

Hudspeth Lane

Partition Plat P-19-2018

Located:
T34S, R1W, NE1/4, SE 1/4 Section 9, W.M.
City of Shady Cove, Jackson County, Oregon

RECEIVED
DATE 6/29/18 BY DB
This survey consists of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

SURVEY NARRATIVE:

PURPOSE:
The purpose of this survey is to partition that property described in Instrument No. 2015-38264 Jackson County Official Records into three parcels as directed by my client and depicted hereon.

PROCEDURE:
Utilizing the boundary established per filed survey no. 15745 and the found monuments set there on, of which fit well with their respective record positions. The southwest corner was found and held per filed survey no. 12684.

Monuments were set at the new parcel corners as depicted.

Survey completed in May, 2018
Equipment used: Trimble S6 fully robotic Total Station

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that Thomas F. Winter is the owner in fee simple of the land described in the Surveyor's Certificate shown hereon and has caused the same to be divided into 3 parcels. All boundary lines are plainly set forth and this map is a correct representation of the partition and survey, and does hereby dedicate the private access and private utility easement over Parcel 1 for the benefit of Parcel 2 and Parcel 3, as depicted on this map.

Thomas F. Winter
Thomas F. Winter, Owner

CONSENT TO PARTITION

Ernest John Killinger, Jr and Marilyn Delight Killinger, as contract buyers of the property described in Instrument No. 2015-038264 of the Official Records of Jackson County, Oregon do hereby consent to the terms of this land division.
Ernest John Killinger, Jr.
Marilyn Delight Killinger

ACKNOWLEDGEMENT

State of Oregon }
County of Jackson } S.S.
This certifies that on this 28th day of June, 2018, that before me a Notary Public, personally appeared Ernest John Killinger, Jr. and Marilyn Delight Killinger acknowledged the foregoing instrument to be their voluntary act and deed.

[Signature]
Notary Signature
953 235
Commission No.

ACKNOWLEDGEMENTS

State of Oregon }
County of Jackson } S.S.
This certifies that on this 22nd day of JUNE, 2018, that before me, a Notary Public, personally appeared Thomas F. Winter acknowledged the foregoing instrument to be his voluntary act and deed.

Bonnie Kendall Gilmore
Notary Signature
9-15-2020
Commission No. (see attached acknowledgment)

SURVEYOR'S CERTIFICATE

I, John R. Pariani, a registered Professional Land Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me and marked with the proper monuments as provided by law. The parcels of land shown hereon the Partition Plat are a correct representation of the same. The following is an accurate description of the parent parcel, as set forth hereon:

Commencing at a 5/8" rebar located at the Northwesterly Corner of Parcel 3, Partition Plat P-104-1991, and recorded on October 9, 1991 as filed survey 12684, Jackson County Surveyor's office; thence along the West boundary of the East 1/2 of the NE quarter of the SE quarter of Section 9, Township 34 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; South 00°12'40" East, 154.086 feet to a 5/8" rebar, said point also being the True Point of Beginning; thence South 89°55'47" East, 163.54 feet to a 5/8" rebar; thence North 84°47'06" East, 40.153 feet to a 5/8" rebar, said point also being the southwesterly corner of Parcel 1 of said Plat; thence North 83°27'53" East, 129.401 feet ((North 83°30' East, 129.49 feet)) to a 5/8" rebar, said point also being the southeasterly corner of Parcel 1 of said Plat; thence South 00°12'00" East, 541.42 feet ((South 00°10'50" East, 541.29 feet)) to the southeasterly corner of Parcel 3 of said Plat, also being on the south line of the Northeast Quarter of the Southeast Quarter of said Section 9, (a 3/4" pipe with odd cap bears South 57°41'35" East, 0.08 feet); thence North 89°55'47" West, 332.05 feet ((North 89°56'23" West, 331.93 feet)) to a 5/8" rebar located at the southwesterly corner of said Parcel 3, also being the southwest corner of the East 1/2, Northeast Quarter of the Southeast Quarter of said Section 9; thence along the West boundary of said East 1/2, North 00°12'40" West, 522.84 feet to the true point of beginning.

John R. Pariani
John R. Pariani, PLS

APPROVALS

Approved this 28th day of June, 2018.

Scott Se
Jackson County Surveyor

Approved this 28th day of June, 2018.

Debbi Senmain, Planning Technician
City of Shady Cove
File No. MIP 18-01

All taxes, fees, assessments and other charges as required by Oregon Revised Statute 92.095 have been paid, as of 6/29/18

SBarna, Agent
Jackson County Assessor
Date 6/29/2018

Amara Dandy
Jackson County Tax Collector
Date 6/29/18

RECORDER'S CERTIFICATE:

Filed for record this 28th day of June, 2018, at 9:50 A.M., and recorded in Volume 29 of Plats on page 19 of the Records of Jackson County, Oregon

By: Christine D. Walker County Clerk
Naidin L. Foote Deputy

22574

I certify that this is an exact copy of the original plat.
John R. Pariani
John R. Pariani, PLS

Pariani Land Surveying

10558 Crater Lake Hwy, Suite B-1
Eagle Point, Oregon
541-890-1131

Date: June 15, 2018 Scale: 1" = 50' Job No.: 2016-292 Sheet: 1 of 1

Easements per Title Report:
Vol. 584, Pg. 215-Not Specific
Vol. 597, Pg. 202-Not Specific
Inst. No. 90-30232-Shown
Inst. No. 97-29212-Ambiguous Location
Inst. No. 93-34848-Does not Affect

Survey For:
Ernie/Marilyn Killinger
Hudspeth Lane
Shady Cove, OR 97539

Survey By:
Pariani Land Surveying
10558 Hwy 62, Suite B-1
Eagle Point, OR 97524

Basis of Bearing:
Filed Survey 15745

T34S, R1W, S09da, TL 702

