

RIVER RUN SUBDIVISION
 Located in the SW1/4 of Section 10, T.34S., R.1W., W.M.,
 City of Shady Cove, Jackson County, Oregon
 February 1, 1994

***** DECLARATION *****

Know all men by these presents, that Michael T. Malepsy and Bonnie L. Malepsy, are the owners of the lands hereon described and that they have subdivided the same into lots and street 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 we do hereby dedicate to the public for public use the street shown hereon together with those easements labeled as public utility easements and we also dedicate to the City of Shady Cove those easements labeled as Sanitary Sewer Easements and we also dedicate to North Ridge Water Company that Water Line Easement across Lots 5 and 6. By its approval of this plat, the said City of Shady Cove undertakes that upon approved dedication of the extension of the affected street it will deed the 1-foot street plug for street purposes. We hereby designate said subdivision as RIVER RUN SUBDIVISION.

IN WITNESS WHEREOF, we have set our hands and seals this 15th day of February, 1994.

Michael T. Malepsy
 MICHAEL T. MALEPSY

Bonnie L. Malepsy
 BONNIE L. MALEPSY

STATE OF OREGON)
)ss
 COUNTY OF JACKSON)

Personally appeared the above named Michael T. Malepsy and Bonnie L. Malepsy, and acknowledge the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 15th day of February, 1994.



Michelle A. Green
 NOTARY PUBLIC FOR THE STATE OF OREGON
 MY COMMISSION EXPIRES: 7-11-97

We, Leroy Frank Moore and Frances Anne Moore are the undersigned beneficiaries of a certain trust deed dated August 12, 1993 and recorded August 13, 1993 as Instrument No. 93-26872 of the Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deeds all property shown hereon as dedicated to the public for public use.

Signed this 15th day of February, 1994.

Leroy Frank Moore
 LEROY FRANK MOORE

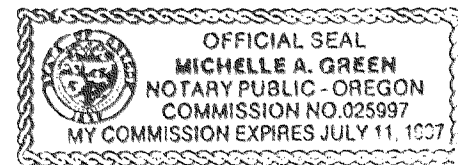
Frances Anne Moore
 FRANCES ANNE MOORE

State of Oregon)
)ss
 COUNTY OF JACKSON)

I, Russell Baldwin, the undersigned beneficiary of a certain Trust Deed dated December 13, 1993 and recorded December 17, 1993 as Instrument No. 93-43597 of the Official Records of Jackson County Oregon, affecting the land described herein, hereby release from the lien of said Trust Deeds all property shown hereon as dedicated to the public for public use.

Signed this 15th day of February, 1994.

Russell Baldwin
 RUSSELL BALDWIN



State of Oregon)
)ss
 County of Jackson)

Personally appeared the above named Leroy Frank Moore, Frances Anne Moore and Russell Baldwin and acknowledged the foregoing instrument to be their voluntary act and deed.

Michelle A. Green
 Notary Public for the State of Oregon
 My Commission Expires: 7/11/97

***** RECORDERS CERTIFICATE *****

Filed for record this 24 day of February, 1994, at 1:45 O'Clock P.M., and recorded in Volume 19 of Plats on Page 11 of Records of Jackson County, Oregon.

By: Kathleen S. Beckett
 COUNTY CLERK

Cheryl Auger
 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:

Commencing at 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, 529.458 feet to a 5/8" rebar with plastic cap found set on the Southerly right-of-way line of Hudspeth Lane; thence along said lane line, North 79° 04' 45" East, 256.04 feet to a 5/8" rebar with plastic cap found set for an angle point; thence continue along said lane line, South 66° 17' 15" East, 85.46 feet to a 5/8" rebar with plastic cap set for the Northeast corner of tract described in Instrument No. 89-20156 of the Official Records of said County for THE INITIAL POINT OF BEGINNING; thence South 0° 07' 04" East, 807.785 feet (Record = South 0° 08' 15" East, 807.55 feet) to a 5/8" rebar with plastic cap found set for the Southeast corner of said tract; thence along the South boundary of tract described in Instrument No. 80-11690 of said Official Records, South 89° 16' 21" East, 331.163 feet (Record = South 89° 18' 24" East, 330.0 feet) to a found 5/8" rebar with plastic cap located at the Southwest corner of tract described in Instrument No. 89-15942 of said Official Records; thence North 0° 08' 34" West, 330.322 feet (Record = North 0° 09' 44" West, 330.00 feet) to a found 5/8" rebar located at the Northwest corner of tract described in Instrument No. 89-15940 of said Official Records (also located at the Southerly terminus of that boundary established by agreement and recorded in Instrument No. 75-01693 of said Official Record); thence along said agreement boundary, North 0° 08' 34" West (Record = North 0° 09' 30" West), 330.00 to the Northerly terminus thereof; thence North 89° 50' 22" West, 1.445 feet to intersect the East boundary of the West-half of the Northwest quarter of the Southwest quarter of said Section 10; thence along said East boundary, North 0° 03' 22" West, 5.784 feet; thence North 89° 50' 22" West, 0.231 feet; thence to and along the Southwesterly boundary of that 25-foot wide strip of land deeded to the City of Shady Cove for street purposes being recorded in Instrument No. 82-03401 of said Official Records, North 49° 19' 15" West (Record = North 49° 20' West) 89.333 feet to an angle point; thence continue along said 25-foot wide strip boundary, North 66° 17' 15" West (Record = North 66° 18' West), 285.916 feet; thence South 0° 07' 04" East, 27.33 feet to THE INITIAL POINT OF BEGINNING.

G. D. Kaiser
 SURVEYOR

***** APPROVALS *****

I certify that pursuant to authority granted to us by the City of Shady Cove Planning Commission in open meeting on January 26, 1994 the above plat is hereby approved by the City of Shady Cove Planning Commission. Dated this 26th day of JANUARY, 1994.

Attest [Signature]
 SECRETARY

Examined and recommended for approval this 22 day of February, 1994.

Vernon Thomas
 COUNTY SURVEYOR

Examined and recommended for approval this 22 day of February, 1994.

Paul A. [Signature] P.E.
 CITY ENGINEER

Examined and approved as required by O.R.S. 92.100 this 22 day of FEBRUARY, 1994.

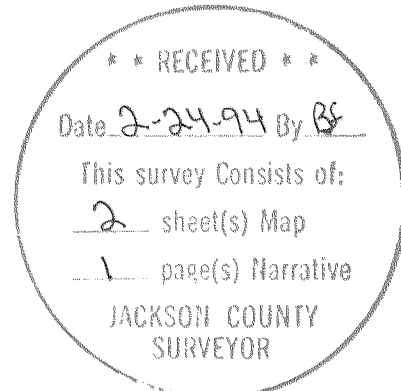
[Signature]
 ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 22nd day of February, 1994.

Barbara E. Wende
 TAX COLLECTOR

***** WATER RIGHT STATEMENT *****

There are no private water rights on this property.



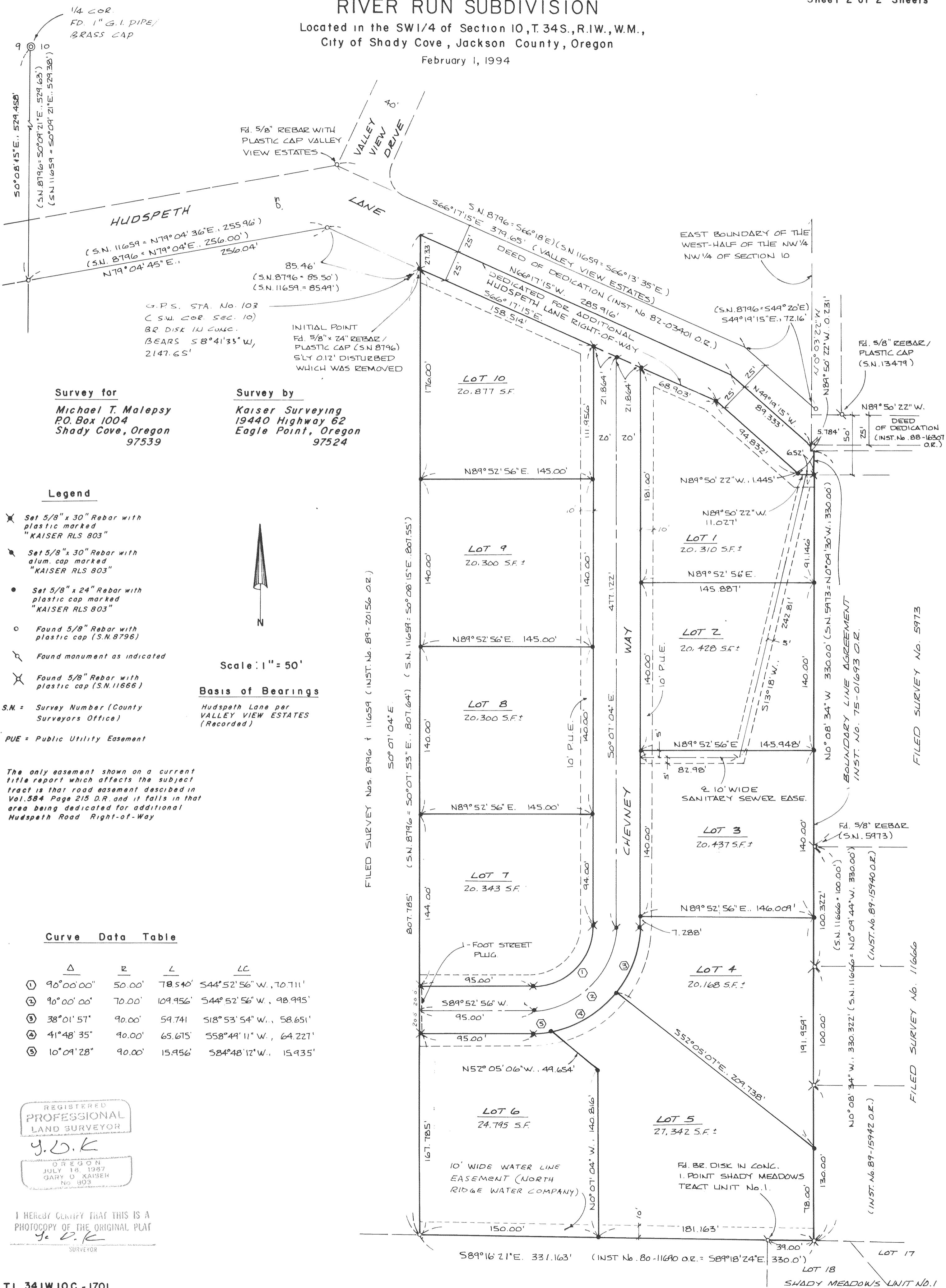
I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT
G. D. K.
 SURVEYOR

RIVER RUN SUBDIVISION

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

February 1, 1994

13883 10R/49



Survey for
Michael T. Malepsy
P.O. Box 1004
Shady Cove, Oregon
97539

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

Legend

- ✕ Set 5/8" x 30" Rebar with plastic marked "KAISER RLS 803"
 - ✕ Set 5/8" x 30" Rebar with alum. cap marked "KAISER RLS 803"
 - Set 5/8" x 24" Rebar with plastic cap marked "KAISER RLS 803"
 - Found 5/8" Rebar with plastic cap (S.M.8796)
 - ✕ Found monument as indicated
 - ✕ Found 5/8" Rebar with plastic cap (S.M.11659)
- S.M. = Survey Number (County Surveyors Office)
PUE = Public Utility Easement

Scale: 1" = 50'
Basis of Bearings
Hudson Lane per Valley View Estates (Recorded)

The only easement shown on a current title report which affects the subject tract is that road easement described in Vol. 584 Page 215 D.R. and it falls in that area being dedicated for additional Hudson Lane Right-of-Way

Curve Data Table

Δ	R	L	LC
① 90°00'00"	50.00'	78.540'	S44°52'56" W., 70.711'
② 90°00'00"	70.00'	109.956'	S44°52'56" W., 98.995'
③ 38°01'57"	90.00'	59.741'	S18°53'54" W., 58.651'
④ 41°48'35"	90.00'	65.675'	S58°49'11" W., 64.227'
⑤ 10°04'28"	90.00'	15.956'	S84°48'12" W., 15.935'

REGISTERED PROFESSIONAL LAND SURVEYOR
J. D. K.

OREGON
JULY 18, 1987
GARY D. KAISER
No. 803

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

FILED SURVEY No. 5973

FILED SURVEY No. 11666

13883

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
Fax (503) 878-3995

SURVEY NO. 13883

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

SURVEY FOR: MICHAEL T. MALEPSY
P.O. BOX 1004
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,
Oregon

BASIS OF BEARINGS: VALLEY VIEW ESTATES (Hudspeth Lane)

DATE: February 1, 1994

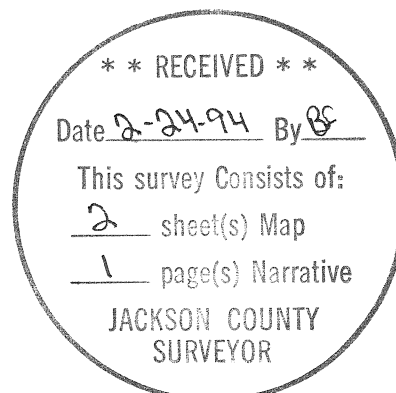
PURPOSE: To monument and describe RIVER RUN
SUBDIVISION.

PROCEDURE: Utilizing EDM equipment, traversed
around the subject tract tying found monuments as shown on
the annexed map.

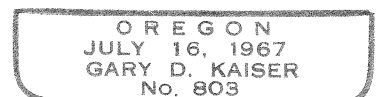
The West boundary was located as established on Filed Survey No. 8796. The North boundary was located per Inst. No. 82-03401 O.R., which conveyed a portion of the Hudspeth Lane right-of-way to the City of Shady Cove. Survey control for this conveyance is also from Filed Survey No. 8796.

The South boundary was located per Inst. No. 80-11690 O.R. and as monumented on Filed Surveys 8796, 11666 and SHADY MEADOWS TRACT - UNIT NO. 1.

The East boundary was located per Inst. Nos. 75-01693 O.R., 89-15940 O.R. and 89-15942 O.R. and as monumented on Filed Survey Nos. 5973 and 11666.



G.D.K.



EAH. 6-30-95