

\*\*\* 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 tract of land shown on Sheet 2, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at the Section corner common to Sections 9, 10, 15 and 16 in Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; Thence along the Westerly boundary of said Section 10, North 0° 08' 46" West, 888.09 feet (record = North 0° 09' 30" West, 888.40 feet); Thence to and along the centerline of Cleveland Street, South 89° 21' 25" East (record = South 89° 22' 10" East), 1419.14 feet; Thence North 0° 39' 00" East, 30.00' to a 5/8" rebar with plastic cap found set for the Southwesterly corner of Parcel No. 1 of Partition Plat recorded December 20, 1990 as Partition Plat No. P-153-1990 of "The Records of Partition Plats" in said County and filed as Survey No. 12330 in the Office of the County Surveyor, also being the Southeastly corner of tract described in Instrument No. 2004-063381 of the Official Records of said County for the INITIAL POINT OF BEGINNING; Thence along the Northerly right-of-way line of Cleveland Street, North 89° 21' 25" West, 104.70 feet to a 5/8" rebar found set for the Southwesterly corner of said tract; Thence North 0° 39' 00" East, 399.895 feet (record per Filed Survey No. 8020 = North 0° 37' 50" East, 399.84 feet) to a 5/8" rebar found set for the Northwesterly corner of said tract; Thence South 89° 19' 10" East, 104.70 feet (record per Filed Survey No. 12199 = South 89° 20' 01" East, 104.70 feet) to a 5/8" rebar found set for the Northeasterly corner of said tract; Thence South 0° 39' 00" West (record = South 0° 37' 50" West), 399.825 feet to THE INITIAL POINT OF BEGINNING.

Bary D. Kaiser  
SURVEYOR

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

November 28, 2017

SURVEY FOR:  
Michael and Bonnie Malepsy  
36 Meadow Lane  
Shady Cove, OR. 97539

SURVEY BY:  
Kaiser Surveying  
P.O. Box 1046  
Eagle Point, OR. 97524

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

Bary D. Kaiser  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Bary D. Kaiser  
OREGON  
JULY 15, 2003  
BARY D. KAISER  
No. 52923  
EXP. 6-30-19

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

Examined and approved this 26<sup>th</sup> day of December, 2017.

Scott J. ...  
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 22<sup>ND</sup> day of DECEMBER, 2017.

Scott D. Pingle  
CITY ENGINEER/OR PUBLIC WORKS DIRECTOR

I certify that pursuant to authority granted to us by the City of Shady Cove Planning Commission in open meeting on June 9, 2016 the above plat is hereby approved by the City of Shady Cove Planning Commission. Dated this 21 day of December, 2017. (File No. SUB 16-1)

Larond ...  
CITY OF SHADY COVE

Examined and approved as required by O.R.S. 92.100 this 3<sup>rd</sup> day of January, 2018.

Adly Thomson, agent  
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges required by O.R.S. 92.095 have been paid as of the 3<sup>rd</sup> day of January, 2018.

John ...  
TAX COLLECTOR

Approved by Rogue Valley Sewer Service. Mike ... 1/2/2018  
DISTRICT ENGINEER DATE

Approved for Recording. Colleen Roberts 1/3/2018  
COUNTY COMMISSIONER/ADMINISTRATOR DATE

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

Known all men by these presents, that MICHAEL T. MALEPSY and BONNIE L. MALEPSY, as tenants by the entirety, are the owner of the lands hereon described, and have caused the same to be subdivided into Lots and Private Ingress-Egress Easement as shown on Sheet 2, and the number and size of the lot and course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and does hereby dedicate to the public the Public Utility Easement (P.U.E.) as shown on Sheet 2. We also hereby create that 30-foot wide with turnaround Private Ingress-Egress Easement (SLOAN'S WAY) across Lots 1-6 benefiting Lots 1-6 as shown on Sheet 2. We also hereby create that 15-foot wide sewer easement across Lots 1-6 benefiting Rogue Valley Sewer Service as shown on Sheet 2. We hereby designate said subdivision as "RIVER MEADOWS SUBDIVISION".

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 19 DAY, OF December, 2017.

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 19 day of December, 2017.

(SIGN) Amanda Richardson  
Amanda Richardson NOTARY PUBLIC - OREGON  
(PRINT)  
COMMISSION NO. 933144  
MY COMMISSION EXPIRES October 15, 2018

I, Dorothy M. Bordner, am the undersigned beneficiary of certain Trust Deed dated October 10, 2016 and recorded October 28, 2016 as Document No. 2016-035656, 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.

Dorothy M. Bordner  
Title: Beneficiary

Signed this 19 day of December, 2017.

Before me: (SIGN) Amanda Richardson  
Amanda Richardson NOTARY PUBLIC - OREGON  
(PRINT)  
COMMISSION NO. 933144  
MY COMMISSION EXPIRES October 15, 2018

\*\* RECEIVED \*\*  
Date 1/18/18 By PB  
This survey consists of:  
2 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY SURVEYOR

\*\*\* RECORDER'S CERTIFICATE \*\*\*

Filed for record, this 18<sup>th</sup> day of January, 2018, at 3:14 o'clock P m, and recorded in Volume 44 of Plats or Page 03 of Records of Jackson County, Oregon.

BY: Christine D. Walker Jean Shugle  
COUNTY CLERK DEPUTY

# RIVER MEADOWS SUBDIVISION

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

November 28, 2017

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Bary D Kaiser*  
OREGON  
JULY 15, 2003  
BARY D. KAISER  
No. 52923  
EXP. 6-30-19

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Michael and Bonnie Malepsy  
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*Bary D Kaiser*  
SURVEYOR

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

**PURPOSE:** 6 Lot Subdivision Survey of tract described in Instrument No. 2004-063381 O.R..  
**PROCEDURE:** Equipment used to perform survey was a Nikon DTM522 total station. The outside boundary of the subject property was located from deed documents and information from Filed Survey Nos. 9050, 12330, 12199, 8020 and Shady Meadows Tract - Unit No. 1. Survey ties were made to found boundary monuments from said Filed Surveys and the property boundaries were computed as shown. The lot boundaries and private street were located per the clients direction and the City of Shady Cove approval.

**CURVE DATA**

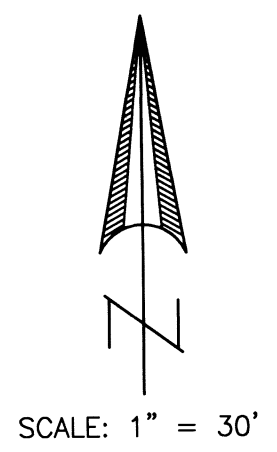
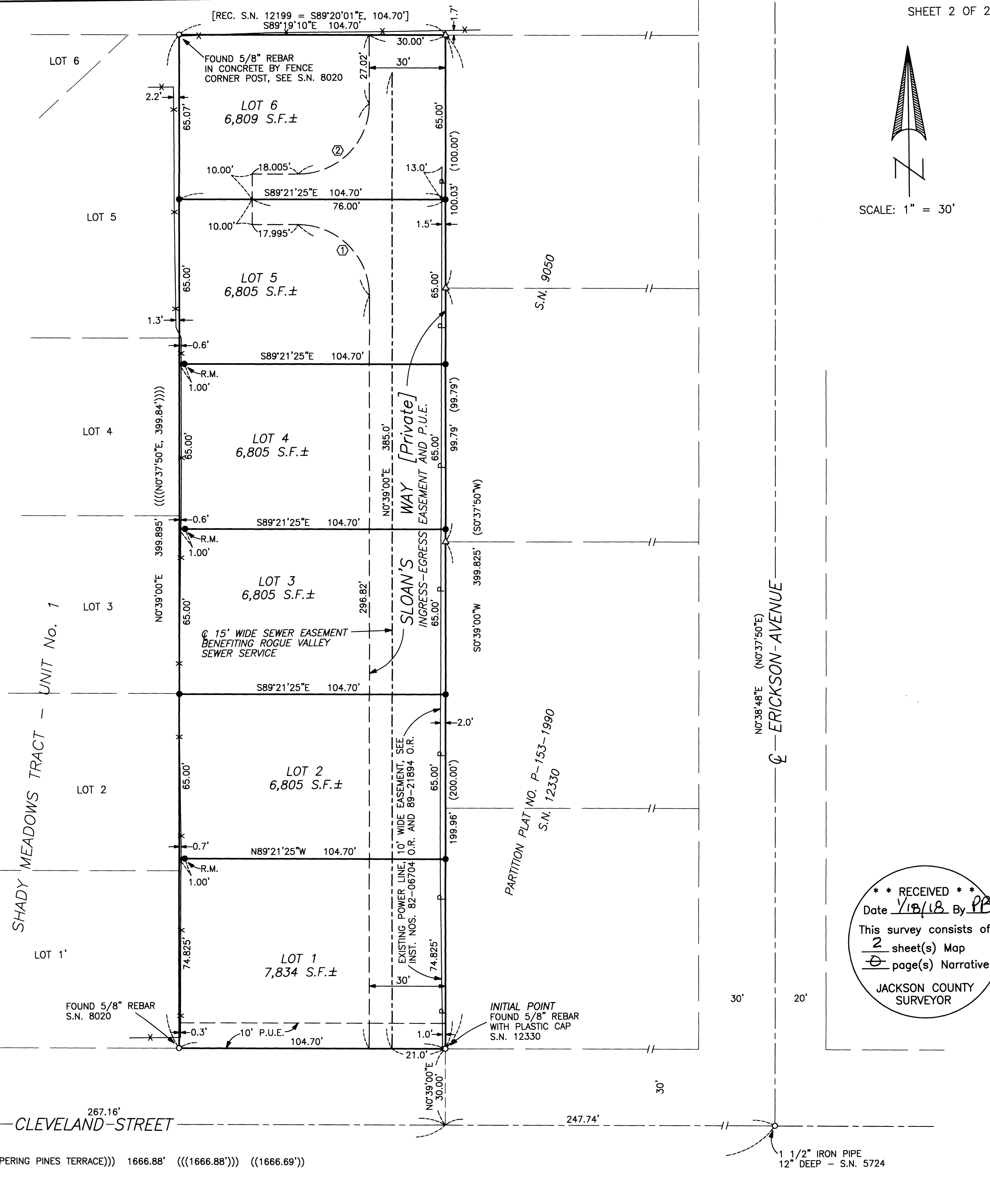
Δ	R	L	LC
① 90°00'25"	28.00'	43.985'	N44°21'12"W, 39.60'
② 89°59'35"	28.00'	43.98'	N45°38'48"E, 39.595'

**LEGEND**

- o = Found Monument as Indicated
- Δ = Found 5/8" Rebar S.N. 9050
- = Set 5/8" x 24" Rebar with Orange Plastic Cap marked "B. KAISER LS 52923"
- S.N. = Filed Survey Number County Surveyors Office
- R.M. = Reference Monument
- ( ) = Record/S.N. 9050 & 12330
- (( )) = Record/Inst. No. 2004-063381 O.R.
- (( ( ))) = Record/Whispering Pines Terrace
- (( ( ( ))) = Record/S.N. 8020 and Shady Meadow Tract - Unit No. 1
- x - x - = Fence
- p - = Overhead Power Lines
- 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.

**EASEMENTS SHOWN ON A CURRENT TITLE REPORT**

- Power line easements described in Vol. 254, Page 460 D.R., and Inst. No. 73-12918 O. R. could not be located from the easement document. Power line easements recorded in Inst. Nos. 82-06704 O.R. and 89-21894 O.R. affect the subject property per the easement document, existing power line is shown hereon.
- The subject property is subject to the covenants, conditions, restrictions and easements per document recorded in Instrument No. 2017-034570 O.R..



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JACKSON COUNTY  
SURVEYOR

