

PARTITION PLAT No. P-28-2015

Located in the S.W. 1/4 of Section 10, T.34S.,R.1W., W.M.,  
City of Shady Cove, Jackson County, Oregon

SURVEY FOR:  
PBP, Inc.  
156 Greenway Circle  
Medford, OR. 97504

DATE:  
June 29, 2015

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

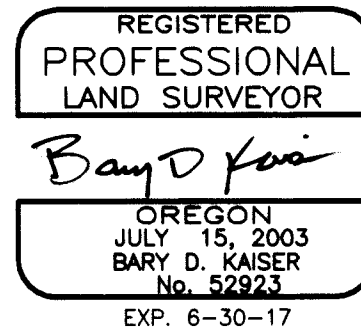
I HEREBY CERTIFY THAT THIS IS AN  
EXACT COPY OF THE ORIGINAL PLAT

Bary D. Kaiser  
SURVEYOR

\*\*\* 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 5/8" rebar with plastic cap found set for the Southwest corner of the Northwest quarter of the Southwest quarter of Sections 10, Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon, being on the Northerly boundary of WHISPERING PINES TERRACE, a recorded subdivision located in the City of Shady Cove; thence along the Northerly boundary of said subdivision, South 89° 15' 31" East (record = South 89° 18' 24" East), 25.00 feet to a 5/8" rebar with plastic cap set for the Southwest corner of tract described as TRACT D in Instrument No. 2004-024690 of the Official Records of said County for the INITIAL POINT OF BEGINNING; thence continuing along said boundary, South 89° 15' 31" East, 304.46 feet (record = South 89° 18' 24" East, 304.37 feet) to a 5/8" rebar found set for the Southeast corner of said tract; thence North 0° 06' 49" West, 482.42 feet (record = North 0° 08' 15" West, 482.55 feet) to the Northeast corner of said tract; thence South 89° 51' 03" West (record = South 89° 50' 39" West), 304.62 feet to a 5/8" rebar found set on the Easterly right-of-way line of Skyline Drive, also being the Northwest corner of said tract; Thence along said Drive line, South 0° 08' 15" East, 477.69 feet (record = South 0° 09' 21" East, 477.65 feet) to THE INITIAL POINT OF BEGINNING.



\*\*\* 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 2<sup>nd</sup> day of July, 20 15. (File No. MIP15-01)

Attest: [Signature]  
CITY ADMINISTRATOR

Examined and approved this 6<sup>th</sup> day of July, 20 15.

[Signature]  
COUNTY SURVEYOR

Examined and approved as required by O.R.S. 92.100 this 10<sup>th</sup> day of July, 20 15.

[Signature] Deputy 7/10/2015  
ASSESSOR DATE

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 10<sup>th</sup> day of July, 20 15.

[Signature] Deputy 7/10/15  
TAX COLLECTOR DATE

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

Filed for record, this 10<sup>th</sup> day of July, 20 15, at 3:14 O'clock P m, and recorded as Partition Plat No. P-28-2015 of the Records of Partition Plats in Jackson County, Oregon.

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BY: [Signature] [Signature]  
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 21759

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

Known all men by these presents, that PBP, Inc., An Oregon Corporation, is the owner of the lands represented in 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 the Partition Plat.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 6<sup>th</sup> DAY, OF July, 20 15.

[Signature]  
James D. Plummer, President (PBP, Inc., An Oregon Corporation)

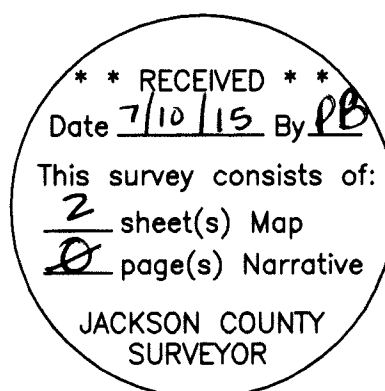
STATE OF OREGON)  
COUNTY OF JACKSON)

Personally appeared before me the above named James D. Plummer, and acknowledge the foregoing instrument to be his voluntary act and deed and it was signed on behalf of PBP, Inc., an Oregon Corporation.

Subscribed and sworn to before me this 6<sup>th</sup> day of July, 20 15.



(SIGN) [Signature]  
(PRINT) Tenielle Joling NOTARY PUBLIC - OREGON  
COMMISSION NO. 469278  
MY COMMISSION EXPIRES JUNE 14, 2016



EASEMENTS SHOWN ON 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. Easements created by Vol. 584, Page 215 D.R. and 80-07722 O.R. appear to pertain to an existing roadway off of Hudspeth Lane near the Westerly boundary, no existing roadway or driveway is located on the subject property.
3. Power line easements created by Vol. 597, Page 202 D.R. and Vol. 254, Page 460 D.R., were not locatable by the descriptions. It was not determined if these easement affect the subject properties, but it doesn't appear to. The power line easement created by Instrument No. 89-06874 O.R. is for a power line on the North side of Hudspeth Lane, not affecting the subject property.
4. Sewer line easements created by Inst. Nos. 80-00452 O.R. is for a 12 foot wide easement granted to the City of Shady Cove for sewer line. No sewer mains or sewer facilities were found on subject property.

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SURVEY FOR: PBB, Inc. 156 Greenway Circle Medford, OR. 97504

DATE: June 29, 2015

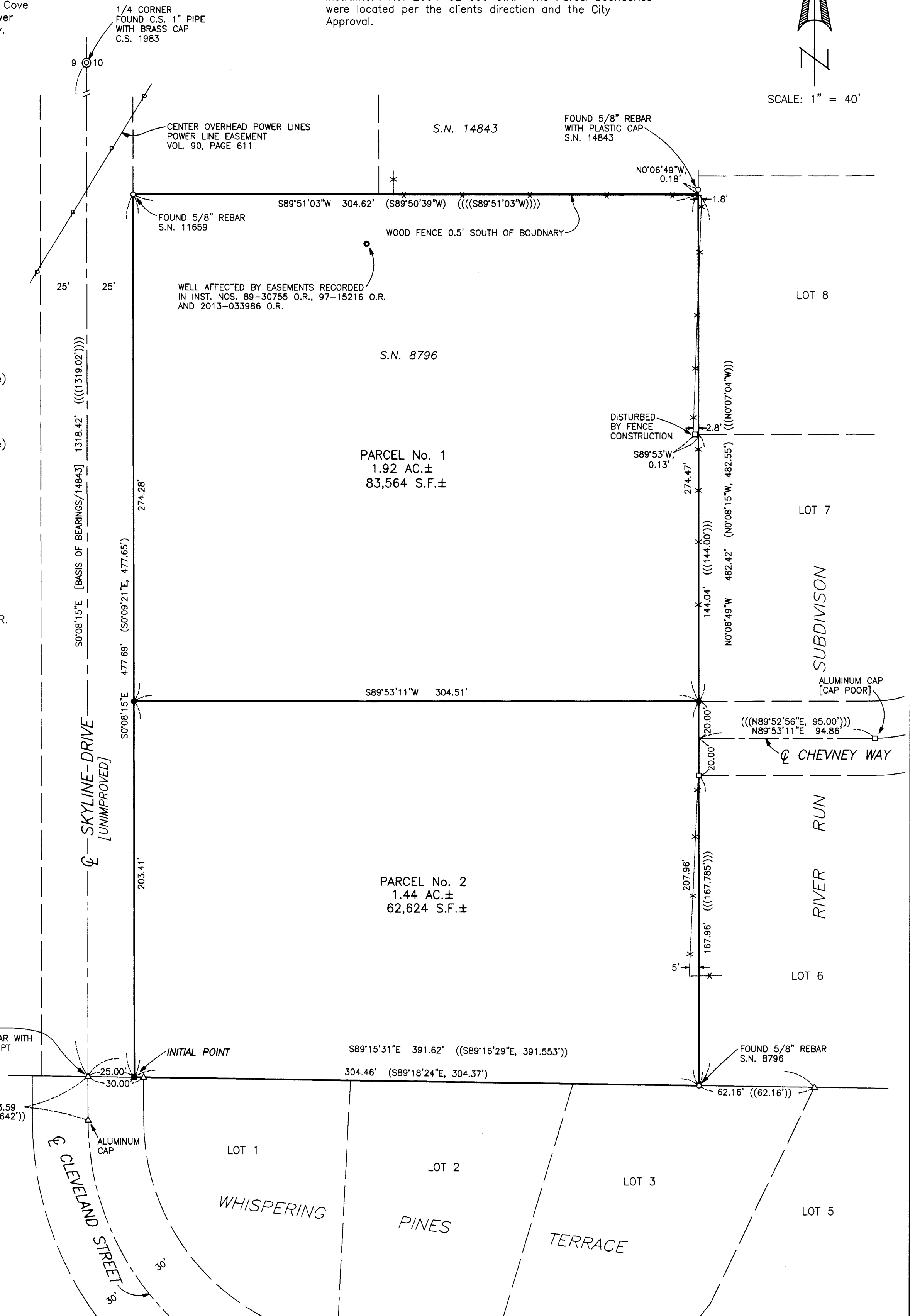
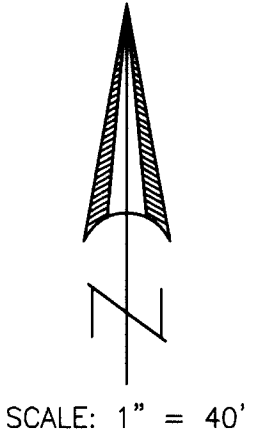
SURVEY BY: Kaiser Surveying 19754 Highway 62 Eagle Point, OR. 97524

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

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

PURPOSE: Partition Survey of property described as Tract D in Instrument No. 2004-024690 O.R.

PROCEDURE: Equipment used to perform survey was a Nikon DTM522 total station. The outside boundary of subject property was determined by information from the Plats of WHISPERING PINES TERRACE and RIVER RUN SUBDIVISION and Filed Survey Nos. 8796, 11659 and 14843 and Instrument No. 2004-024690 O.R. The Parcel boundaries were located per the clients direction and the City Approval.



LEGEND

- = Found 5/8" Rebar with Plastic Cap (Unless noted otherwise) RIVER RUN SUBDIVISION
  - = Found Monument as Indicated
  - △ = Found 5/8" Rebar with Plastic Cap (Unless noted otherwise) WHISPERING PINES TERRACE
  - = 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  
WPT = WHISPERING PINES TERRACE  
RRS = RIVER RUN SUBDIVISION  
( ) = Record/Inst. No. 2004-024690 O.R. and S.N. 11659  
( ( ) ) = Record/WPT  
( ( ( ) ) ) = Record/RRS  
( ( ( ( ) ) ) ) = Record/S.N. 14843  
— P — = Overhead Power Lines

REGISTERED PROFESSIONAL LAND SURVEYOR

Bary D. Kaiser  
OREGON JULY 15, 2003 BARY D. KAISER No. 52923 EXP. 6-30-17

\*\* RECEIVED \*\*  
Date 7/10/15 By PB  
This survey consists of:  
2 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY SURVEYOR