

PARTITION PLAT No. P-45-2009

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

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

\*\*\* 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 along the East boundary of said Section 20, South 0° 01' 29" East (record = South), 330.00 feet; thence South 89° 54' 05" West (record = West), 750.00 feet to a 5/8" rebar with plastic cap set for the Northeast corner of tract described in Volume 186, Page 120 of the Deed Records of said County for THE INITIAL POINT OF BEGINNING; thence along the Northerly boundary of said tract, South 89° 54' 05" West (record = West), 645.00 feet to the Southeast corner of tract described in Volume 186, Page 135 of said Deed Records; thence along the Easterly boundary of said tract; North 0° 01' 29" West (record = North), 465.00 feet to a 5/8" rebar with plastic cap set for a reference monument; thence continuing along said tract boundary, North 0° 01' 29" West (record = North), 235.00 feet to the Northeast corner of last said tract; thence along the Northerly boundary of said tract, South 89° 54' 05" West (record = West), a more or less distance of 103.48 feet to intersect the Southeasterly boundary of tract described in Instrument Nos. 2006-039318 and 2006-039322 of the Official Records of said County; thence along the last said tract boundary as follows: South 45° 00' 00" West, 148.13 feet; thence South 39° 14' 00" West, 94.30 feet; thence South 43° 14' 00" West, a more or less distance of 153.35 feet to intersect the Westerly boundary of said tract described in Volume 186, Page 135; thence along the Westerly boundary of last said tract, South 6° 29' 39" West (record = South 6° 30' West), a more or less distance of 299.29 feet to intersect the Easterly edge of the Rogue River (vegetation line); thence along said edge of river more or less bearings and distances as follows: South 37° 34' 57" West, 123.95 feet; thence South 43° 46' 12" West, 51.41 feet; thence South 22° 39' 59" West, 52.14 feet; thence South 11° 56' 12" West, 65.59 feet; thence South 4° 02' 14" West, 51.19 feet; thence South 13° 04' 57" West, 53.40 feet; thence South 0° 20' 05" West, 46.73 feet; thence South 7° 46' 59" West, 41.75 feet; thence South 16° 39' 52" East, 74.11 feet; thence South 8° 35' 07" West, 90.77 feet; thence South 3° 14' 14" West, 57.37 feet; thence South 0° 19' 47" West, 110.27 feet; thence South 5° 16' 10" West, 95.42 feet; thence South 3° 49' 16" West, 141.12 feet; thence South 15° 30' 18" West, 55.19 feet; thence South 6° 07' 21" West, 47.80 feet; thence South 15° 39' 36" West, 79.65 feet; thence South 17° 41' 13" West, 435.81 feet to intersect the Southerly boundary of tract described in Volume 262, Page 52 of said Deed Records; 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 said tract described in Volume 186, Page 120 of said Deed Records, North 89° 54' 05" East (record = East), 891.66 feet to the Southeast corner of said tract; thence North 0° 01' 29" West (record = North), 300.00 feet to THE INITIAL POINT OF BEGINNING.

SURVEY FOR:  
FLYWATER LLC  
P.O. Box 1004  
Shady Cove, OR. 97539

DATE:  
September 4, 2009

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

Bary D. Kaiser  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Bary D. Kaiser  
OREGON  
JULY 15, 2003  
BARY D. KAISER  
No. 52923  
EXP. 6-30-11

We, Bomalaca LLC, a California limited liability company, is the undersigned beneficiary of certain Trust Deed dated January 3, 2008 and recorded February 14, 2008 as Document No. 2008-005561, 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.

Rita J. Kibay  
Title: Manager

Signed this 23rd day of December, 2009.

Before me:

(SIGN) Patricia A. Wicks  
Patricia A. Wicks NOTARY PUBLIC - OREGON C.A.  
(PRINT) County of San Diego  
COMMISSION NO. 1834970  
MY COMMISSION EXPIRES Feb 3, 2013

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

Approved by Jackson County Development Services (File SUB2008-00057).

By: K. M. Ashby, PLANNING DIRECTOR DATE: 12/29/09

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 26<sup>th</sup> day of December, 2009. (File No. MIP09-02)

Attest: Shelley McLoth  
SECRETARY

Examined and approved this 29<sup>th</sup> day of DECEMBER, 2009.

Kenny K. Bradshaw  
COUNTY SURVEYOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 29<sup>th</sup> day of DECEMBER, 2009.

William Johnson, Deputy 12-29-2009  
ASSESSOR DATE

J. A. King, Deputy 12-29-2009  
TAX COLLECTOR DATE

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

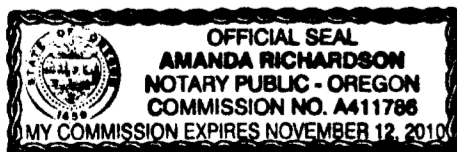
Filed for record, this 29<sup>th</sup> day of December, 2009, at 2:12 o'clock P m,  
and recorded as Partition Plat No. P-45-2009 of the Records of Partition Plats,  
Jackson County, Oregon

Index Volume 20 Page 45

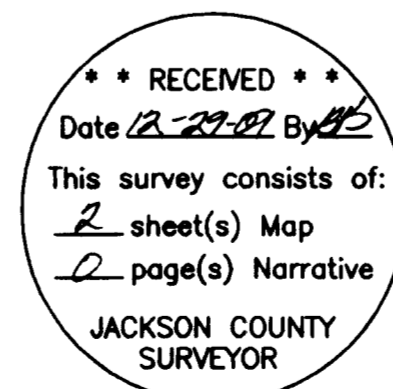
Christine D. Walker  
COUNTY CLERK

Carmen B. Helman  
DEPUTY

COUNTY SURVEYOR FILE No. 20572



(SIGN) Amanda Richardson  
Amanda Richardson NOTARY PUBLIC - OREGON  
(PRINT)  
COMMISSION NO. A411786  
MY COMMISSION EXPIRES November 17, 2010



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

*Bary D Kaiser*  
SURVEYOR

PARTITION PLAT No. P-45-2009

Located in the N.E. 1/4 of Section 28 and S.E. 1/4 of Section 21, T.34S., R.1W., W.M., City of Shady Cove, Jackson County, Oregon

REGISTERED PROFESSIONAL LAND SURVEYOR

*Bary D Kaiser*

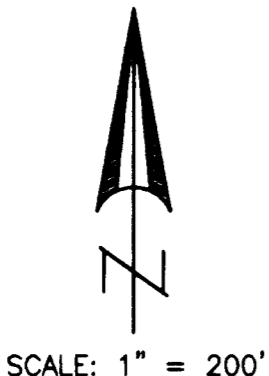
OREGON  
JULY 15, 2003  
BARY D. KAISER  
No. 52923  
EXP. 6-30-11

**SURVEY FOR:**  
FLYWATER LLC  
P.O. Box 1004  
Shady Cove, OR. 97539

**DATE:**  
September 4, 2009

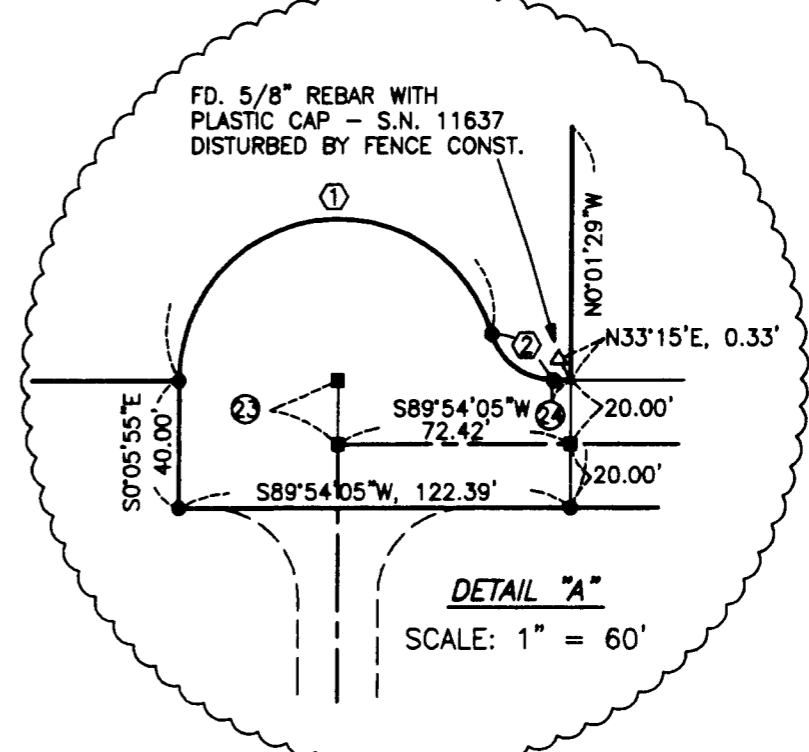
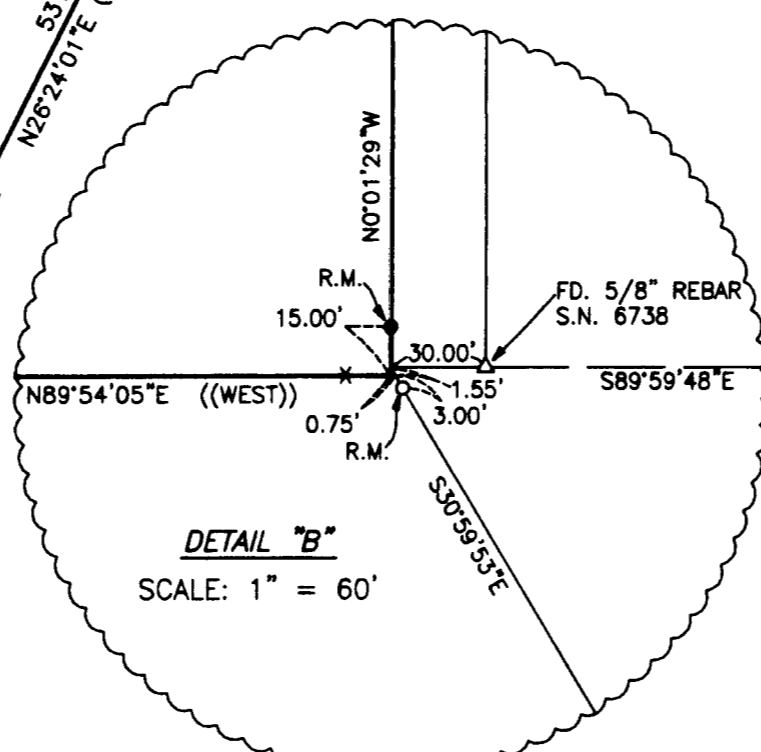
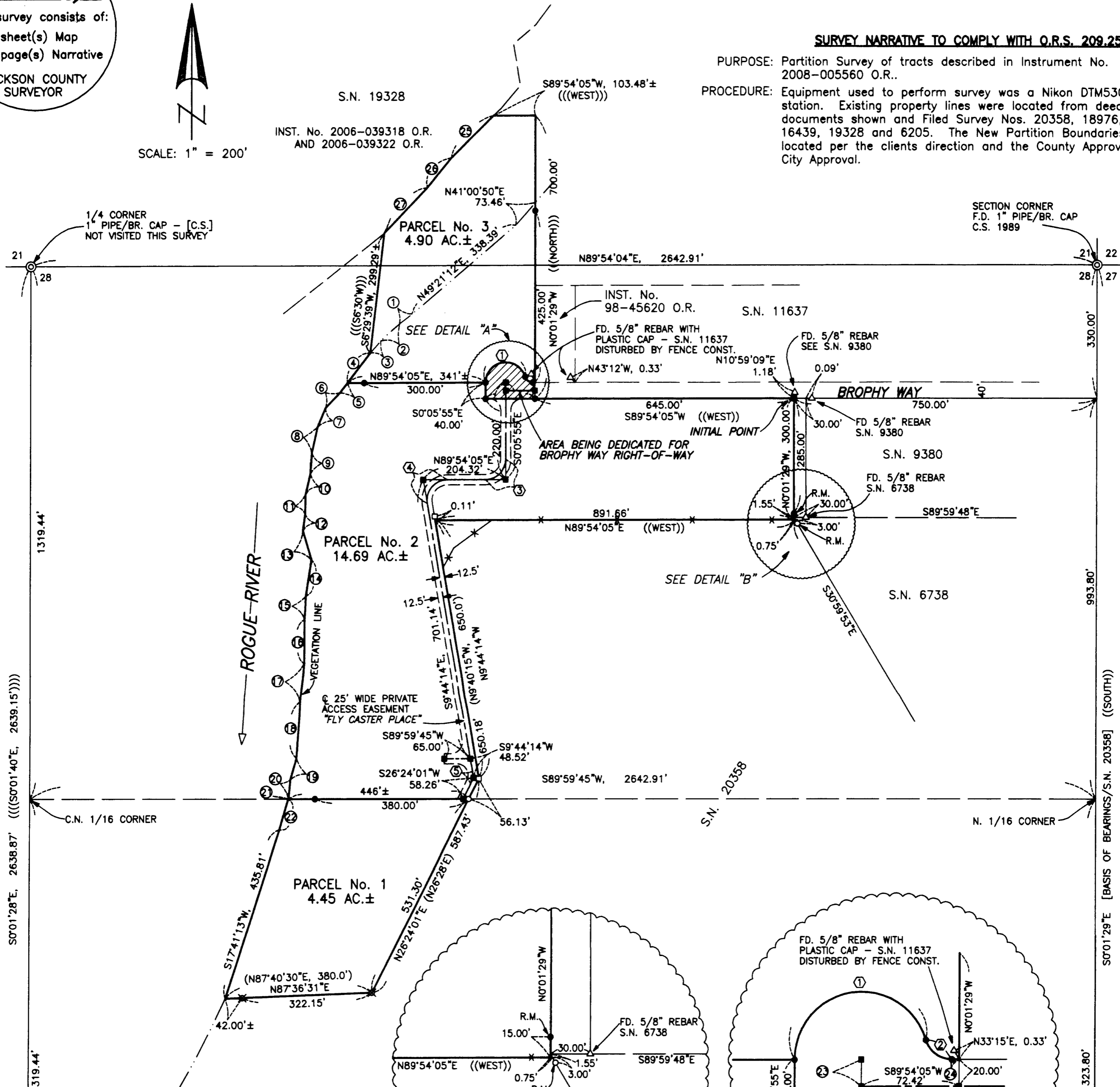
**SURVEY BY:**  
Kaiser Surveying  
19754 Highway 62  
Eagle Point, OR. 97524

\*\*\* RECEIVED \*\*\*  
Date 12-29-09 By [Signature]  
This survey consists of:  
2 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY SURVEYOR



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

PURPOSE: Partition Survey of tracts described in Instrument No. 2008-005560 O.R..  
PROCEDURE: Equipment used to perform survey was a Nikon DTM530 total station. Existing property lines were located from deed documents shown and Filed Survey Nos. 20358, 18976, 16439, 19328 and 6205. The New Partition Boundaries were located per the clients direction and the County Approval and City Approval.



- LEGEND**
- = Found 5/8" Rebar with Plastic Cap - S.N. 20358
  - △ = Found Monument as Indicated
  - ✱ = Found 5/8" Rebar with Plastic Cap - S.N. 16439
  - = Found 5/8" Rebar See S.N. 16439
  - = Set 5/8" x 30" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
  - = Set 5/8" x 24" 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/Vol. 262, Page 53 D.R.  
(( )) = Record/Vol. 186, Page 120 D.R.  
((( ))) = Record/Vol. 186, Page 135 D.R.  
(((( ))) = Record/S.N. 6205  
-x-x- = Fence

**LINE TABLE**

BEARING	LENGTH	BEARING	LENGTH
① N52°17'38"E	38.50'	⑩ S3°14'14"W	57.37'
② N47°35'11"E	62.88'	⑪ S0°19'47"W	110.27'
③ N39°48'28"E	39.06'	⑫ S5°16'10"W	95.42'
④ S37°34'57"W	93.04'	⑬ S3°49'16"W	141.12'
⑤ S37°34'57"W	30.91'	⑭ S15°30'18"W	55.19'
⑥ S43°46'12"W	51.41'	⑮ S6°07'21"W	47.80'
⑦ S22°39'59"W	52.14'	⑯ S15°39'36"W	0.87'
⑧ S11°56'12"W	65.59'	⑰ S15°39'36"W	78.77'
⑨ S4°02'14"W	51.19'	⑱ S00°05'55"W	20.00'
⑩ S13°04'57"W	53.40'	⑳ N89°54'05"E	5.36'
⑪ S0°20'05"W	46.73'	㉑ S45°00'00"W	148.13'±
⑫ S7°46'59"W	41.75'	㉒ S39°14'00"W	94.30'
⑬ S16°39'52"E	74.11'	㉓ S43°14'00"W	153.35'±
⑭ S8°35'07"W	90.77'		

**CURVE DATA**

Δ	R	L	LC	§
①	163°23'54"	50.00'	142.592'	N81°36'02"E, 98.95'
②	73°23'54"	20.00'	25.621'	S53°23'58"E, 23.905'
③	90°00'00"	50.00'	78.54'	S44°54'05"W, 70.711'
④	99°38'19"	50.00'	86.951'	S40°04'56"W, 76.401'
⑤	36°08'14"	50.00'	31.536'	S8°19'53"W, 31.016'