

PARTITION PLAT No. P-12-2010
(And Property Line Adjustment, City File No. LLA09-03)
Located in the S.W. 1/4 of Section 10, T.34S.,R.1W., W.M.,
City of Shady Cove, Jackson County, Oregon

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

SURVEY FOR: Jack Benedict
P.O. BOX 1223
Shady Cove, OR. 97539
and
Jeffrey D. Smith & Sheila R. Smith
106 Orchard Lane
Shady Cove, OR. 97539

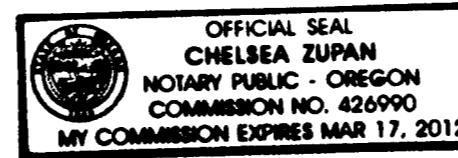
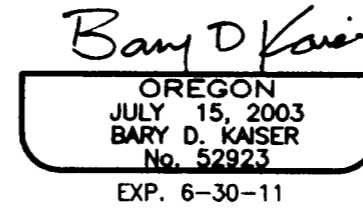
DATE: April 6, 2010

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:

Commencing at a 1" iron pipe with brass cap found set for the corner common to Sections 9, 10, 15 and 16 in Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence along the Westerly boundary of said Section 10, North 0° 09' 35" West (record = North 0° 09' 30" West), 25.003 feet to a 5/8" rebar with plastic cap set for the Southwesterly corner of tract described in Instrument No. 2010-008797 of the Official Records of said County for THE INITIAL POINT OF BEGINNING; thence continuing along said boundary, North 0° 09' 35" West, (record = North 0° 09' 30" West), 133.19 feet to a 5/8" rebar with plastic cap set for the Northwest corner of said tract; thence leaving said boundary, South 89° 13' 50" East, 264.655 feet to a 5/8" rebar with plastic cap set for the Northeast corner of said tract; thence South 0° 09' 35" East, 133.19 feet to a 5/8" rebar with plastic cap set for the Southeast corner of said tract, also being on the Northerly right-of-way line of Schoolhouse Lane; thence along said Lane line, which is 25.00 feet Northerly when measured at a right angle to the Southerly boundary of said Section 10, North 89° 13' 50" West, 264.655 feet to THE INITIAL POINT OF BEGINNING.



Bary D Kaiser
SURVEYOR

*** DECLARATION ***

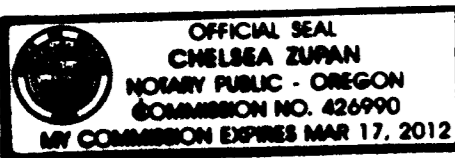
Known all men by these presents, that I, JACK BENEDICT, am the owner of the lands represented on this Partition Plat and more particularly described in the Surveyor's Certificate, and have caused the same to be partitioned into parcels as shown on Sheet 2 of this Partition Plat, and do hereby dedicate to the public for public use the 10.00 foot wide Public Utility Easement (PUE) as shown on Sheet 2. I do also hereby create that 6.00 foot wide water line and water pumping facilities easement across Parcel Nos. 1 and 2 benefiting Parcel Nos. 2 and 3 as shown on Sheet 2.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 26 DAY, OF April, 20 10.

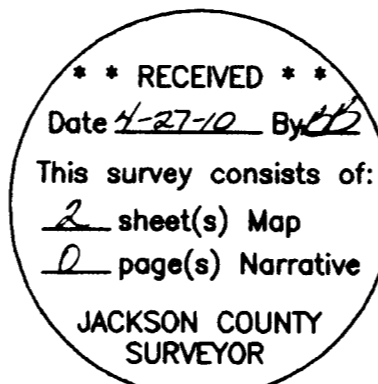
Jack Benedict
JACK BENEDICT
STATE OF OREGON)
COUNTY OF JACKSON)_{SS}

Personally appeared before me the above named JACK BENEDICT, and acknowledge the foregoing instrument to be his voluntary act and deed.

Subscribed and sworn to before me this 26 day of April, 20 10.



(SIGN) Chelsea Zupan
CHELSEA ZUPAN NOTARY PUBLIC - OREGON
(PRINT) Chelsea Zupan
COMMISSION NO. 426990
MY COMMISSION EXPIRES 3-17-12



I, Calvin A. Lanfear, am the undersigned beneficiary of certain Trust Deed dated September 4, 2009 and recorded September 4, 2009 as Document No. 2009-034306, Official Records of Jackson County, Oregon, modified and re-recorded March 18, 2010, as Document No. 2010-008798 of said Official Records, 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.

Calvin A. Lanfear
CALVIN A. LANFEAR

Signed this 26 day of April, 20 10.

Before me:

(SIGN) Chelsea Zupan
CHELSEA ZUPAN NOTARY PUBLIC - OREGON
(PRINT) Chelsea Zupan
COMMISSION NO. 426990
MY COMMISSION EXPIRES 3-17-12

*** 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 23rd day of April, 20 10. (File Nos. MIP09-05, LLA09-03)

Attest: Gretchen Melath
SECRETARY

Examined and approved this 26th day of April, 20 10.

Kerry 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 27th day of APRIL, 20 10.

William Johnson, Deputy 4-27-2010
ASSESSOR DATE

Carol Jensen, Deputy 4-27-2010
TAX COLLECTOR DATE

*** RECORDER'S CERTIFICATE ***

Filed for record, this 27th day of April, 20 10, at 12:33 o'clock P m., and recorded as Partition Plat No. P-12-2010 of the Records of Partition Plats in Jackson County, Oregon.

Index Volume 21 Page 12

By: Christine N. Walker Carmen A. Helmer
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 20660

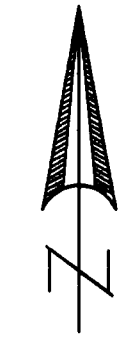
PARTITION PLAT No. 4-12-2010
(And Property Line Adjustment, City File No. LLA09-03)
Located in the S.W. 1/4 of Section 10, T.34S.,R.1W., W.M.,
City of Shady Cove, Jackson County, Oregon

LEGEND

- o = Found 5/8" Rebar with Plastic Cap - FAWN PARK SUBDIVISION
- △ = Found Monument as Indicated
- = Found 5/8" Rebar with Plastic Cap - S.N. 16176 & 16238
- = Set 5/8" x 24" Rebar with Plastic Cap marked "B KAISER RLS 52923"
- = Set 5/8" x 30" Rebar with Plastic Cap marked "B KAISER RLS 52923"
- S.N. = Filed Survey Number County Surveyors Office
- x—x— = Fence
- |—|— = Overhead Power Lines
- () = Record/Inst. No. 2009-032626 O.R.
- (()) = Record/FAWN PARK SUBDIVISION

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

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



SCALE 1" = 40'

CURVE DATA

Δ	R	L	LC
①	76°39'27"	20.00'	26.759' S38°29'18"E, 24.807'
②	78°27'39"	45.00'	61.623' S37°35'13"E, 56.92'
③	154°21'07"	45.00'	121.228' S78°49'10"W, 87.755'
④	23°50'41"	45.00'	18.728' N12°04'55"W, 18.593'

EASEMENTS SHOWN ON A CURRENT TITLE REPORT

- Power line easements described in Vol. 281, Page 475 D.R. could not be located. Existing overhead power lines located near subject property are shown hereon. It was not determined if the existing power lines as shown, correspond to these easements.
- Document recorded in Vol. 261, Page 31 D.R. is a warranty deed. In the deed a roadway easement is described which falls on a portion of Schoolhouse Lane between the subject property (Easterly) to Crater Lake Highway.

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

PURPOSE: Property Line Adjustment survey adjusting the common boundary between tracts described as Parcel 1, Parcel 2 and Parcel 3 in Instrument No. 2009-032626 O.R. and tract described in Instrument No. 2009-010067 O.R.. Also a Partition Survey of adjusted tract described in Instrument No. 2010-008797 O.R.. Descriptions were also prepared of the adjusted tax lots.

PROCEDURE: Equipment used to perform survey was a Nikon DTM530 total station. The outside boundary of subject properties was determined from Deeds and information from FAWN PARK SUBDIVISION and Survey Nos. 16238, 16176 and 2944. The Parcel boundaries and the adjusted property boundaries were located per the clients direction and the City approval.

** RECEIVED **
Date *4-27-10* By *[Signature]*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

