

VALLEY VIEW ESTATES
Located in the SW1/4 of Section 10, T.34S., R.1W., W.M.,
the City of Shady Cove, Jackson County, Oregon
May 14, 1993

*** DECLARATION ***

Know all men by these presents, that Ruth V. Wineteer, is the owner in fee simple of the lands hereon described and that she subdivided the same into lots and streets as shown hereon and the number of each lot and the course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and do hereby dedicate to the public for public use all streets shown hereon together with those easements labeled as public utility easements. I hereby designate said subdivision as VALLEY VIEW ESTATES.

IN WITNESS WHEREOF, I have set my hand and seal this 17th day of MAY, 1993.

Ruth V. Wineteer
RUTH V. WINETEER

STATE OF OREGON
)ss
COUNTY OF JACKSON

Personally appeared the above named Ruth v. Wineteer, and acknowledge the foregoing instrument to be her voluntary act and deed.

Subscribed and sworn to before me this 17th day of May, 1993.



Notary Public for the State of Oregon
My Commission Expires: 11-12-96

*** APPROVALS ***

I certify that pursuant to authority granted to us by the City of Shady Cove Planning Commission in open meeting on July 14, 1993, the above plat is hereby approved by the City of Shady Cove Planning Commission. Dated this 27 day of December, 1993.

Attest: Joan Sellock, Secretary; Bill Gaudin, President

Examined and recommended for approval this 25 day of June, 1993.

County Surveyor

Examined and recommended for approval this 4 day of November, 1993.

City Engineer

Examined and approved as required by O.R.S. 92.188 this 29th day of December, 1993.

Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 29 day of December, 1993.

Tax Collector

*** RECORDS CERTIFICATE ***

Filed for record this 5 day of January, 1994, at 11:09 O'Clock A.M., and recorded in Volume 197 of Plats on Page of Records of Jackson County, Oregon.

By: Kathleen S. Beckett, County Clerk; Jay A. Ramirez, Deputy

*** SURVEYOR'S CERTIFICATE ***

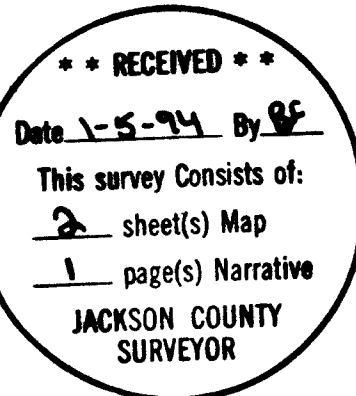
I, Gary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the tract of land hereon shown, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Beginning at THE INITIAL POINT OF BEGINNING, being a 1" galvanized iron pipe with bronze disk found set for the quarter corner common to Sections 9 and 10, Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence along the West boundary of said Section 10, South 0° 08' 15" East, 478.558 feet (Record - South 0° 09' 21" East, 478.73 feet), to a 5/8" rebar with plastic cap found set on the Northerly right-of-way line of Mudspath Lane; thence along said lane line, North 79° 04' 45" East, 262.03 feet (Record - North 79° 04' East, 262.07 feet) to a 5/8" rebar with plastic cap set for an angle point; thence along said lane line, South 66° 17' 15" East, (Record - South 66° 18' 00" East), 59.06 feet to a 5/8" rebar with plastic cap found set for the Southwesterly corner of tract described in Instrument No. 98-38846 of the Official Records of said County; thence leaving said lane line and running along the Westerly boundary of said tract, 31.416 feet on the arc of a 20.00 - foot radius curve right (the long chord bears North 21° 17' 15" West, 28.284 feet) to a found 5/8" rebar with plastic cap; thence continue along the Westerly boundary of said tract, North 23° 42' 45" East (Record - North 23° 42' East), 98.86 feet to a 5/8" rebar with plastic cap set for an angle point; thence continue along the Westerly boundary of said tract, North 31° 33' 45" East, 102.476 feet (Record - North 31° 33' East, 102.47 feet) to a 5/8" rebar with plastic cap set; thence along the Northerly boundary of said tract, 28.459 feet on the arc of a 20.00 - foot radius curve right (the long chord bears North 68° 52' 02" East, 19.578 feet) to a 5/8" rebar with plastic cap set; thence continue along the Northerly boundary of said tract, South 89° 49' 40" East, 43.898 feet (Record - South 89° 48' 39" East, 43.84 feet) to a 5/8" rebar with plastic cap set; thence continue along the Northerly boundary of said tract, 19.251 feet on the arc of a 20.00 - foot radius curve right (the long chord bears South 62° 15' 10" East, 18.516 feet) to a 5/8" rebar with plastic cap set; thence continue along the Northerly boundary of said tract and to and along the Northerly boundary of Parcel described in Instrument No. 92-20844 of said Official Records, 64.951 feet on the arc of a 50.00 - foot radius curve left (the long chord bears South 71° 53' 31" East, 60.479 feet) to a 5/8" rebar with plastic cap set for the Northeasterly corner of said parcel; thence along the Easterly boundary of said parcel, South 19° 03' 20" East, 103.931 feet (Record - South 19° 04' 07" East, 103.88 feet) to a 5/8" rebar with plastic cap found set for the Northwest corner of tract described in Instrument No. 89-25119 of said Official Records; thence along the North boundary of said tract, North 89° 54' 20" East (Record - North 89° 53' 35" East), 99.041 feet to intersect the East boundary of the West-half of the Northwest quarter of the Southwest quarter of said Section 10; thence along the East boundary of said West-half, North 0° 03' 22" West, 372.565 feet to the Northeast corner thereof; thence along the East-West center line of said Section 10, South 89° 56' 30" West, 659.895 feet to THE INITIAL POINT OF BEGINNING.

G. D. K. SURVEYOR



G. D. K. OREGON JULY 16, 1967 GARY D. KAISER No. 803 Exp. 12-31-93



*** WATER RIGHT STATEMENT ***

According to information furnished by the Jackson County/State of Oregon Water Masters office, there are no private water rights on this property.

*** POST MONUMENTATIONS ***

I, Gary D. Kaiser, hereby certify that all monuments will be set on or before June 1, 1994.

G. D. K. SURVEYOR

All monuments are now set, on this 13th day of June, 1994. See Document No. 94-19663 of the Official Records of Jackson County, Oregon.

County Surveyor

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT G. D. K. SURVEYOR

GARY D. KAISER
R.P.L.S. ORE. 803
C.W.R.E. ORE. 73

KAISER SURVEYING
19440 HIGHWAY 62
EAGLE POINT, OREGON 97524

PHONE
SHADY COVE (503) 878-3995
MEDFORD PHONE/FAX (503) 779-8040

SURVEY NO. 13798

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

SURVEY FOR: RUTH V. WINETEER
P.O. BOX 834
SHADY COVE, OR 97539

SURVEY BY: KAISER SURVEYING
19440 HWY. 62
EAGLE POINT, OR 97524

LOCATION: SW ¼ of Section 10, T. 34 S.,
R. 1 W., W.M., City of Shady Cove,
Jackson County, Oregon

BASIS OF BEARINGS: Rogue River Traverse Station R-70 to
R-71 with grid bearings decreased in
azimuth by $\theta=1^{\circ} 34' 45''$

DATE: May 14, 1993

PURPOSE: To monument and describe the outside
boundary of VALLEY VIEW ESTATES
which is a portion of tract
described in Inst. No. 81-05758
O.R..

Also to compute lots and streets and
prepare a plat of VALLEY VIEW
ESTATES.

PROCEDURE: Utilizing found monuments set on
Filed Surveys 2848, 8796, 9815 and 12664 for control, the
outside boundary of VALLEY VIEW ESTATES was computed as shown
on the annexed plat excepting for the East boundary of the
West-half of the NW ¼ SW ¼ of Section 10. Said East boundary
as monumented on Filed Survey No. 8796 is incorrect due to a
bad tie to the East quarter corner to Section 10, see
narrative on Filed Survey Nos. 12599 and 11284. The
Northeast corner and the bearing for the East boundary of
said West-half of the NW ¼ SW ¼ was taken from computations
made subdividing the SW ¼ of Section 10 on Filed Survey No.
13283.

The lots and streets were located per the clients and
the city approvals.

1-5-94
Vol 19 / pg 1
829 / pg 111
104/38

**** RECEIVED ****
Date 1-5-94 By JIC
This survey Consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

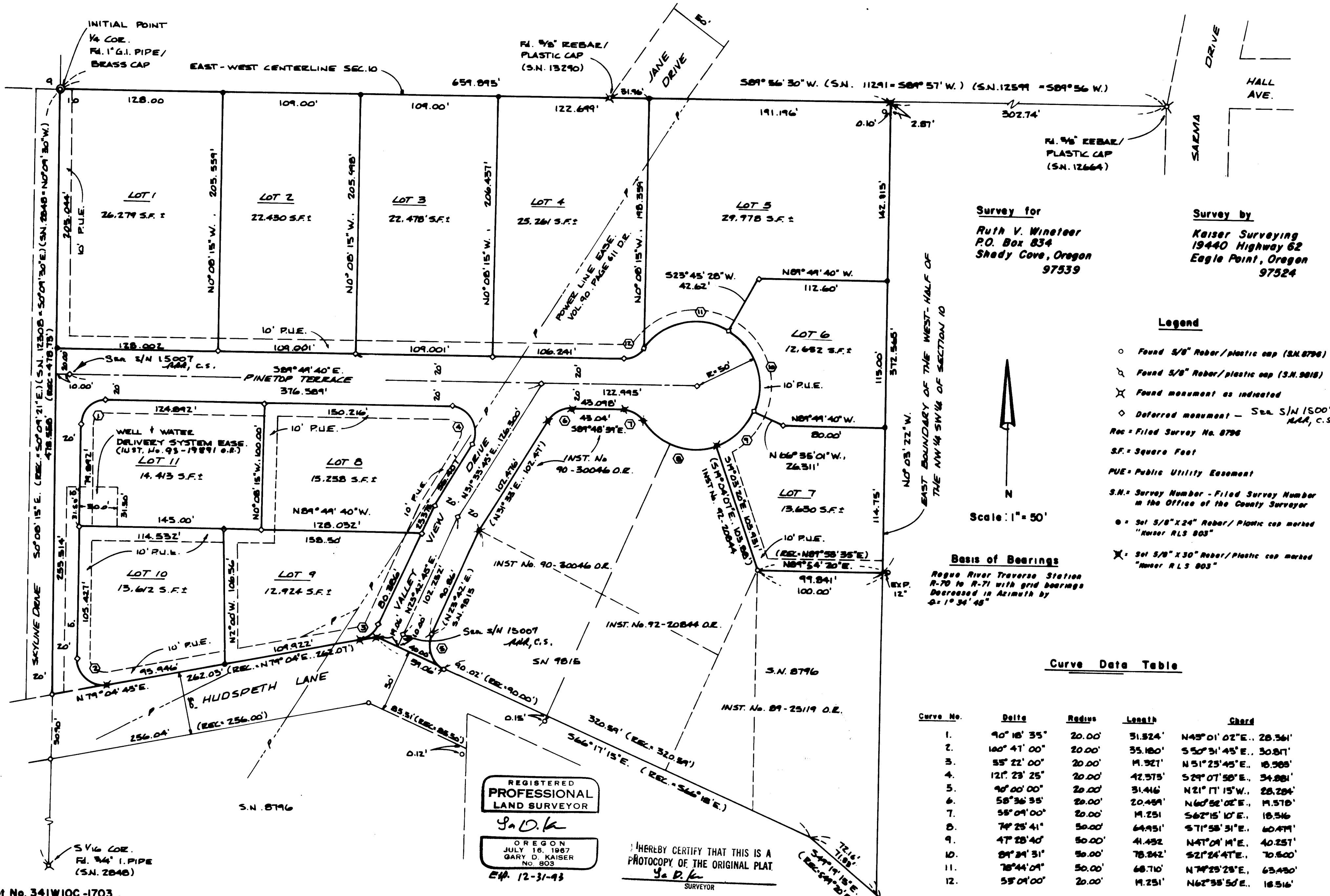
J. D. K.

OREGON
JULY 16, 1967
GARY D. KAISER
No. 803

240 12-31-93

VALLEY VIEW ESTATES

Located in the SW1/4 of Section 10, T.34S., R.1W., W.M.,
the City of Shady Cove, Jackson County, Oregon
May 14, 1993



Survey for
Ruth V. Wineteer
P.O. Box 834
Shady Cove, Oregon
97539

Survey by
Kaiser Surveying
19440 Highway 62
Eagle Point, Oregon
97524

Legend

- Found 5/8" Rebar/plastic cap (S.N. 8796)
- ⊗ Found 5/8" Rebar/plastic cap (S.N. 9018)
- ⊗ Found monument as indicated
- ◇ Deferred monument - See S/N 15007 AAR, C.S.
- Rec = Filed Survey No. 8796
- S.F. = Square Foot
- P.U.E. = Public Utility Easement
- S.N. = Survey Number - Filed Survey Number in the Office of the County Surveyor
- = Set 5/8" x 24" Rebar/Plastic cap marked "Kaiser RLS 803"
- ⊗ = Set 5/8" x 30" Rebar/Plastic cap marked "Kaiser RLS 803"

Basis of Bearings

Rogue River Traverse Station
R-70 to R-71 with grid bearings
Decreased in Azimuth by
 $\Delta = 1^{\circ} 34' 48''$

Curve Data Table

Curve No.	Delta	Radius	Length	Chord
1.	90° 18' 35"	20.00'	31.824'	N45° 01' 02" E., 28.361'
2.	100° 41' 00"	20.00'	35.180'	S50° 31' 45" E., 30.817'
3.	55° 22' 00"	20.00'	11.327'	N51° 23' 45" E., 10.508'
4.	121° 23' 25"	20.00'	42.575'	S29° 07' 50" E., 34.881'
5.	90° 00' 00"	20.00'	31.416'	N21° 17' 15" W., 28.284'
6.	58° 36' 35"	20.00'	20.459'	N60° 52' 02" E., 11.570'
7.	58° 09' 00"	20.00'	11.251'	S62° 15' 10" E., 10.516'
8.	74° 25' 41"	50.00'	64.951'	S71° 58' 31" E., 60.471'
9.	47° 28' 40"	50.00'	41.452'	N47° 09' 11" E., 40.257'
10.	84° 24' 31"	50.00'	78.242'	S21° 24' 47" E., 70.600'
11.	78° 44' 09"	50.00'	68.710'	N74° 23' 23" E., 63.430'
12.	55° 01' 00"	20.00'	11.251'	N62° 35' 50" E., 10.516'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

G.D.K.

OREGON
JULY 16, 1987
GARY D. KAISER
No. 803

Exp. 12-31-93

HEREBY CERTIFY THAT THIS IS A
PHOTOCOPY OF THE ORIGINAL PLAT
G.D.K.
SURVEYOR