

ORCHARD GLADE SUBDIVISION

Located in Tract "A" of HILLSIDE ADDITION TO EDGEWOOD PARK, and in the S.E. 1/4 of Section 16 and the N.E. 1/4 of Section 21, T.34S.,R.1W., W.M., City of Shady Cove, Jackson County, Oregon

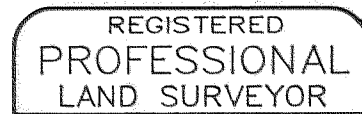
July 8, 1998

*** 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, and the plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

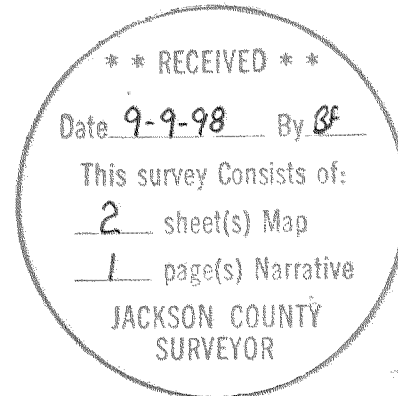
Commencing at the Quarter corner common to Section 16 and 21, Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence North 0° 07' 50" East, 75.00 feet to a 5/8" rebar with plastic cap found set for the Northwest corner of Parcel No. 2 of Partition Plat recorded July 2, 1991 as Partition No. P-65-1991 of Records of Partition Plats of said County and filed as Survey No. 12570 in the Office of the County Surveyor for THE INITIAL POINT OF BEGINNING; thence along the Northerly boundary of said Parcel No. 2 and the Easterly extension thereof, North 89° 55' 35" East, 260.00 feet to the Northeast corner of Tract "B" as described in Instrument No. 89-24715 of the Official Records of said County; thence South 33° 40' 01" East, 143.591 feet to the most Easterly corner of said Tract "B"; thence along the centerline of Rogue River Drive, 60.981 feet on the arc of a 573.20 foot radius curve left (the long chord bears North 43° 45' 26" East, 60.953 feet) to intersect the Southerly boundary of HILLSIDE ADDITION to Edgewood Park, a recorded subdivision located in the City of Shady Cove, Jackson County, Oregon; thence along said subdivision boundary, North 89° 58' 40" West (Plat = S89°45' West), 17.866 feet to the Southeastery corner of Tract "A" of said subdivision; thence along the Northwesterly right-of-way line of the County Road as dedicated on said subdivision (being Rogue River Drive) as follows: North 32° 12' 00" East (record = North 32° 00' East), 284.625 feet; thence North 57° 12' 53" East (record = North 57° 00' East), 130.459 feet; thence North 75° 24' 18" East (record = North 75° 10' East), 48.257 feet to the Southwesterly corner of tract described in Instrument No. 86-14878 of said Official Records; thence leaving said road line, North 16° 52' 49" West, 162.929 feet (record = 153.59 feet) to the Northwesterly corner of said tract; thence South 89° 41' 40" West, 1.00 feet to the Southwest corner of tract described in Instrument No. 86-12619 of said Official Records; thence North 4° 01' 10" East, 107.30 feet to the Northwest corner of said tract; thence run along the Southerly boundary of tract described in Instrument No. 85-06473 of said Official Records, South 89° 41' 40" West, 103.28 feet to a 5/8" rebar with plastic cap found set for the Southwest corner thereof; thence North 0° 07' 50" East, 107.00 feet to a 5/8" rebar with plastic cap found set for the Northwest corner of said tract; thence along the Northerly boundary of Tract "A" as described in Instrument No. 89-24715 of said Official Records, South 89° 41' 40" West, 526.72 feet to a 5/8" rebar found set for the Northwest corner thereof; thence along the Easterly boundary of DEER PARK ESTATES - UNIT NOS. 2 AND 3, recorded subdivisions located in the City of Shady Cove, Jackson County, Oregon, South 0° 07' 50" West, 615.09 feet to THE INITIAL POINT OF BEGINNING.

G.D.K. SURVEYOR



G.D.K. OREGON JULY 16, 1967 GARY D. KAISER No. 803 EXP. 6-30-99

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



*** RECORDERS CERTIFICATE ***

Filed for record this 9th day of September, 1998, at 3:36 O'clock P.M. and recorded in Volume 24 of Plats on Page 36 of Records of Jackson County, Oregon.

BY: Kathleen S. Beckett COUNTY CLERK

Kathy LeBason DEPUTY

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

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that I, LEONHARD TAUMANN, am the owner of the lands hereon described, and that I have caused the same to be subdivided into lots and streets as shown hereon, and the number and size of the lots and the course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and I do hereby dedicate to the public for public use the streets shown, together with all public utility easements as shown hereon. I also create a domestic water facilities easement as shown hereon across Lot 8 benefitting Lots 1 through 12 and Tract "B" as described in Instrument No. 89-24715 of the Official Records of Jackson County, Oregon. I also create 5-foot wide water line easements as shown hereon across Lot 4 benefitting Lot 1 and the hereinbefore mentioned Tract "B". I also create a 5-foot wide sewer service line easement as shown hereon across Lot 2 benefitting Lot 1 and across Lots 1 and 2 benefitting the hereinbefore mentioned Tract "B". I hereby designate said Subdivision as ORCHARD GLADE SUBDIVISION.

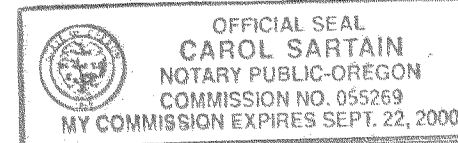
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 5 DAY OF August, 1998.

Leonhard Taumann by Ray M. Johnson, POA LEONHARD TAUMANN by RAY M. JOHNSON, Attorney in Fact (See Inst. No. 97-48510 O.R.)

STATE OF OREGON) COUNTY OF JACKSON)

Personally appeared the above named Ray M. Johnson, as Attorney in Fact for Leonhard Taumann and acknowledged the foregoing instrument to be his voluntary act and deed.

Subscribed and sworn to before me this 5 day of August, 1998.



Carol Sartain NOTARY PUBLIC FOR THE STATE OF OREGON

*** APPROVALS ***

Examined and approved this 18th day of August, 1998.

Roger Roberts JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 18th day of August, 1998.

Ray O. Davis, 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 March 27, 1998 the above plat is hereby approved by the City of Shady Cove Planning Commission. Dated this 18th day of August, 1998. (File No. SUB 96-01)

Attest: Antler Meloth SECRETARY

Examined and approved as required by O.R.S. 92.100 this 3rd day of September, 1998.

Ron Lindsey, 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 3rd day of September, 1998.

Linda Edwith, Deputy TAX COLLECTOR

ORCHARD GLADE SUBDIVISION

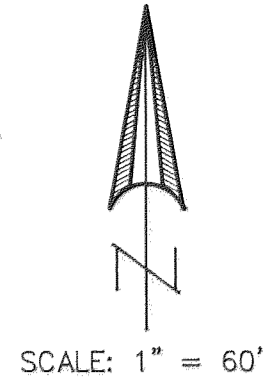
Located in Tract "A" of HILLSIDE ADDITION TO EDGEWOOD PARK, and in the S.E. 1/4 of Section 16 and the N.E. 1/4 of Section 21, T.34S., R.1W., W.M., City of Shady Cove, Jackson County, Oregon

July 8, 1998

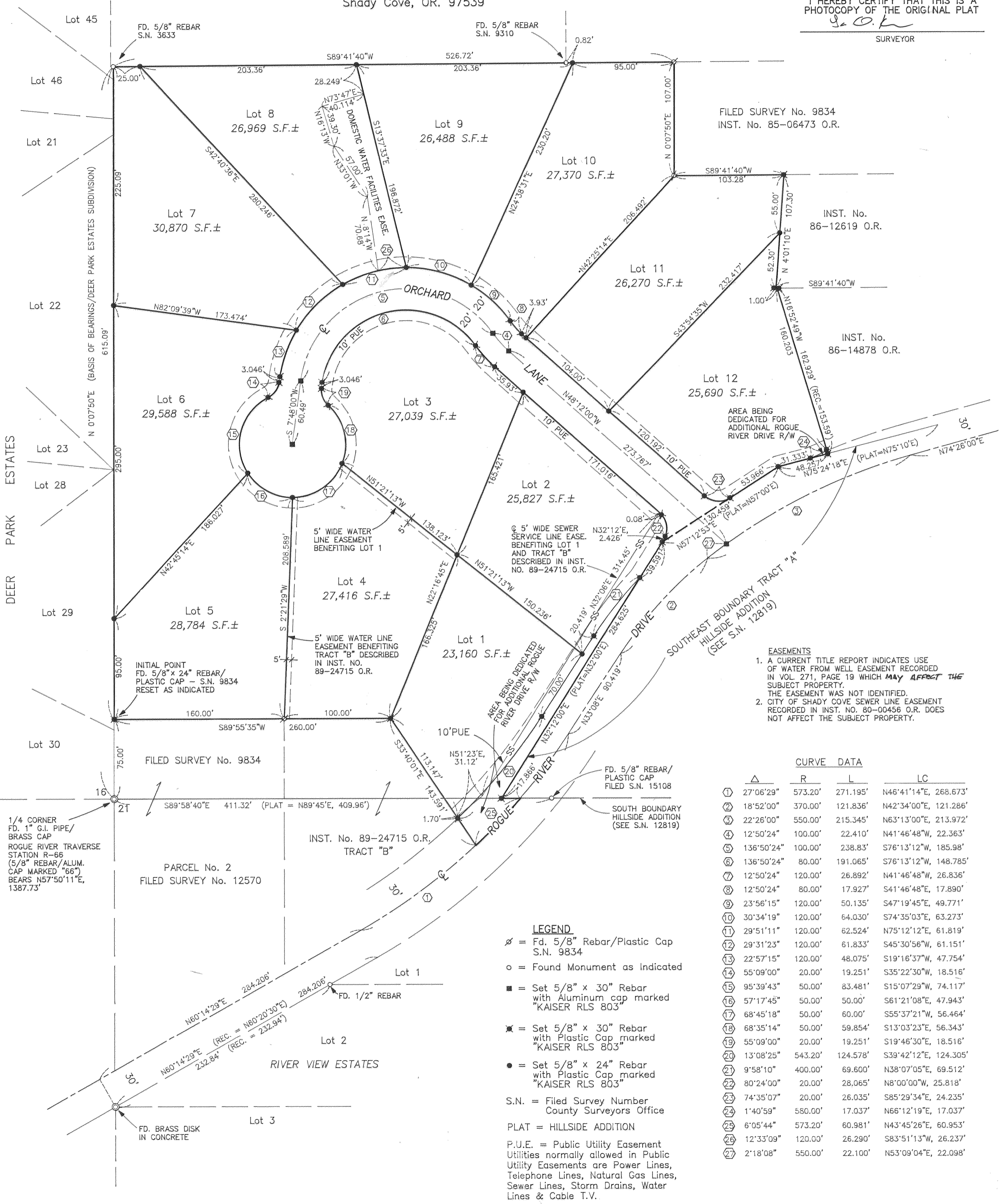
REGISTERED
PROFESSIONAL
LAND SURVEYOR
G. D. K.
OREGON
JULY 16, 1967
GARY D. KAISER
No. 803
EXP. 6-30-99

SURVEY FOR:
Leonhard Taumann
c/o Ray Johnson
22661 Hwy. 62
Shady Cove, OR. 97539

SURVEY BY:
Kaiser Surveying
19440 Highway 62
Eagle Point, OR. 97524



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



EASEMENTS

- A CURRENT TITLE REPORT INDICATES USE OF WATER FROM WELL EASEMENT RECORDED IN VOL. 271, PAGE 19 WHICH MAY AFFECT THE SUBJECT PROPERTY. THE EASEMENT WAS NOT IDENTIFIED.
- CITY OF SHADY COVE SEWER LINE EASEMENT RECORDED IN INST. NO. 80-00456 O.R. DOES NOT AFFECT THE SUBJECT PROPERTY.

CURVE DATA				
	Δ	R	L	LC
①	27°06'29"	573.20'	271.195'	N46°41'14"E, 268.673'
②	18°52'00"	370.00'	121.836'	N42°34'00"E, 121.286'
③	22°26'00"	550.00'	215.345'	N63°13'00"E, 213.972'
④	12°50'24"	100.00'	22.410'	N41°46'48"W, 22.363'
⑤	136°50'24"	100.00'	238.83'	S76°13'12"W, 185.98'
⑥	136°50'24"	80.00'	191.065'	S76°13'12"W, 148.785'
⑦	12°50'24"	120.00'	26.892'	N41°46'48"W, 26.836'
⑧	12°50'24"	80.00'	17.927'	S41°46'48"E, 17.890'
⑨	23°56'15"	120.00'	50.135'	S47°19'45"E, 49.771'
⑩	30°34'19"	120.00'	64.030'	S74°35'03"E, 63.273'
⑪	29°51'11"	120.00'	62.524'	N75°12'12"E, 61.819'
⑫	29°31'23"	120.00'	61.833'	S45°30'56"W, 61.151'
⑬	22°57'15"	120.00'	48.075'	S19°16'37"W, 47.754'
⑭	55°09'00"	20.00'	19.251'	S35°22'30"W, 18.516'
⑮	95°39'43"	50.00'	83.481'	S15°07'29"W, 74.117'
⑯	57°17'45"	50.00'	50.00'	S61°21'08"E, 47.943'
⑰	68°45'18"	50.00'	60.00'	S55°37'21"W, 56.464'
⑱	68°35'14"	50.00'	59.854'	S13°03'23"E, 56.343'
⑲	55°09'00"	20.00'	19.251'	S19°46'30"E, 18.516'
⑳	13°08'25"	543.20'	124.578'	S39°42'12"E, 124.305'
㉑	9°58'10"	400.00'	69.600'	N38°07'05"E, 69.512'
㉒	80°24'00"	20.00'	28.065'	N8°00'00"W, 25.818'
㉓	74°35'07"	20.00'	26.035'	S85°29'34"E, 24.235'
㉔	1°40'59"	580.00'	17.037'	N66°12'19"E, 17.037'
㉕	6°05'44"	573.20'	60.981'	N43°45'26"E, 60.953'
㉖	12°33'09"	120.00'	26.290'	S83°51'13"W, 26.237'
㉗	2°18'08"	550.00'	22.100'	N53°09'04"E, 22.098'

LEGEND

- ⊗ = Fd. 5/8" Rebar/Plastic Cap S.N. 9834
- = Found Monument as Indicated
- = Set 5/8" x 30" Rebar with Aluminum cap marked "KAISER RLS 803"
- ✱ = Set 5/8" x 30" Rebar with Plastic Cap marked "KAISER RLS 803"
- = Set 5/8" x 24" Rebar with Plastic Cap marked "KAISER RLS 803"

S.N. = Filed Survey Number
County Surveyors Office

PLAT = HILLSIDE ADDITION

P.U.E. = Public Utility Easement
Utilities normally allowed in Public Utility Easements are Power Lines, Telephone Lines, Natural Gas Lines, Sewer Lines, Storm Drains, Water Lines & Cable T.V.

15871
12/16

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. 15871

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

SURVEY FOR: LEONHARD TAUMANN
C/O RAY JOHNSON
22661 HWY. 62
SHADY COVE, OR 97539

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

LOCATION: Tract "A" of HILLSIDE ADDITION to
EDGEWOOD PARK, and in the SE ¼ of
Section 16, and the NE ¼ of Section
21, T.34S., R.1W., W.M., City of
Shady Cove, Jackson County, Oregon.

BASIS OF BEARINGS: DEER PARK ESTATES - UNIT NO. 2 (East
boundary)

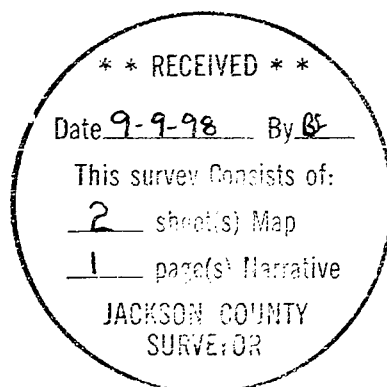
DATE: July 8, 1998

PURPOSE: Subdivision of Tract "A" as
described in Inst. No. 89-24715
(Orchard Glade Subdivision).

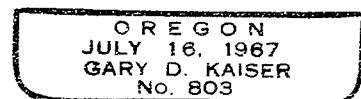
PROCEDURE: The North, West and portions of the
South and East boundaries were located per Filed Survey No.
9834.

The Rogue River Drive right-of-way lines as dedicated on
HILLSIDE ADDITION were established per S.N. 12819. The
centerline and right-of-way lines of Rogue River Drive used
as control for areas being dedicated for additional Rogue
River Drive right-of-way were located per RIVER VIEW ESTATES
and Filed Survey No. 15108.

The remaining boundaries were located per Tract "A" as
described in Inst. No. 89-24715 O.R..



J. D. Kaiser



EP. 6-30-99