

Evening Shade Subdivision

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

July 25, 1996

Survey For:

Russell J. Baldwin
and
Michael T. Malepsy
P.O. Box 1004
Shady Cove, Oregon
97539

Survey By:

Kaiser Surveying
19440 Highway 62
Eagle Point, Oregon
97524

Easements shown on a
current Title Report
which do not appear to
affect the subject property
1. Power Line Easement,
Vol. 90, Page 614 D.R., -
Inst.No.88-08898 O.R. &
Inst.No.90-15866 O.R.
2. Domestic Well Agreement
Inst.No. 87-25280 O.R.

Curve Data

Curve No.	Δ	R	L	LC	Δ	R	L	LC
1	72°39'25"	100.00'	126.81'	N53°40'18"W., 118.483'	13	49°40'41"	20.00'	17.341'
2	34°00'00"	100.00'	59.341'	S73°00'00"W., 58.414'	14	69°04'58"	45.00'	54.257'
3	13°45'19"	100.00'	24.007'	N62°52'39"E., 23.950'	15	38°11'50"	45.00'	30.00'
4	58°00'00"	100.00'	101.229'	S85°00'00"W., 96.962'	16	52°46'32"	45.00'	41.450'
5	44°14'41"	100.00'	77.222'	N88°07'21"W., 75.317'	17	38°11'50"	45.00'	30.00'
6	24°00'00"	100.00'	41.888'	N78°00'00"W., 41.582'	18	85°37'28"	45.00'	67.249'
7	69°45'27"	120.00'	146.10'	N52°13'19"W., 137.242'	19	57°13'09"	20.00'	19.973'
8	34°00'00"	120.00'	71.209'	S73°00'00"W., 70.169'	20	18°29'25"	80.00'	25.817'
9	3°04'33"	80.00'	4.295'	S57°32'17"W., 4.294'	21	66°00'00"	80.00'	92.153'
10	54°55'27"	80.00'	76.689'	N86°32'16"E., 73.786'	22	72°39'26"	80.00'	101.449'
11	10°53'17"	120.00'	22.804'	S71°26'39"E., 22.770'	23	2°53'58"	120.00'	6.073'
12	10°37'20"	120.00'	22.247'	S82°11'57"E., 22.215'				

REGISTERED
PROFESSIONAL
LAND SURVEYOR

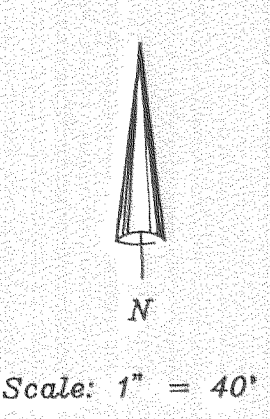
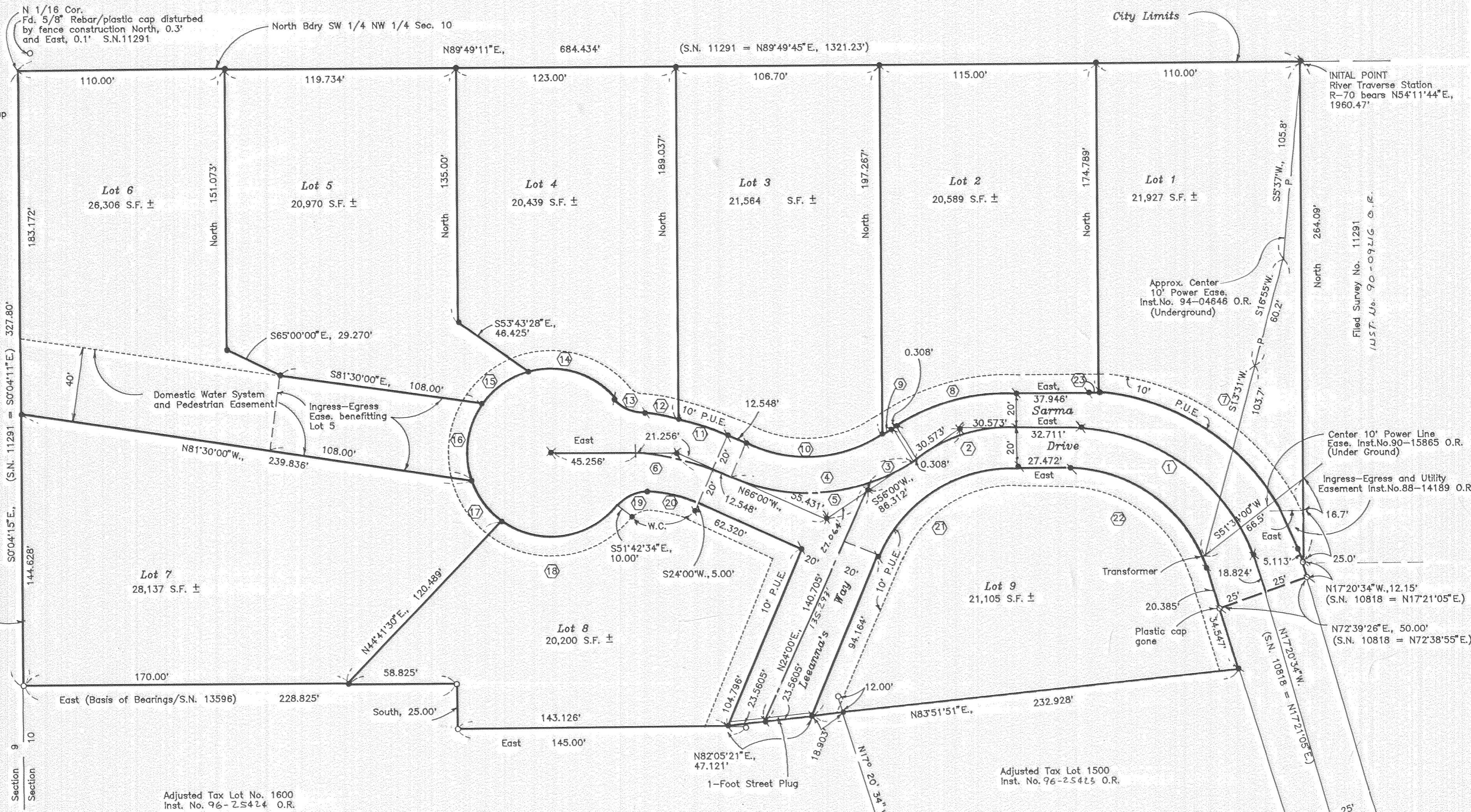
J.O.K.
OREGON
JULY 10, 1987
GARY D. KAISER
No. 803

Exp 6-30-97

Legend:

- Found 5/8" Rebar/plastic cap S.N. 13596
- Fd. 5/8" Rebar/plastic cap S.N. 10818
- Set 5/8" x 24" Rebar with PLAS74 cap marked *KAISER RLS 803
- Set 5/8" x 30" Rebar with plastic cap marked *KAISER RLS 803
- Set 5/8" x 30" Rebar with ALUM. cap marked *KAISER RLS 803

W.C. = Witness Corner
S.N. = Filed Survey Number
County Surveyors Office
P.U.E. = Public Utility Easement



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

Evening Shade Subdivision

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

July 25, 1996

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that Michael T. Malepsy and Bonnie L. Malepsy, Trustees of the Michael T. Malepsy Defined Pension Plan and Trust, as to an undivided 1/2 interest and Russell J. Baldwin as to an undivided 1/2 interest as tenants in common, are the owners of the lands hereon described, and that they have caused the same to be subdivided into lots and streets as shown hereon, and the number and size of the lots and the lengths 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 streets shown, together with all public utility easements as shown hereon. We also create a domestic water system and pedestrian easement across Lot 6 benefitting Lots 1 through 9 as shown hereon and a ingress-egress easement across Lot 6 benefitting Lot 5 as shown. We hereby designate said subdivision as EVENING SHADE SUBDIVISION.

We, the undersigned, hereby dedicate to the City of Shady Cove in Fee simple that area designated hereon as street plug. By approval of this Plat, said City of Shady Cove declares that upon approved dedication of the extension of the affected street, it will deed said street plug for Public Street purposes.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 19 DAY OF August, 1996.

Michael T. Malepsy
MICHAEL T. MALEPSY (Trustee)

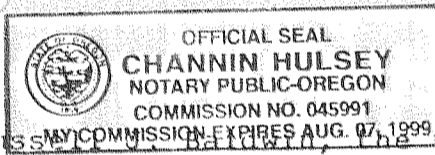
Bonnie L. Malepsy
BONNIE L. MALEPSY (Trustee)

Russell J. Baldwin
RUSSELL J. BALDWIN

STATE OF OREGON)
COUNTY OF JACKSON)

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

Subscribed and sworn to before me this 19 day of August, 1996.



Channin Hulsey
NOTARY PUBLIC FOR THE STATE OF OREGON

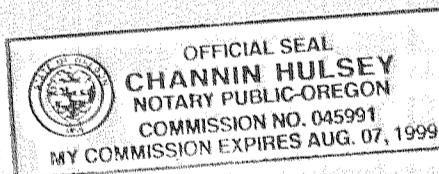
I, Russ J. Baldwin, undersigned beneficiary of a certain trust deed dated April 24, 1996 and recorded May 3, 1996 as No. 96-14218 of the Official Records of Jackson County, Oregon affecting the land described herein hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

Signed this 19th day of August, 1996.

Russell J. Baldwin
RUSSELL J. BALDWIN

Before me:

Channin Hulsey
NOTARY PUBLIC FOR THE STATE OF OREGON

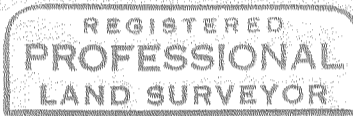
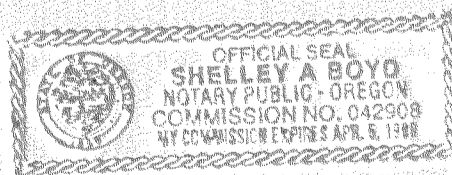


We, Bank of Southern Oregon, are the undersigned beneficiary of certain Trust Deeds dated April 15, 1996 and recorded April 29, 1996 as Document No. 96-13624 of the Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deeds all property shown hereon as dedicated to the public for public use.

Signed this 19th day of August, 1996.

Before me:

Noel S. Parsons
Title: Loan Officer
Shelley A. Boyd
NOTARY PUBLIC FOR THE STATE OF OREGON



G.D.K.
OREGON
JULY 16, 1967
GARY D. KAISER
No. 803
EXP 6-30-97

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

*** 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 Northwest corner of the Southwest quarter of the Northwest quarter of Section 10, Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence along the North boundary of said quarter-quarter section, North 89° 49' 11" East, 684.434 feet to a 5/8" x 3/8" rebar with plastic cap set for the Northwest corner of tract described in Instrument No. 90-09216 of the Official Records of said County for the INITIAL POINT OF BEGINNING; thence South 89° 49' 11" West, 684.434 feet to said beginning point; thence along the West boundary of said Section 10, South 0° 04' 15" East, 327.80 feet to a 5/8" rebar with plastic cap found set for the West-Southwest corner of tract described in Instrument No. 96-25422 of said Official Records; thence East, 228.825 feet to a 5/8" rebar with plastic cap found set for an ELL corner of the Southerly boundary of said tract; thence South, 25.00 feet to a 5/8" rebar with plastic cap found set for the South-Southwest corner of said tract; thence along the South boundary of said tract, East, 143.126 feet; thence along the Southerly boundary of said tract, North 02° 05' 21" East, 47.121 feet; thence continue along the Southerly boundary of said tract, North 83° 51' 51" East, 232.928 feet to intersect the Westerly right-of-way line of Sarma Drive; thence North 17° 20' 34" West (Record = North 17° 21' 05" West), 34.547 feet to a 5/8" rebar found set for the Northwesterly corner of the original Sarma Drive right-of-way; thence North 72° 39' 26" East (Record = North 72° 38' 55" East), 50.00 feet to a 5/8" rebar with plastic cap found set for the original Northeasterly corner of the Sarma Drive right-of-way; thence North 17° 20' 34" West (Record = North 17° 21' 05" West), 12.15 feet to a 5/8" rebar with plastic cap found set for the Southwest corner of said tract described in Instrument No. 90-09216 Official Records; thence North, 264.09 feet to the INITIAL POINT OF BEGINNING.

G.D.K.
SURVEYOR

*** APPROVALS ***

Examined and approved this 19th day of August, 1996.

Roger Roberts
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 19 day of August, 1996.

Ken O'Brien, P.E.
CITY ENGINEER

I certify that pursuant to authority granted to us by the City of Shady Cove Planning Commission in open meeting on July 11, 1996 the above plat is hereby approved by the City of Shady Cove Planning Commission. Dated this 19th day of August, 1996.

Attest: Dorothy Suppice
SECRETARY

Examined and approved as required by O.R.S. 92.100 this 22nd day of August, 1996.

Ron Lundberg, Deputy
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges required by O.R.S. 92.095 have been paid as of the 22nd day of August, 1996.

Lynnda Abbott, Deputy
TAX COLLECTOR

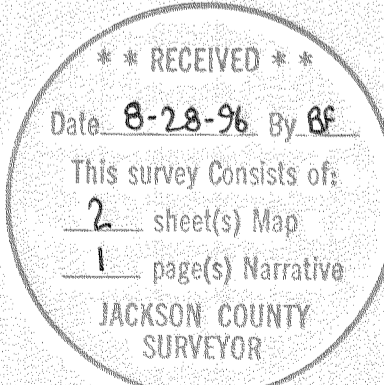
*** RECORDERS CERTIFICATE ***

Filed for record this 28 day of August, 1996, at 11:08 O'Clock AM, and recorded in Volume 21 of Plats on Page 36 of Records of Jackson County, Oregon.

BY: Kathleen S. Beckett
COUNTY CLERK

Kirby LeBaron
DEPUTY

For order of the County Court approving this plat see Volume , Page of County Commissioners Journal of Proceedings.



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. 15085

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

SURVEY FOR: RUSSELL J. BALDWIN
AND
MICHAEL T. MALEPSY
P.O. BOX 1004
SHADY COVE, OR 97539

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

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

BASIS OF BEARINGS: Filed Survey No. 13596 (South
Boundary)

DATE: July 25, 1996

PURPOSE: Subdivide tract described in Inst.
No. 96-25422 O.R.

PROCEDURE: The Easterly and the Westerly
portion of the Southerly boundary were located per Filed
Survey No. 13596. The remainder of the Southerly boundary
was located per property line adjustment deeds Inst. Nos.
96-25422 O.R., 96-25423 O.R., and 96-25424 O.R..

The North and East boundaries were located per Filed
Survey No. 11291.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

G. D. K

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