

# SHADY COVE HEIGHTS SUBDIVISION

LOCATED IN THE SE 1/4 OF SECTION 15,  
T.34S.,R.1W., W.M., CITY OF SHADY COVE,  
JACKSON COUNTY, OREGON

December 26, 1996

### SURVEY FOR:

Stephen C. Homan  
and  
Michael T. Malepsy  
P.O. Box 1004  
Shady Cove, Oregon 97539

### SURVEY BY:

Kaiser Surveying  
19440 Highway 62  
Eagle Point, Oregon 97524

### LEGEND

- = Found 5/8" Rebar - S.N. 7858
- ⊗ = Found 5/8" Rebar / Plastic Cap - S.N. 13737
- ⊗ = Found 5/8" Rebar / Plastic Cap - S.N. 13556
- △ = Found 5/8" Rebar / Plastic Cap - S.N. 13980
- = Set 5/8" x 24" Rebar / Plastic Cap marked "KAISER RLS 803"
- ⊗ = Set 5/8" x 30" Rebar / Plastic Cap marked "KAISER RLS 803"
- ⊗ = Set 5/8" x 30" Rebar / Aluminum Cap marked "KAISER RLS 803"

PUE = Public Utility Easement

Utilities normally allowed in Public Utility Easements are Power Lines, Telephone Lines, Natural Gas Lines, Cable T.V., Sewer Lines, Water Lines, and Storm Drains.

REC. = Filed Survey No. 7858

W.C. = Witness Corner

S.N. = Filed Survey Number  
(County Surveyors Office)

SS = Sewer Easement (City of Shady Cove)

SSS = Sewer Service Line Easement

W = Private Domestic Water Line  
(Also Water Lines / Water System /  
Inst. No. 93-41122 O.R.)

REGISTERED  
**PROFESSIONAL  
LAND SURVEYOR**

*G.D.K.*  
OREGON  
JULY 16, 1987  
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

CURVE DATA			LC	Bearing	Distance
Δ	R	L			
1	8°00'09"	500.00'	69.835'	S15°14'04"W, 69.778'	25.178'
2	6°05'00"	2000.00'	212.348'	S 8°11'30"W, 212.249'	
3	10°21'00"	1800.00'	325.154'	S 0°01'30"E, 324.712'	35.674'
4	16°26'00"	500.00'	143.408'	S13°25'00"E, 142.917'	
5	9°16'48"	500.00'	80.983'	S16°59'36"E, 80.894'	27.812'
6	59°46'00"	120.00'	125.175'	S71°09'00"E, 119.577'	
7	32°06'24"	145.00'	81.253'	N84°58'48"W, 80.194'	18.986'
8	27°39'36"	145.00'	70.00'	N55°05'48"W, 69.322'	
9	23°42'00"	120.00'	49.637'	N19°53'00"W, 49.284'	15.629'
10	23°42'00"	145.00'	59.978'	S19°53'00"W, 59.552'	
11	23°42'00"	95.00'	39.296'	S19°53'00"E, 39.017'	27.812'
12	25°56'00"	100.00'	45.262'	N21°00'00"W, 44.877'	
13	25°56'00"	75.00'	33.947'	S21°00'00"E, 33.658'	15.629'
14	22°59'57"	125.00'	50.176'	N19°31'59"W, 49.840'	
15	2°56'03"	125.00'	6.401'	N32°29'59"W, 6.401'	27.812'
16	39°16'00"	100.00'	68.533'	N14°20'00"W, 67.200'	
17	39°16'00"	125.00'	85.667'	N14°20'00"W, 84.00'	15.629'
18	31°39'02"	75.00'	41.431'	S18°08'29"E, 40.906'	
19	7°36'58"	75.00'	9.969'	N 1°29'31"E, 9.962'	15.629'
20	21°30'00"	100.00'	37.525'	N 5°27'00"W, 37.305'	
21	10°48'42"	75.00'	14.152'	N 0°06'21"W, 14.131'	15.629'
22	10°41'18"	75.00'	13.991'	N10°51'21"W, 13.971'	
23	11°30'17"	125.00'	25.099'	N 0°27'09"W, 25.057'	15.629'
24	9°49'43"	125.00'	21.806'	S11°12'09"E, 21.779'	
25	17°46'00"	100.00'	31.009'	N 7°19'00"W, 30.885'	15.629'
26	17°46'00"	125.00'	38.761'	N 7°19'00"W, 38.606'	
27	17°46'00"	75.00'	23.257'	S 7°19'00"W, 23.163'	15.629'
28	15°50'00"	200.00'	55.269'	N 9°29'00"E, 55.093'	
29	0°33'18"	225.00'	2.179'	N 1°50'39"E, 2.179'	15.629'
30	15°16'42"	225.00'	59.998'	N 9°45'39"E, 59.820'	
31	15°50'00"	175.00'	48.36'	S 9°29'00"W, 48.206'	15.629'
32	49°59'41"	20.00'	17.451'	S42°23'51"W, 16.903'	
33	159°10'36"	50.00'	138.908'	S12°11'36"E, 98.353'	15.629'
34	34°22'39"	50.00'	30.00'	S22°53'24"W, 29.552'	
35	38°17'46"	50.00'	33.420'	N13°26'48"W, 32.801'	15.629'
36	49°59'41"	20.00'	17.451'	N 7°35'51"W, 16.903'	
37	8°00'09"	470.00'	65.645'	S15°14'04"W, 65.592'	15.629'
38	8°00'09"	530.00'	74.025'	S15°14'04"W, 73.965'	
39	0°00'05"	1970.00'	0.048'	S11°13'58"W, 0.048'	15.629'
40	0°11'52"	2030.00'	7.007'	S11°08'04"W, 7.007'	
41	59°46'00"	145.00'	151.253'	N71°09'00"W, 144.488'	15.629'
42	1°16'24"	225.00'	5.00'	N 2°45'30"E, 5.00'	
43	3°33'54"	225.00'	14.00'	N 5°10'39"E, 13.997'	

T.L. No. 341W 15DB - 100

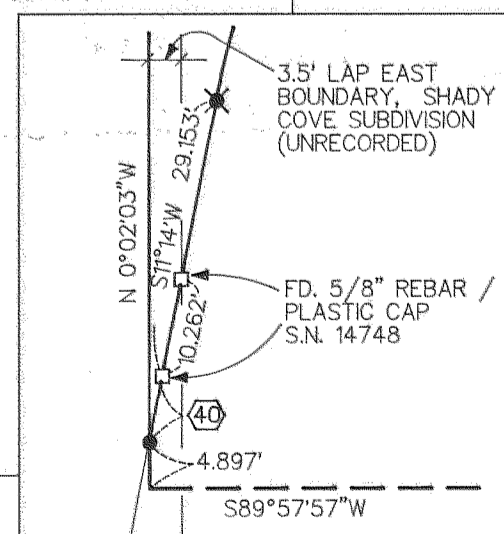
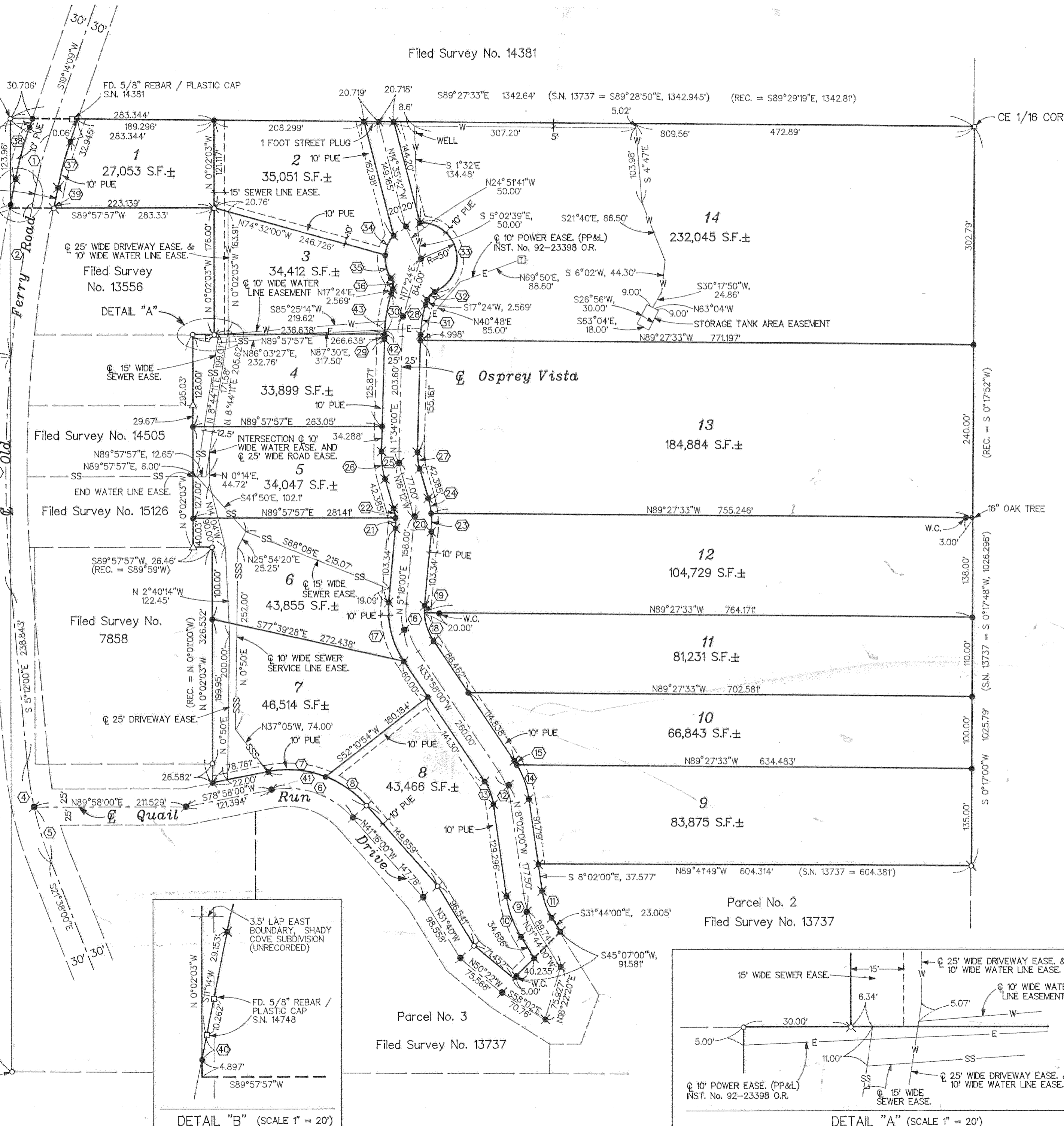
INITIAL POINT  
CTR. 1/4 CORNER  
(MS 4" 1988 OSHD  
FD. ALLUM. CAP IN  
CONC. BEARS  
S58°09'40"W, 1775.47')

Filed Survey No. 14381

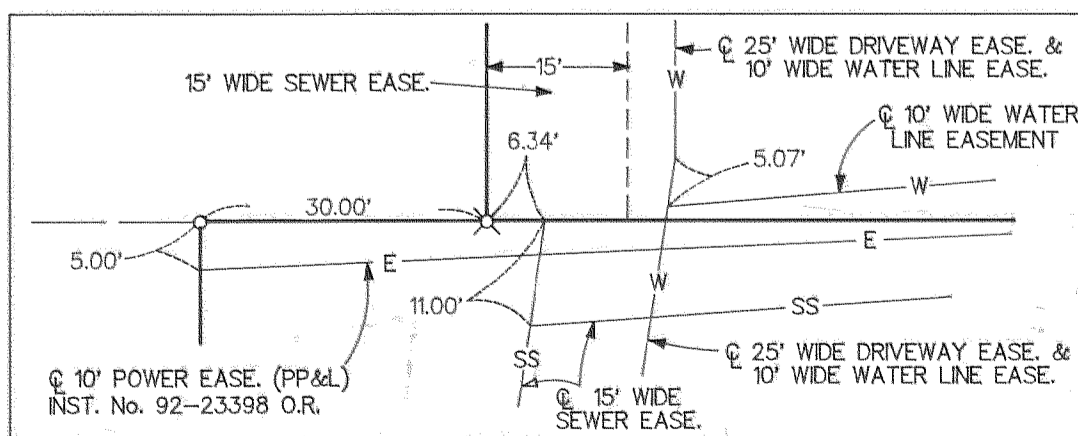


SCALE 1" = 100'

FILED  
JULY 16, 1997  
GARY D. KAISER  
No. 803  
Exp. 6-30-97



DETAIL "B" (SCALE 1" = 20')



DETAIL "A" (SCALE 1" = 20')

15276 11R/32

SHADY COVE HEIGHTS SUBDIVISION

LOCATED IN THE SE 1/4 OF SECTION 15, T.34S.,R.1W., W.M., CITY OF SHADY COVE, JACKSON COUNTY, OREGON

December 26, 1996

\*\*\* DECLARATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS, that STEPHEN C. HOMAN & CAROL L. HOMAN, husband and wife, as tenants by the entirety, as to an undivided 50% interest; MICHAEL T. MALEPSY & BONNIE L. MALEPSY, husband and wife, as tenants by the entirety, as to an undivided 50% 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 street 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 street shown, together with all public utility easements as shown hereon. We also dedicate to the City of Shady Cove those easements shown herein as sewer easements. We also create for the benefit of all lots (Lots 1-14) those easements designated hereon as water line easements along with the "Storage Tank Area Easement" as shown hereon. We also create for the benefit of Lots 2 through 7 that 25-foot wide driveway easement as shown hereon across Lots 3 through 7. We also create a sewer service line easement as shown hereon across Lots 6 and 7 benefitting Parcel No. 3 of Partition Plat recorded November 23, 1993 as Partition Plat No. P-101-1993 of "Records of Partition Plats" in Jackson County, Oregon and filed as Survey No. 13737 in the Office of the County Surveyor. We hereby designate said subdivision as SHADY COVE HEIGHTS 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 24 DAY OF

January, 1997.

Stephen C. Homan

Michael T. Malepsy

Carol L. Homan

Bonnie L. Malepsy

STATE OF OREGON) )ss. COUNTY OF JACKSON)

Personally appeared the above named Stephen C. Homan, Carol L. Homan, 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 24 day of January, 1997.



Carol Sartain, Notary Public for the State of Oregon

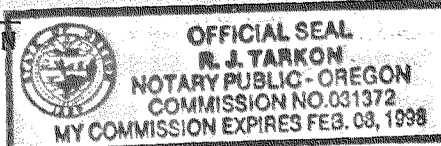
We, Thomas E. Malepsy and Clarice E. Malepsy, Trustees of the Malepsy Family Trust dated September 13, 1995 are the beneficiaries of a certain trust deed dated October 15, 1996 and recorded October 16, 1996 as No. 96-34749 of the Official Records of Jackson County, Oregon affecting the land described herein hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

Signed this 31st day of January, 1997.

Thomas E. Malepsy (T) by Michael T. Malepsy, his attorney in fact (See Document # 97-02747)

Clarice E. Malepsy (T) by Michael T. Malepsy, her attorney in fact (See Document # 97-02747)

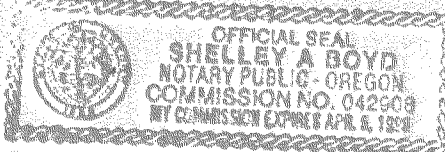
R.J. Tarkon, Notary Public for the State of Oregon



We, Bank of Southern Oregon, are the undersigned beneficiary of certain Trust Deeds dated October 11, 1996 and recorded October 16, 1996 as Document No. 96-34748 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 22 day of January, 1997.

Before me:



Noel S. Parsons, Title: Loan Officer, Shelley A. Boyd, Notary Public for the State of Oregon

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT



J. O.K. 6-30-97

\*\*\* 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 a 5/8" rebar found set for the center quarter corner to Section 15, Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon for THE INITIAL POINT OF BEGINNING; thence South 89° 27' 33" East, 1342.64 feet to a 5/8" rebar found set for the Northeast corner of the Northwest quarter of the Southeast quarter of said Section 15; thence along the East boundary of said quarter-quarter section, South 0° 17' 00" West, 1025.79 feet (record = 1026.296 feet) to a 5/8" rebar with plastic cap found set for the Northeast corner of Parcel No. 2 of Partition Plat recorded November 23, 1993 as Partition Plat No. P-101-1993 of "Records of Partition Plats" in Jackson County, Oregon and filed as Survey No. 13737 in the Office of the County Surveyor; thence North 89° 41' 49" West, 604.314 feet (record = 604.381 feet) to the Northwesterly corner of said Parcel No. 2; thence along the Westerly boundary of said Parcel as follows: South 8° 02' 00" East, 37.577 feet; thence 39.296 feet on the arc of a 95.00-foot radius curve left (the long chord bears South 19° 53' 00" East, 39.017 feet); thence South 31° 44' 00" East, 23.005 feet; thence leaving said parcel boundary and running along the Northerly right-of-way line of Quail Run Drive as follows: South 45° 07' 00" West, 91.581 feet; thence North 50° 22' 00" West, 71.452 feet; thence North 31° 40' 00" West, 96.541 feet; thence North 41° 16' 00" West, 149.859 feet; thence 151.253 feet on the arc of a 145.00-foot radius curve left (the long chord bears North 71° 09' 00" West, 144.488 feet); thence South 78° 58' 00" West, 78.761 feet; thence leaving said drive line and running to and along the Westerly boundary of Parcel No. 1 of said Partition Plat as follows: North 0° 02' 03" West, 326.532 feet to a found 5/8" rebar; thence South 89° 57' 57" West, 26.46 feet to a found 5/8" rebar with plastic cap; thence North 0° 02' 03" West, 295.03 feet to a found 5/8" rebar; thence North 89° 57' 57" East, 30.00 feet to a found 5/8" rebar with plastic cap; thence North 0° 02' 03" West, 176.00 feet to a found 5/8" rebar with plastic cap; thence along the Southerly boundary of said Parcel No. 1, South 89° 57' 57" West, 283.33 feet to the West-Southwest corner thereof; thence along the West boundary of the Northwest quarter of the Southeast quarter of said Section 15, North 0° 02' 03" West, 123.96 feet to THE INITIAL POINT OF BEGINNING. EXCEPTING THEREFROM that portion of the hereinbefore described tract lying within the Old Ferry (County) Road right-of-way lines.

J. O.K. SURVEYOR

\*\*\* APPROVALS \*\*\*

Examined and approved this 22nd day of January, 1997. Roger Roberts, Jackson County Surveyor

Examined and recommended for approval this 30 day of January, 1997. The City Engineer

I certify that pursuant to authority granted to us by the City of Shady Cove Planning Commission in open meeting on July 25, 1995 the above plat is hereby approved by the City of Shady Cove Planning Commission. Dated this 30th day of January, 1997.

Attest: Dorothy Lippie, SECRETARY

Examined and approved as required by O.R.S. 92.100 this 3rd day of February, 1997. Ron Lindley, Assessor, Department of Assessment

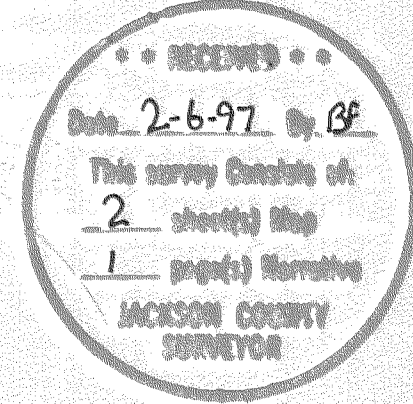
All taxes, fees, assessments or other charges required by O.R.S. 92.095 have been paid as of the 3rd day of February, 1997. Tax Collector

\*\*\* RECORDERS CERTIFICATE \*\*\*

Filed for record this 6th day of February, 1997, at 11:05 O'clock A.M. and recorded in Volume 22 of Plats on Page 6 of Records of Jackson County, Oregon.

BY: Kathleen S. Beckett, County Clerk; Kirby Le Baron, 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 (541) 878-3995  
FAX (541) 878-3995

SURVEY NO. 15276

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

SURVEY FOR: STEPHEN C. HOMAN and  
MICHAEL T. MALEPSY  
P.O. BOX 1004  
SHADY COVE, OR 97539

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

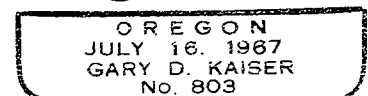
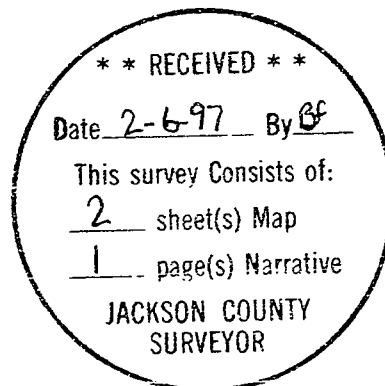
LOCATION: SE ¼ of Section 15, T.34S., R.1W.,  
W.M., City of Shady Cove, Jackson  
County, Oregon

BASIS OF BEARINGS: Filed Survey No. 13737 (West bdry.  
NW ¼ SE ¼ Section 15)

DATE: December 26, 1996

PURPOSE: Subdivision of a portion of Parcel  
No. 1, Partition Plat No.  
P-101-1993/Filed Survey No. 13737

PROCEDURE: The outside boundary was previously  
located and monumented on Filed Survey Nos. 13737, 14381,  
13556, 14505, 15126 and 7858 except for the SW corner of  
Lot 7. Some replacement monuments were set where the  
original monuments were destroyed. The lot boundaries were  
located per the clients direction and the City approval.  
Easements were created for public utilities, City sewer  
lines, sewer service line, driveway and private water system.



EXP 6-30-97