

# JACKSON VILLAGE ESTATES SUBDIVISION UNIT NO. 1

LOCATED IN  
EAST 1/2 of SEC. 32, T.37S., R.2W., W.M.  
CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

STAGE COACH HILLS UNIT NO. 1 SUBDIVISION  
BLOCK 3  
LOT 6



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD
1	13°00'00"	750.00'	170.17'	169.80'
2	12°00'00"	750.00'	157.08'	156.79'
3	23°00'00"	125.00'	50.18'	49.84'
4	89°09'13"	20.00'	31.12'	28.08'
5	13°00'00"	725.00'	164.50'	164.15'
6	12°00'00"	725.00'	151.84'	151.57'
7	23°00'00"	150.00'	60.21'	59.81'
8	2°20'50"	2904.76'	119.00'	118.99'
9	23°00'00"	100.00'	40.14'	39.87'
10	6°27'19"	775.00'	87.32'	87.27'
11	5°32'41"	775.00'	75.00'	74.97'
12	13°00'00"	775.00'	175.84'	175.47'
13	89°07'06"	20.00'	31.11'	28.07'
14	00°37'09"	2904.76'	31.39'	31.39'
15	19°35'47"	100.00'	34.20'	34.04'
16	19°41'18"	100.00'	34.36'	34.19'
17	20°07'27"	100.00'	35.12'	34.94'
18	1°30'03"	2864.76'	75.03'	75.03'

Hoffhuhr & Associates, Inc.  
219 N. Oakdale Medford, Oregon 97501

BY: DOUGLAS C. McMAHAN R.P.L.S. NO. 1913  
SCALE: 1"=100' SEPTEMBER 13, 1988  
BASIS OF BEARING: STAGE COACH HILLS SUBD. - UNIT NO. 1  
(East line as per survey no. 11192)

- = Set 5/8" x 24" iron pin with yellow plastic cap marked "D. McMAHAN L.S. 1913"
- ⊙ = Set 5/8" x 30" iron pin with yellow plastic cap marked "D. McMAHAN L.S. 1913"
- = Set 5/8" x 30" iron pin with metal cap marked "L.S. 1913", flush
- = Found 5/8" iron pin per Survey No. 11192
- P.U.E. = Easement for public utilities, drainage, cable television, and construction and maintenance of sanitary sewer and water lines

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Douglas C. McMahon*  
DOUGLAS C. McMAHAN  
L.S. 1913

I certify this plat to be an  
exact photocopy of the original.  
*Douglas C. McMahon*  
SURVEYOR

# JACKSON VILLAGE ESTATES SUBDIVISION - UNIT NO. 1

LOCATED IN  
EAST 1/2 of SEC. 32, T.37S., R.2W., W.M.  
CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

### SURVEYOR'S CERTIFICATE

STATE OF OREGON )  
County of Jackson ) ss.

I, Douglas C. McMahan, a duly Registered Surveyor of the State of Oregon, being first duly sworn, do hereby certify that I have correctly surveyed and marked with the property monuments as provided by law the tract of land hereon shown and the said plat is a correct representation of the same, and the following is an accurate description of the boundary lines.

Beginning at brass disc set in concrete for the INITIAL POINT OF BEGINNING, said point being on the Southerly right-of-way line of South Stage Road in the Northeast one-quarter (1/4) of Section 32, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon, said point also being the point of terminus of that certain Boundary Line Agreement as described in Jackson County Instrument No. 87-11464; thence South 35° 55' 18" West 200.75 feet (record 200.97 feet); thence North 70° 29' 00" West 77.19 feet to a 5/8 inch iron pin; thence South 19° 31' 00" West 555.62 feet to a 5/8 inch iron pin; thence North 70° 29' 00" West 110.00 feet to the Southerly-Southeast corner of Lot 6, Block 3, Stage Coach Hills Subdivision, Unit No. 1, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence South 19° 31' 00" West, 112.50 feet to a 5/8 inch iron pin at the Southerly-Southeast corner of Stage Coach Hills Subdivision, Unit No. 1; thence South 02° 31' 40" East 135.00 feet; thence South 72° 04' 26" East 87.12 feet; thence South 11° 16' 31" East 112.72 feet; thence South 28° 30' 12" East, 60.00 feet; thence South 35° 57' 12" East 125.61 feet to a point on the South line of Donation Land Claim No. 91, said Township and Range, said point bears North 89° 50' 56" West 1356.22 feet from the Northwest corner of Donation Land Claim No. 95, said Township and Range; thence South 89° 50' 56" East, along the South line of said Donation Land Claim No. 91 a distance of 731.72 feet; thence North 17° 05' 07" East 927.39 feet to a 5/8 inch iron pin on the Southerly right-of-way line of South Stage Road; thence along said Southerly right-of-way line, North 69° 31' 50" West 450.00 feet to a 5/8 inch iron pin; thence along the arc of a 2904.76 foot radius curve to the right (the long chord to which bears North 68° 21' 25" West 118.99 feet) an arc distance of 119.00 feet; thence North 67° 11' 00" West 182.09 feet to the point of beginning.

Subscribed and sworn to before me  
this 23<sup>rd</sup> day of NOVEMBER, 1988

Cheryl A. Berns  
CHERYL A. BERNS  
NOTARY PUBLIC - OREGON  
My Commission Expires 12-23-89

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Douglas C. McMahan  
OREGON  
JULY 18 1980  
DOUGLAS C. McMAHAN  
No. 1913

\*\* RECEIVED \*\*  
Date 12-22-88 By JC  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

### WATER RIGHTS STATEMENT:

Instrument No. 88-27567 Official Records

### RECORDER'S CERTIFICATE:

Filed for record this 22 day of December, 1988 at  
9:53 O'Clock AM and recorded in Volume 16 plats at page  
15 of records of Jackson County, Oregon.

Kathleen J. Beckett  
County Clerk

Michelle Bobb  
Deputy

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Jackson Village, Inc., an Oregon Corporation, are the owners in fee simple of the land hereon described and that we have subdivided the same into lots, blocks and streets as shown hereon, and the number of the lots and lengths and bearings of all lines are plainly set forth, and that this plat is a correct representation of the said subdivision and we do hereby dedicate to the public for public use all easements and streets as shown hereon, and we do hereby designate said subdivision as JACKSON VILLAGE ESTATES SUBDIVISION - UNIT NO. 1.

Jackson Village, Inc. :

Molly M. Bennett, Pres.  
Molly M. Bennett, President

Anne T. Miksche, Secretary  
Anne T. Miksche, Secretary

STATE OF OREGON )  
County of Jackson ) ss.

On this, the 28<sup>th</sup> day of NOVEMBER, 1988, before me appeared Molly M. Bennett and Anne T. Miksche, both to me personally known, who being duly sworn, did say that she, the said Molly M. Bennett, is the President and she, the said Anne T. Miksche is the Secretary of Jackson Village, Inc., the within named Corporation, and that the said instrument was signed in behalf of said Corporation by authority of its Board of Directors, and Molly M. Bennett and Anne T. Miksche acknowledge said instrument to be the free act and deed of said Corporation.

Before me:

Cheryl A. Berns  
CHERYL A. BERNS  
NOTARY PUBLIC - OREGON  
My Commission Expires 12-23-89

Examined and approved this 28<sup>th</sup> day of November, 1988  
Robert Joseph Milta Robert Joseph Milta  
City Surveyor City Engineer

Examined and approved as required by O.R.S. 92.100 as of  
10<sup>th</sup> Dec 1988  
Margaret M. Morgan  
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by  
O.R.S. 94.036 have been paid as of 12/16, 1988.  
Carlene M. Manama  
Tax Collector

I certify that, pursuant to authority granted to us by the  
Jacksonville Planning Commission in open meeting of Nov. 22,  
1988, the above plat is hereby approved by the Jacksonville  
Planning Commission. Dated this 15<sup>th</sup> day of Dec.,  
1988.

John B. ...  
President

John B. ...  
Secretary

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

Michelle Bobb  
Deputy

Kathleen J. Beckett  
County Clerk

I certify this plat to be an  
exact photocopy of the original.  
Douglas C. McMahan  
SURVEYOR

SURVEY NO. 11443

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

**SURVEY FOR:** Jackson Village, Inc.  
235 Terrace Street  
Ashland, Oregon 97520

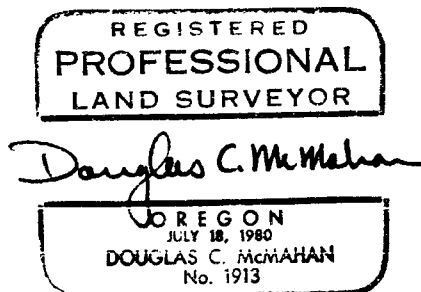
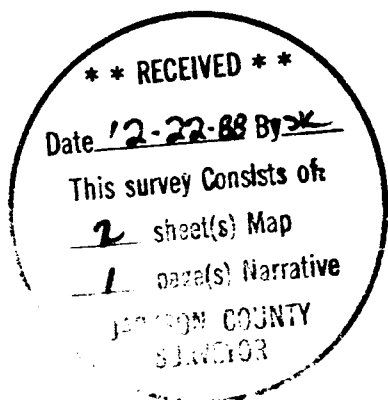
**LOCATION:** East one-half (1/2) of Section 32, Township 37  
South, Range 2 West, Willamette Meridian, City  
of Jacksonville, Jackson County, Oregon

**PURPOSE:** To survey, monument and prepare final plat for  
Jackson Village Estates Subdivision, Unit No.  
1 per clients' request and per requirements of  
City of Jacksonville

**PROCEDURE:** Utilizing found monuments per recorded Surveys  
No. 9171 and 11192 and control established by  
our office on previous surveys for Stage Coach  
Hills Subdivision, I established monuments as  
requested by the client and as shown on the  
attached map. The position for the Southwest  
corner of Donation Land Claim No. 91 was  
calculated from ties by our office made prior  
to the destruction of this corner. The  
calculated corner position falls under a house  
at this time. No evidence of this corner was  
found.

**Basis of Bearing:** Stage Coach Hills Subdivision, Unit No. 1

September 13, 1988



Douglas C. McMahan  
Hoffbuhr & Associates, Inc.  
219 North Oakdale  
Medford, Oregon 97501