

PARTITION PLAT No. P-17-2010

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:
Daniel A. Kahn
237 Granite Street
Ashland, OR. 97520

DATE:
May 25, 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:

Beginning at a brass cap set in concrete found set for the Southwest corner of Lot 4 of SHADY OAKS SUBDIVISION, a recorded subdivision located in the City of Shady Cove, Jackson County, Oregon for the Initial Point of Beginning, also being the Southeasterly corner of tract described in Instrument No. 2005-014920 of the Official Records of said County; thence along the Southerly boundary of said tract, North 88° 57' 15" West (record = North 88° 58' 17" West), 204.04 feet to a 5/8" rebar with plastic cap set for the Southerly Southwest corner of said tract; thence North 0° 38' 48" East, 65.32 feet (record = North 0° 37' 50" East, 65.50 feet) to a 5/8" rebar found set for the Northerly Northeast corner of tract described in Instrument No. 2005-059979 of said Official Records; thence North 89° 21' 25" West (record = North 89° 22' 10" West), 167.80 feet to a 5/8" rebar with plastic cap set for the Northwesterly Corner of last said tract; thence along the Easterly right of way line of Erickson Avenue, North 0° 38' 48" East, 205.235 feet (record = North 0° 37' 50" East, 204.00 feet) to a 5/8" rebar with plastic cap found set for the Southwest corner of Parcel No. 1 of Partition Plat No. P-27-1990 of "The Records of Partition Plats" in said County and filed as Survey No. 12012 in the Office of the County Surveyor; thence South 89° 29' 42" East, 233.735 feet (record = South 89° 30' 58" East, 233.68 feet) to a 5/8" rebar with plastic cap found set for the Southeast corner of said Parcel No. 1; thence along the Westerly agreement boundary as described in Instrument No. 81-12199 of said Official Records, South 0° 03' 10" East (record = South 0° 05' 08" East), 7.20 feet to a 5/8" rebar found set for the Southwest corner of said agreement boundary; thence along the Southerly line of said agreement boundary, South 88° 48' 17" East, 134.865 feet (record = South 88° 49' 00" East, 134.81 feet) to a 5/8" rebar found set for the most Northerly corner of Lot 3 of said SHADY OAKS SUBDIVISION; thence along the Westerly boundaries of said Lots 3 and 4 of said subdivision, South 0° 02' 15" East, 264.11 feet (record = South 0° 02' 02" East, 264.00 feet) to THE INITIAL POINT OF BEGINNING.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 22 DAY, OF June, 20 10.

Norman S. Tresser
NORMAN S. TRESSER

Surry E. Tresser
SURRY E. TRESSER

STATE OF OREGON)
COUNTY OF JACKSON)

Personally appeared before me the above named NORMAN S TRESSER and SURRY E. TRESSER, and acknowledge the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 22 day of June, 20 10.

(SIGN) Joanne French
Joanne French NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 420674
MY COMMISSION EXPIRES 9-5-2011

*** 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 22 day of June, 20 10. (File Nos. MIP09-07)

Attest: Antler Melote
SECRETARY

Examined and approved this 29th day of JUNE, 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 29th day of JUNE, 20 10.

William Johnson, Deputy 6-29-2010
ASSESSOR DATE

Karen W. McCreedy, Deputy 6-29-10
TAX COLLECTOR DATE

*** RECORDER'S CERTIFICATE ***

Filed for record, this 29 day of June, 20 10, at 3:39 O'clock P m,
and recorded as Partition Plat No. P-17-2010 of the Records of Partition Plats in
Jackson County, Oregon.

Index Volume 21 Page 17.

BY: CHRISTINE WALKER KAREN ALONZO
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 20698

** RECEIVED **
Date 6-27-10 By CK
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

Bary D Kaiser
SURVEYOR

*** DECLARATION ***

Known all men by these presents, that DANIEL A. KAHN and KAREN KAHN, Trustees of the Daniel and Karen Kahn trust of July 11, 2003, as to an undivided 30% interest and NORMAN S. TRESSER and SURRY E TRESSER, husband and wife, as tenants by the entirety as to an undivided 70% interest all as tenants in common, are the owners 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 create that 20-foot wide mutual ingress-egress and utility easement with hammerhead turnaround across Parcel Nos. 2 and 3 benefiting Parcel Nos. 1, 2 and 3 as shown on Sheet 2. We also hereby create that 6.00 foot wide water line and water facilities easement across Parcel Nos. 1 and 2 benefiting Parcel Nos. 2 and 3 as shown on Sheet 2.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 18th DAY, OF June, 20 10.

Daniel Kahn, Trustee
DANIEL A. KAHN, Trustee

Karen Kahn, Trustee
KAREN KAHN, Trustee

STATE OF OREGON)
COUNTY OF JACKSON)

Personally appeared before me the above named DANIEL A. KAHN and KAREN KAHN, and acknowledge the foregoing instrument to be their voluntary act and deed as trustees of the Daniel and Karen Kahn trust of July 11, 2003.

Subscribed and sworn to before me this 18 day of June, 20 10.

(SIGN) Joanne French
Joanne French NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 420674
MY COMMISSION EXPIRES 9-5-11

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Bary D Kaiser
SURVEYOR

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

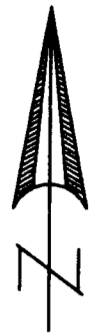
PURPOSE: Partition Survey of tract described in Instrument No. 2005-014920 O.R.

PROCEDURE: Equipment used to perform survey was a Nikon DTM530 total station.
The outside boundary of subject property was determined from deeds of record and information from Filed Survey Nos. 13868, 12012, 10667 and 5724 and SHADY OAKS SUBDIVISION. The Parcel boundaries were located per the clients direction and the City approval.

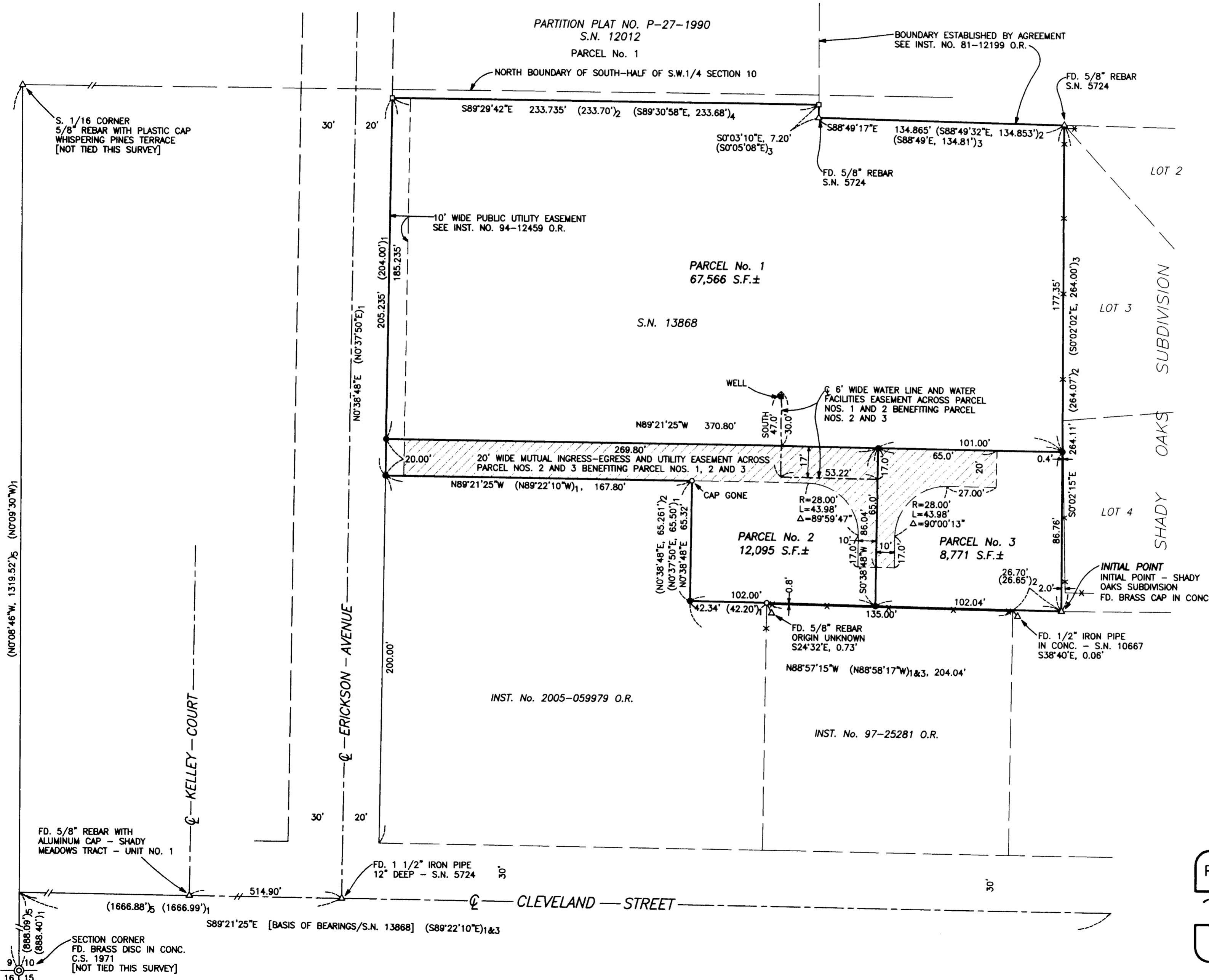
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SCALE 1" = 40'



LEGEND

- = Found 5/8" Rebar with Plastic Cap - S.N. 13868
- △ = Found Monument as Indicated
- = Found 5/8" Rebar with Plastic Cap - S.N. 12012
- = Set 5/8" x 24" Rebar with Plastic Cap marked "B KAISER RLS 52923"
- S.N. = Filed Survey Number County Surveyors Office
- *—*— = Fence
- ()₁ = Record/Inst. No. 2005-014920 O.R.
- ()₂ = Record/S.N. 13868
- ()₃ = Record/S.N. 5724 & SHADY OAKS SUBD.
- ()₄ = Record/S.N. 12012
- ()₅ = Record/WHISPERING PINES TERRACE

EASEMENTS SHOWN ON A CURRENT TITLE REPORT

1. A current title report indicates subject property being within the Sams Valley Irrigation District, see Inst. No. 80-10053 O.R.
2. Power line easements described in Vol. 254, Page 460 D.R., Inst. No. 73-12918 O. R. and Inst. No. 90-22168 O.R could not be located. No overhead Power lines were found crossing subject property.

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LAND SURVEYOR

Bary D Kaiser

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

*** RECEIVED ***
Date 6-29-10 By [Signature]
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2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR