

CITY APPROVAL

I certify that pursuant to authority granted by the City of Shady Cove this Partition Plat is hereby approved by Administrative Review.

Dated this 19th day of August, 2009. (File No. MIP09-03)

Attest: [Signature] SECRETARY

COUNTY APPROVALS

EXAMINED AND APPROVED this 19th day of AUGUST, 2009.

[Signature] COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92-095 have been paid as of OCTOBER 1, 2009.

[Signatures] COUNTY ASSESSOR COUNTY TAX COLLECTOR

DECLARATION

Know all men by these presents that RAM-SEA-ROGUE, LLC, is the owner of the land shown on this Plat, more particularly described in the Surveyor's Certificate and has caused the same to be Partitioned into the Parcels as shown hereon and does hereby make and establish the Shared Access Easement (SAE) for the benefit of and use by Parcels 1 and 2.

[Signature] DAN E. BUNN, Member RAM-SEA-ROGUE, LLC BY: JO R. SAGERT, Attorney-In-Fact

STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named Jo R. Sagert and acknowledged the foregoing instrument to be her voluntary act and deed and that it was signed on behalf of Dan E. Bunn and Ram-Sea-Rogue, LLC.

Dated this 19th day of August, 2009.

[Signature] Notary Public - Oregon Commission No. 402251 My Commission Expires March 20, 2010

AFFIDAVIT OF CONSENT

From Patrick M. Funston and Barbara D. Funston recorded as Document No. 2009-37207, ORJCO.

PARTITION PLAT NO. P-32-2009

In the S.E. 1/4 of Section 21, T.34S., R.1W., W.M. City of Shady Cove Jackson County, Oregon (File No. MIP09-03)

RECORDER'S CERTIFICATE

Filed for record this 1st day of October, 2009, at 1:25 o'clock P.M., and recorded as Partition Plat No. 2009-37208 of "Record of Partition Plats" of Jackson County, Oregon.

Index Volume 20, Page 32, Document # 2009-37208 ORJCO.

SURVEY BY: L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS 816 WEST EIGHTH STREET MEDFORD, OREGON 97501 PHONE: (541) 772-2782 EMAIL: ljfriar@charter.net

SURVEY FOR: DAN BUNN 9225 JOHN DAY DRIVE GOLD HILL, OR 97525

[Signatures] County Clerk Deputy

County Surveyor File No. 20501

DATE: JULY 16, 2009

SURVEYOR'S CERTIFICATE

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND CONFORMS WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Commencing at the Southeast corner of Section 21, Township 34 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence along the East line thereof, North 00°06'05" East (record NORTH), 216.00 feet to the Southeast corner of that tract described in Document No. 2005-027292, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the South line of said tract, South 80°00'00" West, 206.06 feet to the Easterly line of those tracts conveyed to the State of Oregon by and through its Department of Transportation recorded as Documents 92-32196 and 92-32197, said Official Records; thence along said Easterly line, North 16°25'34" West, 225.75 feet to an angle point in said Easterly line; thence continue along said Easterly line, North 22°04'23" West, 13.87 feet to the Northwest corner of that tract described in Document No. 2005-027292, said Official Records; thence along the North line of said tract, North 81°00'00" East, 275.79 feet to the East line of said Section 21; thence along said East line, South 00°06'05" West, 236.75 feet (record 238.0 feet) the initial point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR James E. Hibbs OREGON JULY 17, 1988 JAMES E. HIBBS 2234 RENEWAL DATE 6-30-11

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

PURPOSE: To monument the corners of two parcels created through a Minor Land Partition. See Planning File No. MIP09-03. The subject tract is described Doc. #2005-027292, ORJCO.

PROCEDURE: Used Trimble R6 GPS equipment and made ties to monuments of record as shown on Sheet 2 to provide the basis control for the Survey of the exterior of the subject property. Held deed record bearings for the North and South lines. Computed the position of the parcel corner locations and set monuments as shown on Sheet 2.

RECEIVED DATE 10/01/09 BY KKB. This survey consists of: 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

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

[Signature] SURVEYOR

**PARTITION PLAT NO.** P-32-2009  
 In the S.E. 1/4 of Section 21, T.34S., R.1W., W.M.  
 City of Shady Cove Jackson County, Oregon  
 (File No. MIP09-03)

**SURVEY BY:** L.J. FRIAR & ASSOCIATES, P.C.  
 CONSULTING LAND SURVEYORS  
 816 WEST EIGHTH STREET  
 MEDFORD, OREGON 97501  
 PHONE: (541) 772-2782  
 EMAIL: ljfriar@charter.net

**SURVEY FOR:** DAN BUNN  
 9225 JOHN DAY DRIVE  
 GOLD HILL, OR 97525

**DATE:**  
 JULY 16, 2009

**EASEMENTS PER SUBDIVISION GUARANTEE**

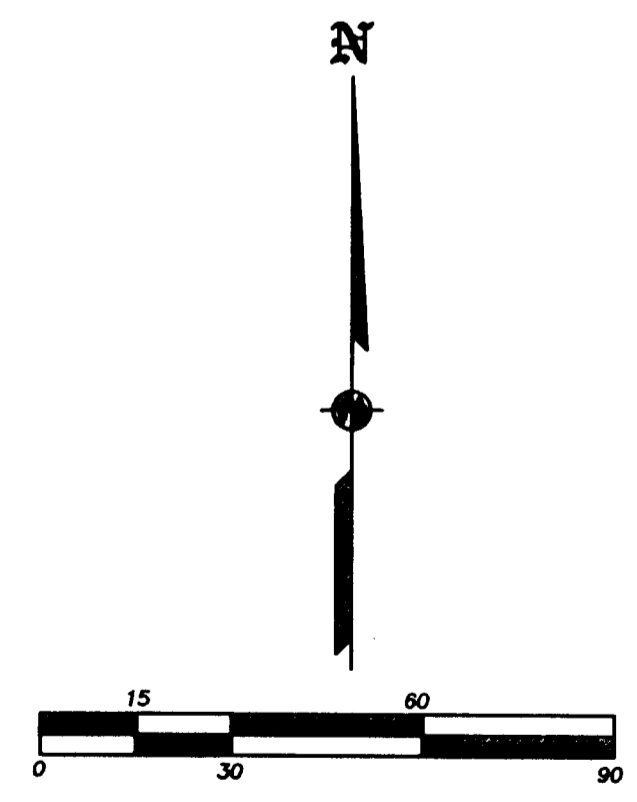
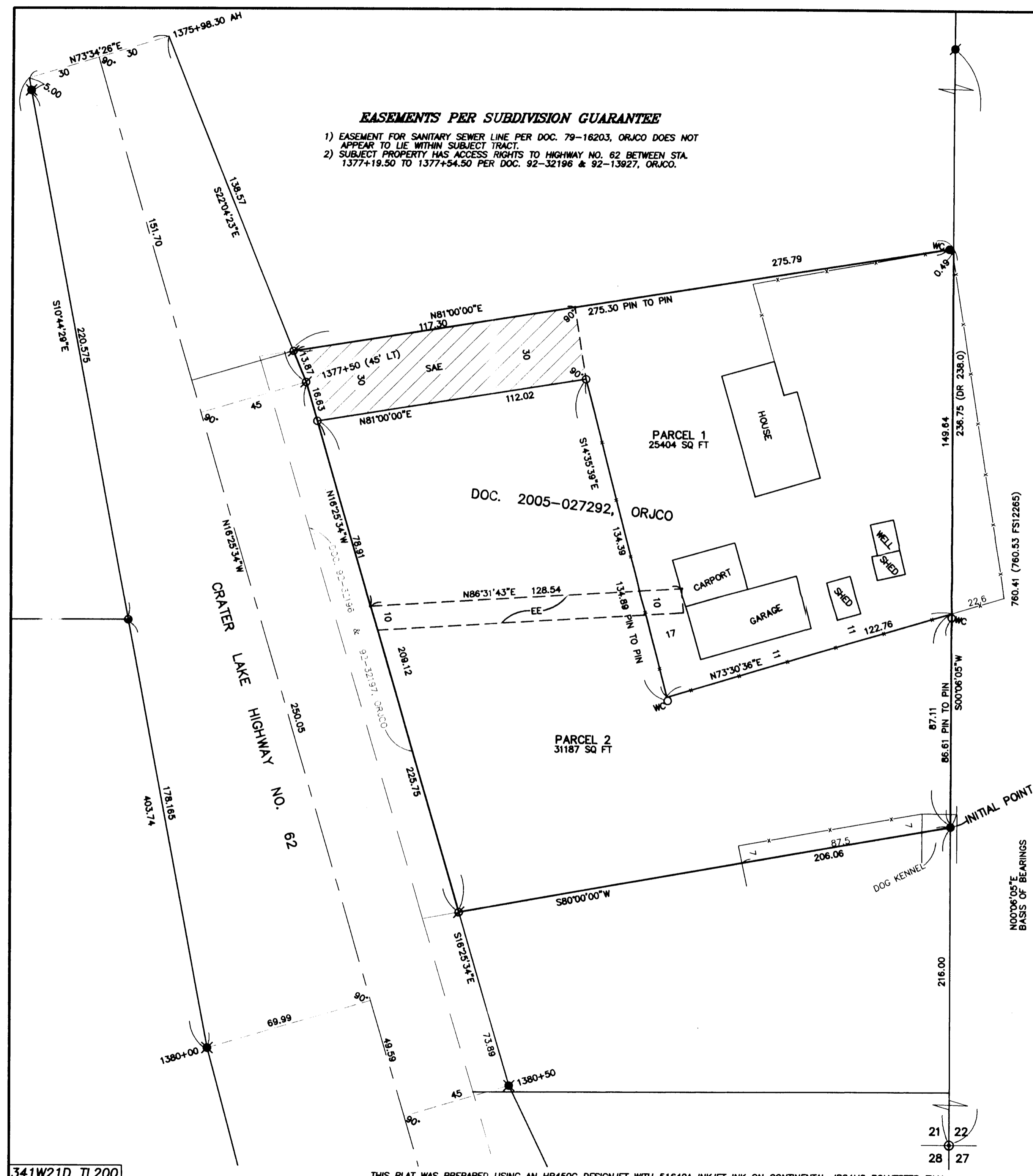
- 1) EASEMENT FOR SANITARY SEWER LINE PER DOC. 79-16203, ORJCO DOES NOT APPEAR TO LIE WITHIN SUBJECT TRACT.
- 2) SUBJECT PROPERTY HAS ACCESS RIGHTS TO HIGHWAY NO. 62 BETWEEN STA. 1377+19.50 TO 1377+54.50 PER DOC. 92-32196 & 92-13927, ORJCO.

**LEGEND:**

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER RE-ESTAB'S.
  - = FD. 5/8" IRON PIN & ALUM. CAP MKD. PLS2883 PER FS19041.
  - = FD. 5/8" IRON PIN & PLASTIC CAP MKD. R.ROBERTS LS1656 PER FS8973.
  - = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. KAISER RLS803 PER FS12265.
  - ⊗ = FD. 5/8" IRON PIN & ALUM. CAP MKD. OSHD PER FS13743.
  - = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. & ASSOC.
  - ∅ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. & ASSOC.
- JCDR = JACKSON COUNTY DEED RECORDS.  
 ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.  
 WC = WITNESS CORNER MONUMENT.  
 ( ) = RECORD DATA AS SHOWN.  
 DR = DEED RECORD DATA.  
 FS = FILED SURVEY #.  
 SAE = SHARED ACCESS EASEMENT FOR PARCELS 1 & 2.  
 -X- = FENCE LINE.  
 EE = EASEMENT FOR ELECTRICITY PER VOL.225, PG.252, JCDR.

**BASIS OF BEARINGS:**

EAST LINE OF SECTION 21 PER FS12265 AS SHOWN HEREON.  
 UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'



RECEIVED  
 DATE 10/01/09 BY KKB  
 This survey consists of:  
 2 sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
 James E. Hibbs  
 OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234  
 RENEWAL DATE 6-30-11

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
 James E. Hibbs  
 SURVEYOR

341W21D TL200

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

SHEET 2 OF 2  
 0516874