

PARTITION PLAT NO. P-31 -2022

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Ernest John Killinger, Jr. and Marilyn Delight Killinger, are the owner in fee of the lands shown on this plat, more particularly described in the Surveyor's Certificate, and has caused the same to be subdivided into 2 Parcels as shown hereon. This map is a correct representation of the partition and survey, and does hereby grant a Fire Truck Turnaround (FTT) as shown on sheet 2 and the Access and Utility Easement (AUE) over Parcel 7 for the benefit of Parcel 8 as shown on sheet 2.

Ernest John Killinger, Jr.
Ernest John Killinger, Jr.

Marilyn Delight Killinger
Marilyn Delight Killinger

REPLAT OF PARCEL 6 OF P-18-2019

LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9
TOWNSHIP 34 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF SHADY COVE, JACKSON COUNTY, OREGON

PREPARED FOR:
ERNEST/MARILYN KILLINGER
559 HUDSPETH LANE
SHADY COVE, OR 97539

Title Exception Notes:

Ticor Title Company of Oregon
public records report order number: 470322083101
prepared August 22, 2022

- City Liens, if any, in favor of the City of Shady Cove.
- Regulations, levies, liens, assessments, rights of way and easements of Rogue Valley Sewer Service.
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Purpose: Existing road Recording Date: March 24, 1965 Recording No: Volume 584, Page 215 (NO LOCATION GIVEN)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Pacific Power & Light Company, a Maine corporation Purpose: Transmission and distribution line Recording Date: October 14, 1965 Recording No: Volume 597, Page 202 (NO LOCATION GIVEN)
- Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document Recording Date: September 12, 1967 Recording No: 67-08991
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Purpose: Existing Road Recording Date: April 22, 1980 Recording No: 80-07722 (NO LOCATION GIVEN)
- Boundary Line Agreement, including the terms and provisions thereof Recording Date: August 19, 1981 Recording No: 81-15734 (NO IMPACT)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Purpose: Existing Road Recording Date: April 30, 1986 Recording No: 86-07512 (NO LOCATION GIVEN)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: PacifiCorp, a corporation, dba Pacific Power & Light Company Purpose: Underground electric distribution line Recording Date: December 4, 1990 Recording No: 90-30232 (NO IMPACT)
- Deferred Improvement Agreement, including the terms and provisions thereof Recording Date: November 13, 1991 Recording No: 91-27637
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Purpose: Public utilities and sanitary sewer Recording Date: October 18, 1993 Recording No: 93-34848 (SHOWN)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Purpose: Public Utilities Recording Date: August 5, 1997 Recording No: 97-29212 (NO IMPACT)
- Easement for Water Utility, including the terms and provisions thereof, Recording Date: February 19, 2019 Recording NO. 2019-004369 Between: Ernest and Marilyn Killinger And: Shady Cove Waterworks, LLC (SHOWN)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Rogue Valley Sewer Services Purpose: Pressure sewer system easement Recording Date: March 27, 2019 Recording No: 2019-007983 (SHOWN)
- Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Private Road Maintenance and Access Agreement Recording Date: April 30, 2019 Recording No.: 2019-011534
- Easements, conditions, restrictions and notes as delineated on the recorded plat.

Surveyor's Certificate

I, Sean P. Metzger, 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 tract of land shown hereon, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Parcel 6 of Partition Plat Number P-18-2019, in Jackson County, Oregon, according to the official plat thereof, recorded April 30, 2019 in Volume 30, Page 18, Plat Records.

Sean P Metzger
SEAN P. METZGER PLS 82769

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Sean P Metzger
OREGON
JUNE 8, 2009
SEAN P. METZGER
No. 82769
RENEWS: 12/31/2022

FILED
Date 10/14/22 by SS
This Survey Consist Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

I, Sean P. Metzger, do hereby certify
that this is an exact copy of the original.

Sean P Metzger

SURVEY NARRATIVE TO COMPLY WITH O.R.S 209.250

SURVEY FOR: Ernest Killinger
PO Box 1239
Shady Cove, Oregon 97539

DATE FINAL MONUMENT SET: September 1, 2022

BASIS OF BEARING: Per Survey Number 22806, as filed in the County Surveyor's Office, Jackson County, Oregon

PURPOSE OF SURVEY: To partition the property described in the Surveyor's Certificate and divide said property into two (2) parcels.

PROCEDURE USED DURING SURVEY: This survey began with a diligent search of available records including -
County Survey Numbers 22574 and 22806
Ticor Title Report Order# 470322083101

Monuments found from Survey Number 22806 were held for the boundary of Parcel 6. The new parcel line was monumented as shown hereon.

All found monuments were measured via static GPS observations, redundant RTK measurements and/or closed loop traverse.

State of Oregon)
ss
County of Jackson)

Personally appeared before me the above named Ernest John Killinger, Jr. and Marilyn Delight Killinger on this the 14th day of October, 2022 and acknowledged the foregoing instrument to be his voluntary act and deed.

(Signature) Kellie L. Amone
(Printed Name) Kellie L. Amone

Notary Public - Oregon Commission No. 1008652
My Commission Expires 2-18-25

Approvals:

Examined and approved this 10th day of October, 2022

[Signature]
City of Shady Cove

Examined and approved in accordance with ORS 92.100
this 11 day of October, 2022

[Signature]
Jackson County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095
have been paid as of this 14th day of October, 2022

[Signature] 10/14/2022
Tax Collector Date

Examined and approved as required by O.R.S. 92.100 this 14th day
of October, 2022

[Signature] 10/14/2022
Assessor Date

Recorder:

Filed for record this 14 day of October, 2022 at 10:55 O'clock A.M.
and recorded in Volume 33, Page 31 of the Plat Records
of Jackson County, Oregon.

Christine D. Walker
County Clerk

[Signature]
Deputy

PREPARED BY: METZGER LAND SURVEYING, LLC
P.O. BOX 3521
CENTRAL POINT, OR 97502
PHONE: 541-727-2749

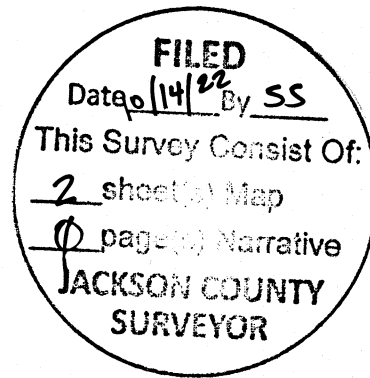
DRAWN BY: SPM
MYLAR PLOTTED:

DATE: 9/27/2022
DATE: 9/28/2022

PARTITION PLAT NO. P-31-2022

REPLAT OF PARCEL 6 OF P-18-2019
 LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9
 TOWNSHIP 34 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
 CITY OF SHADY COVE, JACKSON COUNTY, OREGON

PREPARED FOR:
 ERNEST/MARILYN KILLINGER
 559 HUDSPETH LANE
 SHADY COVE, OR 97539



LEGEND

- ▲ SET 5/8"X30" REBAR WITH ORANGE PLASTIC CAP MARKED "METZGER LS 82769"
- FOUND AND ACCEPTED PINK PLASTIC CAP MARKED "PARIANI LS 51382" PER SN 22806
- FOUND AND ACCEPTED 5/8" REBAR PER SN 12684
- ⊙ FOUND AND ACCEPTED 5/8" REBAR SHOWN-ON SN 12684
- [] = RECORD PER PARTITION P-18-2009, SN 22806
- SN = SURVEY NUMBER
- WLE = WATERLINE EASEMENT PER 2019-004369
- EAUE = ACCESS AND UTILTY EASEMENT PER P-18-2019
- PUE = PUBLIC UTILITY EASEMENT
- FTT = FIRE TRUCK TURN AROUND
- ▨ AUE = ACCESS AND UTILTY EASEMENT
- PROPERTY LINE

I, Sean P. Metzger, do hereby certify that this is an exact copy of the original.
Sean P Metzger

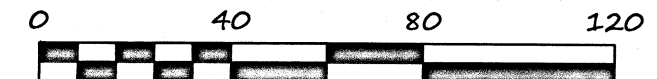


REGISTERED PROFESSIONAL LAND SURVEYOR

Sean P Metzger

OREGON
 JUNE 8, 2009
 SEAN P. METZGER
 No. 82769
 RENEWS: 12/31/2022

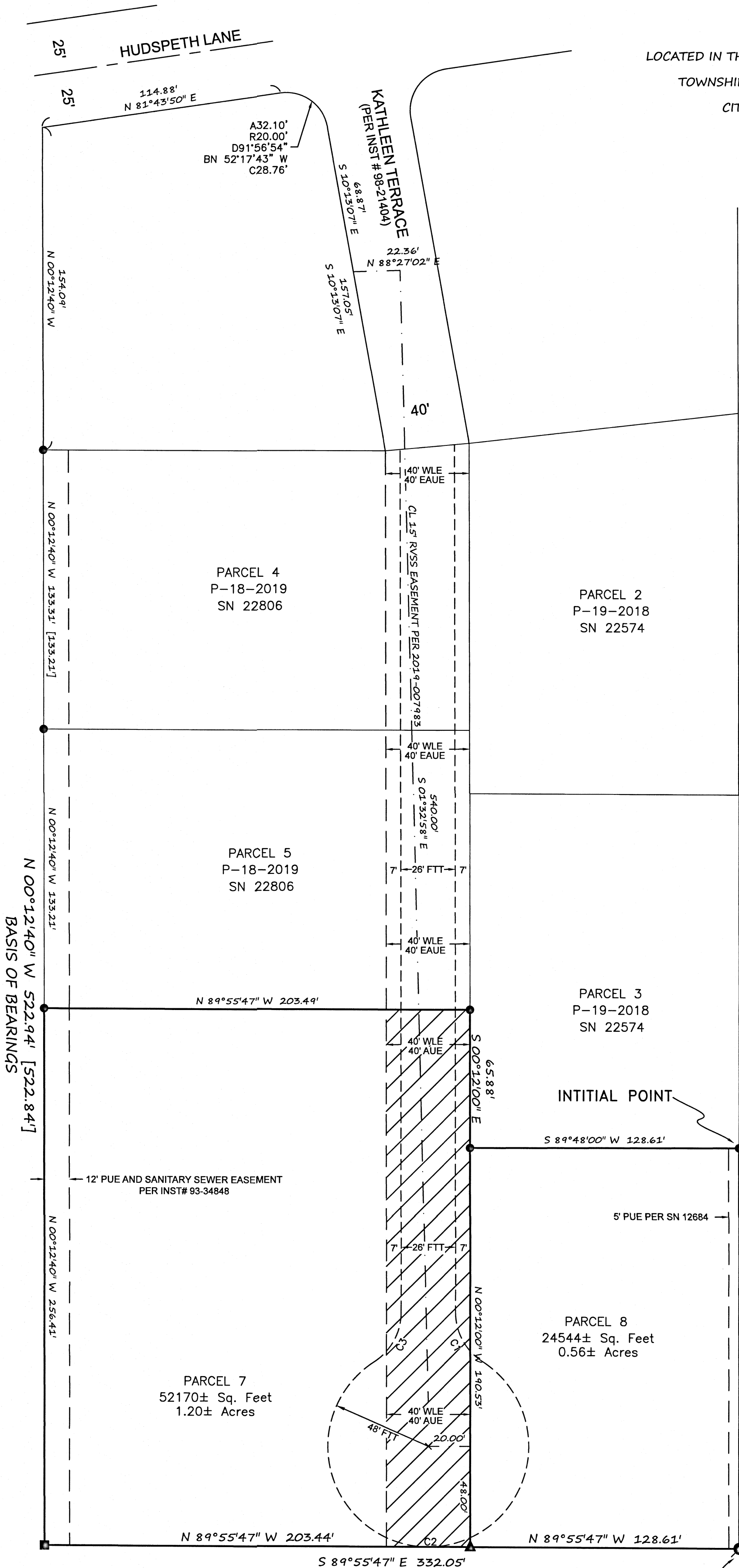
SCALE: 1"=40'



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 CENTRAL POINT, OR 97502
 PHONE: 541-727-2749

DRAWN BY: SPM
 MYLAR PLOTTED:

DATE: 9/27/2022
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CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	28.00'	28.03'	26.87'	S 28°52'34" E	57°21'08"
C2	48.00'	246.89'	51.79'	N 89°48'00" E	294°42'16"
C3	28.00'	28.03'	26.87'	N 28°28'34" E	57°21'08"