

# HANNAH'S RIDGE

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

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

Bary D Kaiser  
SURVEYOR

March 8, 2021

**SURVEY FOR:**  
Hannah's Ridge LLC  
36 Meadow Lane  
Shady Cove, OR. 97539

**SURVEY BY:**  
Kaiser Surveying  
2178 Butte Falls Highway  
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 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° 09' 35" West, 158.195 feet to a 5/8" rebar with plastic cap found set for the Westerly Southwest corner of tract described in Instrument No. 2011-007775 of the Official Records of said County for the INITIAL POINT OF BEGINNING; Thence continuing along said Section 10 boundary, North 0° 09' 35" West, 255.50 feet to the Northwesterly corner of said tract; Thence leaving said Section 10 boundary, South 89° 13' 50" East, 439.66 feet to a 2" iron pipe found set for the Northeasterly corner of said tract, also being the Northwest corner of Lot 5 of FAWN PARK SUBDIVISION, a recorded subdivision located in the City of Shady Cove, Jackson County, Oregon; Thence along the Westerly boundary of said subdivision, South 0° 10' 21" East (record = South 0° 09' 09" East), 258.69 feet to a 5/8" rebar with plastic cap found set for the Easterly Southeast corner of said tract; Thence leaving said subdivision boundary, North 89° 13' 50" West, 135.06 feet to a 5/8" rebar with plastic cap found set for the Northwesterly corner of tract described in Instrument No. 2011-007776 of said Official Records; Thence South 0° 09' 35" East, 130.00 feet to intersect the Northerly right-of-way line of Schoolhouse Lane at a 5/8" rebar with plastic cap set for the Southwesterly corner of last said tract; Thence along said Lane line, North 89° 13' 50" West, 40.005 feet to the Southeasterly corner of Parcel No. 1 of Partition Plat recorded April 27, 2010 as Partition Plat No. P-12-2010 of "Records of Partition Plats" in Jackson County, Oregon, filed as Survey No. 20660 in the Office of the County Surveyor; Thence North 0° 09' 35" West, 133.19 feet to a 5/8" rebar with plastic cap found set for the Northeast corner of said Parcel No. 1; Thence along the Northerly boundary of said Parcel No. 1 and the Westerly extension thereof, North 89° 13' 50" West, 264.655 feet to THE INITIAL POINT OF BEGINNING.



Bary D Kaiser  
SURVEYOR

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

Known all men by these presents, that HANNAH'S RIDGE LLC, an Oregon Liability Company, hereafter referred to as declarant, is 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. Declarant does hereby extinguish that portion of the ingress-egress easement described in Instrument No. 2010-008796 O.R. that crosses Lot Nos. 1, 2 and 3 and does hereby create and relocate that 40-foot wide with cul-de-sac Private Ingress-Egress Easement (HANNAH'S WAY) across Lots 1-6 benefiting Lots 1-6 as shown on Sheet 2. Declarant also hereby create that 15-foot wide sewer easement across Lots 1, 4, 5 and 6 benefiting Rogue Valley Sewer Service as shown on Sheet 2. Declarant also hereby does grants to the City of Shady Cove that 10-foot wide storm drain easement across Lots 1 and 2 as shown on Sheet 2. Declarant hereby designate said subdivision as "HANNAH'S RIDGE".

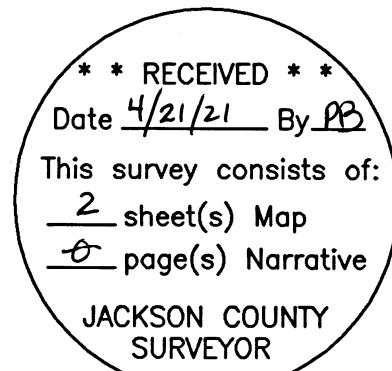
IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 29th DAY, OF March, 2021.

Michael T Malepsy  
MICHAEL T. MALEPSY (Manager, Hannah's Ridge LLC, an Oregon Limited Liability Company)

STATE OF OREGON)  
COUNTY OF JACKSON)

Personally appeared before me the above named MICHAEL T. MALEPSY, and acknowledge the foregoing instrument to be his voluntary act and deed and it was signed on behalf of Hannah's Ridge LLC, an Oregon limited liability company  
Subscribed and sworn to before me this 29th day of March, 2021.

(SIGN) Laura Ann Barber  
(PRINT) Laura Ann Barber NOTARY PUBLIC - OREGON  
COMMISSION NO. 991027  
MY COMMISSION EXPIRES 8/27/23



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

Examined and approved this 30 day of March, 2021.

Scott Sen  
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 31 day of MARCH, 2021.

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 MAY 2, 2019 the above plat is hereby approved by the City of Shady Cove Planning Commission. Dated this 13th day of APRIL, 2021. (File No. SB 19-01)

Kevin A. Panga  
CITY OF SHADY COVE

Examined and approved as required by O.R.S. 92.100 this 12th day of April, 2021.

Chloe Heagent  
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges required by O.R.S. 92.095 have been paid as of the 12 day of April, 2021.

Ann Spradling  
TAX COLLECTOR

Approved by Rogue Valley Sewer Service.

U2 4/2/2021  
DISTRICT ENGINEER DATE

Approved for Recording.

C. Emery 4/15/21  
COUNTY COMMISSIONER/ADMINISTRATOR DATE

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

Filed for record, this 21st day of APRIL, 2021, at 1:28 O'clock P, and recorded in Volume 47 of Plats on Page 08 of Records of Jackson County, Oregon.

BY: Christine D Walker Heather Simpson  
COUNTY CLERK DEPUTY

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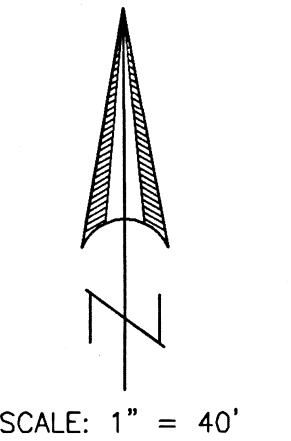
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*Bary D. Kaiser*  
SURVEYOR

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

PURPOSE: 6 Lot Subdivision Survey of tract described in Instrument  
No. 2011-007775 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 document and information from Filed  
Survey Nos. 20660 and 20839 and FAWN PARK SUBDIVISION.  
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 73°55'24"	20.00'	25.804'	S37°07'17"E, 24.05'
② 232°53'02"	45.00'	182.91'	S42°21'32"W, 80.585'

### EASEMENTS SHOWN ON A CURRENT TITLE REPORT

1. Power line easements described in Vol. 281, Page 475 D.R. could not be located from the easement document. No overhead power lines affect the subject property.
2. Sewer line easement described in Instrument No. 79-16093 O.R. falls in Schoolhouse Lane not affecting the subject property.
3. The 40-foot wide Cul-d-sac ingress-egress easement and public utility easement described in Instrument No. 2010-008796 O.R. falls in the area shown hereon as Hannah's Way.

### LEGEND

- = Found 5/8" Rebar Orange Plastic Cap marked "B.KAISER LS 52923" See S.N. 20660 and 20839
- △ = Found Monument as Indicated
- = Set 5/8" x 24" Rebar with Orange Plastic Cap marked "B. KAISER LS 52923"
- = Set 5/8" x 30" Rebar with Aluminum Cap marked "B. KAISER LS 52923"
- ▲ = Set Tack with Brass Washer Washer in Concrete marked "LS 52923"
- S.N. = Filed Survey Number County Surveyors Office
- R.M. = Reference Monument
- SDE = Public Stormdrain Easement
- ( ) = Record/FAWN PARK SUBDIVISION
- x-x- = Fence

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.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Bary D. Kaiser*

OREGON  
JULY 15, 2003  
BARY D. KAISER  
No. 52923  
EXP. 6-30-21

\*\* RECEIVED \*\*  
Date 4/21/21 By *PK*

This survey consists of:  
2 sheet(s) Map  
2 page(s) Narrative

JACKSON COUNTY  
SURVEYOR

SECTION CORNER  
FOUND 1" IRON PIPE WITH BRASS CAP  
C.S. 2017 PER FOURTH RE-ESTAB

