

SURVEYOR'S CERTIFICATE:

I, John R. Pariani, a duly 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 attached Partition Plat, said Plat being a correct representation of the same, and the following is an accurate description of the parent tract of land set forth hereon:

Commencing at the Quarter Section Corner on the West line of Section 15, Township 34 South, Range 1 West, W.M., Jackson County, Oregon and running thence North 00°01'00" East, D=North, along the Section line, 1960.18 feet, D=1960.07 feet (which point is D=638 feet North of the Southwest Corner of the Northwest Quarter of the Northwest Quarter of said Section 15); thence East, 514.29 feet, D=East, 514.29 feet to the True Point of Beginning thence continuing East, 100.00 feet, D=East, 100 feet, thence South 00°00'04" East, 151.52 feet, D=South, 151.50 feet; thence South 89°59'45" West, 100.00 feet, D=West, 100 feet; thence North 00°00'04" West, 151.53 feet, D=North, 151.50 feet to the True Point of Beginning.

John R. Pariani
John R. Pariani, PLS

DECLARATION:

KNOWALL MEN BY THESE PRESENTS, that Kirk A. Mickelsen and Elizabeth K. Mickelsen 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 this Partition Plat.

In witness whereof, I have set our hand and seal this 31 day of January, 2022.

Kirk A. Mickelsen
Kirk A. Mickelsen, Owner

Elizabeth K. Mickelsen
Elizabeth K. Mickelsen, Owner

State of Oregon)
)S.S.
County of Jackson)

This certifies that on this 31 day of JANUARY, 2022, that before me, a Notary Public, personally appeared Kirk A. Mickelsen and Elizabeth K. Mickelsen and acknowledged the foregoing instrument to be their voluntary act and deed.

Mason A. Brauner
Notary Signature
MASON A. BRAUNER
Notary Public - Oregon

988015
Commission No.
MY 30, 2023
My Commission Expires

APPROVALS:

I certify that, pursuant to the authority granted by the City of Shady Cove, that this Partition Plat is hereby approved by Administrative Review.

Dated this 1st day of February, 2022. (City of Shady Cove File #P-21-01)

Anna Noh
City of Shady Cove

Examined and approved this 1 day of _____, 2022.

Scott J. J...
Jackson County Surveyor

Examined and approved as required by ORS 92.100 this 3 day of February, 2022.

AGENT
Assessor, Department of Assessment

9 FEBRUARY, 2022

All taxes, fees, assessments or other charges as required by ORS 92.095 have been paid in full as of the 9th day of February, 2022.

M. Mitt
Tax Collector

2/9/22
Date

RECORDER'S CERTIFICATE:

Filed for record this 9th day of FEBRUARY, 2022 at 10:03 A M., and recorded as Partition Plat No. P-06-2022 of the Records of Partition Plats in Jackson County, Oregon.

Index Volume 33, Page 06
By: *Christine D Walker*
County Clerk

Heather Simpson
Deputy

County Surveyor File No. 23572

341W15bb TL 4500

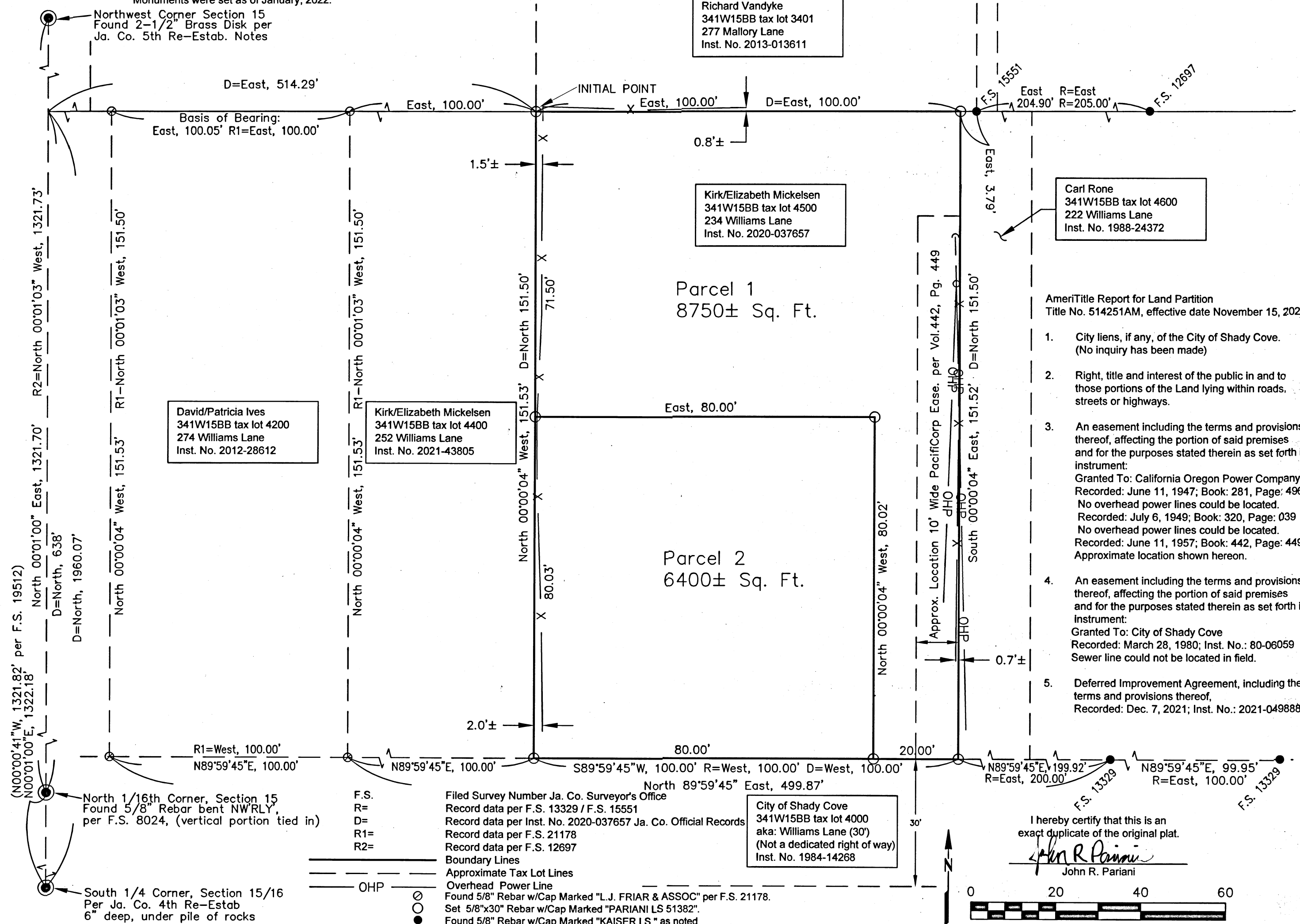
SURVEY NARRATIVE: to comply with ORS 209.250 & ORS 92

Purpose:
The purpose of this survey is to survey, Partition and monument the boundary of that property described in instrument no. 2020-037657 Jackson County Official Records and new lot corners of Partition.

Procedure:
Utilizing a Trimble, S6, fully robotic total station to establish the control network and monument ties. The north and the south lines were resolved using a line between the found Kaiser and Friar monuments as shown. The west line was resolved by holding the Friar monuments and offsetting that line 100 feet to establish the west property line. That established west line was then offset 100.00 feet to establish the east property line. New parcel corners were determined at my Clients request and as depicted hereon.

The basis of bearing for this project is per filed survey 21178 with an applied bearing of East and as shown hereon.

Monuments were set as of January, 2022.

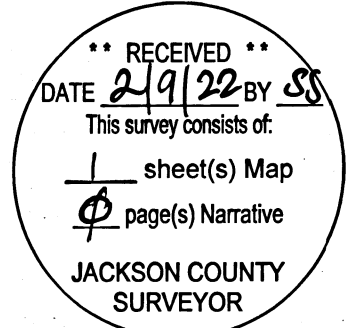


Partition Plat No. P-06-2022

Located In:
Northwest 1/4 Quarter of Section 15,
Township 34 South, Range 1 West,
Willamette Meridian
in the City of Shady Cove, Jackson County, Oregon

SURVEY BY:
Pariani Land Surveying
17 South Platt Avenue, Suite C
Eagle Point, OR 97524

SURVEY FOR:
Kirk/Elizabeth Mickelsen
P.O. Box 1147
Shady Cove, OR 97539



Richard Vandyke
341W15BB tax lot 3401
277 Mallory Lane
Inst. No. 2013-013611

Kirk/Elizabeth Mickelsen
341W15BB tax lot 4500
234 Williams Lane
Inst. No. 2020-037657

Carl Rone
341W15BB tax lot 4600
222 Williams Lane
Inst. No. 1988-24372

David/Patricia Ives
341W15BB tax lot 4200
274 Williams Lane
Inst. No. 2012-28612

Kirk/Elizabeth Mickelsen
341W15BB tax lot 4400
252 Williams Lane
Inst. No. 2021-43805

City of Shady Cove
341W15BB tax lot 4000
aka: Williams Lane (30')
(Not a dedicated right of way)
Inst. No. 1984-14268

AmeriTitle Report for Land Partition
Title No. 514251AM, effective date November 15, 2021:

- 1. City liens, if any, of the City of Shady Cove. (No inquiry has been made)
- 2. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
- 3. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: California Oregon Power Company
Recorded: June 11, 1947; Book: 281, Page: 496
No overhead power lines could be located.
Recorded: July 6, 1949; Book: 320, Page: 039
No overhead power lines could be located.
Recorded: June 11, 1957; Book: 442, Page: 449
Approximate location shown hereon.
- 4. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Shady Cove
Recorded: March 28, 1980; Inst. No.: 80-06059
Sewer line could not be located in field.
- 5. Deferred Improvement Agreement, including the terms and provisions thereof.
Recorded: Dec. 7, 2021; Inst. No.: 2021-049888

I hereby certify that this is an exact duplicate of the original plat.
John R. Pariani
John R. Pariani

Pariani Land Surveying
PHONE: (541) 890-1131 EMAIL: JOHN@PARIANILS.COM

REGISTERED PROFESSIONAL LAND SURVEYOR
John R. Pariani
OREGON
JOHN R. PARIANI
#51382
Renews: December 31, 2022

341W15BB, TL 4500
City of Shady Cove File #P-21-01
Partition Plat
234 Williams Lane

Kirk/Elizabeth Mickelsen
P.O. Box 1147
Shady Cove, OR 97539

PROJECT NO.	2021-604	SHEET	
DATE:	January 31, 2022		1
DRAWN BY:	JRP		
DESIGNED BY:			
CHECKED BY:	MB/CP		V-1
HORZ SCALE: 1" = 20'	VERT SCALE:		