* * * CITY APPROVAL * * *	PARTITION PLAT
I certify that pursuant to authority granted by the City of Shady Cove this Partition Plat is hereby approved by the Shady Cove City Council.	Of Parcel 2 per Partition in the S.W. 1/4 of Sect
Dated this 10^{44} day of $4ugust$, 2010 . (File No. MIP10-02)	City of Shady Cove (City File
Attest: Debby Je ny ain DEBBIE JERMAIN, DEPUTY CITY RECORDER	₹
* * * COUNTY APPROVALS * * *	SURVEY BY: L.J. FRIAR & ASSOCIATES, P.C.
EXAMINED AND APPROVED this 12TH day of August 2010.	CONSULTING LAND SURVEYORS 816 WEST EIGHTH STREET MEDFORD, OREGON 97501 PHONE: (541) 772—2782
Kerry K. Bradelin	EMAIL: Ijfriar © charter.net
ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have	
been paid as of AVGUST 16 TH 20 10.	DATE: JULY 27, 2010
COUNTY ASSESSOR COUNTY TAX COLLECTOR	
* * DECLARATION * * * Know all men by these presents that we, K.L. NICHOLS and AVIS R. NICHOLS, Trustees of Trust, dated October 13, 1992, are the owners of the land shown on this Plat, more par in the Surveyor's Certificate and are beneficiaries of that certain Trust Deed recorded as 2005—077473, Official Records of Jackson County, Oregon and have caused the same to the Parcels as shown on Sheet 2 and do hereby dedicate to the public for public use th Easement (PUE) and do hereby make and establish the Shared Driveway Easement (SDE) and use by Parcels 1 & 2. The SDE shall be subject to a Shared Driveway Maintenance recorded simultaneously with this Plat.	ticularly described Document No. be Partitioned into e Public Utility for the benefit of
TENNER -FIEE Prior R. nichold TTEE	
K.L. NICHOLS, Trustee The Entrepreneurial Trust dated October 13, 1992 The Entrepreneurial Trust dated October 13, 1992 AVIS R. NICHOLS, Trustee The Entrepreneurial Trust dated October 13, 1992	
STATE OF OREGON) SS. COUNTY OF JACKSON)	
PERSONALLY appeared the above named K.L. Nichols and Avis R. Nichols and acknowledge instrument to be their voluntary act and deed and that it was signed on behalf of The E Trust dated October 13, 1992.	intr epreneuri al
Dated this bt day of NVA vest 20_	<u>10</u>
Linda C. Deba	
Commission No. 427297 My Commission Expires 3-29-1	

PARTITION PLAT NO. P-2/-2010

Of Parcel 2 per Partition Plat No. P-45-1994 & in the S.W. 1/4 of Section 10, T.34S., R.1W., W.M.

City of Shady Cove Jackson County, Oregon

(City File #MIP10-02) Filed for record this

SURVEY FOR:

ENTREPRENEURIAL TRUST 2060 ANDOVER WAY MEDFORD, OR 97501

* * * RECORDER'S CERTIFICATE * * *

and recorded as Partition Plat No. P-21-2010 of "Record of Partition Plats' of Jackson County, Oregon.

Index Volume 21 Page 21 Document #20/0-27018, ORJCO.

Christian A. Walker Sonya S. Morgan

County Clerk

Deputy

County Surveyor File No. 20724

Shared Driveway Maintenance Agreement recorded as Doc. #2010— 2.7020 ORJCO.

Deed Declaration recorded as Doc. #2010—270/9 ORJCO.

* * * 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:

Parcel No. 2 per Partition Plat No. P-45-1994, according to the official plat thereof, now of record, in Volume 5, Page 45 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 13982 in the Office of the Jackson County Surveyor.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1986
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. MIP10-02. The subject tract is described Doc. #2008-030383, ORJCO.

PROCEDURE: U

Used Trimble R6 GPS equipment and made ties to monuments of record as shown on Sheet 2 to provide the basis of bearings and control for the Survey of the exterior of the subject property. Computed the position of the Parcel corner locations per the approved tentative plat and set monuments as shown on Sheet 2.

* * RECEIVED * *

DATE 8-1/2-10 BY 66

This survey consists of:

2 sheet(s) Map

0 page(s) Narrative

JACKSON COUNTY
SURVEYOR

SHEET 1 OF 2

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

341W10CA TL3900

20724 SURVEY BY: PARTITION PLAT NO. P-21-2010 SURVEY FOR: DATE: L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS 816 WEST EIGHTH STREET MEDFORD, OREGON 97501 PHONE: (541) 772-2782 EMAIL: Ijfriar Ocharter.net ENTREPRENEURIAL TRUST 2060 ANDOVER WAY MEDFORD, OR 97501 JULY 27, 2010 Of Parcel 2 per Partition Plat No. P-45-1994 & in the S.W. 1/4 of Section 10, T.34S., R.1W., W.M. City of Shady Cove Jackson County, Oregon (City File #MIP10-02) (N89720'01"W Q PROCEST W 111.10) PARCEL 2 7052 SQ FT 144.02 144.03) **WELL** 110.91 PARCEL 1 8929 SQ FT \$89"29"13"E (\$89"20"02"E 110.94 111.10) SOWELL DRIVE 20 20

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

LEGEND:

- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. FARBER PLS2189 PER FS13982.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. FARBER PLS2189 PER FS13787.
- = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

JCDR = JACKSON COUNTY DEED RECORDS.
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
FS = FILED SURVEY #.
SSE = SANITARY SEWER EASEMENT PER DOC. 80-00367 & 80-06058, ORJCO.
PP# = PARTITION PLAT NO.
() = RECORD DATA PER PP# P-45-1994.
SSMH = SANITARY SEWER MANHOLE.
CATV = CABLE TV PEDESTAL.
PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
SDE = SHARED DRIVEWAY EASEMENT PER THIS PLAT.

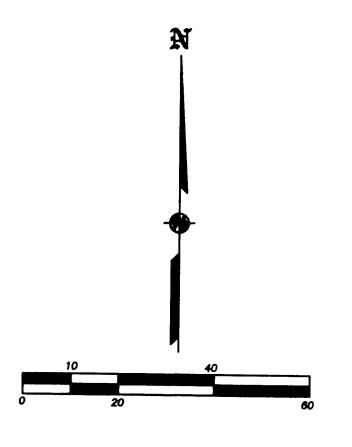
BASIS OF BEARINGS:

SURVEY NO. 13982 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 20'

EASEMENTS PER SUBDIVISION GUARANTEE

- 1) EASEMENT FOR ELECTRICAL LINES PER VOL. 90, PG. 611, VOL. 188, PG. 605 & VOL. 249, PG. 348, JCDR CANNOT BE DEFINITELY LOCATED BUT MAY AFFECT SUBJECT PROPERTY.
 2) EASEMENT FOR DOWN GUY AND ANCHOR PER DOC. 90—15852, ORJCO DOES NOT LIE WITHIN SUBJECT PROPERTY.
 3) PROPERTY SUBJECT TO DEFERRED IMPROVEMENT AGREEMENT PER DOC. 99—08183, ORJCO.
 4) PROPERTY SUBJECT TO RESTRICTIVE COVENANT PER DOC. 81—16204, ORJCO.



REGISTERED PROFESSIONAL LAND SURVEYOR

JULY 17, 1986

RENEWAL DATE 6-30-11

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

RECEIVED This survey consists of: O_page(s) Narrative JACKSON COUNTY SURVEYOR SHEET 2 OF 2

20724