

PARTITION PLAT No. P-12-2009

Located in the N.E. 1/4 of Section 28, T.34S.,R.1W., W.M.,
City of Shady Cove, Jackson County, Oregon

SURVEY FOR:
Idelle Collins
P.O. Box 849
Shady Cove, OR. 97539

DATE:
March 23, 2009

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

*** SURVEYOR'S CERTIFICATE ***

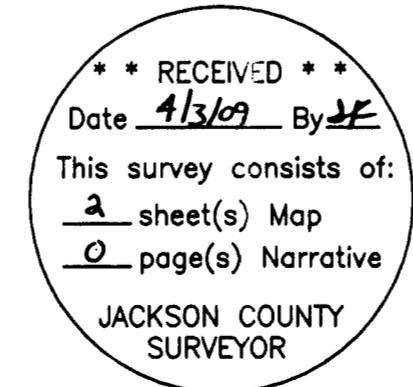
I, Bary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed the land represented on the attached Partition Plat, the boundaries being described as follows:

Commencing at the corner common to Sections 21, 22, 27 and 28, Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence South, 1179.91 feet; thence West, 102.48 feet to a 5/8" rebar with plastic cap found set on the Westerly right-of-way line of Crater Lake Highway (State Highway No. 62), also being the Northeasterly corner of tract described in Instrument No. 2005-066644 of the Official Records of said County for THE INITIAL POINT OF BEGINNING; thence South 89' 59' 18" West, 346.88 feet to a 5/8" rebar with plastic cap found set for the Northwest corner of said tract; thence South, 143.85 feet (record = 143.88 feet) to intersect the Southerly boundary of the North Half of the Northeast quarter of said Section 28 and the Southwest corner of said tract; thence along said boundary, North 89' 59' 45" East (record = North 89' 59' 34" East), 338.07 feet to a 5/8" rebar with plastic cap found set on the said Westerly Crater Lake Highway line; thence along said Highway line as follows: South 3' 33' 39" West, 196.96 feet to a 5/8" rebar with aluminum cap found set for an angle point; thence South 4' 10' 45" West, 180.16 feet to an angle point; thence North 89' 05' 28" East, 34.99 feet to a 5/8" rebar with aluminum cap found set for an angle point; thence South 3' 57' 57" East, 96.73 feet to a 5/8" rebar with aluminum cap found set for an angle point; thence South 6' 27' 09" East, 175.07 feet to a 5/8" rebar with aluminum cap found set for an angle point; thence South 0' 49' 09" West, 242.52 feet to a 5/8" rebar with plastic cap set for the Southeast corner of tract described in Instrument No. 2005-066643 of said Official Records; thence leaving said Crater Lake Highway line along the Southerly boundary of said tract, North 89' 54' 35" West, 2199.42 feet to a 5/8" rebar with plastic cap set for a reference monument; thence continuing along said boundary, North 89' 54' 35" West, a more or less distance of 67.00 feet to intersect the Easterly bank of the Rogue River; thence along said river bank a more or less bearing and distance of North 25' 36' 00" East, 436.77 feet to intersect the Southerly boundary of tract described in Volume 262, Page 52 of Deed Records of said County; thence leaving said river bank along said tract boundary, North 87' 36' 31" East (record = North 87' 40' 30" East), a more or less distance of 42.00 feet to a 5/8" rebar with plastic cap found set for a reference monument; thence continuing North 87' 36' 31" East (record = North 87' 40' 30" East), 322.15 feet to a 5/8" rebar with plastic cap found set for the Southeasterly corner of said tract; thence North 26' 24' 01" East (record = North 26' 28' East), 587.43 feet to a 5/8" rebar found set at an angle point on the Easterly boundary of said tract; thence North 9' 44' 14" West, 650.18 feet (record = North 9' 40' 15" West, 650.00 feet) to the Northeast corner of said tract; thence along the Southerly boundary of tract described in Volume 186, Page 120 of said Deed Records, North 89' 54' 05" East (record = East), 892.41 feet to intersect the Westerly boundary of tract described in Instrument No. 77-07094 of said Official Records; thence along the Southwesterly boundary of said tract, South 30' 59' 53" East (record = South 30' 59' 11" East), 3.00 feet to a reference monument; thence continuing along said boundary, South 30' 59' 53" East (record = South 30' 59' 11" East), 578.78 feet to a 5/8" rebar found set for the Southwesterly corner of said tract; thence along the Southerly boundary of said tract, North 89' 59' 18" East (record = East), 349.88 feet to a 5/8" rebar with plastic cap found set on the Westerly right-of-way line of said Crater Lake Highway; thence along said Highway line, South 3' 26' 12" West, 50.09 feet to THE INITIAL POINT OF BEGINNING.



Bary D Kaiser
SURVEYOR

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT
Bary D Kaiser
SURVEYOR



*** DECLARATION ***

Known all men by these presents that I, Z. IDELLE COLLINS, am the owner of the lands represented on this Partition Plat and more particularly described in Surveyor's Certificate, and have caused the same to be partitioned into parcels as shown on sheet 2. I also hereby create that 40 foot wide additional Ingress-Egress Easement located on Parcel No. 1 for the pupose of a turn-around easement.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 25th DAY, OF MARCH, 20 09.

Z. Idelle Collins
Z IDELLE COLLINS

STATE OF OREGON)
COUNTY OF JACKSON)

Personally appeared before me the above named Z. IDELLE COLLINS, and acknowledge the foregoing instrument to be her voluntary act and deed.

Subscribed and sworn to before me this 25th day of March, 20 09.

(SIGN) Elizabeth Matthews
Elizabeth Matthews NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 404262
MY COMMISSION EXPIRES 3-29-2010

*** APPROVALS ***

Approved by Jackson County Development Services (File SUB2008-00051).

BY: K. Mandy, PLANNING DIRECTOR DATE: 3/30/09

Examined and approved this 25 day of MARCH, 20 09.

Kerry K. Brachler
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 APRIL, 20 09.

William Johnson Deputy 4-3-2009
ASSESSOR DATE

Cynthia Deputy 4-3-09
TAX COLLECTOR DATE

*** RECORDER'S CERTIFICATE ***

Filed for record, this 3RD day of APRIL, 20 09, at 3:41 O'clock P m, and recorded as Partition Plat No. P-12-2009 of the Records of Partition Plats, Jackson County, Oregon

Index Volume 20, Page 12

CHRISTINE WALKER KAREN ALONZO
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE No. 20358

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City of Shady Cove, Jackson County, Oregon

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DATE:
March 23, 2009

SURVEY BY:
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LEGEND

- o = Found 5/8" Rebar with Plastic Cap - S.N. 18976
- ✕ = Found 5/8" Rebar with Plastic Cap - S.N. 16439
- ∅ = Found 5/8" Rebar with O.D.O.T. Alum. Cap - S.N. 13743
- = Found 5/8" Rebar See S.N. 16439
- △ = Found Monument as Indicated
- = Set 5/8" x 30" Rebar with Plastic Cap marked "B KAISER RLS 52923"

S.N. = Filed Survey Number
County Surveyors Office

C.S. = County Surveyors Office

R.M. = Reference Monument

() = Record/S.N. 6205

(()) = Record/S.N. 6738

((())) = Record/Vol. 262, Page 53 D.R.

(((())) = Record/Vol. 186, Page 120 D.R.

()₅ = Record/S.N. 18976

— P — = Overhead Power Lines

— * — = Fence

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bary D Kaiser

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

LINE TABLE

①	S88°38'00"E	90.27'
②	N9°28'00"E	132.00'
③	N6°38'00"E	232.00'
④	N3°40'00"W	175.55'
⑤	N6°38'00"E	108.69'
⑥	S82°32'00"W	67.08'
⑦	N73°10'00"W	36.29'
⑧	N74°21'00"W	55.10'
⑨	N85°20'00"W	109.00'

CURVE DATA

Δ	R	L	LC
②	52°30'00"	150.00'	137.445'
①	79°48'00"	50.00'	69.64'
②	71°22'00"	40.00'	49.823'

EASEMENTS NOT SHOWN ON ANNEXED MAP

- Power line easement described in Instrument No. 76-17945 O.R. appears to correspond to power line located on subject property, shown hereon.
- Document recorded in Instrument No. 92-33288 O.R. is a warranty deed in which the State of Oregon through its Department of Transportation acquires additional right-of-way and reserves an access off of State Highway No. 62 benefiting subject property.
- Document recorded in Instrument No. 01-58999 O.R. applies to a well easement affecting subject property. Well is located on adjacent property Easterly of subject property. Location of this well was not determined.
- Private road maintenance and access agreement, subject to the terms and provisions as stated in Instrument No. 2008-033471 O.R. affects 50-foot wide ingress-egress easement shown hereon in instrument No. 2005-066643 O.R.

**** RECEIVED ****
Date 4/3/09 By JF

This survey consists of:
2 sheet(s) Map
0 page(s) Narrative

JACKSON COUNTY
SURVEYOR

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

PURPOSE: Partition Survey of tract described in Instrument No. 2005-066643 O.R..

PROCEDURE: Existing property lines were located from deed documents shown and Filed Survey Nos. 18976, 16439, 6205, 13743 and 6738. The New Partition Boundaries were located per the clients direction and the County Approval.

I HEREBY CERTIFY THAT THIS IS AN
EXACT COPY OF THE ORIGINAL PLAT

Bary D Kaiser
SURVEYOR

TAX LOT No. 341W 28 - 900

