

PARTITION PLAT No. P-32-2021

Located in the N.W. 1/4 of Section 21, 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:  
Gary and Robin Weathers  
P.O. Box 1269  
Shady Cove, OR. 97539

DATE:  
September 29, 2021

SURVEY BY:  
Kaiser Surveying  
2178 Butte Falls Highway  
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:

Beginning at a 5/8" rebar with plastic cap found set for the Northwesterly corner of Parcel No. 2 of Partition Plat recorded October 17, 1990 as Partition Plat No. P-113-1990 of the "Records of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 12241 in the Office of the County Survey for THE INITIAL POINT OF BEGINNING; Thence South 89° 58' 28" East, 931.03 feet (record = South 89° 58' 24" East, 930.93 feet) to a lead with tack found set for the Northeasterly corner of said Parcel No. 2; Thence along the Easterly boundary of said Parcel No. 2, South 0° 00' 27" East (record = South 0° 01' 12" East), 289.70 feet to a 5/8" rebar with plastic cap found set for the Southeasterly corner of tract described in Instrument No. 2018-000063 of the Official Records of said County; Thence leaving said Parcel No. 2 boundary, North 89° 59' 15" West, 633.23 feet to a 5/8" rebar with plastic cap found set for the an angle point in the Southerly boundary of said tract; Thence South 11° 43' 00" West, 147.11 feet to a 5/8" rebar with plastic cap found set for the most Southerly Southeast corner of said tract; Thence North 89° 59' 15" West, 92.55 feet to intersect the Easterly right-of-way line of Bond Road at a 5/8" rebar with plastic cap found set for the Southwesterly corner of said tract; Thence along the said Easterly Road line as follows: 66.725 feet along the arc of a 325.00 foot radius curve to the right (long chord bears North 22° 32' 54" West, 66.61 feet); Thence North 16° 40' 00" West, 197.75 feet to a 5/8" rebar with plastic cap found set; Thence 152.825 feet along the arc of a 535.00 foot radius curve to the left (long chord bears North 24° 51' 00" West, 152.305 feet) to a 5/8" rebar found set Thence North 33° 02' 00" West, 53.49 feet (record = 53.505 feet) to THE INITIAL POINT OF BEGINNING.

Bary D Kaiser  
SURVEYOR

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

Known all men by these presents, that GARY E. WEATHERS and ROBIN L. WEATHERS, 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, and we do hereby dedicate to the public for public use the public utility easement (PUE) as shown on Sheet 2.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 12 DAY, OF OCTOBER, 2021.

Robin L. Weathers  
ROBIN L. WEATHERS

Gary E. Weathers  
GARY E. WEATHERS

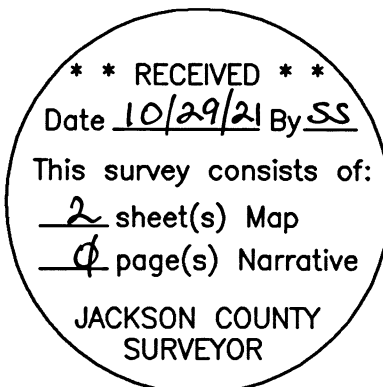
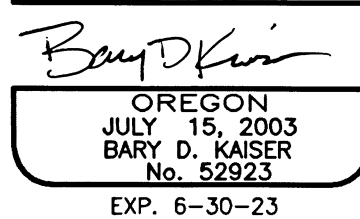
STATE OF OREGON )  
COUNTY OF JACKSON )ss

Personally appeared before me the above named GARY E. WEATHERS and ROBIN L. WEATHERS, and acknowledge the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 12th day of October, 2021.



(SIGN) Brittany M. Forbes  
(PRINT) Brittany Forbes NOTARY PUBLIC - OREGON  
COMMISSION NO. 999109  
MY COMMISSION EXPIRES April 14, 2024



\*\*\* 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 20th day of October, 2021. (File No. MIP 19-04)

Debby Germain  
CITY OF SHADY COVE

Examined and approved this 21 day of October, 2021.

Scottie  
COUNTY SURVEYOR

Examined and approved as required by O.R.S. 92.100 this 20th day of October, 2021.

Colly Thompson, agent  
ASSESSOR

10/29/2021  
DATE

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 21 day of October, 2021.

Man Meidt  
TAX COLLECTOR

10/22/21  
DATE

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

Filed for record, this 29th day of October, 2021, at 1:27 O'clock P. m, and recorded as Partition Plat No. P-32-2021 of the Records of Partition Plats in Jackson County, Oregon.

Index Volume 32 Page 32

BY: Christine D. Walker  
COUNTY CLERK

Sonya J. Morgan  
DEPUTY

COUNTY SURVEYOR FILE NO. 23476

PARTITION PLAT No. P-32-2021

Located in the N.W. 1/4 of Section 21, 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

EASEMENTS

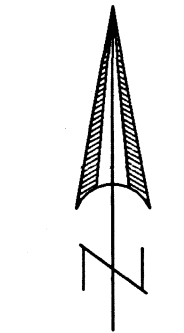
1. Current Title Report indicates subject property being within the Sams Valley Irrigation District, see Instrument No. 80-10053 O.R..
2. Power line easements indicated on a current title report are as follows: Vol. 370, Page 452 D.R., Vol. 397, Page 393 D.R. and Vol. 526, Page 237 D.R.. These easement are 20 feet wide 10 feet on each side of the pole and wire line. From the easement document, it could not be determined if the power lines shown correspond to these easements.
3. Document recorded in Instrument No. 98-08126 O.R. refers to a deferred improvement agreement to property partition under City of Shady Cove Application No. MIP97-04, said application affects a portion of Parcel Nos. 1 and 3 of the property being partition hereon.
4. Document recorded in Instrument No. 2021-039455 O.R. refers to a deferred improvement agreement between the City of Shady Cove and the property being partitioned hereon. Said deferred improvement is for future improvement of Bond Road.

SURVEY FOR:  
Gary and Robin Weathers  
P.O. Box 1269  
Shady Cove, OR. 97539

DATE:  
September 29, 2021

SURVEY BY:  
Kaiser Surveying  
2178 Butte Falls Highway  
Eagle Point, OR. 97524

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Bary D. Kaiser*  
OREGON  
JULY 15, 2003  
BARY D. KAISER  
No. 52923  
EXP. 6-30-23



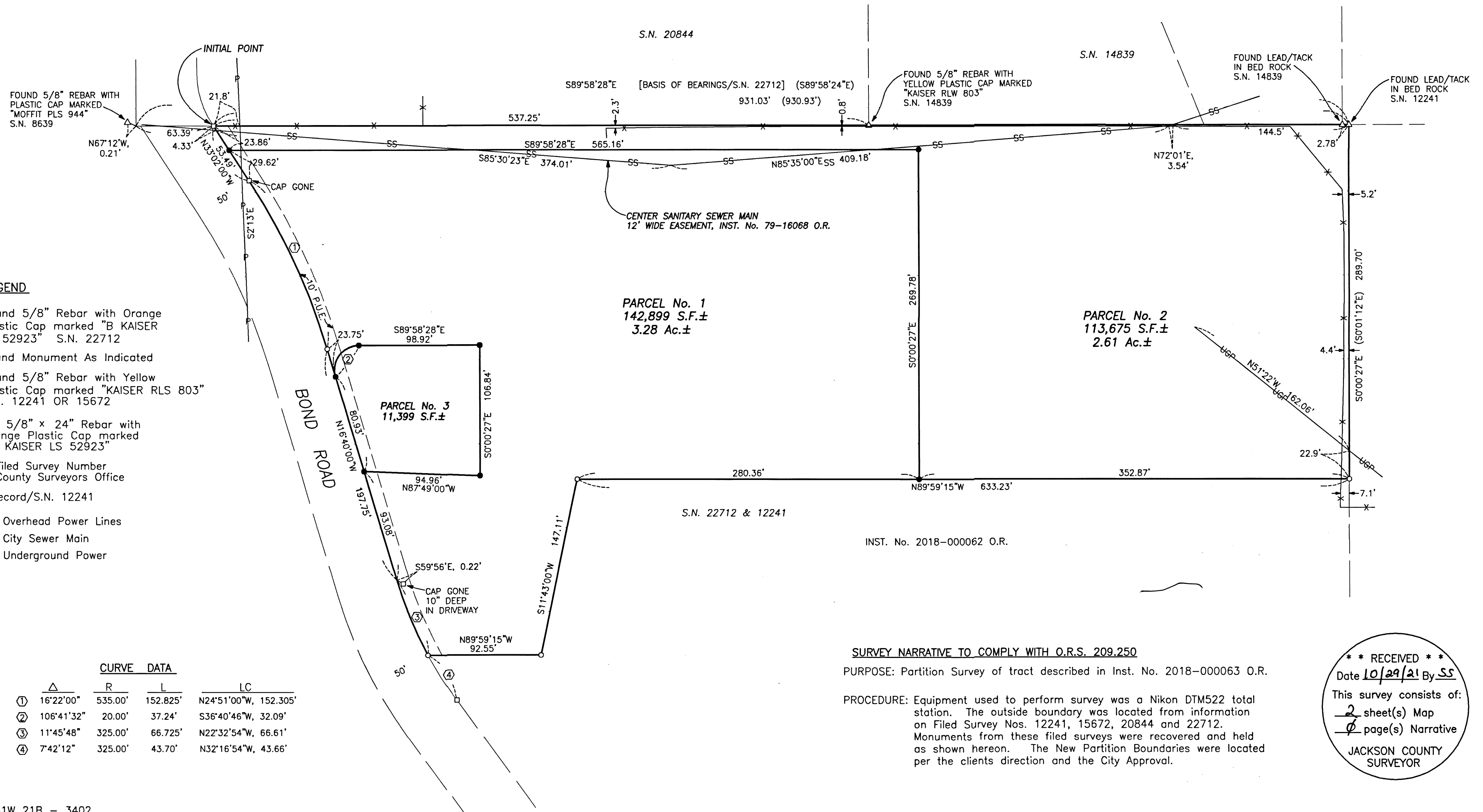
SCALE: 1" = 60'

LEGEND

- = Found 5/8" Rebar with Orange Plastic Cap marked "B KAISER LS 52923" S.N. 22712
- △ = Found Monument As Indicated
- = Found 5/8" Rebar with Yellow Plastic Cap marked "KAISER RLS 803" S.N. 12241 OR 15672
- = Set 5/8" x 24" Rebar with Orange Plastic Cap marked "B. KAISER LS 52923"
- S.N. = Filed Survey Number County Surveyors Office
- ( ) = Record/S.N. 12241
- P— = Overhead Power Lines
- SS— = City Sewer Main
- UGP— = Underground Power

CURVE DATA

①	△	R	L	LC
①	16°22'00"	535.00'	152.825'	N24°51'00"W, 152.305'
②	106°41'32"	20.00'	37.24'	S36°40'46"W, 32.09'
③	11°45'48"	325.00'	66.725'	N22°32'54"W, 66.61'
④	7°42'12"	325.00'	43.70'	N32°16'54"W, 43.66'



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

PURPOSE: Partition Survey of tract described in Inst. No. 2018-000063 O.R.

PROCEDURE: Equipment used to perform survey was a Nikon DTM522 total station. The outside boundary was located from information on Filed Survey Nos. 12241, 15672, 20844 and 22712. Monuments from these filed surveys were recovered and held as shown hereon. The New Partition Boundaries were located per the clients direction and the City Approval.

\*\* RECEIVED \*\*  
Date 10/29/21 By SS  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR