

PARTITION PLAT No. P-46-2008  
Located in the S.E. 1/4 of Section 3, T.36S., R.1W., W.M.,  
City of Eagle Point, Jackson County, Oregon

SURVEY FOR:  
JS3 Enterprises, LLC  
P.O. Box 6  
Trail, OR. 97541

DATE:  
July 21, 2008

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:

Beginning at a brass disk in concrete found set for the most Northerly corner of Lot 6, Block 1 of SHASTA MEADOWS SUBDIVISION located in the City of Eagle Point, Jackson County, Oregon according to the official plat thereof, now of record, also being the most Easterly corner of tract described in Instrument No. 2008-016136 of the Official Records of said County for THE INITIAL POINT OF BEGINNING; thence along the Northeasterly boundary of said tract, North 43° 25' 27" West, 62.90 feet to a 1/2" iron pipe found set; thence continuing along said boundary, North 43° 28' 44" West, 179.60 feet to a 5/8" rebar found set for the most Northerly corner of said tract; thence along the Southeasterly right-of-way line of Shasta Avenue, South 46° 31' 16" West, 69.74 feet (record = 70.0 feet) to a 5/8" rebar with plastic cap found set for the most Westerly corner of said tract; thence leaving said Shasta Avenue line, South 43° 28' 44" East, 242.50 feet to a 5/8" rebar with plastic cap found set for the most Southerly corner of said tract; thence North 46° 31' 16" East, 69.68 feet to THE INITIAL POINT OF BEGINNING.

Bary D Kaiser  
SURVEYOR



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

Known all men by these presents, that JS3 Enterprises, LLC, an Oregon Limited Liability Company hereafter referred to as Declarant, is the owner of the lands represented on this Partition Plat and more particularly described in the Surveyor's Certificate, and has caused the same to be partitioned into parcels as shown on the Partition Plat, and does hereby dedicate to the public for public use that 15.00 foot wide Public Utility Easement (PUE) and side walk and slope easement as shown on Sheet 2. Declarant also does hereby create that 20.00 foot wide reciprocal ingress-egress across Parcel Nos. 1 and 2 benefiting Parcel Nos. 1 and 2 as shown on Sheet 2.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 29 DAY OF July, 2008.

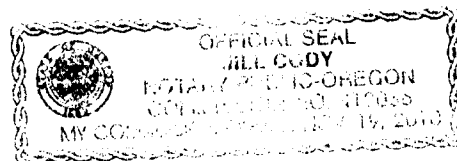
Jeff Johnson  
JEFF JOHNSON  
Manager, JS3 Enterprises, LLC

STATE OF OREGON )  
COUNTY OF JACKSON )<sub>ss</sub>

Personally appeared the above named JEFF JOHNSON, and acknowledged the forgoing instrument to be his voluntary act and deed and it was signed on behalf of JS3 Enterprises, LLC.

Subscribed and sworn to before me this 29 day of July, 2008.

(SIGN) Jill Coody  
(PRINT) Jill Coody NOTARY PUBLIC - OREGON  
COMMISSION NO. 412036  
MY COMMISSION EXPIRES 11-19-10



\*\*\* APPROVALS \*\*\*

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. (File PA #07/08-15: EXPMLP)

Jamila Russell 8/5/08  
CITY ADMINISTRATOR/PLANNING DIRECTOR

Examined and approved this 11<sup>th</sup> day of August, 2008.

Robert Roberts  
JACKSON COUNTY SURVEYOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 12<sup>th</sup> day of August, 2008.

Hena Crawford, Deputy 8/12/08  
ASSESSOR DATE

Tarenw Meade, Deputy 8/12/08  
TAX COLLECTOR DATE

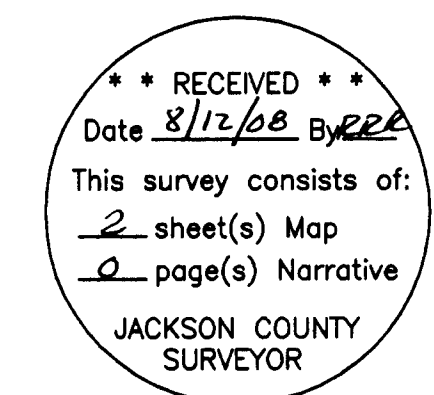
\*\*\* RECORDER'S CERTIFICATE \*\*\*

Filed for record, this 12<sup>th</sup> day of August, 2008, at 2:28 o'clock P m, and recorded as Partition Plat No. P-46-2008 of the Records of Jackson County, Oregon Index Volume 19, Page 46.

CHRISTINE WALKER KAREN ALONZO  
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE No. 20126

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

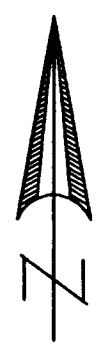


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SCALE: 1" = 40'

**LEGEND**

- o = Found 5/8" Rebar with Plastic Cap - S.N. 16227
- Δ = Found Monument as Indicated
- = Set 5/8" x 24" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
- = Set 5/8" x 24" Rebar with Aluminum Cap marked "B. KAISER RLS 52923"

S.N. = Filed Survey Number  
County Surveyors Office

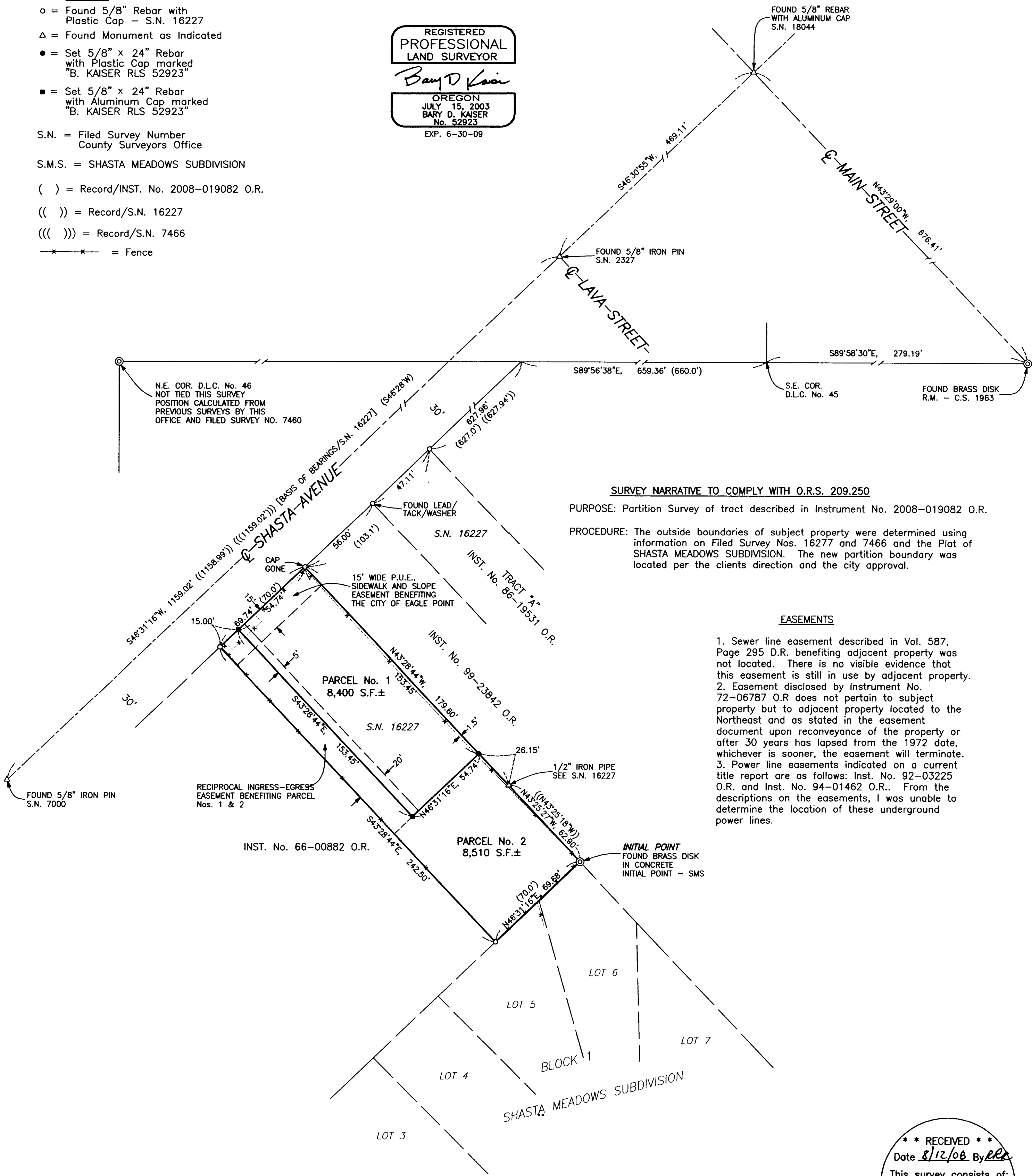
S.M.S. = SHASTA MEADOWS SUBDIVISION

( ) = Record/INST. No. 2008-019082 O.R.

(( )) = Record/S.N. 16227

(( ( )) = Record/S.N. 7466

— x — = Fence



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

**PURPOSE:** Partition Survey of tract described in Instrument No. 2008-019082 O.R.

**PROCEDURE:** The outside boundaries of subject property were determined using information on Filed Survey Nos. 16277 and 7466 and the Plat of SHASTA MEADOWS SUBDIVISION. The new partition boundary was located per the clients direction and the city approval.

**EASEMENTS**

1. Sewer line easement described in Vol. 587, Page 295 D.R. benefiting adjacent property was not located. There is no visible evidence that this easement is still in use by adjacent property.
2. Easement disclosed by Instrument No. 72-06787 O.R. does not pertain to subject property but to adjacent property located to the Northeast and as stated in the easement document upon reconveyance of the property or after 30 years has lapsed from the 1972 date, whichever is sooner, the easement will terminate.
3. Power line easements indicated on a current title report are as follows: Inst. No. 92-03225 O.R. and Inst. No. 94-01462 O.R.. From the descriptions on the easements, I was unable to determine the location of these underground power lines.

**\*\* RECEIVED \*\***  
Date 8/12/08 By RLC  
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  
*Bary D. Kaiser*  
SURVEYOR