

PARTITION PLAT No. P-40-2016

Located in the N.E. 1/4 of Section 28, T.34S.,R.1W., W.M.,
City of Shady Cove, Jackson County, Oregon

SURVEY FOR:
Idelle Collins
P.O. Box 849
Shady Cove, OR. 97539

DATE:
October 12, 2016

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 the land represented on the attached Partition Plat, the boundaries being described as follows:

Parcel No. 1 of Partition Plat recorded June 18, 2013 as Partition Plat No. P-15-2013 of the "Records of Partition Plats" in Jackson County, Oregon, and Filed as Survey No. 21282 in the Office of the County Surveyor.

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 18th day of October, 20 16. (File No. MIP 14-01)

Attest: Deek Converse
SECRETARY

Examined and approved this 19th day of October, 20 16.

Scott Jan
COUNTY SURVEYOR

*** DECLARATION ***

Known all men by these presents that I, Z. IDELLE COLLINS, am the owner of the lands represented on this Partition Plat and more particularly described in Surveyor's Certificate, and have caused the same to be partitioned into parcels as shown on sheet 2.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 14 DAY, OF Oct., 20 16.

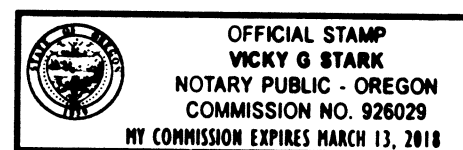
Z. Idelle Collins
Z. IDELLE COLLINS

STATE OF OREGON)
COUNTY OF JACKSON)SS

Personally appeared before me the above named Z. IDELLE COLLINS, and acknowledge the foregoing instrument to be her voluntary act and deed.

Subscribed and sworn to before me this 14 day of Oct., 20 16.

(SIGN) Vicky G. Stark
Vicky G. Stark NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 926029
MY COMMISSION EXPIRES 03-13-2018



All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 21st day of October, 20 16.

Deek Converse, Deputy 10/21/16
ASSESSOR DATE

Patricia Walker-deputy 10-21-16
TAX COLLECTOR DATE

*** RECORDER'S CERTIFICATE ***

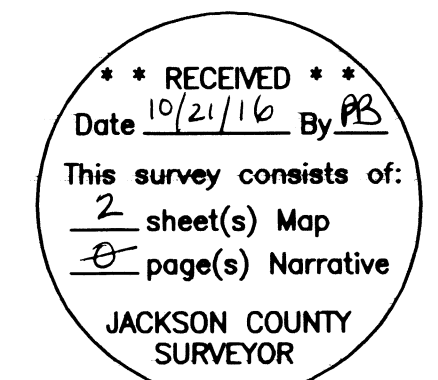
Filed for record, this 21st day of October, 20 16, at 2:44 o'clock P.m., and recorded as Partition Plat No. P-40-2016 of the Records of Partition Plats, in Jackson County, Oregon.

Index Volume 27 Page 40.

Christine D. Walker Josya J. Morgan
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE No. 22099.

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT
Bary D. Kaiser
SURVEYOR



EASEMENTS NOT SHOWN ON ANNEXED MAP

1. Power line easement described in Instrument No. 76-17945 O.R. appears to correspond to power line located on adjacent property lying South of the subject property. Also, power line easement recorded in Instrument No. 97-36690 O.R. does not affect the subject property.
2. Document recorded in Instrument No. 92-33288 O.R. is a warranty deed in which the State of Oregon through its Department of Transportation acquires additional right-of-way and reserves an access off of State Highway No. 62 benefiting subject property.
3. Document recorded in Instrument No. 01-58999 O.R. applies to a well easement affecting subject property. Well is located on adjacent property Easterly of subject property. Location of this well was not determined.
4. Private road maintenance and access agreement, subject to the terms and provisions as stated in Instrument No. 2008-033471 O.R. affects 50-foot wide ingress-egress easement shown hereon in instrument No. 2005-066643 O.R.
5. Non-exclusive easement for road purposes recorded in Instrument No. 76-22768 O.R. does not affect the subject property, easement is for a roadway lying Southerly of the subject property.
6. Easement and maintenance agreement for road purposes recorded in Instrument No. 93-18676A O.R. does not affect the subject property, easement is for a roadway lying Southerly of the subject property.
7. The subject property could be subject to deed declaration recorded in Instrument No. 2009-012069 O.R., which is a deed declaration for no sewer or potable water.
8. The subject property is subject to Covenants, Conditions and Restriction as stated in Instrument No. 2016-015462 O.R..

PARTITION PLAT No. P-40-2016

Located in the N.E. 1/4 of Section 28, T.34S.,R.1W., W.M., City of Shady Cove, Jackson County, Oregon

SURVEY FOR:
Idelle Collins
P.O. Box 849
Shady Cove, OR. 97539

DATE:
October 12, 2016

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

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

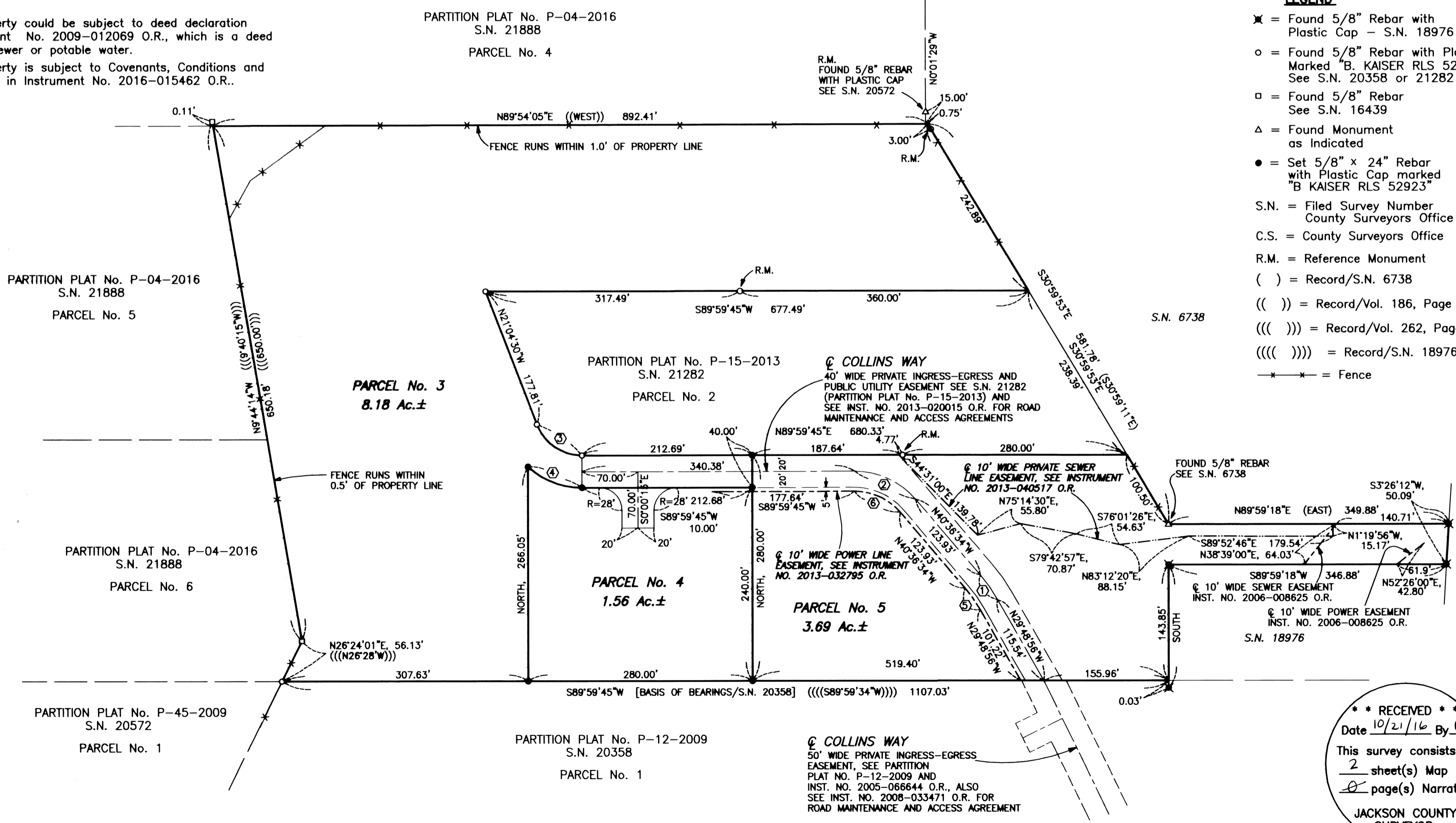
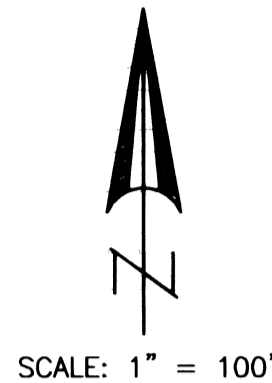
PURPOSE: Partition Survey of Parcel No. 1 of Partition Plat No. P-15-2013, shown on Filed Survey No. 21282.
PROCEDURE: Existing property lines were located from deed documents and information from Filed Survey Nos. 21282, 20358, 18976, 16439 and 6738. The The New Partition Boundaries were located per the clients direction and the City of Shady Cove Approval.

CURVE DATA

Δ	R	L	LC
① 10°47'38"	200.00'	37.68'	N35°12'45"W, 37.62'
② 49°23'41"	100.00'	86.21'	N65°18'25"W, 83.565'
③ 68°55'45"	60.00'	72.183'	N55°32'23"W, 67.908'
④ 42°18'36"	100.00'	73.845'	S68°50'57"E, 72.18'
⑤ 10°47'38"	175.00'	32.97'	N35°12'45"W, 32.92'
⑥ 49°23'41"	75.00'	64.66'	N65°18'25"W, 62.67'

REGISTERED PROFESSIONAL LAND SURVEYOR

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



LEGEND

- ✕ = Found 5/8" Rebar with Plastic Cap - S.N. 18976
- = Found 5/8" Rebar with Plastic Cap Marked "B. KAISER RLS 52923" See S.N. 20358 or 21282
- = Found 5/8" Rebar See S.N. 16439
- Δ = Found Monument as Indicated
- = Set 5/8" x 24" Rebar with Plastic Cap marked "B KAISER RLS 52923"
- S.N. = Filed Survey Number County Surveyors Office
- C.S. = County Surveyors Office
- R.M. = Reference Monument
- () = Record/S.N. 6738
- (()) = Record/Vol. 186, Page 120 D.R.
- ((())) = Record/Vol. 262, Page 53 D.R.
- (((())) = Record/S.N. 18976
- * - * - = Fence

CRATER LAKE HWY. [STATE HWY. No. 62]

** RECEIVED **
Date 10/21/16 By PB
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR