

PARTITION PLAT No. P-32-2022

Replat of Parcel No. 3 of Partition Plat No. P-40-2016 and located in the N.E. 1/4 of Section 28, T.34S., R.1W., W.M., City of Shady Cove, Jackson County, Oregon

SURVEY FOR:
Idelle Collins
P.O. Box 849
Shady Cove, OR. 97539

DATE:
June 30, 2022

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

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT
Bary D Kaiser
SURVEYOR

*** 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 the land represented on the attached Partition Plat, the boundaries being described as follows:

Parcel No. 3 of Partition Plat recorded October 21, 2016 as Partition Plat No. P-40-2016 of the "Records of Partition Plats" in Jackson County, Oregon, and Filed as Survey No. 22099 in the Office of the County Surveyor.

Bary D Kaiser
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Bary D Kaiser
OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-23

*** 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 29th day of September, 20 22. (File No. MJP 21-01)

[Signature]
CITY OF SHADY COVE

Examined and approved per O.R.S. 92.100 this 4 day of October, 20 22.

Scott Stein
COUNTY SURVEYOR

*** DECLARATION ***

Known all men by these presents that I, Z. IDELLE COLLINS, am the owner of the lands represented on this Partition Plat and more particularly described in Surveyor's Certificate, and have caused the same to be partitioned into parcels as shown on sheet 2. I also hereby create that 40 foot wide Ingress-Egress and Turnaround Easement and Utility Easement across Parcel No. 1 for the benefit of Parcel Nos. 1, 2 and 3.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 28th DAY, OF SEPTEMBER, 20 22.

Z. Idelle Collins
Z. IDELLE COLLINS

STATE OF OREGON)
COUNTY OF JACKSON)ss

Personally appeared before me the above named Z. IDELLE COLLINS, and acknowledge the foregoing instrument to be her voluntary act and deed.

Subscribed and sworn to before me this 28th day of September, 20 22.

(SIGN) [Signature]
Calvin Grisham NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 1009896
MY COMMISSION EXPIRES 03/17/2025

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 14th day of October, 20 22.

[Signature], Agent 10/14/2022
ASSESSOR DATE

[Signature] as Deputy 10/14/2022
TAX COLLECTOR DATE

*** RECORDER'S CERTIFICATE ***

Filed for record, this 14 day of October, 20 22, at 3:05 O'clock P.m., and recorded as Partition Plat No. P-32-2022 of the Records of Partition Plats, in Jackson County, Oregon.

Index Volume 33 Page 32.

Christine D. Walker Calvin Hall
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE No. 23741

** RECEIVED **
Date 10/14/22 By SS
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

EASEMENTS NOT SHOWN ON ANNEXED MAP

1. Power line easement described in Instrument No. 76-17945 O.R. appears to correspond to power line located on adjacent property lying South of the subject property. Also, power line easement recorded in Instrument No. 97-36690 O.R. does not affect the subject property.
2. Non-exclusive easement for road purposes recorded in Instrument No. 76-22768 O.R. does not affect the subject property, easement is for a roadway lying Southerly of the subject property.
3. Document recorded in Instrument No. 92-33288 O.R. is a warranty deed in which the State of Oregon through its Department of Transportation acquiring additional right-of-way and reserves an access off of State Highway No. 62 benefiting subject property.
4. Document recorded in Instrument No. 01-58999 O.R. applies to a well easement. Well is located on adjacent property Easterly of subject property. Location of this well was not determined.
5. Easement and maintenance agreement for road purposes recorded in Instrument No. 93-18676A O.R. does not affect the subject property, easement is for a roadway lying Southerly of the subject property.
6. Document recorded in Instrument No. 2006-008625 O.R. applies to a water line, power line and sewer easement. Easements are located on property Easterly of subject property and do not affect the subject property.
7. Private road maintenance and access agreement, subject to the terms and provisions as stated in Instrument No. 2008-033471 O.R. affects 50-foot wide ingress-egress easement also mentioned in instrument No. 2005-066643 O.R.. This agreement document does affect the access to the subject property.
8. The subject property is subject to deed declaration recorded in Instrument No. 2009-012069 O.R., which is a deed declaration for no sewer. Property does now have access to a sewer main that was installed in 2020.
9. Document recorded in Instrument No. 2013-032795 O.R. applies to a 10' wide underground power line easement. Easement is located on property Southerly and Easterly of subject property and do not affect the subject property.
10. Document recorded in Instrument No. 2013-040517 O.R. applies to a 10' wide private sewer line easement. Easement is located on property Easterly of subject property and does not affect the subject property.
11. The subject property is subject to Covenants, Conditions and Restriction as stated in Instrument No. 2016-015462 O.R..

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SURVEY FOR: Idelle Collins P.O. Box 849 Shady Cove, OR. 97539

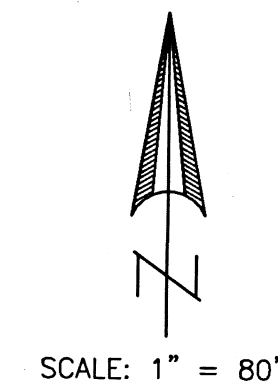
DATE: June 30, 2022

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

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT

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

PURPOSE: Partition Survey of Parcel No. 3 of Partition Plat No. P-40-2016, shown on Filed Survey No. 22099. PROCEDURE: Existing property lines were located from found monuments as shown and information from Filed Survey No. 22099. The The New Partition Boundaries were located per the clients direction and the City of Shady Cove Approval.



CURVE DATA

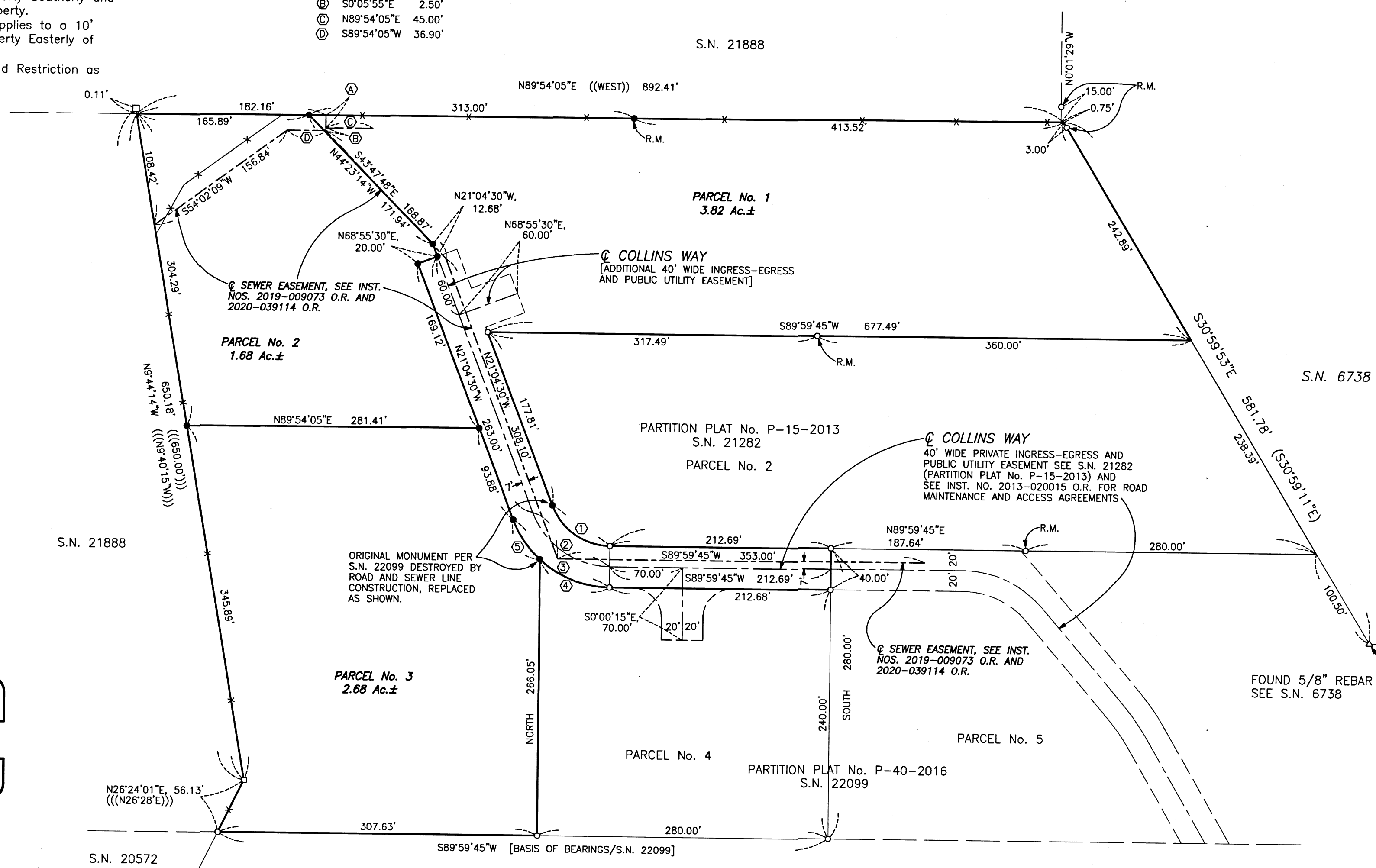
Δ	R	L	LC
① 68°55'45"	60.00'	72.183'	N55°32'23"W, 67.908'
② 68°55'45"	80.00'	96.243'	N55°32'23"W, 90.544'
③ 68°55'45"	100.00'	120.304'	N55°32'23"W, 113.18'
④ 42°18'36"	100.00'	73.845'	N68°50'57"W, 72.18'
⑤ 26°37'09"	100.00'	46.46'	S34°23'05"E, 46.043'

LINE TABLE

Ⓐ	S0°05'55"E	12.50'
Ⓑ	S0°05'55"E	2.50'
Ⓒ	N89°54'05"E	45.00'
Ⓓ	S89°54'05"W	36.90'

LEGEND

- = Found 5/8" Rebar with Orange Plastic Cap Marked "B. KAISER RLS 52923" S.N. 20358, 20572, 21282 or 22099
- = Found 5/8" Rebar See S.N. 16439
- △ = Found Monument as Indicated
- = Set 5/8" x 24" Rebar with Orange Plastic Cap marked "B KAISER LS 52923"
- S.N. = Filed Survey Number County Surveyors Office
- C.S. = County Surveyors Office
- R.M. = Reference Monument
- () = Record/S.N. 6738
- (()) = Record/Vol. 186, Page 120 D.R.
- ((())) = Record/Vol. 262, Page 53 D.R.
- x-x- = Fence



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0 page(s) Narrative
JACKSON COUNTY SURVEYOR

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

TAX LOT No. 341W 28 - 910