

PARTITION PLAT No. P-09-2011

Located in the N.W. 1/4 of Section 21, T.34S.,R.1W., W.M., City of Shady Cove, Jackson County, Oregon

SURVEY FOR: Mike Malepsy, P.O. Box 1004, Shady Cove, OR. 97539

DATE: March 24, 2011

SURVEY BY: Kaiser Surveying, 19754 Highway 62, Eagle Point, OR. 97524

*** SURVEYOR'S CERTIFICATE ***

I, Bary 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 attached partition plat, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Parcel No. 3 of Partition Plat recorded April 13, 2007 as Partition Plat No. P-25-2007 of "The Records of Partition Plats" in Jackson County, Oregon and filed as Survey No. 19589 in the Office of the County Surveyor.

EXCEPTING THEREFROM: Beginning at a 5/8" rebar with plastic cap found set for the Northeast corner of Parcel No. 2 of Partition Plat recorded April 13, 2007 as Partition Plat No. P-25-2007 of "The Records of Partition Plats" in Jackson County, Oregon and filed as Survey No. 19589 in the Office of the County Surveyor; thence South 0° 02' 46" East, 112.30 feet to the Southeast corner of said Parcel No. 2; thence on the Easterly extension of the Southerly boundary of said Parcel No. 2, South 89° 57' 41" East, 20.00 feet to a 5/8" rebar with plastic cap found set for the Southeast corner of tract described in Instrument No. 2009-016467 of the Official Records of said County; thence North 0° 02' 46" West, 112.30 feet to a 5/8" rebar with plastic cap found set for the Northeast corner of said tract; thence North 89° 57' 41" West, 20.00 feet to THE POINT OF BEGINNING.

Bary D. Kaiser
SURVEYOR



*** DECLARATION ***

Known all men by these presents, that we, MICHAEL T. MALEPSY and BONNIE L. MALEPSY, as tenants by the entirety, are the owners of the lands represented in this Partition Plat and more particularly described in the Surveyor's Certificate, and have caused the same to be partitioned into parcels and public street right-of-way as shown on Sheet 2 of the Partition Plat, and we do hereby dedicate to the public for public use the street, together with all public utility easement (PUE) as shown on Sheet 2. We also hereby dedicate to the City of Shady Cove that 20-foot wide "Temporary turnaround easement" across Parcel No. 1 as shown on Sheet 2. Upon the dedication of the extension of Glass House Lane to a dedicated street or other acceptable turnaround, this temporary easement will no longer be needed and will expire. We also hereby create that 6-foot wide private sewer service line easement across Parcel No. 3 benefiting Parcel No. 2 as shown on Sheet 2.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 29 DAY, OF March, 20 11.

Michael T. Malepsy MICHAEL T. MALEPSY
Bonnie L. Malepsy BONNIE L. MALEPSY

STATE OF OREGON)
COUNTY OF JACKSON)

Personally appeared before me the above named 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 29 day of March, 20 11.



(SIGN) Amanda Anne Richardson
Amanda Richardson NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 453954
MY COMMISSION EXPIRES November 18, 2014

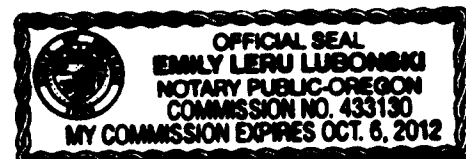
We, Rogue Federal Credit Union, are the undersigned beneficiary of certain Trust Deed recorded October 29, 2010 as Document No. 2010-035827, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown on Sheet 2 as dedicated to the public for public use.

Chel S. Parron
Title: BUSINESS SERVICES DIRECTOR

Signed this 29 day of MARCH, 20 11.

Before me:

(SIGN) Emily Lene Lubinski
Emily Lene Lubinski NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 433130
MY COMMISSION EXPIRES October 6, 2012



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

*** APPROVALS ***

I certify that, pursuant to authority granted by the City of Shady Cove that this Partition Plat is hereby approved by Administrative Review.

Dated this 29th day of March, 20 11. (File No. MIP09-04)

Attest: [Signature]
SECRETARY

Examined and approved this 29th day of MARCH, 20 11.

Kerry K. Bradshaw
COUNTY SURVEYOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 30th day of MARCH, 20 11.

William Johnson, Deputy 3-30-2011
ASSESSOR DATE

Karen W. Meade, Deputy 3-30-2011
TAX COLLECTOR DATE

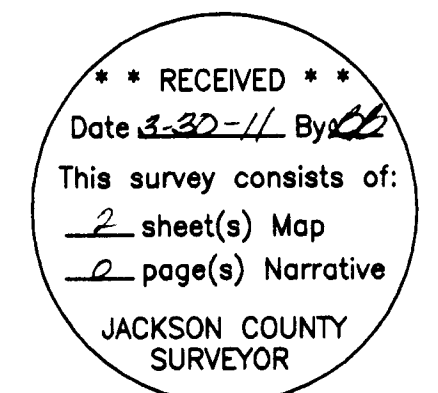
*** RECORDER'S CERTIFICATE ***

Filed for record, this 30 day of MARCH, 20 11, at 1:56 o'clock P m, and recorded as Partition Plat No. P-09-2011 of the Records of Partition Plats in Jackson County, Oregon.

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BY: CHRISTINE WALKER COUNTY CLERK
KAREN ALONZO DEPUTY

COUNTY SURVEYOR FILE NO. 20844



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City of Shady Cove, Jackson County, Oregon

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

Barry D. Kaiser
SURVEYOR

SURVEY FOR:
Mike Malepsy
P.O. Box 1004
Shady Cove, OR. 97539

DATE:
March 24, 2011

SURVEY BY:
Kaiser Surveying
19754 Highway 62
Eagle Point, OR. 97524

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Barry D. Kaiser

OREGON
JULY 15, 2003
BARRY D. KAISER
No. 52923
EXP. 6-30-11



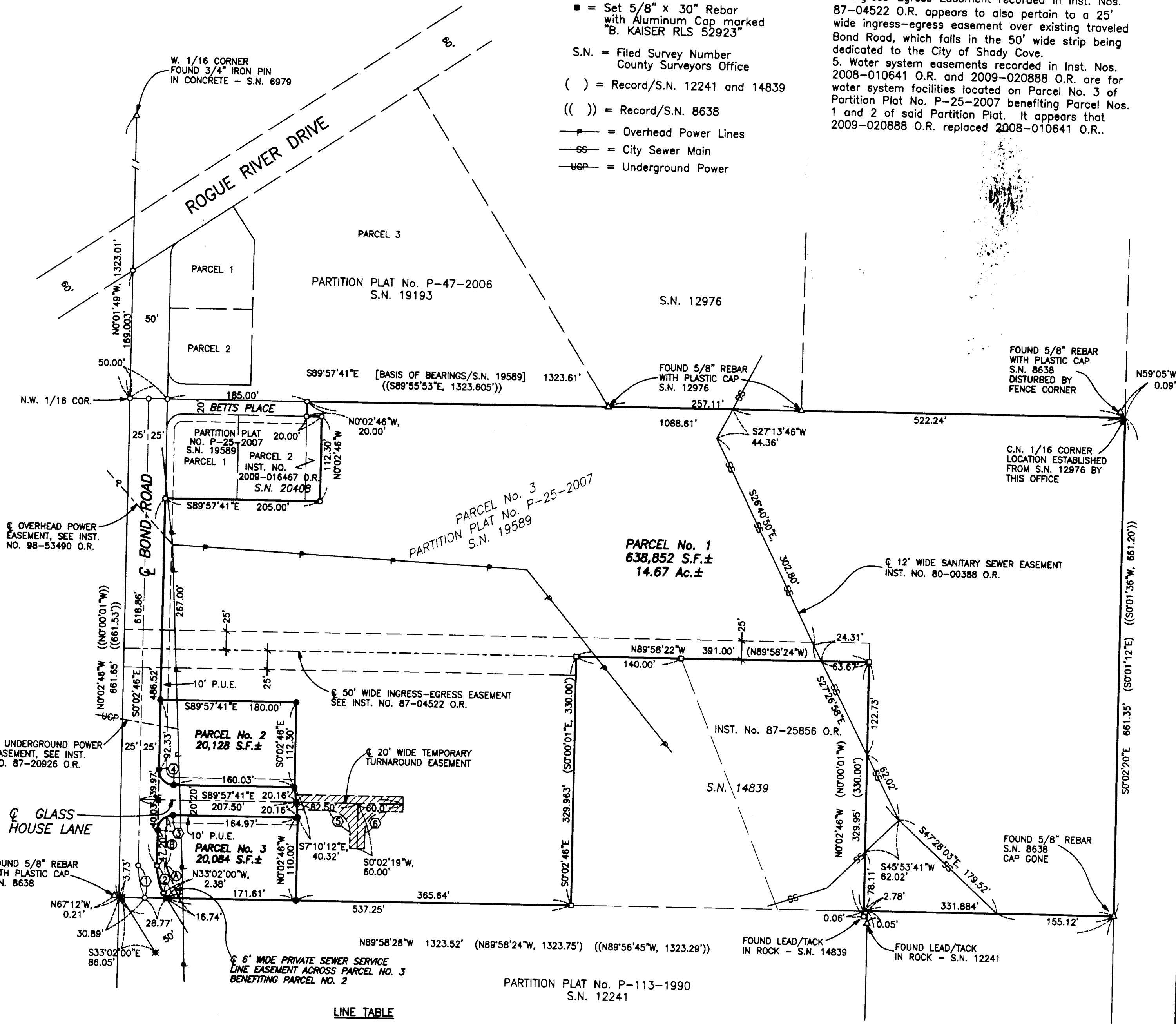
SCALE: 1" = 100'

LEGEND

- = Found 5/8" Rebar with Plastic Cap - S.N. 19193, 19589 or 20408 (by this office)
- △ = Found Monument As Indicated
- = Found 5/8" Rebar With Plastic Cap - S.N. 14839
- = Found 5/8" Rebar With Plastic Cap - S.N. 12241
- = Set 5/8" x 24" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
- = Set 5/8" x 30" Rebar with Aluminum Cap marked "B. KAISER RLS 52923"
- S.N. = Filed Survey Number County Surveyors Office
- () = Record/S.N. 12241 and 14839
- (()) = Record/S.N. 8638
- = Overhead Power Lines
- SS— = City Sewer Main
- UP— = Underground Power

EASEMENTS

1. Property may be subject to rights reserved unto the United States; set out in United States patent recorded May 19, 1937 in Vol. 212, Page 476.
2. Power line easements indicated on a current title report are as follows: Vol. 397, Page 394 D.R. and Inst. No. 88-21670 O.R.. From the easement descriptions and easement sketch map it could not be determined if the power lines shown correspond to these easements.
3. Documents recorded in Vol. 380, Page 266 D.R., Vol. 380, Page 267 D.R. and Vol. 429, Page 35 D.R. are deeds which call for 12 foot road easement. This 12 foot easement falls in Bond Road.
4. Ingress-Egress Easement recorded in Inst. Nos. 87-04522 O.R. appears to also pertain to a 25' wide ingress-egress easement over existing traveled Bond Road, which falls in the 50' wide strip being dedicated to the City of Shady Cove.
5. Water system easements recorded in Inst. Nos. 2008-010641 O.R. and 2009-020888 O.R. are for water system facilities located on Parcel No. 3 of Partition Plat No. P-25-2007 benefiting Parcel Nos. 1 and 2 of said Partition Plat. It appears that 2009-020888 O.R. replaced 2008-010641 O.R..



LINE TABLE

- Ⓐ N22°46'00"W, 46.60'
- Ⓑ N0°31'00"W, 65.22'

CURVE DATA

Δ	R	L	LC
① 25°20'19"	100.00'	44.224'	S12°42'55"E, 43.865'
② 32°59'14"	75.00'	43.18'	S16°32'23"E, 42.586'
③ 90°05'06"	20.00'	31.446'	S44°59'47"W, 28.305'
④ 89°54'55"	20.00'	31.386'	N45°00'14"W, 28.263'
⑤ 90°00'00"	28.00'	43.98'	S44°57'41"E, 39.60'
⑥ 90°00'00"	28.00'	43.98'	N45°02'19"E, 39.60'

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

PURPOSE: Partition Survey of tract described in Inst. No. 2009-016468 O.R.

PROCEDURE: Equipment used to perform survey was a Nikon DTM530 total station. The outside boundary was located from information on Filed Survey Nos. 8638, 12241, 14839, 19589 and 20408 and Inst. No. 2009-016468 O.R. The New Partition Boundaries were located per the clients direction and the City Approval.

** RECEIVED **
Date 3-30-11 By BS
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR