

*** 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 5/8" rebar with plastic cap set for the Southwest corner of the Northeast quarter of the Northwest quarter of Section 21, Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence along the Southerly boundary of said quarter-quarter Section, South 89° 57' 41" East, 635.63 feet (record = South 89° 52' 50" East, 637.00 feet) to a 5/8" rebar with plastic found set for the Southwesterly corner of tract described in Instrument No. 76-18345 of the Official Records of said County; thence along the Southwesterly boundary of said tract, North 32° 14' 41" West (record = North 32° 24' 10" West), 269.27 feet to a 5/8" rebar with plastic cap found set for the most Westerly corner of said tract, also being the most Southerly corner of tract described in Instrument No. 03-59237 of said Official Records for THE INITIAL POINT OF BEGINNING; thence along the Southwesterly boundary of last said tract, North 32° 14' 41" West (record = North 32° 24' 10" West), 224.37 feet to intersect the Southeastly right-of-way line of Rogue River Drive at a 5/8" rebar with plastic cap found set for the Northeastly corner of Parcel No. 3 of Partition Plat recorded May 22, 2006 as Partition Plat No. P-47-2006 of "Records of Partition Plats" in Jackson County, Oregon and filed as Survey No. 19193 in the Office of the County Surveyor; thence along said Rogue River Drive line, North 56° 19' 32" East, (record = North 56° 07' 30" East), 423.67 feet to intersect the Southwesterly right-of-way line of Alicki Lane at a 5/8" rebar with plastic cap found set; thence along said Alicki Lane line, South 37° 56' 56" East (record = South 38° 05' 30" East), 223.98 feet to the Most Northerly corner of said tract described in Instrument No. 76-18345; thence South 56° 12' 15" West, 445.965 feet (record = South 56° 02' 46" West, 446.42 feet) to THE INITIAL POINT OF BEGINNING.

Bary D Kaiser
SURVEYOR

*** DECLARATION ***

Known all men by these presents, that we, TIMOTHY T. TEPPER and CONNIE S. TEPPER, 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 and public road right-of-way as shown on Sheet 2 of the Partition Plat, and we do hereby dedicate to the public for public use the half street as shown on Sheet 2. We also hereby create for the benefit of Parcel No. 2 that 10-foot wide water line and water pumping facilities easement across Parcel No. 1 as shown on Sheet 2.

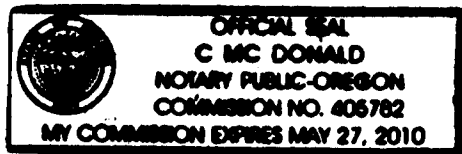
IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 17 DAY, OF MARCH, 20 08.

[Signature]
TIMOTHY T. TEPPER
[Signature]
CONNIE S. TEPPER

STATE OF OREGON)
COUNTY OF JACKSON)ss

Personally appeared before me the above named TIMOTHY T. TEPPER and CONNIE S. TEPPER, and acknowledge the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 17 day of March, 20 08.



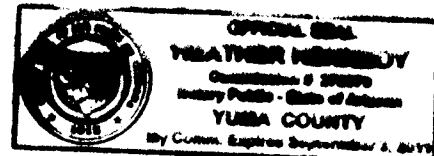
(SIGN) [Signature]
(PRINT) C. Mc Donald NOTARY PUBLIC - OREGON
COMMISSION NO. 405782
MY COMMISSION EXPIRES May 27, 2010

We, William J. O'Connor and Judy C. O'Connor, are the undersigned beneficiary of certain Trust Deed recorded August 28, 2003 as Document No. 03-59238, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown on Sheet 2 as dedicated to the public for public use.

[Signature]
[Signature]

Signed this 18 day of January, 20 08.

Before me:



(SIGN) [Signature]
(PRINT) Heather Kennedy NOTARY PUBLIC - OREGON
COMMISSION NO. Sept. 3 2011 Arizona
MY COMMISSION EXPIRES 279013

PARTITION PLAT No. P-47-2008

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

SURVEY FOR: Timothy and Connie Tepper DATE: August 16, 2007
P.O. Box 1550
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

[Signature]
SURVEYOR



[Signature]
OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-09

We, Washington Mutual Bank, f/w/a

We, Washington Mutual Bank, FA, are the undersigned beneficiary of certain Trust Deed recorded July 7, 2005 as Document No. 2005-040347, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown on Sheet 2 as dedicted to the public for public use.

[Signature]

Title: Assistant Vice-President

Personally appeared the above named Wendy A. Buchner, as Assistant V-P (title), and acknowledged the foregoing instrument to be their voluntary act and deed and it was signed on behalf of Washington Mutual Bank, FA, this 8th day of July, 2008.

Before me:

(SIGN) [Signature]
(PRINT) Catherine Smith NOTARY PUBLIC - OREGON
COMMISSION NO. _____
MY COMMISSION EXPIRES 12-03-2017

*** 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 30th day of July, 2008. (File No. MIP07-04)

Attest: [Signature]
SECRETARY

Examined and approved this 31st day of July, 20 08.

[Signature]
COUNTY SURVEYOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 15th day of August, 20 08.

Amanda Kirkpatrick, deputy 8/15/08
ASSESSOR DATE

Patti Burdson, Deputy 8/15/08
TAX COLLECTOR DATE

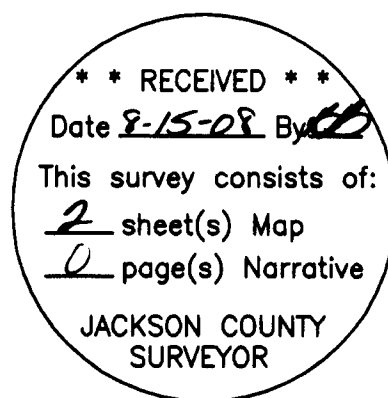
*** RECORDER'S CERTIFICATE ***

Filed for record, this 15th day of August, 20 08, at 3:40 o'clock P m, and recorded as Partition Plat No. P-47-2008 of the Records of Jackson County, Oregon.

Index Volume 19 Page 47

By: [Signature] COUNTY CLERK
[Signature] DEPUTY

COUNTY SURVEYOR FILE NO. 20132



LEGEND

- ∅ = Found 5/8" Rebar With Plastic Cap S.N. 10346
- △ = Found 5/8" Rebar With Plastic Cap S.N. 12976
- = Found 5/8" Rebar With Plastic Cap S.N. 14514
- = Found 5/8" Rebar With Plastic Cap S.N. 19193
- = Set 5/8" x 24" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
- S.N. = Filed Survey Number County Surveyors Office
- () = Record/Inst. No. 03-59237 O.R.
- (()) = Record/S.Nos. 14514 & 12976
- P— = Overhead Power Lines
- SS— = City Sewer Main
- *—*— = Overhead Power Lines

PARTITION PLAT No. P-47-2008

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

SURVEY FOR: Timothy and Connie Tepper P.O. Box 1550 Shady Cove, OR. 97539

DATE: August 16, 2007

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

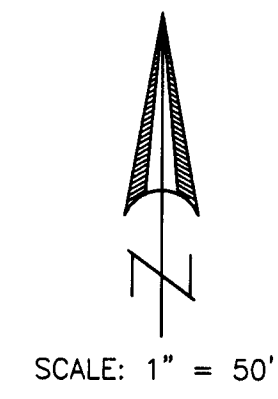
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: Partition Survey of tract described in Inst. No. 03-59237 O.R.

PROCEDURE: The outside boundary was located from information on Filed Survey Nos. 19193, 12976 and 14514 and Inst. No. 03-59237 O.R. The New Partition Boundaries were located per the clients direction and the City Approval.

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPIY OF THE ORIGINAL PLAT

Bary D Kaiser
SURVEYOR



CURVE DATA

Δ	R	L	LC
① 85°43'32"	20.00'	29.924'	N80°48'42"W, 27.21'

EASEMENTS NOT SHOWN ON ANNEXED MAP

- Power line easements indicated on a current title report are as follows: Vol. 309, Page 208 D.R. and Inst. No. 82-14777 O.R. It was not determined if the power line shown corresponds to the easement.
- Ingress-Egress Easement indicated on a current title report described in Inst. Nos. 76-18345 O.R. affects the Easterly 12.5 feet of the subject property. This would place the easement in the 20-foot wide strip being dedicated to the City of Shady Cove as additional Alicki Lane right-of-way.

PARCEL No. 3
PARTITION PLAT No. P-47-2006
S.N. 19193

INST. No. 76-18345 O.R.
S.N. 12976

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bary D Kaiser

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

** RECEIVED **
Date 8-15-07 By *TK*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR