

PARTITION PLAT No. P-49-2007

(And Property Line Adjustment)

Located in the S.W. 1/4 of Section 10 T.34S.,R.1W., W.M.,
City of Shady Cove, Jackson County, Oregon

SURVEY FOR:
James & Chareen Nickel
P.O. BOX 825
Shady Cove, OR. 97539

DATE:
June 25, 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 quarter corner common to sections 9 and 10, Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence along the East-West centerline of section 10, North 89° 56' 33" East, 2169.79 feet to the Northwest corner of tract described in Instrument No. 96-17962 of the Official Records of said County; thence along the Westerly boundary of said tract, South 0° 03' 27" East, 20.00 feet to a 5/8" rebar with plastic cap found set for the Northeasterly corner of tract described in Instrument No. 94-32183 of said Official Records; thence along the Easterly boundary of last said tract, South 0° 03' 27" East, 110.00 feet to a 5/8" rebar with plastic cap set for THE INITIAL POINT OF BEGINNING; thence leaving said boundary, South 89° 56' 33" West, 190.00 feet to a 5/8" rebar with plastic cap set; thence South 0° 03' 27" East, 25.00 feet to a 5/8" rebar with plastic cap set; thence South 89° 56' 33" West, 80.00 feet to a 5/8" rebar with plastic cap set on the Easterly right-of-way line of Cora Drive; thence along said Cora Drive line, South 0° 03' 27" East, 109.50 feet to the Southwesterly corner of tract described in Instrument No. 94-31415 of said Official Records; thence along the Southerly boundary of last said tract, North 89° 56' 33" East, 5.00 feet to a 5/8" rebar with plastic cap found set for a reference monument; thence continuing along said boundary, North 89° 56' 33" East, 265.00 feet to a 5/8" rebar with plastic cap found set for the Southeast corner of last said tract; thence North 0° 03' 27" West, 134.50 feet to THE INITIAL POINT OF BEGINNING.



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 10th day of July, 20 07. (File Nos. MIP07-01)

Attest: [Signature]
SECRETARY

Examined and approved this 10th day of July, 20 07.

[Signature]
COUNTY SURVEYOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 11 day of July, 20 07.

[Signature] ASSESSOR 7/11/07 DATE

[Signature] TAX COLLECTOR 7/11/07 DATE

*** RECORDER'S CERTIFICATE ***

Filed for record, this 11th day of July, 20 07, at 10:47 o'clock A m, and recorded as Partition Plat No. P-49-2007 of the Records of Jackson County, Oregon.

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BY: [Signature] COUNTY CLERK [Signature] DEPUTY

COUNTY SURVEYOR FILE NO. 19700

*** DECLARATION ***

Known all men by these presents, that JAMES A. NICKEL and CHAREEN NICKEL, as tenants by the entirety, are the owners 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. We hereby create for the benefit of Parcel Nos. 2 and 3 that 20-foot wide ingress-egress turnaround and utility easement across Parcel Nos. 1, 2 and 3 as shown on Sheet 2.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 5 DAY, OF July, 20 07.

[Signature]
JAMES A. NICKEL

[Signature]
CHAREEN NICKEL

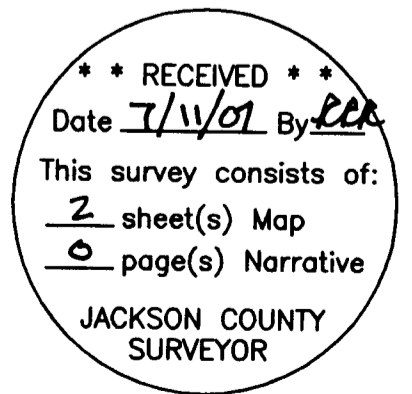
STATE OF OREGON)
COUNTY OF JACKSON)ss

Personally appeared before me the above named JAMES A. NICKEL and CHAREEN NICKEL, and acknowledge the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 5 day of July, 20 07.

(SIGN) [Signature]
(PRINT) Carol SARTAIN NOTARY PUBLIC - OREGON
COMMISSION NO. 383868
MY COMMISSION EXPIRES 9-22-2008

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



PARTITION PLAT No. P-49-2007 (And Property Line Adjustment)

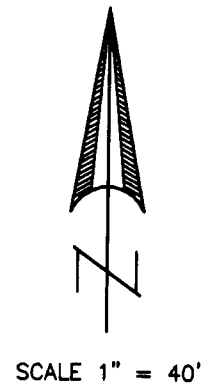
Located in the S.W. 1/4 of Section 10, T.34S.,R.1W., W.M.,
City of Shady Cove, Jackson County, Oregon

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REGISTERED
PROFESSIONAL
LAND SURVEYOR

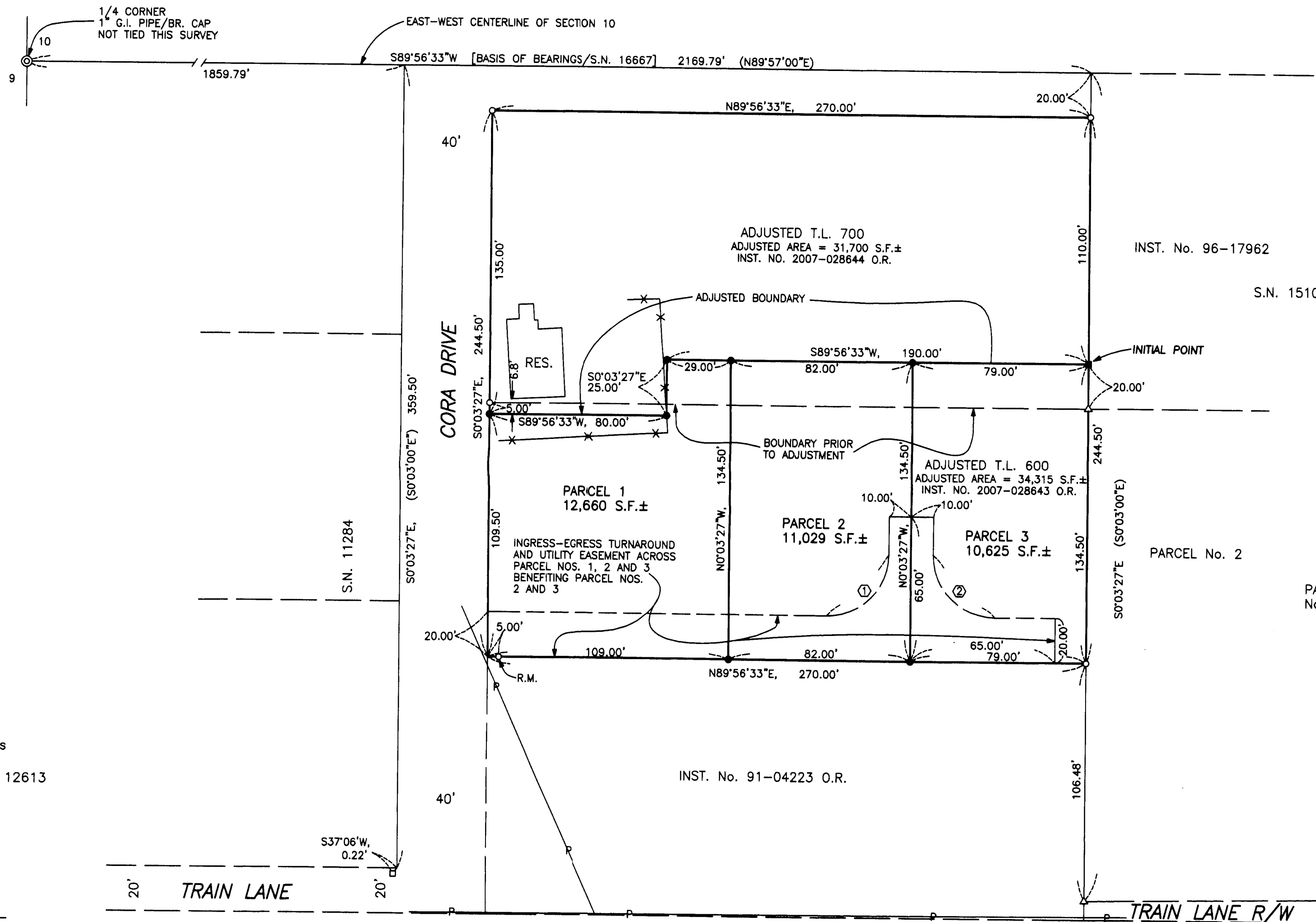
Bary D Kaiser
OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-09

LEGEND

- = Found 5/8" Rebar with Plastic Cap - S.N. 16667
- △ = Found 5/8" Rebar with Plastic Cap - S.N. 12613
- = Found 5/8" Rebar S.N. 11284
- = 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
- * - * - = Fence
- P - = Overhead Power lines
- () = Record/S.Nos. 11284 and 12613

CURVE DATA

	Δ	R	L	LC
①	90°00'00"	28.00'	43.98'	N44°56'33"E, 39.60'
②	90°00'00"	28.00'	43.98'	S45°03'27"E, 39.60'



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

PURPOSE: Property Line Adjustment survey adjusting the common boundary between tracts described in Instrument Nos. 94-32183 O.R. and 94-31415 O.R.. Also a Partition Survey of adjusted tract described in Instrument No. 2007-028643 O.R. descriptions were prepared of the adjusted tax lots.

PROCEDURE: The outside boundary of subject properties was determined from information and found monuments from Survey Nos. 16667, 12613, 15104 and 11284. The Parcel boundaries and the adjusted property boundaries were located per the clients direction and the City approval.

EASEMENTS SHOWN ON A CURRENT TITLE REPORT

1. Power line easements described in Vol. 90, Page 611 D.R., Vol. 188, Page 605 D.R. and Vol. 320, Page 60 D.R. could not be located. Existing overhead power lines located near subject property are shown hereon. It was not determined if the existing power lines as shown, correspond to these easements.
2. Current Title report indicates subject property being within the Sams Valley Irrigation District, see Inst. No. 80-10053 O.R.

**** RECEIVED ****
Date 7/14/07 By BAC
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR