

PARTITION PLAT No. P-29-2008

Located in the North-Half of Section 15, T.34S.,R.1W., W.M.,  
City of Shady Cove, Jackson County, Oregon

SURVEY FOR: Samuel and Jerelyn Plumer DATE: April 17, 2008  
610 Park Drive  
Shady Cove, OR. 97539

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

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

\*\*\* 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 the Northeast corner of the Northwest quarter of Section 15, Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence along the Easterly boundary of said quarter Section, South 0° 03' 21" East (record = South), 900.00 feet to a 5/8" rebar with plastic cap found set on the Northerly boundary of tract described in Instrument No. 72-09139 of the Official Records of said County for THE INITIAL POINT OF BEGINNING; thence along the Northerly boundary of said tract, North 89° 56' 39" East (record = East), 233.66 feet to a 5/8" rebar with plastic cap found set; thence continuing North 89° 56' 39" East, 0.59 feet to intersect the Westerly right-of-way line of Old Ferry Road; thence along said Old Ferry Road line, South 9° 44' 00" East, 101.44 feet to the Southeast corner of said tract, from which a 5/8" rebar with plastic cap found set bears North 89° 56' 39" East, 0.55 feet; thence along the Southerly boundary of said tract, South 89° 56' 39" West (record = West), 636.30 feet to a 5/8" rebar with plastic cap set as a reference monument; thence continuing South 89° 56' 39" West, a more or less distance of 18.76 feet, to intersect the ordinary high water mark (the mark along the river bank where vegetation ceases) on the Easterly bank of the Rogue River; thence along said high water mark as follows: a more or less bearing and distance of North 8° 35' 22" East, 95.41 feet; thence a more or less bearing and distance of North 11° 12' 47" East, 5.79 feet to intersect the Northerly boundary of said tract; thence leaving said high water mark and running along the Northerly boundary of said tract, North 89° 56' 39" East (record = East), a more or less distance of 23.32 feet to a 5/8" rebar with plastic cap found set as a reference monument; thence continuing along said boundary, North 89° 56' 39" East (record = East), 364.96 feet to THE INITIAL POINT OF BEGINNING.



Bary D Kaiser  
SURVEYOR

\*\*\* DECLARATION \*\*\*

Known all men by these presents, that we, SAMUEL H. PLUMER and JERELYN PLUMER, Trustees of the Plumer Living Trust dated December 3, 1993, 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, and we do hereby create that variable width ingress-egress easement across Parcel No. 1 benefiting Parcel No. 2 as shown on Sheet 2. We also hereby create that 10-foot wide sewer line easement across Parcel No. 2 benefiting Parcel No. 1 as shown on Sheet 2. We also hereby create that 10-foot wide reciprocal water line and water pumping facilities easement across Parcel Nos. 1 and 2 benefiting Parcel Nos. 1 and 2 as shown on Sheet 2.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 24 DAY, OF April, 2008.

Samuel H. Plumer  
SAMUEL H. PLUMER, Trustee

Jerelyn Plumer  
JERELYN PLUMER, Trustee

STATE OF OREGON )  
COUNTY OF JACKSON )ss

Personally appeared before me the above named SAMUEL H. PLUMER and JERELYN PLUMER, and acknowledge the foregoing instrument to be their voluntary act and deed and it was signed on behalf of the Plumer Living Trust.

Subscribed and sworn to before me this 24 day of April, 2008.

(SIGN) Channin Cullen  
Channin Cullen NOTARY PUBLIC - OREGON  
(PRINT)  
COMMISSION NO. 417945  
MY COMMISSION EXPIRES 6/2/11

\*\*\* 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 24th day of April, 2008. (File No. MIP08-01)

Attest: Gutler McBeth  
SECRETARY

Examined and approved this 30th day of April, 2008.

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 3rd day of May, 2008.

Amanda Kirkpatrick, deputy 5/2/08  
ASSESSOR DATE

Cathy Deputy 5/2/08  
TAX COLLECTOR DATE

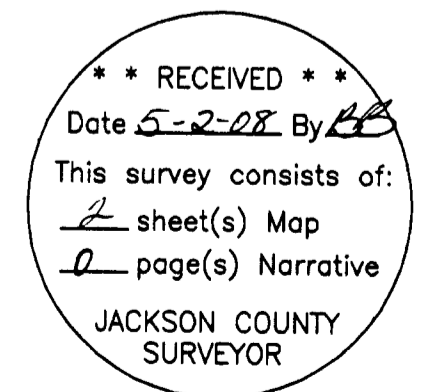
\*\*\* RECORDER'S CERTIFICATE \*\*\*

Filed for record, this 2 day of MAY, 2008, at 11:48 O'clock A m, and recorded as Partition Plat No. P-29-2008 of the Records of Jackson County, Oregon.

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BY: Christine D Walker Barbara J Shaw  
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 20017



LEGEND

- o = Found 5/8" Rebar with Plastic Cap S.N. 10140
- Δ = Found 5/8" Rebar with Plastic Cap S.N. 19989
- = Found Monument as Indicated
- = Set 5/8" x 24" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
- R.M. = Reference Monument
- S.N. = Filed Survey Number County Surveyors Office
- ( ) = Record/Inst. No. 72-09139 O.R.
- (( )) = Record/S.N. 19989
- (( ( ))) = Record/S.N. 10140
- P— = Overhead Power Lines
- SS— = City Sewer Main
- SSS— = Sewer Service

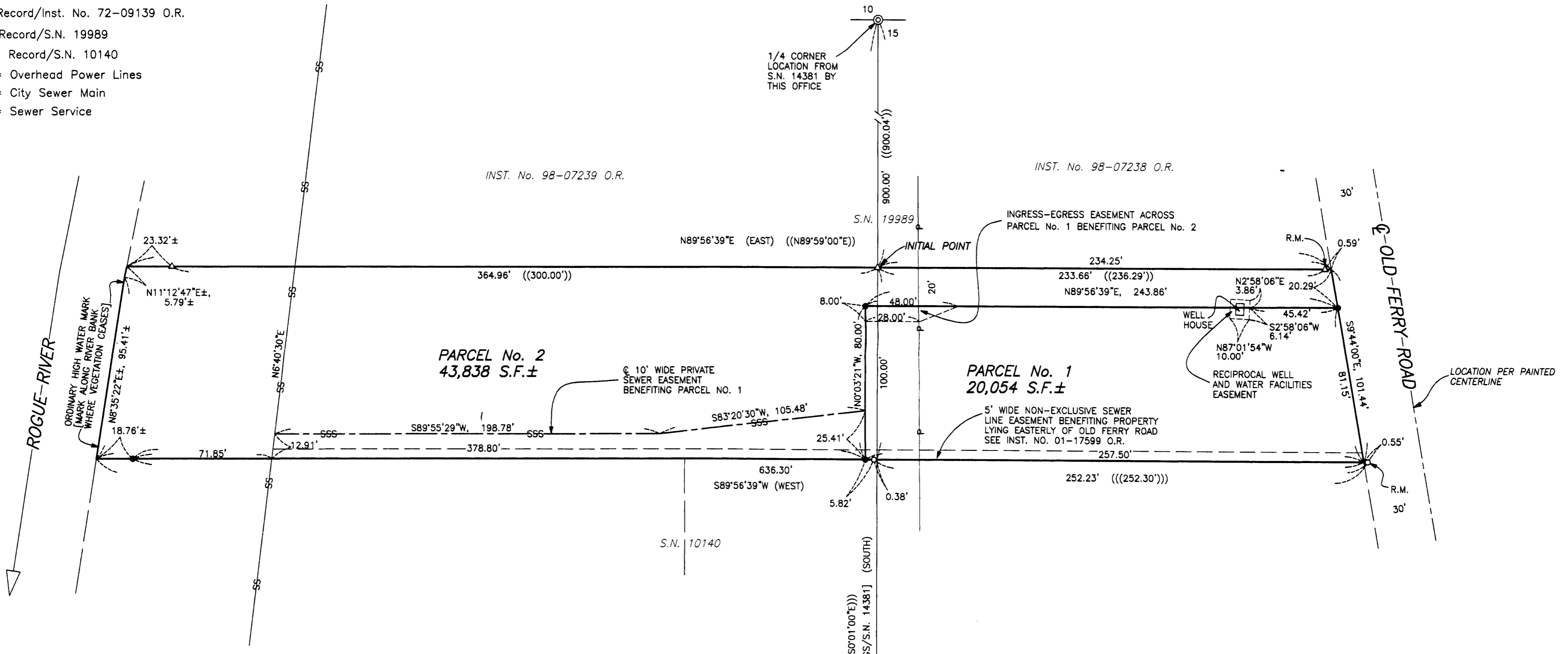
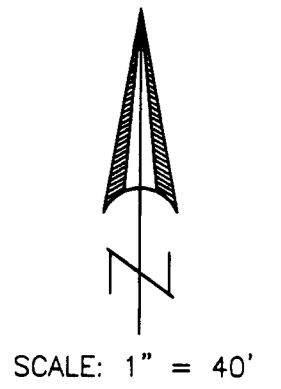
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DATE:  
 April 17, 2008

SURVEY BY:  
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**SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250**  
 PURPOSE: Partition Survey of tract described in Inst. No. 72-09139 O.R.  
 PROCEDURE: The outside boundary was located from information on Filed Survey Nos. 14381, 19989 and 10140 and Inst. No. 72-09139 O.R. and from survey ties to the centerline of Old Ferry Road and the Easterly edge of the Rogue River. I found set monuments on the Northerly boundary of subject property which were set on filed survey No. 19989, I find them to be accurately set on the property boundary but don't find the distance between monuments to match as shown on the Filed Survey with the measured distances. The Easterly boundary of subject property is the Westerly right-of-way line of Old Ferry Road, I located the right-of-way line by measuring 30.00 feet at right angle from the painted centerline of said roadway. The New Partition Boundaries were located per the clients direction and the City Approval.

**EASEMENTS NOT SHOWN ON ANNEXED MAP**  
 1. Power line easements indicated on a current title report are as follows:  
 Vol. 313, Page 167 D.R. and Inst. Nos. 95-05398 O.R and 97-28214 O.R..  
 It was not determined if the power line shown corresponds to these easements.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Bary D. Kaiser*  
 OREGON  
 JULY 15, 2003  
 BARY D. KAISER  
 No. 52923  
 EXP. 6-30-09

\*\* RECEIVED \*\*  
 Date 5-2-08 By BB  
 This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR