

# WHISPERING PINES TERRACE

## A SUBDIVISION

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

October 14, 1998

### SURVEY FOR:

Rogue Development & Investment, Inc.  
P.O. Box 157  
Shady Cove, OR. 97539

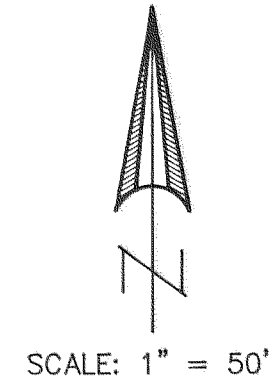
### SURVEY BY:

Kaiser Surveying  
19440 Highway 62  
Eagle Point, OR. 97524

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

G. D. K.

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



### EASEMENTS

1. Power Line Easements described in Vol. 254, Page 460 D.R. was not located.
2. City of Shady Cove sewer main Easement described in Inst. No. 79-15998 O.R. does not affect the subject property.
3. Public Street R/W described in Inst. No. 97-46848 O.R. falls within dedicated Cleveland Street R/W.

### LEGEND

- ∅ = Fd. Monument as Indicated
- = Found 5/8" Rebar/Plastic SHADY MEADOWS TRACT - UNIT No. 1 - S.N. 8670
- = 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"

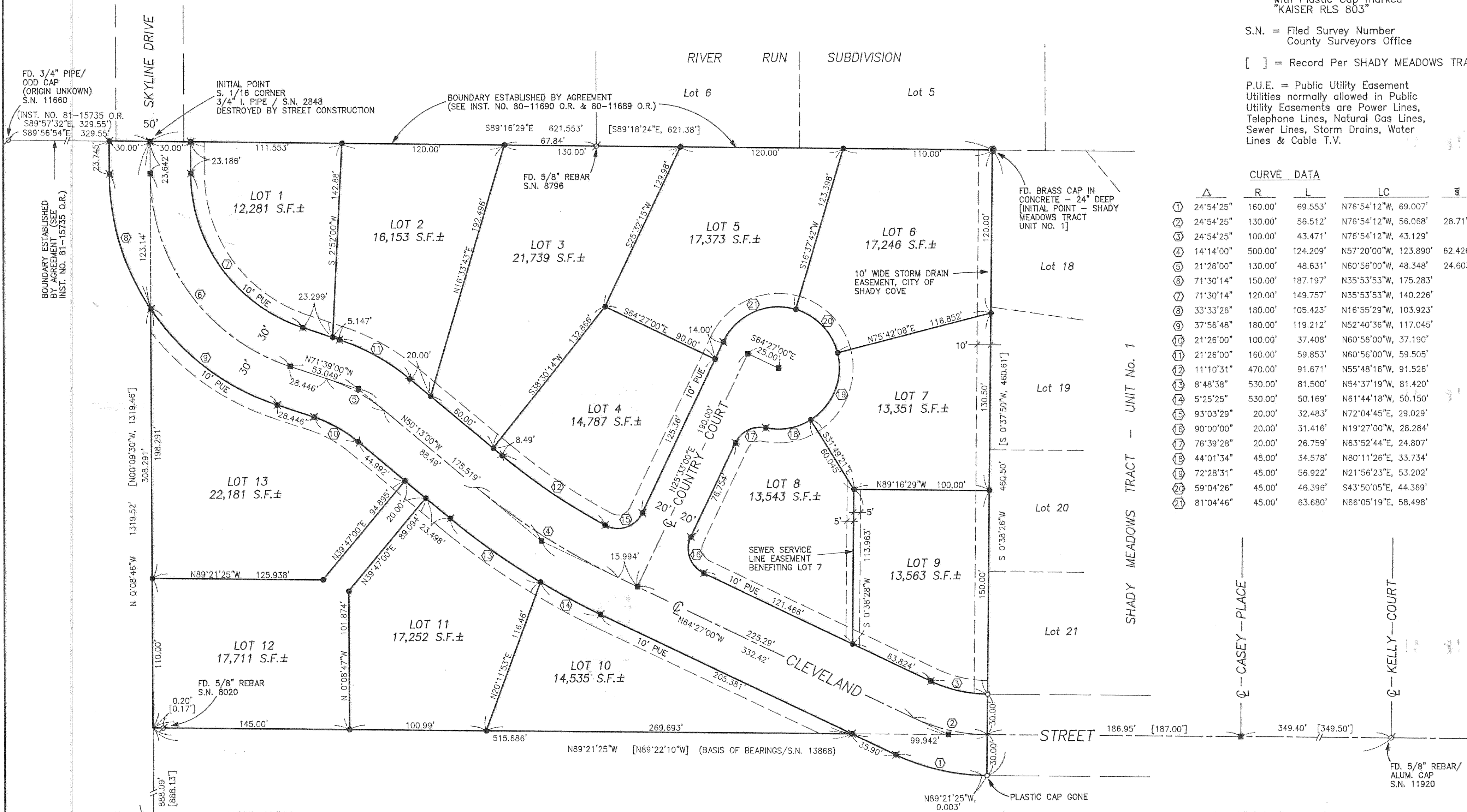
S.N. = Filed Survey Number  
County Surveyors Office

[ ] = Record Per SHADY MEADOWS TRACT

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	Δ
①	24'54"25"	160.00'	69.553'	N76°54'12"W, 69.007'
②	24'54"25"	130.00'	56.512'	N76°54'12"W, 56.068'
③	24'54"25"	100.00'	43.471'	N76°54'12"W, 43.129'
④	14'14'00"	500.00'	124.209'	N57°20'00"W, 123.890'
⑤	21'26'00"	130.00'	48.631'	N60°56'00"W, 48.348'
⑥	71'30'14"	150.00'	187.197'	N35°53'53"W, 175.283'
⑦	71'30'14"	120.00'	149.757'	N35°53'53"W, 140.226'
⑧	33'33'26"	180.00'	105.423'	N16°55'29"W, 103.923'
⑨	37'56'48"	180.00'	119.212'	N52°40'36"W, 117.045'
⑩	21'26'00"	100.00'	37.408'	N60°56'00"W, 37.190'
⑪	21'26'00"	160.00'	59.853'	N60°56'00"W, 59.505'
⑫	11'10'31"	470.00'	91.671'	N55°48'16"W, 91.526'
⑬	8'48'38"	530.00'	81.500'	N54°37'19"W, 81.420'
⑭	5'25'25"	530.00'	50.169'	N61°44'18"W, 50.150'
⑮	93°03'29"	20.00'	32.483'	N72°04'45"E, 29.029'
⑯	90°00'00"	20.00'	31.416'	N19°27'00"W, 28.284'
⑰	76°39'28"	20.00'	26.759'	N63°52'44"E, 24.807'
⑱	44°01'34"	45.00'	34.578'	N80°11'26"E, 33.734'
⑲	72°28'31"	45.00'	56.922'	N21°56'23"E, 53.202'
⑳	59°04'26"	45.00'	46.396'	S43°50'05"E, 44.369'
㉑	81°04'46"	45.00'	63.680'	N66°05'19"E, 58.498'



TRACT "A" AS DESCRIBED IN INST. NO. 66-04860 O.R.

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

# WHISPERING PINES TERRACE A SUBDIVISION

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

October 14, 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:

Beginning at the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 10, Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon, for THE INITIAL POINT OF BEGINNING; thence run along those boundaries established by agreements and recorded in Instrument No. 80-11689 and Instrument No. 80-11690 of the Official Records of said County, South 89° 16' 29" East, 621.553 feet (record = South 89° 18' 24" East, 621.38 feet) to a bronze disk found set in concrete for the initial point of SHADY MEADOWS TRACT UNIT NO. 1, a recorded subdivision located in the City of Shady Cove, Jackson County, Oregon; thence South 0° 38' 26" West, 460.50 feet (record = South 0° 37' 50" West, 460.61 feet) to a 5/8" rebar found set for the Southwest corner of said subdivision, thence North 89° 21' 25" West, 0.003 feet; thence 69.553 feet on the arc of a 160.00-foot radius curve right (the long chord bears North 76° 54' 12" West, 69.007 feet); thence North 64° 27' 00" West, 35.90 feet to intersect the North boundary of Tract "A" as described in Instrument No. 66-04860 of said Official Records; thence along said Tract "A" North boundary, as the same was found to be monumented on said SHADY MEADOWS TRACT UNIT NO. 1, North 89° 21' 25" West (record = North 89° 22' 10" West), 515.686 feet to intersect the West boundary of said Section 10; thence along said section boundary, North 0° 08' 46" West, (record = North 0° 09' 30" West), 308.291 feet; thence leaving said section boundary, 105.423 feet on the arc of a 180.00-foot radius curve right (the long chord bears North 16° 55' 29" West, 103.923 feet); thence North 0° 08' 46" West, 23.745 feet to intersect that boundary established by agreement and recorded in Instrument No. 81-15735 of said Official Records; thence along said agreement boundary South 89° 56' 54" East, (record = South 89° 57' 32" East), 30.00 feet to THE INITIAL POINT OF BEGINNING.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*G.D.K.*

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

\*\* RECEIVED \*\*  
Date 12-23-98 By GF  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

*G.D.K.*  
SURVEYOR

### \*\*\* APPROVALS \*\*\*

Examined and approved this 15<sup>th</sup> day of December, 1998.

*Roger Roberts*  
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 14<sup>th</sup> day of December, 1998.

*Wesley 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 September 11, 1997 the above plat is hereby approved by the City of Shady Cove Planning Commission. Dated this 14<sup>th</sup> day of December, 1998.

Attest: *Gretchen Meloth* SECRETARY

Examined and approved as required by O.R.S. 92.100 this 18 day of December, 1998.

*Tom Ludwig*  
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges required by O.R.S. 92.095 have been paid as of the 18<sup>th</sup> day of December, 1998.

*Colleen Stanford*  
TAX COLLECTOR

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

Filed for record this 23 day of December, 1998, at 8:00 O'clock A.M. and recorded in Volume 24 of Plats on Page 51 of Records of Jackson County, Oregon.

BY: *Kathleen S. Beckett* COUNTY CLERK  
*Cheryl Augeris* DEPUTY

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

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

### \*\*\* DECLARATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS, that I, FRED H. OSBOURN, 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 dedicate to the City of Shady Cove that easement shown hereon as Stormdrain Easement. I also create for the benefit of Lot 7 that 10-foot wide sewer service line easement shown hereon across Lots 8 and 9. I hereby designate said subdivision as WHISPERING PINES TERRACE.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 20<sup>th</sup> DAY OF November, 1998.

*Fred H. Osbourn*  
FRED H. OSBOURN

STATE OF OREGON )  
COUNTY OF JACKSON )ss

Personally appeared the above named FRED H. OSBOURN and acknowledge the foregoing instrument to be his voluntary act and deed.

Subscribed and sworn to before me this 20<sup>th</sup> day of November, 1998.

OFFICIAL SEAL  
GRETCHEN MELOTH  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 307962  
MY COMMISSION EXPIRES DEC. 25, 2001

*Gretchen Meloth*  
NOTARY PUBLIC FOR THE STATE OF OREGON  
My Commission expires 12/25/01

We, BISMARCK MORTGAGE COMPANY, are the undersigned beneficiary of certain Trust Deeds dated June 1, 1998 and recorded June 3, 1998 as Document No. 98-25207 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 19<sup>th</sup> day of November, 1998.

JENNIFER KRIEBEL  
COMMISSION EXPIRES  
OCTOBER 29, 2001  
NOTARY PUBLIC  
STATE OF WASHINGTON

Before me: *Douglas Culver*  
Title: DOUGLAS CULVER - PRESIDENT  
*Jill Kriebel*  
NOTARY PUBLIC FOR THE STATE OF OREGON  
WA

The beneficial interest under Trust Deed recorded as Document No. 98-25207 of the Official Records of Jackson County was assigned for security purposes only to JAMES A. CORLETT and DOROTHY E. CORLETT by Document No. 98-32907 of said Official Records. We hereby release from the lien of said Trust Deed all property shown hereon and described as said Document No. 98-32907 as dedicated to the public for public use.

*James A. Corlett*  
JAMES A. CORLETT

*Dorothy E. Corlett*  
DOROTHY E. CORLETT

Before me: *Jill Kriebel*  
NOTARY PUBLIC FOR THE STATE OF OREGON  
COMMISSION EXPIRES 10/29/01 WA  
JENNIFER KRIEBEL

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. **15987**

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

SURVEY FOR: ROGUE DEVELOPMENT & INVESTMENT, INC.  
P.O. BOX 157  
SHADY COVE, OREGON 97539

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

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

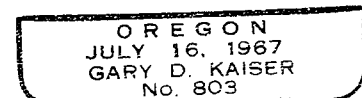
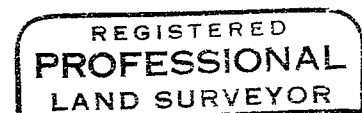
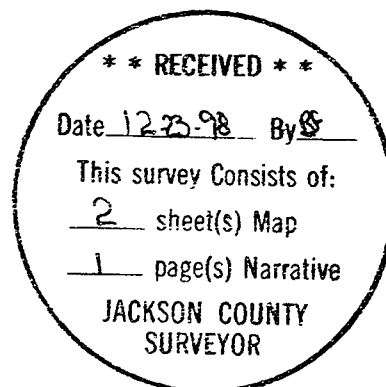
BASIS OF BEARINGS: Filed Survey No. 13868 (centerline  
of Cleveland Street)

DATE: October 14, 1998

PURPOSE: Subdivision of property described in  
Inst. Nos. 97-36556 O.R. and 98-49093  
O.R.

PROCEDURE: Utilizing found monuments set and  
information shown on SHADY MEADOWS TRACT - UNIT NO. 1, and  
Filed Survey Nos. 11920, 11660, 8670, 8020 and 2848, the  
subject property boundaries were located.

The new streets and lot boundaries were located per the  
client's direction and the City approval.



EXP 6-30-99