

Partition Plat No. P-23-2007

LYING WITHIN
THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 34 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, CITY OF SHADY COVE, JACKSON COUNTY, OREGON

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, RANDY L. NIELSEN AND DEBORAH I. NIELSEN, AS TENANTS BY THE ENTIRETY, 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.

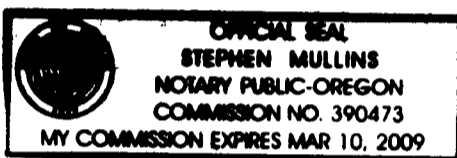
Randy L. Nielsen
RANDY L. NIELSEN

Deborah I. Nielsen
DEBORAH I. NIELSEN

STATE OF OREGON)
COUNTY OF JACKSON) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF April, 2007, BY RANDY L. NIELSEN AND ACKNOWLEDGED THIS TO BE HIS VOLUNTARY ACT AND DEED.

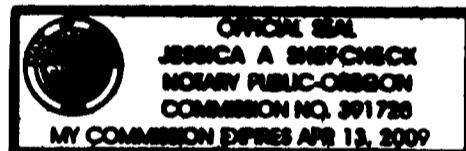
[Signature]
NOTARY PUBLIC



STATE OF OREGON)
COUNTY OF JACKSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF April, 2007, BY DEBORAH I. NIELSEN AND ACKNOWLEDGED THIS TO BE HER VOLUNTARY ACT AND DEED.

Jessica A. Shepcheck
NOTARY PUBLIC



APPROVALS

[Signature] 4/9/07
CITY OF SHADY COVE PLANNING COMMISSION (APPLICATION NO. MIP06-14A) DATE

EXAMINED AND APPROVED THIS 9th DAY OF April, 2007.

[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 April 10th, 2007.

[Signature] 4-10-07
TAX COLLECTOR DATE

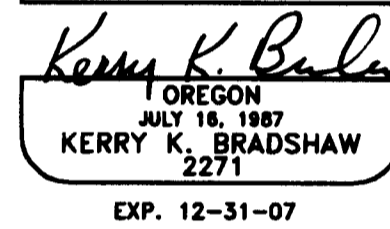
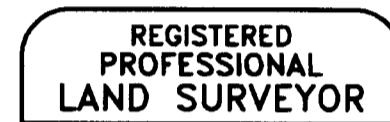
[Signature] 4/10/07
ASSESSOR DATE

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 FOUND 3/8 INCH REBAR ON THE WEST RIGHT-OF-WAY OF CASTALINE PLACE MONUMENTING THE NORTHEAST CORNER OF PARCEL NO. 1 OF PARTITION PLAT RECORDED DECEMBER 13, 1991 IN THE "RECORDS OF PARTITION PLATS" OF JACKSON COUNTY, OREGON AS PARTITION PLAT NO. P-130-1991 AND FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS SURVEY NO. 12784, SAID REBAR ALSO BEING THE SOUTHEAST CORNER OF LOT 7, BLOCK 1 OF BRAUGHTON SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, LOCATED IN SECTION 21, TOWNSHIP 34 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF SHADY COVE, SAID COUNTY; THENCE NORTH 01°41'55" EAST 381.97 FEET (RECORD NORTH 01°39' EAST 382.06 FEET) ALONG SAID WEST RIGHT-OF-WAY AND THE EAST BOUNDARY OF SAID BLOCK 1 TO THE NORTHEAST CORNER OF LOT 1 OF SAID BLOCK 1 AND THE INITIAL POINT OF BEGINNING; THENCE, LEAVING SAID WEST RIGHT-OF-WAY, NORTH 88°19'48" WEST (RECORD NORTH 88°21' WEST), ALONG THE NORTH BOUNDARY OF SAID BLOCK 1 AND THE SOUTH LINE OF A 20-FOOT WIDE PUBLIC ALLEY, 295.00 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 1; THENCE, LEAVING SAID PUBLIC ALLEY SOUTH LINE, SOUTH 01°41'55" WEST (RECORD SOUTH 01°39' WEST) 105.90 FEET, ALONG THE WEST BOUNDARY OF SAID BLOCK 1, TO THE SOUTHWEST CORNER OF TRACT "B" AS DESCRIBED IN INSTRUMENT NO. 2004-000625 OF THE OFFICIAL RECORDS OF SAID COUNTY; THENCE, LEAVING SAID WEST BOUNDARY, SOUTH 88°18'05" EAST, ALONG THE SOUTH LINE OF SAID TRACT "B", 125.00 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID BLOCK 1; THENCE SOUTH 88°19'35" EAST (RECORD SOUTH 88°21' EAST), ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 170.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2 ON SAID WEST RIGHT-OF-WAY; THENCE NORTH 01°41'55" EAST (RECORD NORTH 01°39' EAST), ALONG SAID WEST RIGHT-OF-WAY AND THE EAST BOUNDARY OF SAID BLOCK 1, A DISTANCE OF 105.98 FEET TO THE INITIAL POINT OF BEGINNING.

[Signature]
I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.



RECORDING STATEMENT

FILED FOR RECORD THIS 10th DAY OF April, 2007 AT 3:31 O'CLOCK P M. AND RECORDED AS

PARTITION PLAT No. P-23-2007 OF THE "RECORDS OF PARTITION PLATS" IN JACKSON COUNTY, OREGON.

INDEX VOLUME 18, PAGE 23

[Signature]
COUNTY CLERK

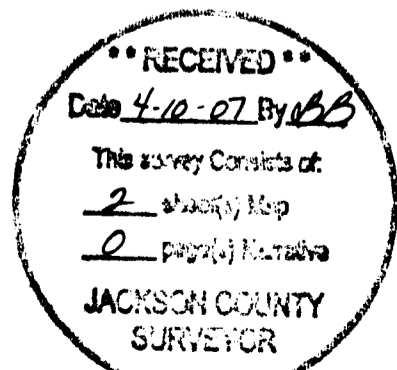
[Signature]
DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS SURVEY No. 19583

NARRATIVE

PURPOSE:
TO PARTITION THE TRACTS OF LAND DESCRIBED IN INSTRUMENT NUMBER 2004-000625 AS DIRECTED BY THE CLIENT AND AS APPROVED BY THE CITY OF SHADY COVE PLANNING COMMISSION (APPLICATION NO. MIP06-14A).

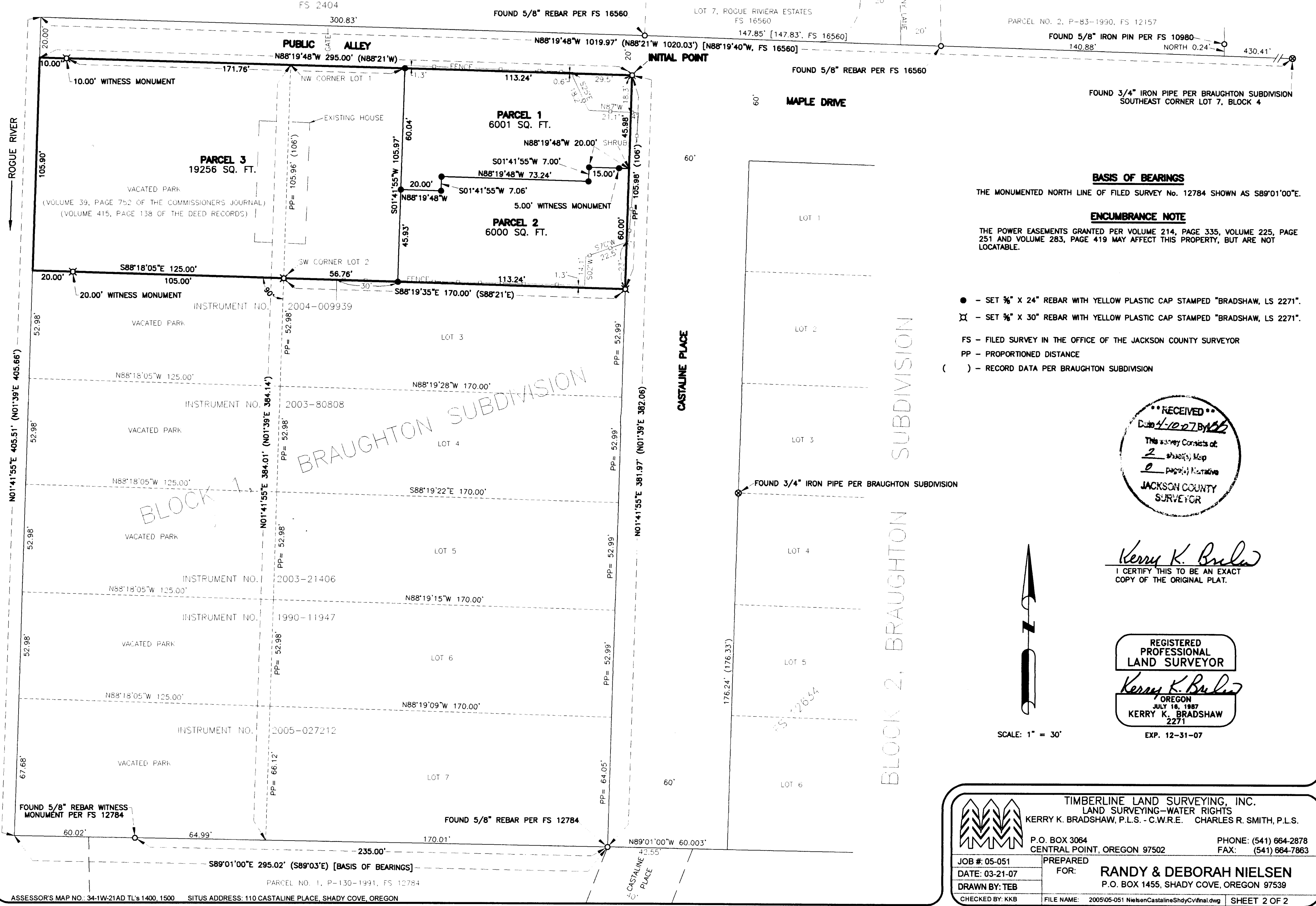
PROCEDURE:
A NIKON DTM 520 TOTAL STATION WAS USED TO TIE FOUND MONUMENTS FROM FILED SURVEY NUMBERS 10980, 12784, 16560 AND BRAUGHTON SUBDIVISION. SAID FOUND MONUMENTS WERE USED TO CONTROL THE BOUNDARY, AS SHOWN HEREON. THE PARCELS WERE MONUMENTED PER CLIENT INSTRUCTION AND THIS PLAT PREPARED.



TIMBERLINE LAND SURVEYING, INC.
LAND SURVEYING-WATER RIGHTS
KERRY K. BRADSHAW, P.L.S. - C.W.R.E. CHARLES R. SMITH, P.L.S.
P.O. BOX 3064 CENTRAL POINT, OREGON 97502 PHONE: (541) 664-2878 FAX: (541) 664-7863
JOB #: 05-051 PREPARED FOR: **RANDY & DEBORAH NIELSEN**
DATE: 03-21-07 P.O. BOX 1455, SHADY COVE, OREGON 97539
DRAWN BY: TEB
CHECKED BY: KKB FILE NAME: 2005105-051 NielsenCastalineShdyCvfinal.dwg SHEET 1 OF 2

Partition Plat No. 1-23-2007

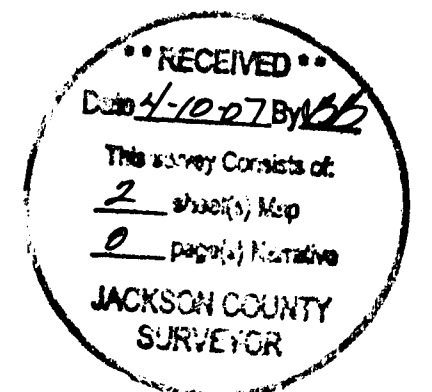
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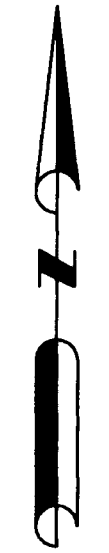
BASIS OF BEARINGS
THE MONUMENTED NORTH LINE OF FILED SURVEY No. 12784 SHOWN AS S89°01'00"E.

ENCUMBRANCE NOTE
THE POWER EASEMENTS GRANTED PER VOLUME 214, PAGE 335, VOLUME 225, PAGE 251 AND VOLUME 283, PAGE 419 MAY AFFECT THIS PROPERTY, BUT ARE NOT LOCATABLE.

- - SET 3/4" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW, LS 2271".
- ⊗ - SET 3/4" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW, LS 2271".
- FS - FILED SURVEY IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR
- PP - PROPORTIONED DISTANCE
- () - RECORD DATA PER BRAUGHTON SUBDIVISION



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



SCALE: 1" = 30'

TIMBERLINE LAND SURVEYING, INC.
LAND SURVEYING-WATER RIGHTS
KERRY K. BRADSHAW, P.L.S. - C.W.R.E. CHARLES R. SMITH, P.L.S.

P.O. BOX 3064
CENTRAL POINT, OREGON 97502
PHONE: (541) 664-2878
FAX: (541) 664-7863

JOB #: 05-051
DATE: 03-21-07
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PREPARED FOR:
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P.O. BOX 1455, SHADY COVE, OREGON 97539

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SHEET 2 OF 2