

# JACKSONVILLE ESTATES, (A SUBDIVISION)

Located Within Donation Land Claim Number 90 in the Southeast One-Quarter of Section 29, Township 37 South, Range 2 West, of the Willamette Meridian, Jackson County.

Vol. 29 Pg. 63  
Book 15 Pg. 44  
132/11

## SURVEYOR'S CERTIFICATE

I, Cael E. Neathamer, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law, the tract of land shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary:

All that real property described in Instruments Recorded as 99-33432 and 00-23670, of the Official Records of Jackson County, Oregon, situated within Donation Land Claim Number 90 in the Southeast One-quarter of Section 29, Township 37 South, Range 2 West of the Willamette Meridian in the City of Jacksonville, Jackson County, Oregon, the exterior boundary of which being more particularly described as follows:

Commencing at the northwest corner of Donation Land Claim No. 90 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon thence South 89°53'41" East along the north line of said Donation Land Claim No. 90, a distance of 799.40 feet to the True Point of Beginning and the Initial Point; thence continue along said north line South 89°53'41" East, a distance of 790.59 feet; thence South 00°22'14" West, a distance of 116.95 feet to the northerly right-of-way line of Shafer Lane; thence along said right-of-way South 81°44'37" West, a distance of 758.99 feet; thence leave said right-of-way North 09°39'44" West, a distance of 230.66 feet to the True Point of Beginning.

Cael E. Neathamer  
Surveyor

## RELEASE

Alan Teshima as the holder of beneficiary interest under that certain Trust Deed dated June 2, 2000, and recorded as Instrument Number 00-23671 on June 6, 2000, in the Official Records of Jackson County, Oregon, does hereby release from lien of said Trust Deed all property shown hereon as dedicated to public use.

Signed this 2 day of December, 2003.

Alan Teshima  
Alan Teshima

37-2W-29DA

STATE OF OREGON }  
County of Jackson } SS

Personally appeared before me the above named Alan Teshima, and acknowledged the foregoing instrument to be their voluntary act and deed.

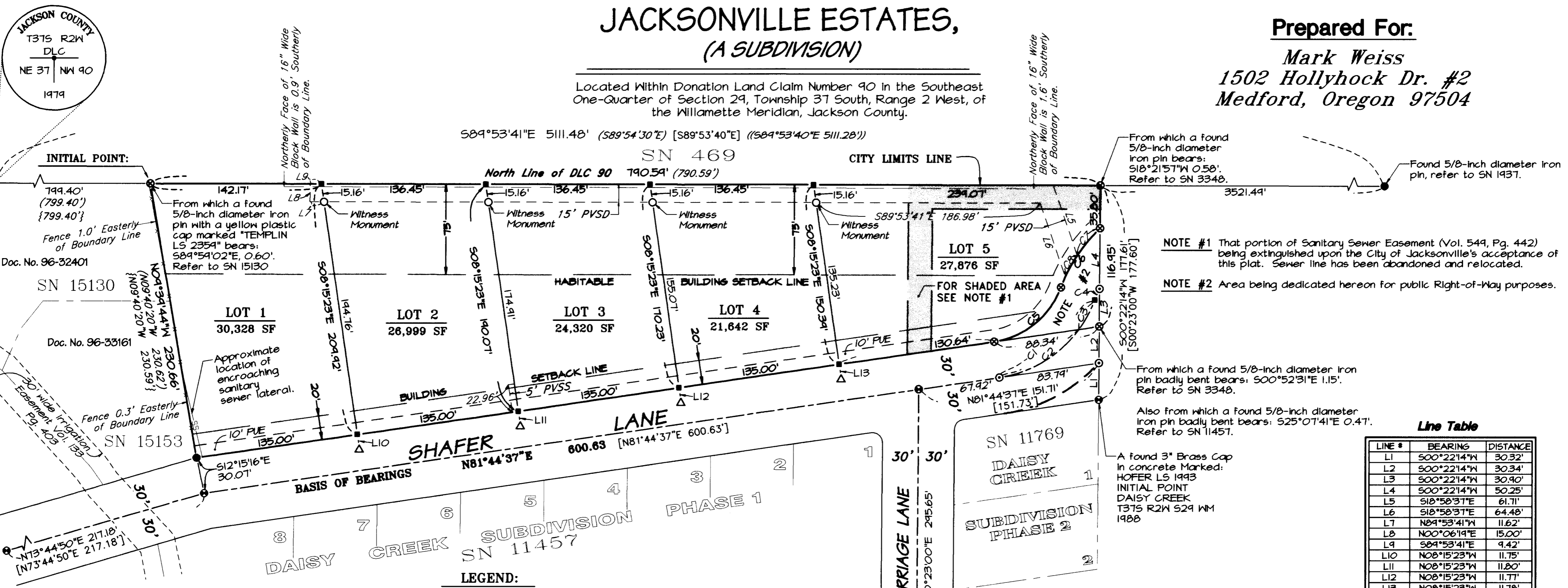
WITNESS my hand and seal this 2 day of December, 2003.

Before me:  
LOGAN miles

# JACKSONVILLE ESTATES, (A SUBDIVISION)

Located Within Donation Land Claim Number 90 in the Southeast One-Quarter of Section 29, Township 37 South, Range 2 West, of the Willamette Meridian, Jackson County.

**Prepared For:**  
**Mark Weiss**  
**1502 Hollyhock Dr. #2**  
**Medford, Oregon 97504**



**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES**

**Purpose:** Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and as approved by the City of Jacksonville Planning Commission on December 11, 2002.

**Procedure:** Utilizing a Nikon DTM-520 and a Ranger 200R with TDS software, and Trimble 5700 RTK receivers and a TSCe data collector with Trimble software, all found monuments were tied in a closed traverse or by redundant ties. Based on said traverse and monuments, Documents Numbered 99-33432 and 00-23670 of the Official Records of Jackson County, Oregon, Surveys Numbered 469, 1437, 2673, 3348, 10106, 11457, 15130 and 15153, on file in the office of the Jackson County Surveyor, the project boundaries and interior lots were computed and monumented as depicted hereon.

**Curve Table**

CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	61°18'52"	100.00'	107.01'	N51°05'11"E	101.98'
C2	45°34'23"	100.00'	79.54'	N58°57'26"E	77.46'
C3	15°44'30"	100.00'	27.47'	N28°17'59"E	27.39'
C4	05°44'56"	100.00'	10.03'	N23°18'12"E	10.03'
C5	61°18'52"	70.00'	74.91'	S51°05'11"W	71.39'
C6	26°06'44"	130.00'	59.25'	S33°29'07"W	58.74'
C7	12°58'22"	130.00'	29.43'	S40°03'18"W	29.37'
C8	08°53'28"	130.00'	20.17'	S29°07'23"W	20.15'

**Basis of Bearings:**  
Daisy Creek Subdivision, Phase 1, filed for record December 29, 1988, and recorded in Volume 16 of Plat at Page 16 of the Records of Jackson County, Oregon and filed as Survey Number 11457 in the office of the Jackson County Surveyor, bearings applied to the found monuments at the centerline of Shafer Lane, as depicted hereon.

- LEGEND:**
- ⊙ Indicates a set 5/8-inch diameter Iron pin, 30 inches in length, with a orange plastic cap marked "C. NEATHAMER LS 56545", top set flush with the surface.
  - Indicates a set 5/8-inch diameter Iron pin, 24 inches in length, with a orange plastic cap marked "C. NEATHAMER LS 56545", top set flush with the surface.
  - △ Indicates a set 38 caliber shell and tack, with tag marked "LS 56545" set at top and in the middle of the curb. Monument set as a on line witness monument to the lot corner.
  - ⊕ Indicates a set 5/8-inch diameter Iron pin, 30 inches in length with an aluminum cap marked "C/L MON LS 56545", top set flush with the surface.
  - Indicates a found 2-inch diameter brass cap in a concrete well with a center punch, marked "RLS 1993", Refer to SN 11457, unless otherwise noted hereon.
  - Indicates found 5/8-inch diameter Iron pin with a yellow plastic cap marked "RLS 1993", Refer to SN 11457, unless otherwise noted hereon.
  - Indicates a computed position, no monument found or set.
  - SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
  - PUE Indicates a public utility easement for electric, telephone, gas, water, cable television, communications, sidewalk, construction and maintenance thereof, as being created hereon.
  - Doc. No. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
  - Vol. Pg. Indicates a Volume and Page of the Deed Records of Jackson County, Oregon.
  - SF. Indicates the number of square feet within a closed area such as a lot.
  - PVSD Indicates a private storm drain easement, being created hereon.
  - PVSS Indicates a private sanitary sewer easement, being created hereon.
  - ( ) Indicates record information as per SN 3348.
  - (( )) Indicates record information as per SN 10106.
  - { } Indicates record information as per SN 15130.
  - [ ] Indicates record information as per Daisy Creek Subdivision, Phase 1, filed for record December 29, 1988, and recorded in Volume 16 of Plat at Page 16 of the Records of Jackson County, Oregon.
  - Indicates an existing fence line.

**NOTE #1** That portion of Sanitary Sewer Easement (Vol. 549, Pg. 442) being extinguished upon the City of Jacksonville's acceptance of this plat. Sewer line has been abandoned and relocated.

**NOTE #2** Area being dedicated hereon for public Right-of-Way purposes.

From which a found 5/8-inch diameter Iron pin bears: S18°21'57"W 0.58'. Refer to SN 3348.

Found 5/8-inch diameter Iron pin, refer to SN 1437.

From which a found 5/8-inch diameter Iron pin badly bent bears: S00°52'31"E 1.15'. Refer to SN 3348.

Also from which a found 5/8-inch diameter Iron pin badly bent bears: S25°07'41"E 0.47'. Refer to SN 11457.

**Line Table**

LINE #	BEARING	DISTANCE
L1	S00°22'14"W	30.32'
L2	S00°22'14"W	30.34'
L3	S00°22'14"W	30.90'
L4	S00°22'14"W	50.25'
L5	S18°58'37"E	61.71'
L6	S18°58'37"E	64.48'
L7	N89°53'41"W	11.62'
L8	N00°06'19"E	15.00'
L9	S89°53'41"E	9.42'
L10	N08°15'23"W	11.75'
L11	N08°15'23"W	11.80'
L12	N08°15'23"W	11.77'
L13	N08°15'23"W	11.78'

**NOTES:**

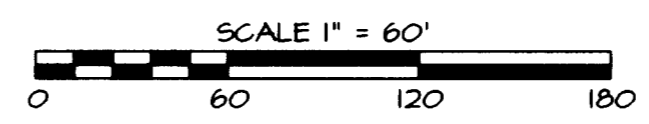
Jacksonville Estates is subject to the following matters of record:

"Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE."

Covenants, conditions, restrictions, easements, and/or setbacks imposed by instrument, subject to the terms and provisions thereof, recorded November 19, 2001 as Doc. No. 01-55182, of the Official Records of Jackson County, Oregon.

Covenants, conditions, restrictions, easements, and/or setbacks imposed by instrument, subject to the terms and provisions thereof, recorded MAY 20, 2002 as Doc. No. 02-24544, of the Official Records of Jackson County, Oregon.

Right to Farm: This subdivision is located within 500 feet of designated agricultural land. Nearby residences will be subjected to noise, dust, odor, spray residue and other types of pollution incidental to common, customary and accepted farm practices.



I hereby certify that this is an exact copy of the original.  
**Carl E. Neathamer**  
Surveyor

**\*\* RECEIVED \*\***  
DATE 12-29-03 BY BB  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

**REGISTERED PROFESSIONAL LAND SURVEYOR**

**Carl E. Neathamer**  
OREGON  
JULY 08, 2001  
CAEL E. NEATHAMER  
56545  
Renewal Date 12/31/04

**PREPARED BY: Neathamer Surveying, Inc.**  
100 East Main St., Suite N  
P.O. Box 1584  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

**PROJECT NUMBER: 02028**      **DATE: November 25, 2003**  
Sheet 2 of 2 © LTM

**DECLARATION**

KNOW ALL PERSONS BY THESE PRESENTS, that we, Rick Elder, as an individual, and Mark Weiss and Rene Weiss, husband and wife, as tenants by the entirety, as to an undivided interest, Mark Weiss and Rene Weiss, husband and wife, Lee Finlayson, an individual, and Rick Elder and Vicki Elder, husband and wife, as to an undivided interest, as tenants in common, herein after referred to as DECLARANTS, are the owners in fee simple of the lands as described in the "Surveyor's Certificate" herewith, DECLARANTS hereby dedicate to the City of Jacksonville for public use all streets and public utility easements shown hereon. DECLARANTS hereby create a 15-foot wide Private Storm Drainage Easement for the use and benefit of Lots 1-5 as depicted hereon, and a 5-foot Private Sanitary Sewer Easement for over, across, under and through Lot 2 for the use and benefit of Lot 3 as depicted hereon. Upon the acceptance of this Plat the City of Jacksonville hereby extinguishes that portion of a Sanitary Sewer Easement recorded in Volume 549, Page 442 of the Deed Records of Jackson County, Oregon lying within Lot 5 as depicted hereon. DECLARANTS have caused this tract of land to be surveyed and platted into lots, streets and public utility easements, as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and this plat is a correct representation of the subdivision.

DECLARANTS, hereby designate this subdivision as JACKSONVILLE ESTATES.

IN WITNESS WHEREOF, I set my hand and seal this 26 day of November, 2003  
Mark Weiss  
Mark Weiss

IN WITNESS WHEREOF, I set my hand and seal this 26<sup>th</sup> day of November, 2003  
Rick Elder  
Rick Elder

IN WITNESS WHEREOF, I set my hand and seal this 26<sup>th</sup> day of NOVEMBER, 2003  
Lee Finlayson  
Lee Finlayson

STATE OF OREGON }  
County of Jackson } SS

Personally appeared before me the above named Mark Weiss and Rene Weiss, and acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS my hand and seal this 26 day of November, 2003  
Before me:  
Tiffany L. Pool  
Tiffany L. Pool NOTARY PUBLIC-OREGON  
COMMISSION NO.: 369620  
MY COMMISSION EXPIRES: June 15, 2007

STATE OF OREGON }  
County of Jackson } SS

Personally appeared before me the above named Rick Elder and Vicki Elder, and acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS my hand and seal this 26 day of November, 2003  
Before me:  
Tiffany L. Pool  
Tiffany L. Pool NOTARY PUBLIC-OREGON  
COMMISSION NO.: 369620  
MY COMMISSION EXPIRES: June 15, 2007

STATE OF OREGON }  
County of Jackson } SS

Personally appeared before me the above named Lee Finlayson, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 26 day of November, 2003  
Before me:  
Tiffany L. Pool  
Tiffany L. Pool NOTARY PUBLIC-OREGON  
COMMISSION NO.: 369620  
MY COMMISSION EXPIRES: June 15, 2007

**JACKSONVILLE ESTATES,  
(A SUBDIVISION)**

Located Within Donation Land Claim Number 90 in the Southeast One-Quarter of Section 29, Township 37 South, Range 2 West, of the Willamette Meridian, Jackson County.

**SURVEYOR'S CERTIFICATE**

I, Cael E. Neathamer, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law, the tract of land shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary:

All that real property described in Instruments Recorded as 99-33432 and 00-23670, of the Official Records of Jackson County, Oregon, situated within Donation Land Claim Number 90 in the Southeast One-quarter of Section 29, Township 37 South, Range 2 West of the Willamette Meridian in the City of Jacksonville, Jackson County, Oregon, the exterior boundary of which being more particularly described as follows:

Commencing at the northwest corner of Donation Land Claim No.90 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon thence South 89°53'41" East along the north line of said Donation Land Claim No. 90, a distance of 799.40 feet to the True Point of Beginning and the Initial Point; thence continue along said north line South 89°53'41" East, a distance of 790.59 feet; thence South 00°22'14" West, a distance of 116.95 feet to the northerly right-of-way line of Shafer Lane; thence along said right-of-way South 81°44'37" West, a distance of 758.99 feet; thence leave said right-of-way North 09°39'44" West, a distance of 230.66 feet to the True Point of Beginning.

Cael E. Neathamer  
Surveyor

**RELEASE**

Alan Teshima as the holder of beneficiary interest under that certain Trust Deed dated June 2, 2000, and recorded as Instrument Number 00-23671 on June 6, 2000, in the Official Records of Jackson County, Oregon, does hereby release from lien of said Trust Deed all property shown hereon as dedicated to public use.

Signed this 2 day of December, 2003.

Alan Teshima  
Alan Teshima

STATE OF OREGON }  
County of Jackson } SS

Personally appeared before me the above named Alan Teshima, and acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS my hand and seal this 7 day of December, 2003  
Before me:  
Logan Miles  
Logan Miles NOTARY PUBLIC-OREGON  
COMMISSION NO.: 359839  
MY COMMISSION EXPIRES: July 29, 2006

Jacksonville Estates, shall be subject to the Covenants, Conditions and Restrictions as contained in Document Number 03-86493 recorded 12/29/03, Official Records of Jackson County, Oregon.

**Prepared For:**

Mark Weiss  
1502 Hollyhock Dr. #2  
Medford, Oregon 97504

**APPROVALS:**

Examined and approved this 4<sup>th</sup> day of December, 2003  
[Signature]  
City of Jacksonville Planning Department

Examined and approved this 4<sup>th</sup> day of DECEMBER, 2003  
[Signature]  
Jackson County Surveyor

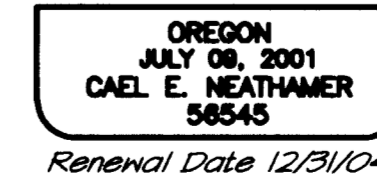
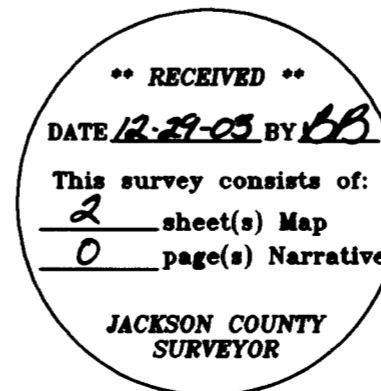
All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of December 24<sup>th</sup>, 2003  
Patty Budang, Deputy 12-24-03  
Tax Collector Deputy

Examined and approved as required by O.R.S. 92.100 this 29<sup>th</sup> day of DECEMBER, 2003.  
DAN ROSS William [Signature]  
Assessor Deputy

**RECORDING**

FILED FOR RECORD THIS THE 29 DAY OF December, 2003 AT 11:00 O'CLOCK AM AND RECORDED IN VOLUME 29 OF PLATS AT PAGE 63 OF THE RECORDS OF JACKSON COUNTY, OREGON.  
FOR THE ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME 206, PAGE 603.  
Kathleen S. Beckett CHERYL ANGERIS  
County Clerk Deputy

I hereby certify that this is an exact copy of the original.  
Cael E. Neathamer  
Surveyor



PREPARED BY: Neathamer Surveying, Inc.  
100 East Main St., Suite N  
P.O. Box 1584  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382  
PROJECT NUMBER: 02028 DATE: November 25, 2003  
Sheet 1 of 2 © LTM