

PARTITION PLAT No. P-01-2018
Located in the S.W. 1/4 of Section 10, T.34S., R.1W., W.M.,
City of Shady Cove, Jackson County, Oregon

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

SURVEY FOR:
Robert Kolodny
14914 Rancho Real
Del Mar, CA. 92014

DATE:
August 24, 2017

SURVEY BY:
Kaiser Surveying
P.O. Box 1046
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 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 the Section corner common to Sections 9, 10, 15 and 16 in Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; Thence along the Westerly boundary of said Section 10, North 0° 08' 46" West, 888.09 feet (record = North 0° 09' 30" West, 888.40 feet); Thence to and along the centerline of Cleveland Street, South 89° 21' 25" East, 1666.88 feet (record = South 89° 22' 10" East, 1666.99 feet) to a 1 1/2" iron pipe found set; Thence leaving said street line along the centerline of Erickson Avenue, North 0° 38' 48" East (record = North 0° 37' 50" East), 30.00 feet; Thence leaving said Avenue line, North 89° 21' 25" West (record = North 89° 22' 01" West), 30.00 feet to a 5/8" iron pin found set for the Southeasterly corner of Parcel No. 1 of Partition Plat recorded December 20, 1990 as Partition Plat No. P-153-1990 of "The Records of Partition Plats" in said County and filed as Survey No. 12330 in the Office of the County Surveyor, also being on the Westerly right-of-way of said Erickson Avenue; Thence along said Avenue line, North 0° 38' 48" East, 199.96 feet (record = North 0° 37' 50" East, 200.00 feet) to a 5/8" rebar with plastic cap found set for the Northeast corner of Parcel No. 2 of said Partition Plat, also being the Southeast corner of tract described in Instrument No. 2004-000556 of the Official Records of said County for the INITIAL POINT OF BEGINNING; Thence continuing along said Avenue line, North 0° 38' 48" East (record = North 0° 37' 50" East), 99.52 feet to a 5/8" rebar with plastic cap set for the Northeast corner of said tract; Thence North 89° 17' 09" West, 217.72 feet (record = North 89° 18' 24" West, 217.80 feet) to a 5/8" rebar found set for the Northwest corner of said tract; Thence South 0° 39' 00" West (record = South 0° 37' 50" West), 99.79 feet to a 5/8" rebar found set for the Southwest corner of said tract; Thence South 89° 21' 25" East, 217.73 feet (record = North 89° 27' 10" East, 217.80 feet) to THE INITIAL POINT OF BEGINNING.

Bary D Kaiser
SURVEYOR

*** DECLARATION ***

Known all men by these presents, that ROBERT J. KOLODNY and MARTHA J. DUDENHOEFFER, as Co-Trustees of the Kolodny/Dudenhoeffer Trust, Revocable Trust Agreement, Trust Agreement dated May 25, 1993, are the owners of the lands represented on this Partition Plat and more particularly described in the Surveyor's Certificate, and have caused the same to be partitioned into parcels as shown on Sheet 2 of this Partition Plat.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 12th DAY, OF October, 20 17.

Robert J. Kolodny
ROBERT J. KOLODNY, Trustee

Martha J. Dudenhoeffer
MARTHA J. DUDENHOEFFER, Trustee

STATE OF OREGON)
COUNTY OF JACKSON)_{ss}

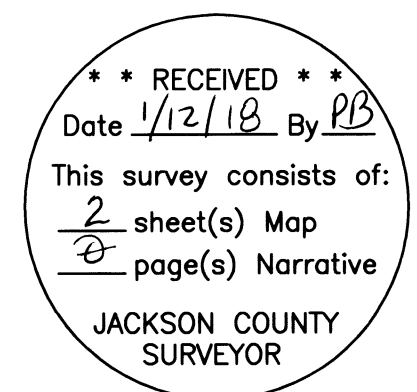
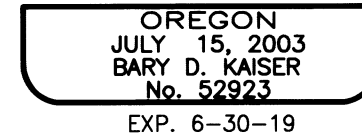
Personally appeared before me the above named ROBERT J. KOLODNY and MARTHA J. DUDENHOEFFER, and acknowledge the foregoing instrument to be their voluntary act and deed as Co-Trustees of the Kolodny/Dudenhoeffer Trust, Revocable Trust Agreement, Trust Agreement dated May 25, 1993.

Subscribed and sworn to before me this 12th day of October, 20 17.

(SIGN) K. Mayberry-Bradley
K. Mayberry-Bradley NOTARY PUBLIC - CALIFORNIA
(PRINT)
COMMISSION NO. 2059389
MY COMMISSION EXPIRES 2/28/2018



Bary D Kaiser



*** 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 24th day of October, 20 17. (File Nos. MIP 17-01)

Dick Conner
CITY OF SHADY COVE

Examined and approved this 3rd day of November, 20 17.

Scott J...
COUNTY SURVEYOR

Examined and approved as required by O.R.S. 92.100 this 22 day of December, 2017.

Adly Thompson, agent 12/22/2017
ASSESSOR DATE

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 12th day of January, 20 18.

Amara, Deputy 1/12/18
TAX COLLECTOR DATE

*** RECORDER'S CERTIFICATE ***

Filed for record, this 12th day of January, 20 18, at 3:07 o'clock P m, and recorded as Partition Plat No. P-01-2018 of the Records of Partition Plats in Jackson County, Oregon.

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BY: Christine Walker Kathy Barowcliff
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 22454

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

Bary D Kaiser
SURVEYOR

PARTITION PLAT No. P-01-2018

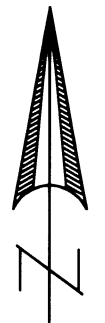
Located in the S.W. 1/4 of Section 10, T.34S., R.1W., W.M.,
City of Shady Cove, Jackson County, Oregon

SURVEY FOR:
Robert Kolodny
14914 Rancho Real
Del Mar, CA. 92014

DATE:
August 24, 2017

SURVEY BY:
Kaiser Surveying
P.O. Box 1046
Eagle Point, OR. 97524

**** RECEIVED ****
Date 1/12/18 By PK
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR



SCALE: 1" = 30'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bary D Kaiser

OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923

EXP. 6-30-19

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

PURPOSE: Partition Survey of Tract described in Instrument No. 2004-000556 O.R..

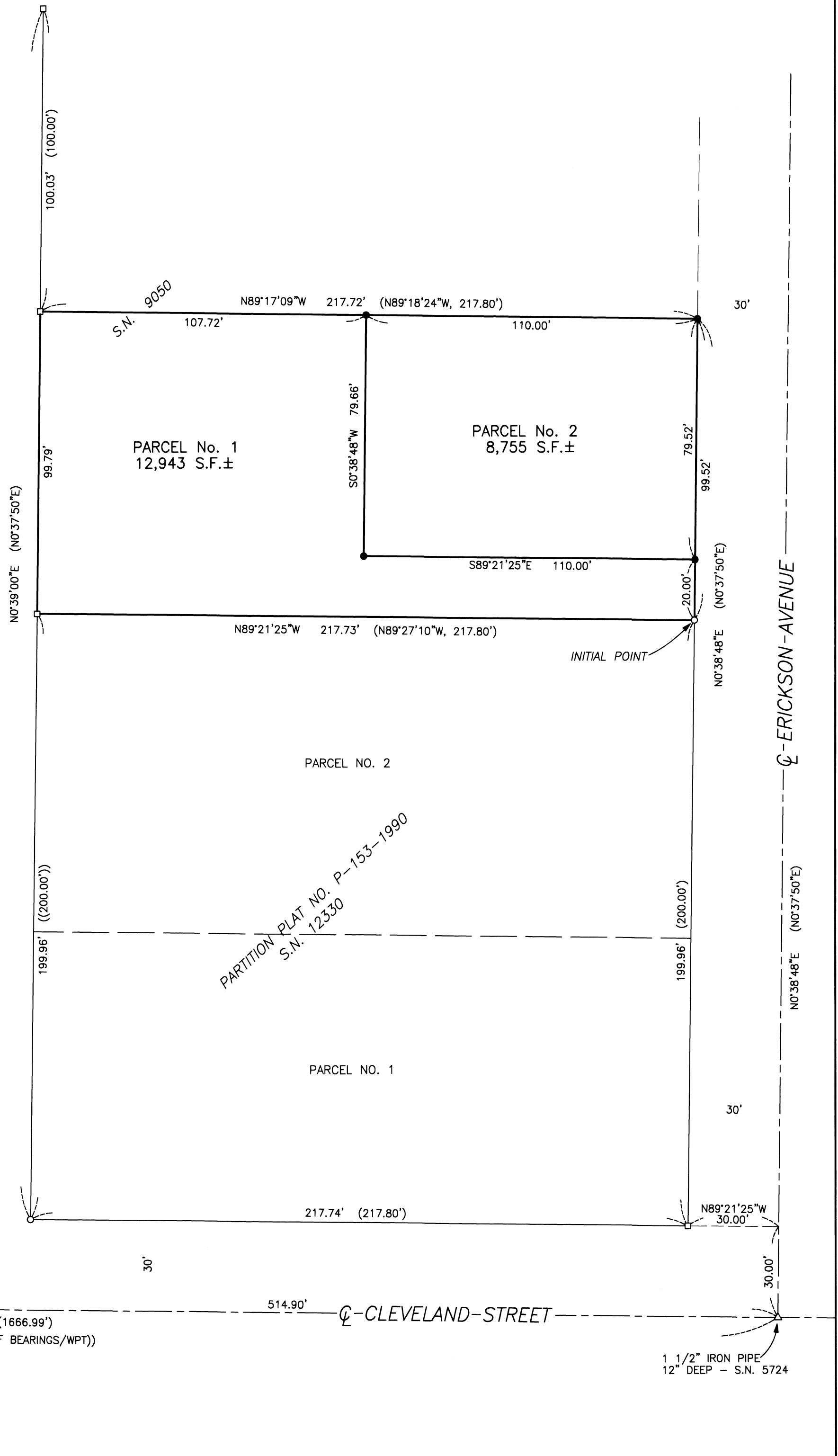
PROCEDURE: Equipment used to perform survey was a Nikon DTM522 total station. The outside boundary of the subject property was located from deed documents and information from Filed Survey Nos. 9050, 12330 and 20698. It appears that the bearing on the Southerly boundary of Parcel No. 2 as shown on said Filed Survey No. 9050 and deed document 2004-000556 O.R. should be S89°22'10"E instead of S89°27'10"E as shown. The New Partition Boundaries were located per the clients direction and the City Approval.

EASEMENTS SHOWN ON A 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. Power line easements described in Vol. 254, Page 460 D.R., and Inst. No. 73-12918 O. R. could not be located from the easement document. No overhead Power lines were found crossing subject property.

LEGEND

- = Found 5/8" Rebar with Plastic Cap - S.N. 12330
- △ = Found Monument as Indicated
- = Found 5/8" Iron Pin S.N. 9050
- = Set 5/8" x 24" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
- S.N. = Filed Survey Number County Surveyors Office
- WPT = WHISPERING PINES TERRACE
- () = Record/S.N. 9050 & Instrument No. 2004-000556 O.R.
- (()) = Record/WHISPERING PINES TERRACE



SOUTH 1/16 CORNER
5/8" REBAR WITH PLASTIC CAP
WHISPERING PINES TERRACE

FOUND 5/8" REBAR WITH
ALUMINUM CAP - SHADY
MEADOWS TRACT - UNIT NO. 1

SECTION CORNER
BRASS DISC IN CONCRETE
C.S. 1971
DESTROYED BY WATER LINE CONSTRUCTION

1 1/2" IRON PIPE
12" DEEP - S.N. 5724