

ANGLERS COVE SUBDIVISION
(ALSO PROPERTY LINE ADJUSTMENT)

Located in Lot 5-10, Block 1 of SHADY COVE
SUBDIVISION (Unrecorded) and in Lot 9 of LOMA ROGUE
ESTATES (Recorded) and in Lot 1 of SHADY COVE HEIGHTS
SUBDIVISION (Recorded) and in the NE 1/4, SE 1/4,
SW 1/4, and the NW 1/4 of Section 15, T.34S.,R.1W., W.M.,
City of Shady Cove, Jackson County, Oregon

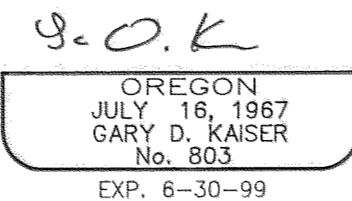
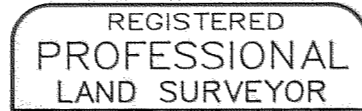
September 2, 1998

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

Commencing at the Southwest corner of the Northeast Quarter of Section 15, Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence along the West boundary of said Quarter section, North 0° 04' 45" West (record = North 0° 01' West), 572.05 feet to the Northeast corner of tract described in Volume 399, page 22 of the Deed Records of said County for THE INITIAL POINT OF BEGINNING; thence along the Northerly boundary of said tract, South 89° 55' 15" West, 504.416 feet to intersect the ordinary high water mark (the mark along the river where vegetation ceases) on the Easterly bank of the Rogue River; thence along said high water mark as follows: South 08° 10' 17" East, 96.264 feet; thence South 11° 02' 33" East, 91.673 feet; thence South 10° 14' 22" West, 91.479 feet; thence South 16° 34' 38" West, 93.942 feet; thence South 14° 22' 09" West, 92.939 feet; thence South 25° 47' 38" West, 104.321 feet; thence leaving said high water mark and running to and along the Northerly boundary of tract described in Instrument No. 81-12373 of the Official Records of said County, South 89° 57' 10" East (record = North 89° 00' East), 228.994 feet to the Northeast corner thereof; thence South 0° 02' 50" West (record = South 1° 00' East), 60.00 feet to the Southeast corner of said tract; thence along the Southerly boundary of said tract described in Volume 399, page 22, Deed Records as follows: South 89° 57' 10" East (record = North 89° 00' East), 60.00 feet; thence North 75° 32' 03" East, 57.145 feet (record = North 74° 30' 00" East, 57.20 feet); thence North 89° 14' 52" East, 49.95 feet (record = North 88° 12' East, 50.00 feet); thence South 78° 35' 26" East, 76.227 feet (record = South 79° 39' East, 76.3 feet); thence South 89° 57' 10" East (record = North 89° 00' East), 116.565 feet to intersect the Westerly boundary of the Southeast Quarter of said Section 15; thence along said Quarter Section boundary, South 0° 02' 03" East, 80.652 feet to intersect the Westerly right-of-way line of Old Ferry Road; thence along said road line as follows: 7.01 feet on the arc of a 2030.00-foot radius curve right (the long chord bears North 11° 08' 04" East, 7.01 feet); thence North 11° 14' 00" East, 29.152 feet; thence 74.025 feet on the arc of a 530.00-foot radius curve right (the long chord bears North 15° 14' 05" East, 73.965 feet); thence North 19° 14' 09" East, 34.164 feet; thence leaving said road line, North 69° 18' 00" West, 40.454 feet to intersect the West boundary of the Northeast quarter of said Section 15; thence along the West boundary of said Quarter Section, North 0° 04' 45" West, 537.721 feet to THE INITIAL POINT OF BEGINNING.

G. D. Kaiser
SURVEYOR



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

*** APPROVALS ***

Examined and approved this 14th day of September, 1998.
Roger Roberts
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 15th day of September, 1998.
George Bate
CITY ENGINEER

I certify that pursuant to authority granted to us by the City of Shady Cove Planning Commission in open meeting on December 11, 1998 the above plat is hereby approved by the City of Shady Cove Planning Commission. Dated this 15th day of September, 1998. (File No. SUB 97-03 & LLA98-02)

Attest: Julie Meltdon SECRETARY
Examined and approved as required by O.R.S. 92.100 this 16th day of SEPTEMBER, 1998.
Debbie Knutson
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges required by O.R.S. 92.095 have been paid as of the 14th day of September, 1998.
Lynda Admitt, Deputy
TAX COLLECTOR

*** RECORDERS CERTIFICATE ***

Filed for record this 22 day of SEPTEMBER, 1998, at 12:23 O'Clock P.M. and recorded in Volume 24 of Plats on Page 38 of Records of Jackson County, Oregon.
BY: Kathleen S. Beckitt COUNTY CLERK Cheryl Augers DEPUTY

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

*** DECLARATION ***

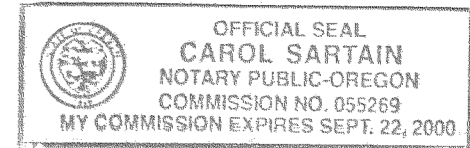
KNOW ALL MEN BY THESE PRESENTS, that Angler's Cove, and Oregon limited liability company, (members are Robert J. Kolodny and Martha Dudenhoeffer, trustees of the Kolodny/Dudenhoeffer Revocable Trust, dated May 25, 1993, and Michael T. Malepsy and Bonnie L. Malepsy, husband and wife, as tenants by the entirety), are the owners of the lands hereon described, and that we 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 we do hereby dedicate to the public for public use the streets shown, together with all public utility easements as shown hereon. We also dedicate to the City of Shady Cove those easements shown hereon as sewer and stormdrain easements. We also create for the benefit of Lot 8 that 25-foot wide ingress-egress easement shown hereon across Lot 7. We also create for the benefit of Lot 15 that 5-foot wide sewer service line easement shown hereon across Lots 6 & 7. We also create for the benefit of Lots 1 through 15 that domestic water facilities easement shown hereon across Lots 8, 14 and 15. We hereby designate said subdivision as ANGLERS COVE 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 14 DAY OF September, 1998.

Robert J. Kolodny by Michael T. Malepsy att. in fact
ROBERT J. KOLODNY by MICHAEL T. MALEPSY, Attorney in Fact (see Inst. No. 98-41060 O.R.)
Martha Dudenhoeffer by Michael T. Malepsy att. in fact
MARTHA DUDENHOEFFER by MICHAEL T. MALEPSY, Attorney in Fact (see Inst. No. 98-41060 O.R.)
Bonnie L. Malepsy by Michael T. Malepsy att. in fact
BONNIE L. MALEPSY by MICHAEL T. MALEPSY, Attorney in Fact (see Inst. No. 98-41061 O.R.)
Michael T. Malepsy
MICHAEL T. MALEPSY

STATE OF OREGON))
COUNTY OF JACKSON))



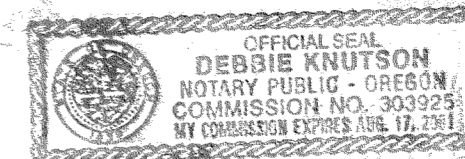
Personally appeared the above named Michael T. Malepsy for himself and Michael T. Malepsy as Attorney in Fact for Robert J. Kolodny, Martha Dudenhoeffer and Bonnie L. Malepsy, members of "Angler's Cove, an Oregon limited liability company" and acknowledge the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 14 day of September, 1998.
Carol Sartain
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 14 day of SEPTEMBER, 1998.

Before me:

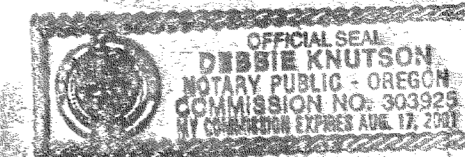


Noel S. Parsons
Title: Loan Officer
Debbie Knutson
NOTARY PUBLIC FOR THE STATE OF OREGON

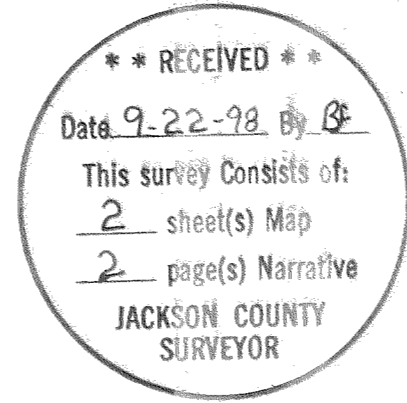
We, Bank of Southern Oregon, are the undersigned beneficiary of certain Trust Deeds dated June 25, 1998 and recorded July 6, 1998 as Document No. 98-30532 of the Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deeds all property shown hereon as dedicated to the public for public use.

Signed this 14 day of SEPTEMBER, 1998.

Before me:



Noel S. Parsons
Title: Loan Officer
Debbie Knutson
NOTARY PUBLIC FOR THE STATE OF OREGON



ANGLERS COVE SUBDIVISION (ALSO PROPERTY LINE ADJUSTMENT)

Located in Lot 5-10, Block 1 of SHADY COVE SUBDIVISION (Unrecorded) and in Lot 9 of LOMA ROGUE ESTATES (Recorded) and in Lot 1 of SHADY COVE HEIGHTS SUBDIVISION (Recorded) and in the NE 1/4, SE 1/4, SW 1/4, and the NW 1/4 of Section 15, T.34S.,R.1W., W.M., City of Shady Cove, Jackson County, Oregon

September 2, 1998

SURVEY FOR:

Angler's Cove LLC
c/o Michael T. Malepsy
P.O. Box 1004
Shady Cove, OR. 97539

SURVEY BY:

Kaiser Surveying
19440 Highway 62
Eagle Point, OR. 97524

LEGEND

- ⊘ = Found 5/8" Rebar/Plastic Cap S.N. 8890
- △ = Found 5/8" Rebar/Plastic Cap SHADY COVE HEIGHTS SUBD.
- = 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

() = Record/Vol. 399, Page 22 D.R.

W.C. = Witness Corner

SSS = Sewer Service Line

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.

CURVE DATA

Δ	R	L	LC
①	70'41"06"	75.00'	92.526"
②	90'00"00"	20.00'	31.416"
③	90'00"00"	20.00'	31.416"
④	90'00"00"	20.00'	31.416"
⑤	90'00"00"	80.00'	125.664"
⑥	52'01"12"	20.00'	18.158"
⑦	52'01"12"	45.00'	40.857"
⑧	74'40"24"	45.00'	58.648"
⑨	56'56'56"	45.00'	44.728"
⑩	33'44'57"	45.00'	26.506"
⑪	56'26'24"	45.00'	44.328"
⑫	10'12'32"	45.00'	8.018"
⑬	52'01'12"	20.00'	18.158"
⑭	26'57'11"	120.00'	56.45'
⑮	29'36'10"	120.00'	62.00'
⑯	11'57'27"	120.00'	25.044"
⑰	21'29'12"	120.00'	45.001"
⑱	90'00'00"	20.00'	31.416"
⑲	90'00'00"	100.00'	157.08'
⑳	0'11'52"	2030.00'	7.01'
㉑	8'00'09"	530.00'	74.025"

EASEMENTS

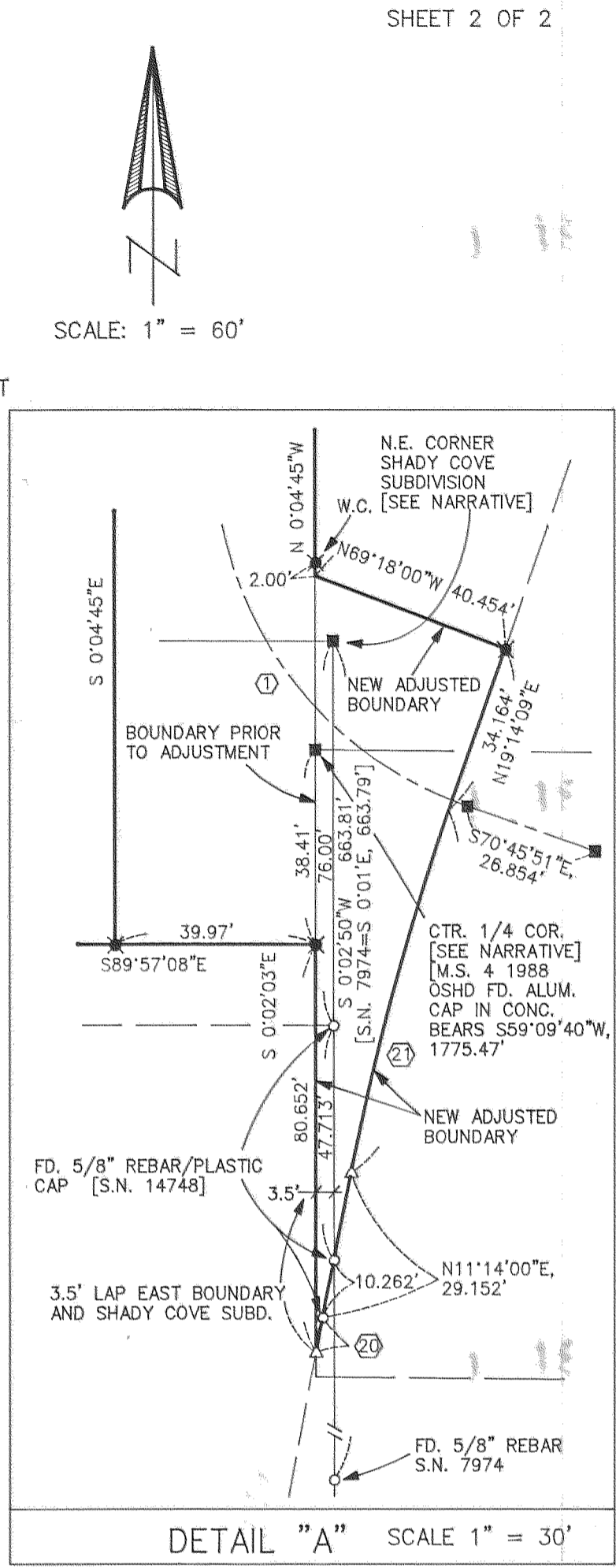
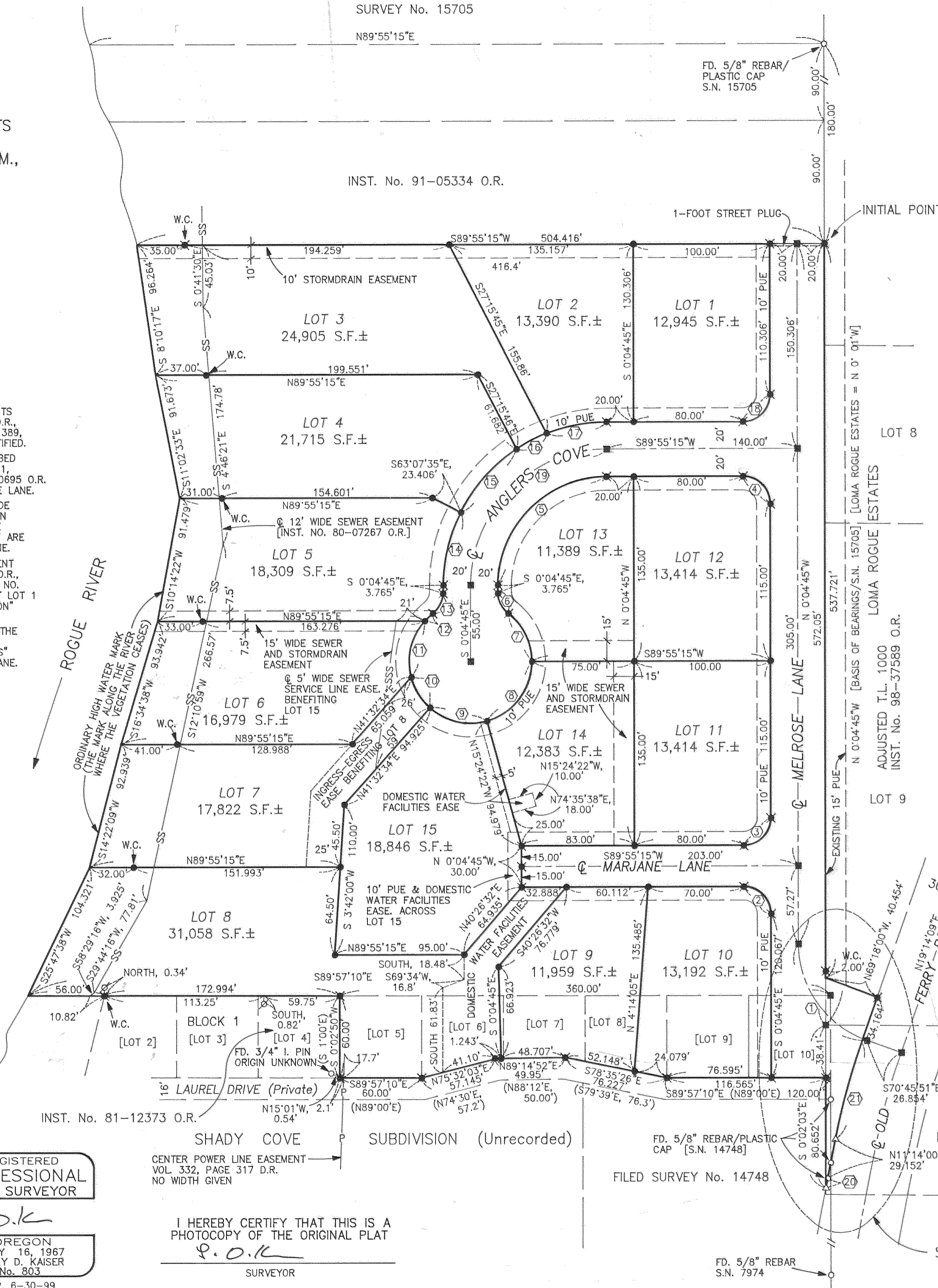
- POWER LINE EASEMENTS: POWER LINES DESCRIBED IN EASEMENTS RECORDED IN VOL. 284, PAGE 584 D.R., VOL. 313, PAGE 166 D.R. AND VOL. 389, PAGE 214 D.R. COULD NOT BE IDENTIFIED.
- INGRESS-EGRESS EASEMENTS DESCRIBED IN VOL. 399, PAGE 23 D.R., VOL. 561, PAGE 476 D.R. AND INST. NO. 85-20695 O.R. ARE LOCATED IN DEDICATED MELROSE LANE.
- ACCESS EASEMENT AND 15-FOOT WIDE PUBLIC UTILITY EASEMENT LOCATED IN PORTION OF LOT 9 OF "LOMA ROGUE ESTATES" WITHIN SUBJECT PROPERTY ARE LOCATED IN DEDICATED MELROSE LANE.
- WATER LINE AGREEMENT AND EASEMENT MENTIONED IN INST. NO. 97-05396 O.R., INST. NO. 97-19007 O.R. AND INST. NO. 93-41152 O.R. AFFECTS PORTION OF LOT 1 OF "SHADY COVE HEIGHTS SUBDIVISION" WITHIN SUBJECT PROPERTY.
- 10-FOOT WIDE P.U.E. ADJACENT TO THE WEST LINE OF OLD FERRY ROAD AS DEDICATED ON "SHADY COVE HEIGHTS" FALLS WITHIN DEDICATED MELROSE LANE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

G.O.K.
OREGON
JULY 16, 1967
GARY D. KAISER
No. 803
SURVEYOR

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

G.O.K.
SURVEYOR



SURVEY No. 15705

SHEET 2 OF 2

N89°55'15\"/>

FD. 5/8\"/>

INST. No. 91-05334 O.R.

SCALE: 1" = 60'

INITIAL POINT

1-FOOT STREET PLUG

LOT 3
24,905 S.F.±

LOT 2
13,390 S.F.±

LOT 1
12,945 S.F.±

LOT 4
21,715 S.F.±

LOT 5
18,309 S.F.±

LOT 13
11,389 S.F.±

LOT 12
13,414 S.F.±

LOT 6
16,979 S.F.±

LOT 14
12,383 S.F.±

LOT 11
13,414 S.F.±

LOT 7
17,822 S.F.±

LOT 15
18,846 S.F.±

LOT 9
11,959 S.F.±

LOT 10
13,192 S.F.±

LOT 8
31,058 S.F.±

INST. No. 81-12373 O.R.

CENTER POWER LINE EASEMENT
VOL. 332, PAGE 317 D.R.
NO WIDTH GIVEN

FILED SURVEY No. 14748

SEE DETAIL "A"

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. 15882

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

SURVEY FOR: ANGLER'S COVE LLC
C/O MICHAEL T. MALEPSY
P.O. BOX 1004
SHADY COVE, OR 97539

SURVEY BY: KAISER SURVEYING
19440 HWY. 62
EAGLE POINT, OR 97524
(541) 878-3995

LOCATION: Located in Lots 5-10, Block 1 of SHADY COVE SUBD. (unrecorded) and in Lot 9 of LOMA ROGUE ESTATES (recorded) and in Lot 1 of SHADY COVE HEIGHTS SUBD. (recorded) and in the NE ¼, SE ¼, SW ¼ and NW ¼ of Section 15, T.34S., R.1W., W.M., City of Shady Cove, Jackson County, Oregon.

BASIS OF BEARINGS: Filed Survey No. 15705 (East bdry.)

DATE: September 2, 1998

PURPOSE: Subdivision and property-line-adjustment survey. Subdivision of property described in Inst. No. 98-037591 O.R..

PROCEDURE: The Northerly boundary of the subject tract was located Deed Record Distance (180.00 feet) South from the Southerly boundary of tract surveyed on Filed Survey No. 15705. The Westerly boundary was located along the ordinary high water mark (the vegetation line) of the Rogue River which is the boundary line awarded to the State of Oregon and the public through navigability litigation on the river.

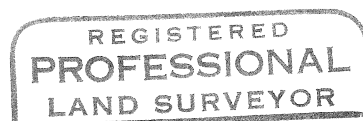
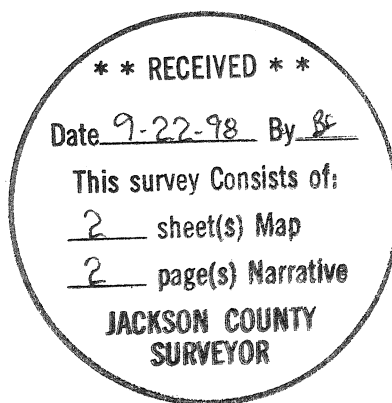
The Southerly boundary was established along lines of Shady Cove Subdivision (unrecorded) according to the map thereof. Filed Survey No. 7974 is the survey of record accepted as determining control for positioning of lots and streets in said subdivision.

The Easterly boundary was located from control established on Filed Survey No. 15705 and Shady Cove Heights Subdivision.

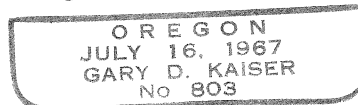
At the center $\frac{1}{4}$ corner to Section 15 set our monument over the $\frac{5}{8}$ " rebar set on Filed Survey No. 7858. The alum. cap was stamped "CTR. $\frac{1}{4}$ - S 15".

At the NE corner of SHADY COVE SUBDIVISION set our monument over the $1\frac{1}{2}$ " I. pin shown on Filed Survey No. 7974. The alum. cap was stamped "NE SC SUB".

The lots and streets were established per the client's direction and the City approval.



G. D. Kaiser



EP 6-30-99