 32.386' |
| ③ | 20°39'41" | 602.96' | 217.433' | S5°22'10"E, 216.257' |

EASEMENTS SHOWN ON CURRENT TITLE REPORT

- Power line easement indicated on current title report described in Vol. 395, Page 183 D.R. It was not determined if power lines shown correspond to the easement.

REGISTERED PROFESSIONAL LAND SURVEYOR

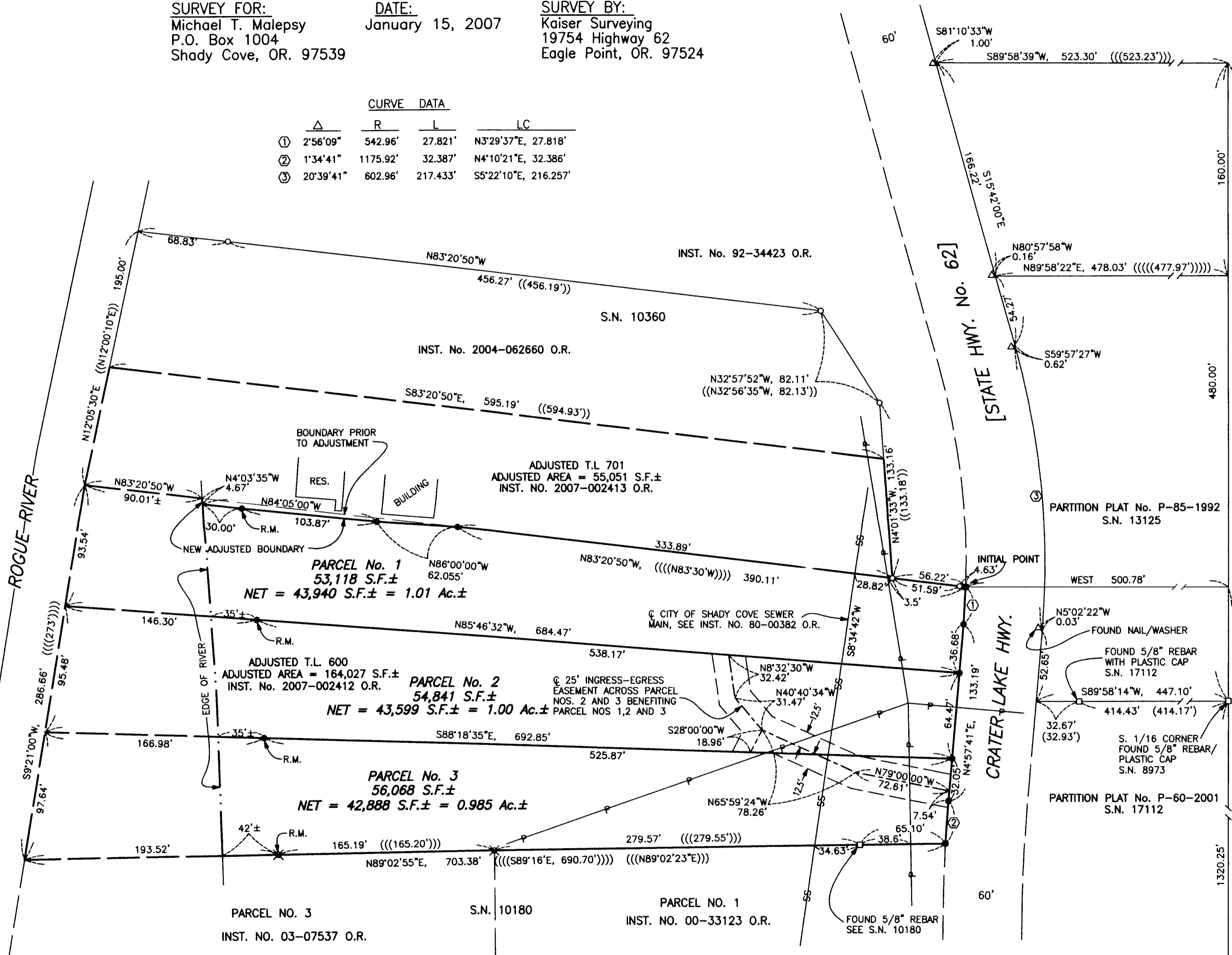
Bary D. Kaiser
OREGON JULY 15, 2003 BARY D. KAISER No. 52923 EXP. 6-30-07

** RECEIVED **
Date 1-18-07 By [Signature]

This survey consists of:
2 sheet(s) Map
0 page(s) Narrative

JACKSON COUNTY SURVEYOR

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT
[Signature]
SURVEYOR



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

PURPOSE: Property Line Adjustment survey adjusting the common boundary between tracts described in Inst. No. 85-12630 O.R. (T.L. No. 600) and Inst. No. 01-16985 O.R. (T.L. No. 701). Also Partition Survey of adjusted tract described in Inst. No. 2007-002412 O.R.

PROCEDURE: The outside boundary of subject property was determined from information and found monuments from Filed Survey Nos. 10180, 10360, 13125 and 17112 and deed records. The Northerly and Southerly boundaries were determined from found monuments from Survey Nos. 10180 and 10360. The Westerly boundary being located in the Rogue River per deed records. The Easterly boundary being the Westerly right-of-way line of Crater Lake Highway (State Hwy. No. 62) was determined from found monuments and information from Filed Survey Nos. 13125 and 17112. The Parcel boundaries were located per the clients direction and the City approval.

