

PARTITION PLAT No. P-10-2014

Located in the S.W. 1/4 of Section 15, T.34S.,R.1W., W.M., City of Shady Cove, Jackson County, Oregon

\*\*\* 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:

SURVEY FOR: Washington Federal  
425 Pike Street  
Seattle, WA. 98101

DATE: November 21, 2013

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

Commencing at a Iron Pipe with brass cap found set for the Quarter corner common to Sections 15 and 22 in Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence along the Southerly boundary of said Section 15, North 89° 47' 41" West (record = North 89° 49' 03" West), 850.00 feet to a 5/8" rebar set for the Southeast corner of tract described as PARCEL 1 in Instrument No. 2009-030833 of the Official Records of said County for THE INITIAL POINT OF BEGINNING; thence continuing along said boundary, North 89° 47' 41" West, 470.42 feet to a 1" iron pipe found set for the Southeast corner of the Southwest Quarter of the Southwest Quarter of said Section 15; thence continuing along said boundary, North 89° 47' 41" West, 111.88 feet to intersect the Easterly boundary of tract monumented on Survey No. 10388 as filed in the Office of the Jackson County Surveyor (a 5/8" rebar with plastic cap bears South 24° 17' 58" East, 0.51 feet), also being the Southwesterly corner of said tract described in Instrument No. 2009-030833; thence along the Westerly boundary of said tract, North 24° 17' 58" West (record = North 24° 23' 03" West), 188.175 feet to a 5/8" rebar with plastic cap found set; thence continuing along said boundary, North 9° 50' 58" West (record = North 9° 56' 03" West), 148.84 feet; thence continuing along said tract boundary, North 1° 51' 59" East (record = North 1° 46' 54" East), 43.06 feet to intersect the Southeasterly boundary of Lot 5 of INDIAN CREEK TRAIL SUBDIVISION - PHASE 1, a recorded subdivision located in the City of Shady Cove, said County, at a 5/8" rebar with plastic cap set; thence along said Lot 5 Boundary, 35.14 feet along the arc of a 120.00 foot radius curve to the right (long chord bears North 75° 29' 40" East, 35.014) to a 5/8" rebar with plastic cap found set for the East Southeasterly corner of Lot 5; thence along the Easterly boundary of said Subdivision, North 4° 39' 11" East, 307.88 feet (record = North 4° 40' 00" East, 307.698 feet) to a 5/8" rebar with plastic cap found set for the Northeasterly corner of Lot 3 of said Subdivision; thence South 63° 29' 45" East (Deed record = South 63° 50' 02" East), 61.04 feet to a 5/8" rebar found set for an ELL corner on the Westerly boundary of said tract described in Instrument No. 2009-030833; thence along the said Westerly tract boundary, North 14° 09' 38" East, 351.59 feet (record = North 14° 07' 23" East, 351.31 feet) to a 5/8" rebar with plastic cap found set as a reference monument; thence continuing along said boundary, North 14° 09' 38" East, 21.67 feet to intersect the Southerly right-of-way of Indian Creek Road; thence along said Road line as follows: South 66° 58' 57" East, 327.45 feet to a curve point; thence 143.374 feet along the arc of a 893.845 foot radius curve to the left (long chord bears South 71° 34' 40" East, 143.22 feet); thence 44.334 feet along the arc of a 250.00 foot radius curve to the right (long chord bears South 71° 05' 33" East, 44.276 feet) to intersect the Easterly boundary of said tract; thence along said tract boundary, South 0° 00' 40" West, 825.95 feet (deed record = South, 825 feet, a more or less distance), to THE INITIAL POINT OF BEGINNING.



Bary D. Kaiser  
SURVEYOR

\*\*\* DECLARATION \*\*\*

Known all men by these presents, that WASHINGTON FEDERAL AS SUCCESSOR IN INTEREST TO HOME VALLEY BANK, hereafter referred to as declarant, is the owner of the lands represented on this Partition Plat and more particularly described in the Surveyor's Certificate, and has caused the same to be partitioned into parcels as shown on Sheet 2 of this Partition Plat. Declarant does hereby create that 40-foot wide reciprocal ingress-egress and utility easement with hammerhead turnaround across Parcel Nos. 1, 2 and 3 benefiting Parcel Nos. 1, 2 and 3 as shown on Sheet 2. Declarant does also hereby dedicate to the City of Shady Cove a sewer easement within that 40-foot wide reciprocal ingress-egress easement shown on Sheet 2.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 13<sup>th</sup> DAY, OF December, 20 13.

WASHINGTON FEDERAL AS SUCCESSOR IN INTEREST TO HOME VALLEY BANK

By: Ronald Mckenzie  
Name: Ronald L. McKenzie  
Title: SVP

STATE OF WASHINGTON )  
COUNTY OF KING )ss

Personally appeared before me the above named Ronald McKenzie, and acknowledge the foregoing instrument to be their voluntary act and deed and it was signed on behalf of WASHINGTON FEDERAL AS SUCCESSOR IN INTEREST TO HOME VALLEY BANK.

Subscribed and sworn to before me this 13<sup>th</sup> day of December, 20 13.

(SIGN) Moe Rodol  
(PRINT) Moe Rodol NOTARY PUBLIC - OREGON  
COMMISSION NO. 160780 WASHINGTON  
MY COMMISSION EXPIRES 7/17/16

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT

Bary D. Kaiser  
SURVEYOR

\*\*\* 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 16<sup>th</sup> day of January, 20 14. (File Nos. MIP12-01)

Attest: Neelon [Signature]  
SECRETARY

Examined and approved this 6<sup>th</sup> day of December, 20 13.

Scott Jew  
COUNTY SURVEYOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 14<sup>th</sup> day of March, 20 14.

ASSESSOR [Signature], Deputy DATE 3/14/14  
TAX COLLECTOR [Signature], Deputy DATE 3/14/14

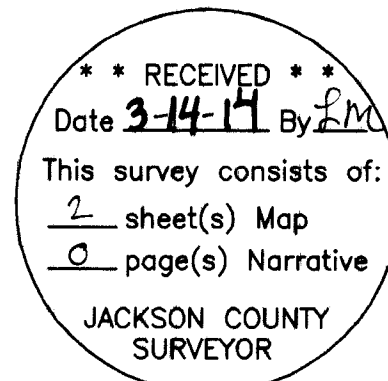
\*\*\* RECORDER'S CERTIFICATE \*\*\*

Filed for record, this 14<sup>th</sup> day of March, 20 14, at 12:56 clock P m, and recorded as Partition Plat No. P-10-2014 of the Records of Partition Plats in Jackson County, Oregon.

Index Volume 25 Page 10

BY: Christine D. Walker Jean Shingke  
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 21436



LEGEND

- = Found 5/8" Rebar with Plastic Cap - S.N. 10388, 11399 or 11868
- △ = Found 5/8" Rebar With Plastic Cap - INDIAN CREEK TRAIL SUBDIVISION - PHASE 1
- = Found Monument As Indicated
- = 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
- R.M. = Reference Monument
- ( ) = Record/S.N. 10388, 11399 and 11868
- (( )) = Record/Indian Creek Trail Subd. - Phase 1
- = Overhead Power Lines

PARTITION PLAT No. P-10-2014

Located in the S.W. 1/4 of Section 15, T.34S.,R.1W., W.M., City of Shady Cove, Jackson County, Oregon

SURVEY FOR: Washington Federal 425 Pike Street Seattle, WA. 98101

DATE: November 21, 2013

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

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT

Bary D. Kaiser SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Bary D. Kaiser

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

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

PURPOSE: Partition Survey of tract described as Parcel 1 of Instrument No. 2009-030833 O.R.

PROCEDURE: Equipment used to perform survey was a Nikon DTM530 total station. The outside boundary was determined from the deed of record (Instrument No. 2009-030833 O.R.) and information from Filed Survey Nos. 6274, 10388, 11399, 11868 and 15196 and the plat of INDIAN CREEK TRAIL SUBDIVISION - PHASE 1.

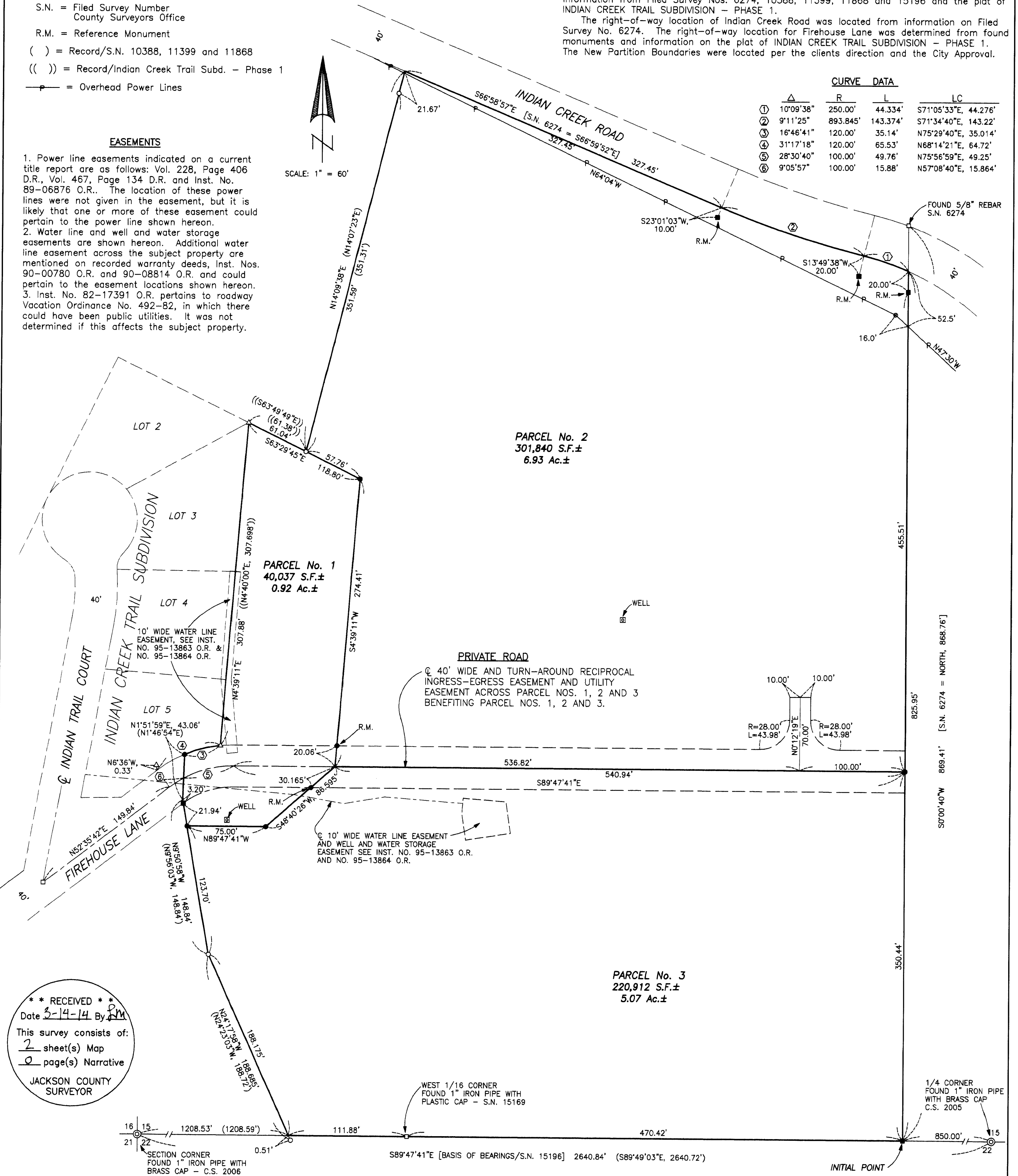
The right-of-way location of Indian Creek Road was located from information on Filed Survey No. 6274. The right-of-way location for Firehouse Lane was determined from found monuments and information on the plat of INDIAN CREEK TRAIL SUBDIVISION - PHASE 1. The New Partition Boundaries were located per the clients direction and the City Approval.

CURVE DATA

Δ	R	L	LC
①	10'09"38"	250.00'	44.334' S71°05'33"E, 44.276'
②	9'11"25"	893.845'	143.374' S71°34'40"E, 143.22'
③	16'46'41"	120.00'	35.14' N75°29'40"E, 35.014'
④	31'17'18"	120.00'	65.53' N68°14'21"E, 64.72'
⑤	28'30'40"	100.00'	49.76' N75°56'59"E, 49.25'
⑥	9'05'57"	100.00'	15.88' N57°08'40"E, 15.864'

EASEMENTS

1. Power line easements indicated on a current title report are as follows: Vol. 228, Page 406 D.R., Vol. 467, Page 134 D.R. and Inst. No. 89-06876 O.R.. The location of these power lines were not given in the easement, but it is likely that one or more of these easement could pertain to the power line shown hereon.
2. Water line and well and water storage easements are shown hereon. Additional water line easement across the subject property are mentioned on recorded warranty deeds, Inst. Nos. 90-00780 O.R. and 90-08814 O.R. and could pertain to the easement locations shown hereon.
3. Inst. No. 82-17391 O.R. pertains to roadway Vacation Ordinance No. 492-82, in which there could have been public utilities. It was not determined if this affects the subject property.



RECEIVED  
 Date 3-14-14 By [Signature]  
 This survey consists of:  
 2 sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR