

PARTITION PLAT No. P-28-2019

Located in the S.E. 1/4 of Section 16, 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:
Bradley West and Kerry Kingsbury
110 Walnut Lane
Shady Cove, OR. 97539

DATE:
June 7, 2019

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 a 5/8" rebar with plastic cap found set for the Northwesterly corner of Parcel No. 1 of Partition Plat recorded July 22, 2005 as Partition Plat No. P-48-2005 of the "Records of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 18825 in the Office of the County Survey; Thence along the Northerly boundary of said Parcel No. 1, North 89° 43' 08" East, 13.94 feet to a 5/8" rebar with plastic cap set for the Southeasterly corner of tract described in Instrument No. 97-48270 of the Official Records of said County for THE INITIAL POINT OF BEGINNING; Thence along the Northeasterly boundary of said tract, North 42° 42' 42" West, 26.31 feet to intersect the Easterly right-of-way line of Walnut Lane at a 5/8" rebar with plastic cap set for the most Northerly corner of said tract; Thence along the Easterly right-of-way line of Walnut Lane as follows: 99.105 feet along the arc of a 220.00 foot radius curve to the left (long chord bears North 26° 51' 39" West, 98.27 feet) to a 5/8" rebar with plastic cap set; Thence North 39° 45' 58" West, 140.815 feet (record = North 39° 46' 45" West, 140.87 feet) to a 5/8" rebar found set; Thence 4.22 feet along the arc of a 820.00 foot radius curve to the left (long chord bears North 39° 54' 49" West, 4.22 feet); Thence leaving said Lane line along the Northerly boundary of tract described in Instrument No. 2016-037597 of the Official Records of said County, North 86° 30' 17" East, 191.30 feet (record = North 86° 28' 58" East, 191.73 feet) to an angle point; Thence continuing along said boundary, South 0° 01' 21" West, 26.62 feet (record = 26.57 feet) to a 5/8" rebar with plastic cap found set for an angle point; Thence South 85° 51' 23" East, 236.11 feet (record = South 85° 51' 32" East, 235.36 feet) to intersect the Westerly right-of-way line of Rogue River Drive, at the Northeast corner of said tract; Thence along said Drive line, South 1° 48' 10" East, 177.41 feet to a 5/8" rebar with plastic cap set for an angle point; Thence continuing along said Drive line, South 23° 12' 20" West, 8.51 feet to a 5/8" rebar with plastic cap found set for the Northeast corner of said Parcel No. 1, also being the Southeast corner of said tract; Thence leaving said Drive line along the Northerly boundary of said Parcel No. 1, South 89° 43' 08" West, 274.23 feet to THE INITIAL POINT OF BEGINNING.

Bary D Kaiser
SURVEYOR

*** DECLARATION ***

Known all men by these presents, that KERRY N. KINGSBURY AND BRADLEY S. WEST, as tenants by the entirety, 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 12 DAY, OF June, 20 19.

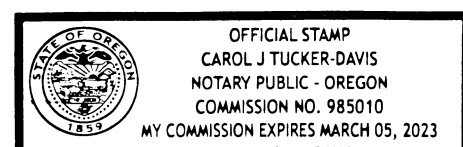
Kerry N Kingsbury
KERRY N. KINGSBURY

Bradley S West
BRADLEY S. WEST

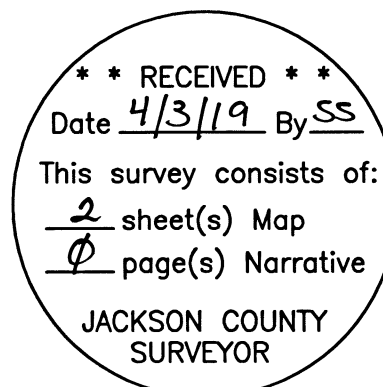
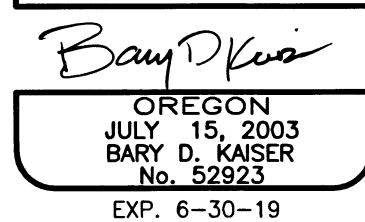
STATE OF OREGON)
COUNTY OF JACKSON)^{ss}

Personally appeared before me the above named KERRY N. KINGSBURY and BRADLEY S. WEST, and acknowledge the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 12 day of June, 20 19.



(SIGN) Carol J Tucker-Davis
Carol J Tucker-Davis NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 985010
MY COMMISSION EXPIRES March 05 2023



*** 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 June, 20 19. (File Nos. MIP 19-01)

Peggy Nolan
CITY OF SHADY COVE

Examined and approved this 2nd day of July, 20 19.

Scott Jensen
COUNTY SURVEYOR

Examined and approved as required by O.R.S. 92.100 this 3rd day of July, 2019.

Orlinda Thompson, agent 7/3/2019
ASSESSOR DATE

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 3rd day of July, 20 19.

CRohr, Deputy 7/3/19
TAX COLLECTOR DATE

*** RECORDER'S CERTIFICATE ***

Filed for record, this 3rd day of July, 20 19, at 2:49 o'clock P m, and recorded as Partition Plat No. P-28-2019 of the Records of Partition Plats in Jackson County, Oregon.

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BY: Christine D. Walker Jean Shungo
COUNTY CLERK DEPUTY

22855

COUNTY SURVEYOR FILE NO. _____

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SURVEY FOR: Bradley West and Kerry Kingsbury
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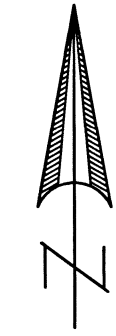
DATE: June 7, 2019

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

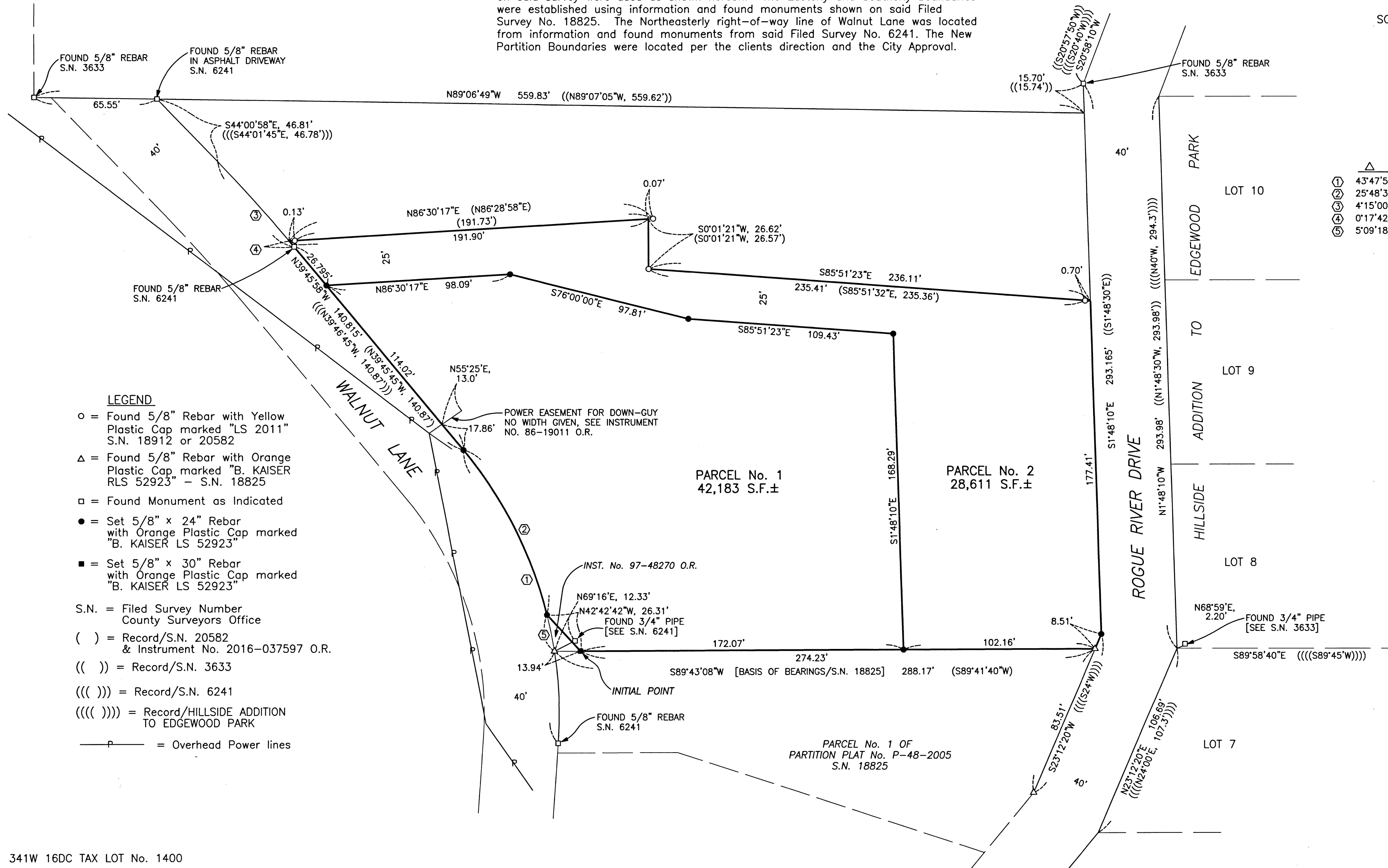
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: Partition Survey of Tract described in Instrument No. 2016-037597 O.R. excepting that tract described in Instrument No. 97-48270 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 along with information and found monuments as shown on Filed Survey No. 20582, 18825, 3633, 6241, 5901 and the plat of HILLSIDE ADDITION TO EDGEWOOD PARK. Filed Survey No. 20582 was a property line adjustment survey in which the boundaries of the subject property were surveyed establishing the boundaries to its current configuration but failed to exclude that property described in Instrument No. 97-48270 O.R.. Monuments set on the Northerly boundary of the subject property on said survey were used as shown hereon. The Easterly and Southerly boundaries were established using information and found monuments shown on said Filed Survey No. 18825. The Northeasterly right-of-way line of Walnut Lane was located from information and found monuments from said Filed Survey No. 6241. The New Partition Boundaries were located per the clients direction and the City Approval.



SCALE: 1" = 40'



CURVE DATA				
	Δ	R	L	LC
①	43°47'55"	220.00'	168.175'	S17°52'00"E, 164.11'
②	25°48'38"	220.00'	99.105'	N26°51'39"W, 98.27'
③	4°15'00"	820.00'	60.825'	S41°53'28"E, 60.81'
④	0°17'42"	820.00'	4.22'	N39°54'49"W, 4.22'
⑤	5°09'18"	220.00'	19.795'	S11°22'41"E, 19.79'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bary D. Kaiser
OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-19

** RECEIVED **
Date 4/3/19 By SS
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR