

CITY APPROVAL

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.

Dated this 10th day of August, 2010. (File No. MIP10-02)

Attest: Ron Holthusen, Mayor; Debbie Jermain, Deputy City Recorder

COUNTY APPROVALS

EXAMINED AND APPROVED this 12th day of August, 2010.

Kerry K. Bradeland, County Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have been paid as of August 16th, 2010.

Zena Crawford, Deputy County Assessor; Karen W. Meade, Deputy County Tax Collector

DECLARATION

Know all men by these presents that we, K.L. NICHOLS and AVIS R. NICHOLS, Trustees of The Entrepreneurial Trust, dated October 13, 1992, are the owners of the land shown on this Plat...

K.L. NICHOLS, Trustee; AVIS R. NICHOLS, Trustee

STATE OF OREGON; COUNTY OF JACKSON

PERSONALLY appeared the above named K.L. Nichols and Avis R. Nichols and acknowledged the foregoing instrument to be their voluntary act and deed...

Dated this 6th day of August, 2010.

Linda C. Deba, Notary Public - Oregon; Commission No. 427297; My Commission Expires 3-23-12

PARTITION PLAT NO. P-21-2010

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)

RECORDER'S CERTIFICATE

Filed for record this 16th day of August, 2010, at 1:27 o'clock P.M., and recorded as Partition Plat No. P-21-2010 of Record of Partition Plats of Jackson County, Oregon.

Index Volume 21, Page 21, Document # 2010-27018, ORJCO.

Christine D. Walker, County Clerk; Sonya S. Morgan, Deputy

County Surveyor File No. 20724

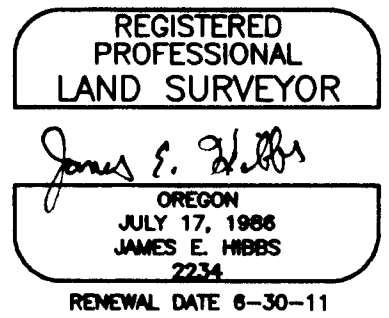
Shared Driveway Maintenance Agreement recorded as Doc. #2010-27020, ORJCO.

Deed Declaration recorded as Doc. #2010-27019, 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:

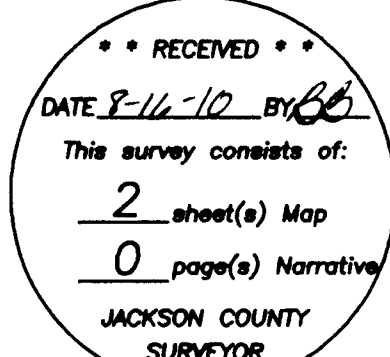
Parcel No. 2 per Partition Plat No. P-45-1994, according to the official plat thereof, now of record, in Volume 5, Page 45 of Record of Partition Plats of Jackson County, Oregon and filed as Survey No. 13982 in the Office of the Jackson County Surveyor.



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: 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...



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

James E. Hibbs, Surveyor

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:
ENTREPRENEURIAL TRUST
2060 ANDOVER WAY
MEDFORD, OR 97501

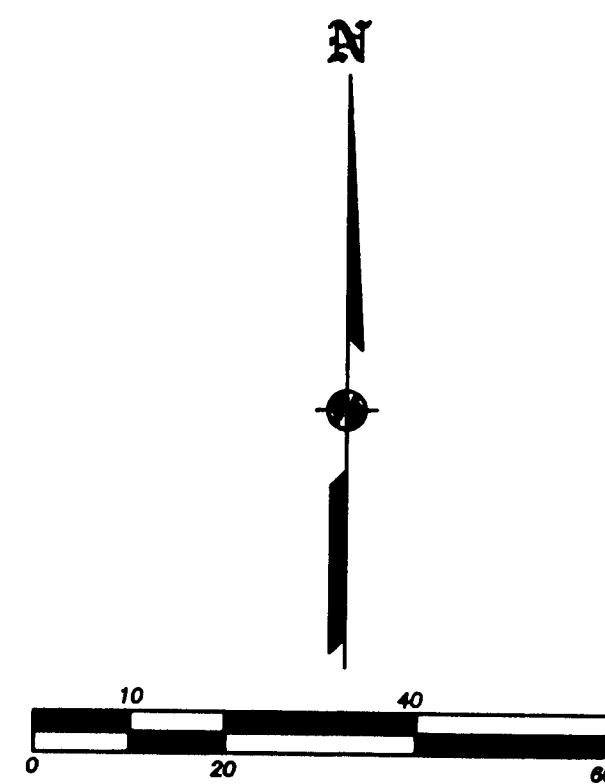
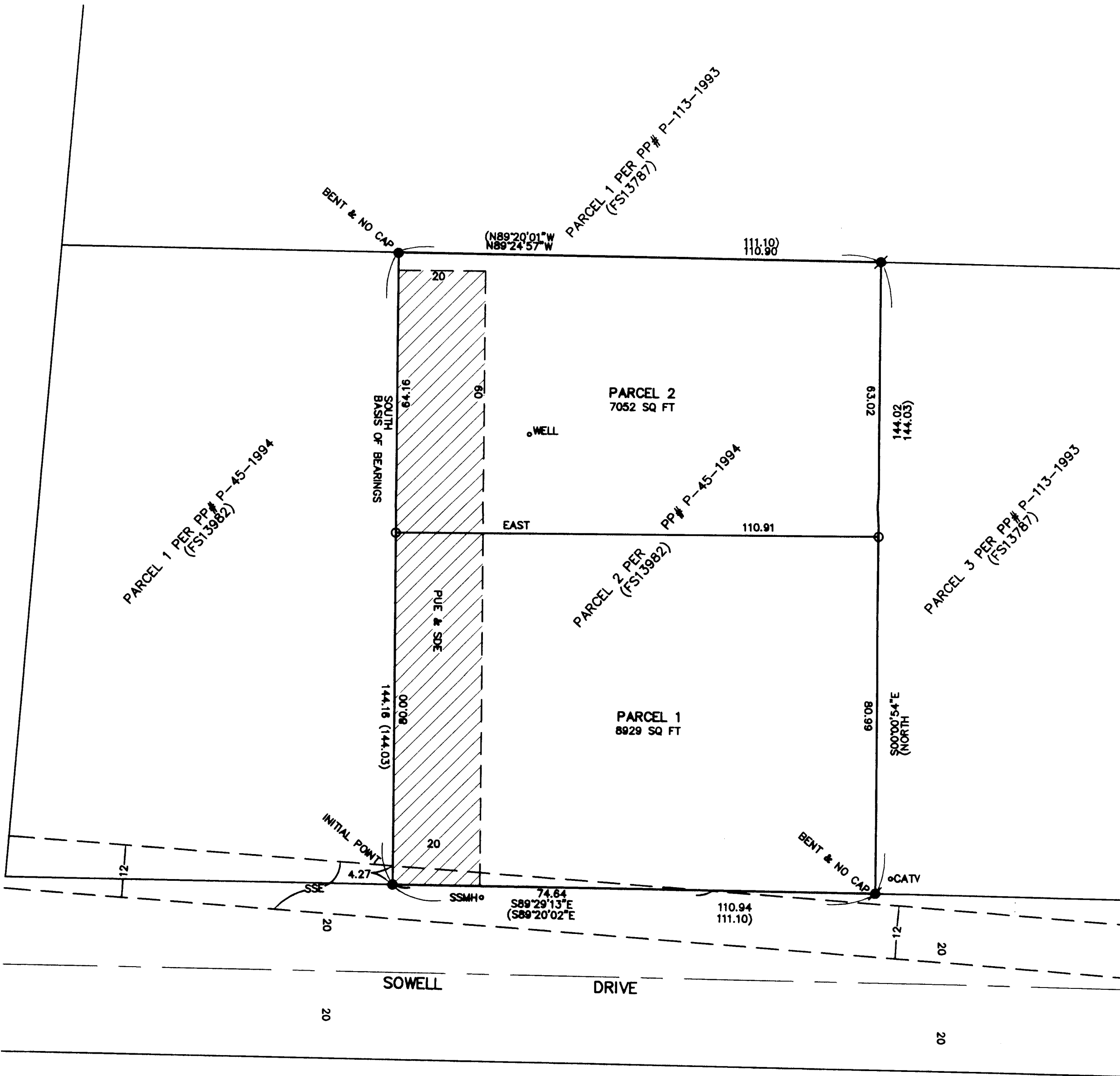
DATE:
JULY 27, 2010

PARTITION PLAT NO. P-21-2010
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 #MP10-02)

- 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.



RECEIVED
 DATE 8-16-10 BY [Signature]
 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