

RECORDER'S CERTIFICATE:

Filed for record this 19th day of February, 2015, at 11:05 O'Clock, A.M., and recorded in Volume 41 of Plats at Page 2 of records of Jackson County, Oregon.

Christine D. Walker County Clerk, Sonja S. Morgan Deputy

APPROVED FOR RECORDING: Danny Jordan County Commissioner / Administrator, 2/19/15 Date

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that BOTTJER-GAMBEE, INC., STAGE PASS PROPERTIES, LLC, MARTIN FARM PROPERTIES, LLC. and SOUTH STAGE LANDFILL, INC., Declarants, are the owners in fee simple of the land shown hereon and further described in the Surveyor's Certificate, and have caused the same to be subdivided and platted into lots, private roads, and open space / non-residential areas as set forth hereon, and the number of each lot and the course and length of all lines are plainly set forth and that this plat is a correct representation of this planned community.

Declarants do hereby create all private roads hereon as East Stage Pass, West Stage Pass, Prospect Terrace, Coach Light Way, Secondary Emergency Access 1 (SEA 1), and Secondary Emergency Access 2 (SEA 2). The purpose of East Stage Pass, West Stage Pass, and SEA 2 is to provide access to each lot created hereon as well as through access between Stage Road South and Daisy Creek Road. The purpose of Coach Light Way is to provide access to Lot 8. The purpose of Prospect Terrace is to provide access to Lot 10.

Lots 1 through 7 inclusive are limited to open space, recreation and non-residential uses; no additional residential uses shall be permitted within the said Lots while the property is subject to Jackson County Land Development Ordinance (JCLDO) 8.9.3, as amended, provided, that existing dwellings on Lots 1 and 2 may remain until such time that they are replaced by dwellings within future lots to be created within Lot 10 as provided in Jackson County Board of Commissioners Final Order 281-12.

Declarants do hereby designate this planned community as STAGE PASS, PHASE I, A Planned Community.

IN WITNESS WHEREOF, we have set our hand and seal as notarized below.

Shirley Gambee, President BOTTJER-GAMBEE, Inc; Stephen M. Gambee, Manager STAGE PASS PROPERTIES, LLC

Stephen M. Gambee, Manager MARTIN FARM PROPERTIES LLC

Stephen M. Gambee, President SOUTH STAGE LANDFILL, INC.

STATE OF OREGON S.S. County of Multnomah Personally appeared the above named Shirley Gambee, President of BOTTJER-GAMBEE, Inc and acknowledged the foregoing instrument to be her voluntary act and deed. Before me this 2nd day of February, 2015.

Notary Public for Oregon CURTIS RAY TEIGEN, Commission No. 456022, My Commission Expires February 27, 2015

STATE OF OREGON S.S. County of Jackson Personally appeared the above named Stephen M. Gambee, Manager of STAGE PASS PROPERTIES, LLC and acknowledged the foregoing instrument to be his voluntary act and deed. Before me this 3rd day of February, 2015.

Notary Public for Oregon Denise Anne Barnes, Commission No. 929877, My Commission Expires June 29, 2018

STATE OF OREGON S.S. County of Jackson Personally appeared the above named Stephen M. Gambee, Manager of MARTIN FARM PROPERTIES, LLC and acknowledged the foregoing instrument to be his voluntary act and deed. Before me this 3rd day of February, 2015.

Notary Public for Oregon Denise Anne Barnes, Commission No. 929877, My Commission Expires June 29, 2018

STATE OF OREGON S.S. County of Jackson Personally appeared the above named Stephen M. Gambee, President of SOUTH STAGE LANDFILL, INC. and acknowledged the foregoing instrument to be his voluntary act and deed. Before me this 3rd day of February, 2015.

Notary Public for Oregon Denise Anne Barnes, Commission No. 929877, My Commission Expires June 29, 2018

PHASE I INCLUSIVE: 37-2W-33, TL'S 1100, 1300 & 1301; 38-2W-05, TL'S 100 & 102; 37-2W-32D, TL'S 100, 900, 903 & 1000

STAGE PASS, PHASE I A PLANNED COMMUNITY

LOCATED IN SW 1/4 OF SECTION 33, T37S, R2W, W.M. SE 1/4 OF SECTION 32, T37S, R2W, W.M. NW 1/4 SECTION 4 & PORTIONS OF SECTION 5, T38S, R2W, W.M. JACKSON COUNTY, OREGON NOVEMBER, 2014

SHEET INDEX

- SHEET 1 SIGNATURE SHEET SHEET 2 MAP INDEX, EASEMENTS, APPROVALS & NARRATIVE SHEET 3 LOTS 1-4, 8, AND 10 SHEET 4 LOTS 4, 6, AND PORTION 7 SHEET 5 LOTS 6, 7, 9 AND PINE HILLS DR. SHEET 6 CENTERLINE DATA EAST STAGE PASS, COACH LIGHT WAY, PROSPECT TERRACE, AND WEST STAGE PASS SHEET 7 CENTERLINE DATA SEA 1 AND SEA 2

ASSESSOR / TAX COLLECTOR

Examined and approved as required by O.R.S. 92.100 this 19th day of FEBRUARY, 2015. Hena Crawford, Deputy Assessor, Department of Assessment. All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of February 19, 2015. Christine Walker, Deputy Tax Collector

SURVEYOR'S CERTIFICATE

I, RICHARD L. BATH, DO HEREBY CERTIFY THAT I AM A DULY REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, LICENSE NO. 1069, AND I FURTHER DECLARE THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE TRACT OF LAND SHOWN HEREON, AND THAT SAID PLAT AND SURVEY CONFORM WITH THE ORDINANCES OF THE COUNTY OF JACKSON AND THE STATUTES OF THE STATE OF OREGON, AND THAT THE FOLLOWING IS AN ACCURATE SURVEY AND TITLE DESCRIPTION OF THE TRACT'S EXTERIOR BOUNDARY:

Beginning at the Initial Point of Beginning being a brass disc marking the Northwest corner of Donation Land Claim No. 95 in Section 32, Township 37 South Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence North 89°57'31" East (record North 89°54'47" East), along the north boundary of said Claim No. 95, a distance of 418.00 feet to a found 5/8 inch rebar with plastic cap marking the south-southeast corner of Lot 12 of JACKSON VILLAGE ESTATES SUBDIVISION, UNIT NO. 2, according to the official plat thereof, now of record in Jackson County, Oregon; thence North 37°01'27" East 87.11 feet (plat record North 37°00'00" East 87.12 feet) to a found 5/8 inch rebar with plastic cap marking the east-southeast corner of said Lot 12; thence North 00°02'35" West 453.07 feet (plat record North 00°04'32" West 453.09 feet) to a found 5/8 inch rebar with plastic cap marking the northeast corner of said Lot 12; thence continue North 00°02'35" West 11.73 feet to a bent 5/8 inch rebar situated on the southwestern right of way line of Stage Road South (a 70.00 foot wide County Road to the southeast); thence South 57°09'20" East (record South 57°11'50" East), along said southwestern right of way line (being 30.00 feet southwesterly of the centerline of said Stage Road South), 71.45 feet to a set 5/8 inch rebar with plastic cap marking the northeast corner of a 60.00 foot wide strip of land described in Tract D of deed recorded as No. 1988-11562 of the Official Records of Jackson County, Oregon; thence South 00°02'35" East (deed record South) 495.52 feet to a found 5/8 inch rebar with plastic cap situated on the aforesaid north boundary of Claim No. 95; thence North 89°57'31" East (record North 89°54'47" East) 737.27 feet to a found 5/8 inch rebar with plastic cap marking a point on the western line of the tract described in deeds recorded as No. 1998-10884 & 10885 of said Official Records; thence South 52°02'32" East (deed record South 52°05'17" East) 293.92 feet to a set 5/8 inch rebar with plastic cap marking the most southeastern corner of said described tract, said point being situated on the southwestern right of way line of Stage Road South; thence South 46°38'13" East (record South 46°39'20" East), along said right of way line, 172.77 feet to a found 3/4 inch rebar marking a point of curve; thence 141.58 feet along the arc of a 2834.79 foot radius curve to the right (the long chord to which bears South 45°10'58" East 141.57 feet) to the most eastern corner of the tract described in deed recorded as No. 2000-35320 of said Official Records; thence leaving said right of way line of Stage Road, South 36°34'46" West (deed record South 37° West), along the line described in said deed recorded as No. 2000-35320 of said Official Records, 0.48 feet to a found 5/8 inch rebar with plastic cap; thence continue along said described line South 36°34'46" West (deed record per Vol. 184 Page 82 of the Deed Records of Jackson County, Oregon, South 37° West) 2246.02 feet to a found 2 inch by 6 inch stone monument referred to in deed recorded as No. 2001-61437 of said Official Records; thence South 75°51'50" West (deed record South 74°30' West per Vol. 8 Page 223 of said Deed Records) 407.45 feet to a found 4 inch by 14 inch stone as referenced in said Vol. 8 Page 223 of said Deed Records; thence continue South 75°51'50" West (deed record South 74°30' West), along said described boundary, 7.41 feet to a found 5/8 inch rebar with plastic cap situated on the section line between Sections 4 and 5 in Township 38 South, Range 2 West of said Willamette Meridian in Jackson County, Oregon; thence along said section line, South 00°10'27" West (record South 00°07'28" West 2341.98 feet) a distance of 2342.06 feet to a brass disc monumenting the one quarter corner common to said Sections 4 and 5; thence South 89°33'10" West along the east-west centerline of said Section 5 (deed record South 89°30'16" West 3998.76 feet), a distance of 3998.78 feet to a found 5/8 inch rebar with plastic cap marking the northeast corner of the northwest quarter of the southwest quarter of said Section 5; thence South 00°16'01" West (record South 00°13'06" West 1326.62 feet) a distance of 1326.59 feet to a found 5/8 inch rebar with plastic cap marking the southeast corner of said quarter-quarter; thence South 89°41'48" West (record South 89°38'54" West 1327.28 feet), a distance 1327.35 feet to the southwest corner of said quarter-quarter (from which a found 5/8 inch rebar bears South 45°22' East 0.68 feet); thence North 00°18'17" East (record North 00°14'53" East), along the west boundary of said Section 5, a distance of 1204.73 feet to a set 5/8 inch rebar with plastic cap situated on the southeastern right of way line of Daisy Creek Road; thence North 30°01'16" East (record North 30° East), along said right of way line, 137.46 feet to a set 5/8 inch rebar with plastic cap situated on the east-west centerline of aforesaid Section 5; thence leaving said right of way line North 89°33'02" East (record North 89°30'16" East) 430.07 feet to a found 5/8 inch rebar with plastic cap marking the southeast corner of the tract described in deed recorded as No. 2012-029693 of said Official Records; thence North 00°18'14" East (record North 00°15'11" East 1327.26 feet), along the west boundary of the tract described in Vol. 536 Page 322 of said Deed Records, 1327.14 feet to a point on the north line of said quarter-quarter (from which a found bent 5/8 inch rebar with damaged plastic cap bears South 22°48' East 0.17 feet); thence North 89°27'56" East (record North 89°25'29" East 167.70 feet), along said north line, 165.73 feet to the southwest corner of the East Half of the northwest quarter of the northwest quarter of said Section 5 (from which a found 5/8 inch rebar with plastic cap bears South 59°29' East 0.14 feet); thence North 00°20'00" East (record North 00°17'03" East 1350.90 feet), along the west boundary of said East Half, 1350.77 feet to the northwest corner of said East Half (from which a found 5/8 inch rebar with plastic cap bears South 43°38'30" East 0.38 feet); thence North 89°32'20" East (record North 89°30'06" East 661.84 feet), along the north boundary of said Section 5, a distance of 661.84 feet to the northeast corner of said East Half (from which a found 5/8 inch rebar in a concrete fence corner bears South 31°02' West 0.31 feet); thence South 00°18'11" West (record South 00°15'09" West 1350.00 feet), along the east boundary of said East Half, 1349.92 feet to the southeast corner thereof (from which a 5/8 inch rebar with plastic cap bears South 37°13' East 0.18 feet); thence North 89°27'56" East (record North 89°25'29" East 500.20 feet), along the north line of the southeast quarter of the northwest quarter, 500.24 feet to the northwest corner of the tract described in deed recorded as No. 1969-01287 of said Official Records (from which a 5/8 inch rebar with plastic cap bears North 23°45' West 0.13 feet); thence South 00°14'18" West (deed record South) 660.00 feet to the southwest corner thereof (from which a 5/8 inch rebar with melted plastic cap bears North 70°06' West 0.12 feet); thence North 89°27'56" East (deed record North) 330.00 feet to a found 5/8 inch rebar with plastic cap marking the southeast corner thereof; thence North 00°14'18" East (deed record North) 660.00 feet to a found 5/8 inch rebar with plastic cap marking the northeast corner thereof; thence North 89°27'56" East (record North 89°25'29" East), along the north boundary of last said quarter-quarter, 495.00 feet to the northeast corner thereof (from which a found 5/8 inch rebar with damaged plastic cap bears South 38°08' East 0.13 feet); thence North 00°14'17" East (record North 00°11'21" East 1348.20 feet) 1348.20 feet to a found brass disc monumenting the north one-quarter corner of said Section 5; thence North 89°50'55" East (record North 89°47'59" East 1334.49 feet), along the north boundary of said Section 5, a distance of 1334.48 feet to a 5/8 inch rebar with plastic cap marking the East one-sixteenth corner common to said Section 5 and Section 32 in Township 37 South, Range 2 West of said Willamette Meridian said point also marking the point of beginning of that certain boundary line described in agreement No. 1972-09877 of said Official Records; thence North 00°10'05" West, along said described boundary line also being the east boundary of COACHMAN HILLS SUBDIVISION, according to the official plat thereof, now of record in Jackson County, Oregon, (plat record North 00°12'13" West 1989.07 feet), a distance of 1988.91 feet to a 5/8 inch rebar with plastic cap marking the east-northeast corner of said subdivision; thence South 89°48'42" East, along the south boundary of WESTVIEW HEIGHTS, A Planned Community Subdivision, according to the official plat thereof, now of record in Jackson County, Oregon, and the south boundary of JACKSON VILLAGE ESTATES SUBDIVISION, Unit No. 2, according to the official plat thereof, now of record (plat record South 89°50'56" East), a distance of 1354.86 feet to the true point of beginning. Containing 405.74 acres, more or less.

RECEIVED BY PB DATE 2/19/15 This survey consists of 1 sheet(s) Map & page(s) Narrative JACKSON COUNTY SURVEYOR

I HEREBY CERTIFY THIS PLAT TO BE AN EXACT COPY OF THE ORIGINAL PLAT

Richard L. Bath RICHARD L. BATH P.L.S. 1069

REGISTERED PROFESSIONAL LAND SURVEYOR

Richard L. Bath OREGON JULY 30, 1976 RICHARD L. BATH No. 1069 RENEWS 12/31/15

Richard L. Bath SURVEYOR

Hardey Engineering & Associates, Inc. P.O. BOX 1625 MEDFORD, OREGON 97501-0063 VOICE: 541-772-6880 FAX: 541-772-9573 EMAIL: info@hea-inc.com

STAGE PASS, PHASE I A PLANNED COMMUNITY

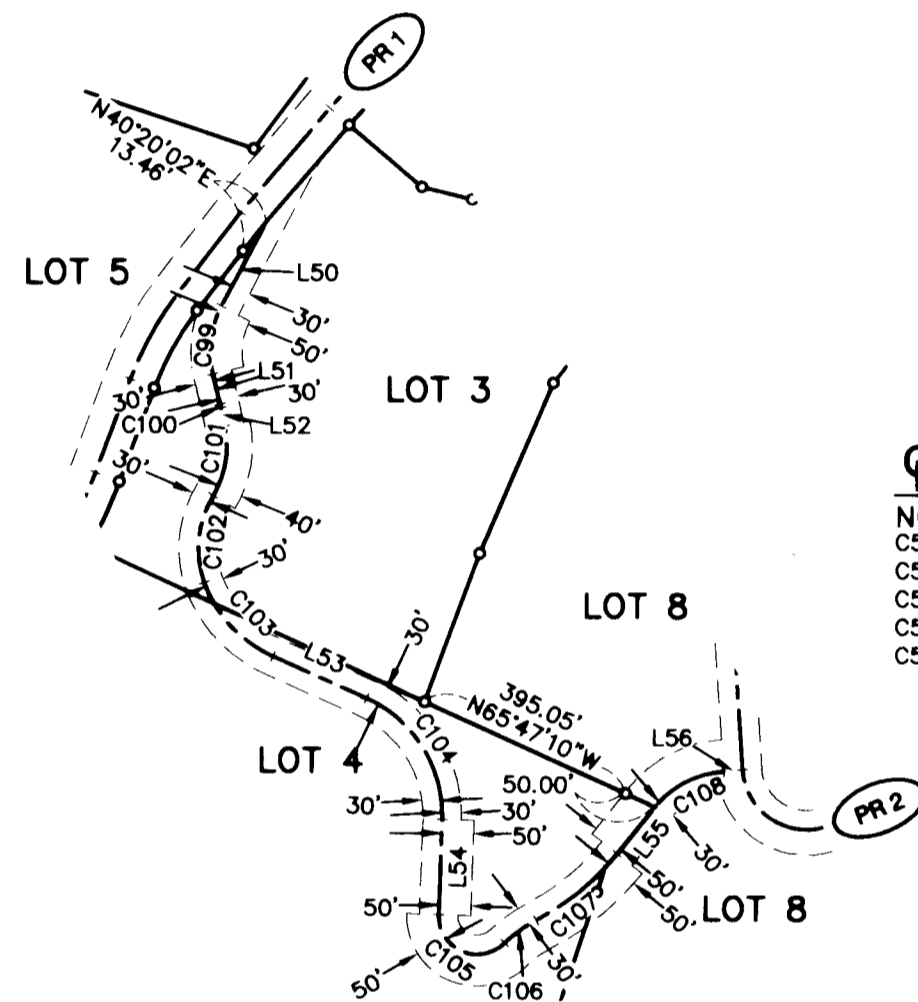
LOCATED IN
SW 1/4 OF SECTION 33, T37S, R2W, W.M.
SE 1/4 OF SECTION 32, T37S, R2W, W.M.
NW 1/4 SECTION 4 & PORTIONS OF SECTION 5, T38S, R2W, W.M.
JACKSON COUNTY, OREGON
NOVEMBER, 2014



GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.



☪ PINE HILLS DRIVE CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C50	110°10'58"	150.00'	288.46'	S60°17'31"E 246.02'
C51	190°09'26"	150.00'	497.83'	S20°18'17"E 298.82'
C52	33°55'46"	150.00'	88.83'	S57°48'33"W 87.53'
C53	29°53'55"	150.00'	78.27'	S55°47'38"W 77.39'
C54	48°50'01"	150.00'	127.85'	S46°19'35"W 124.01'

LINE TABLE

NO.	DIRECTION	LENGTH
L72	N68°05'26"W	100.00'
L73	S21°54'34"W	166.77'
L74	S70°44'35"W	143.62'
L75	S40°50'40"W	92.00'
L76	S05°12'03"E	6.92'

☪ SEA 1

ACCESS BETWEEN PR 1 & PR 2

LINE TABLE

NO.	DIRECTION	LENGTH
L50	S27°39'13"W	149.56'
L51	S13°53'40"E	48.61'
L52	S12°17'37"E	29.60'
L53	S66°19'25"E	159.93'
L54	S1°42'42"W	149.62'
L55	N38°25'21"E	94.64'
L56	N85°56'36"E	29.88'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C99	41°32'54"	150.00'	108.77'	S6°52'46"W 106.41'
C100	1°36'04"	200.00'	5.59'	S13°05'38"E 5.59'
C101	43°01'00"	150.00'	112.62'	S9°12'54"W 109.99'
C102	50°37'28"	160.00'	141.37'	S5°24'39"W 136.82'
C103	46°25'20"	200.00'	162.04'	S43°06'45"E 157.65'
C104	68°02'06"	200.00'	237.49'	S32°18'21"E 223.78'
C105	137°06'43"	60.00'	143.58'	S66°50'40"E 111.69'
C106	17°29'22"	200.00'	61.05'	N53°20'39"E 60.81'
C107	23°39'59"	400.00'	165.22'	N50°15'21"E 164.05'
C108	47°31'08"	150.00'	124.40'	N62°10'55"E 120.87'

NOTE: ALL CHANGES IN EASEMENT RIGHT OF WAY WIDTHS OCCUR AT ADJACENT CENTERLINE PC AND PT OF CURVES AS SHOWN HEREON:

** RECEIVED **
DATE 2/19/15 BY RB
This survey consists of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

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Richard R. Bath
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Richard R. Bath
OREGON
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No. 1069
RENEWS 12/31/15

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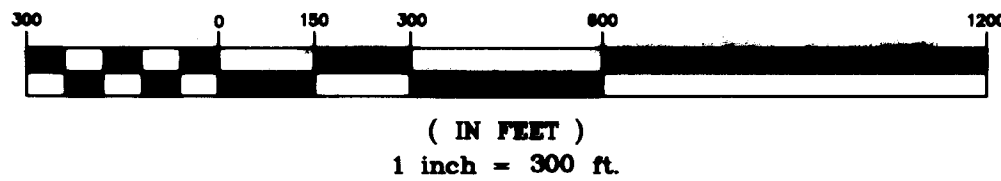


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PHASE I INCLUSIVE:
37-2W-33, TL'S 1100, 1300 & 1301; 38-2W-05, TL'S 100 & 102
37-2W-32D, TL'S 100, 900, 903 & 1000

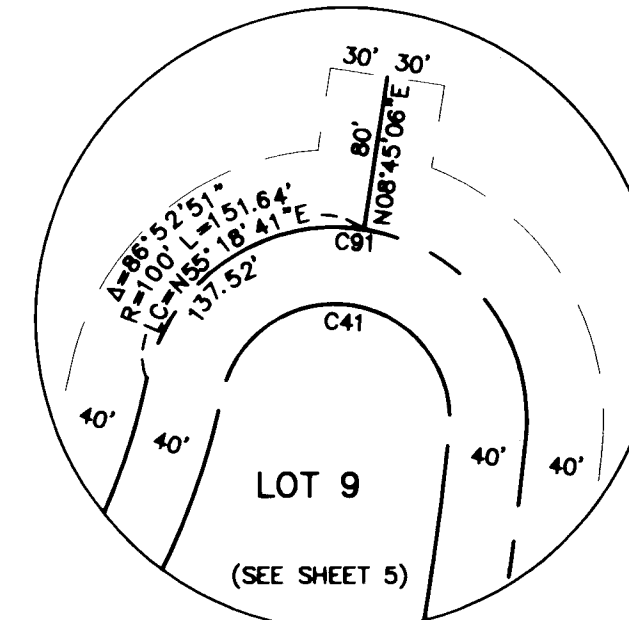


GRAPHIC SCALE

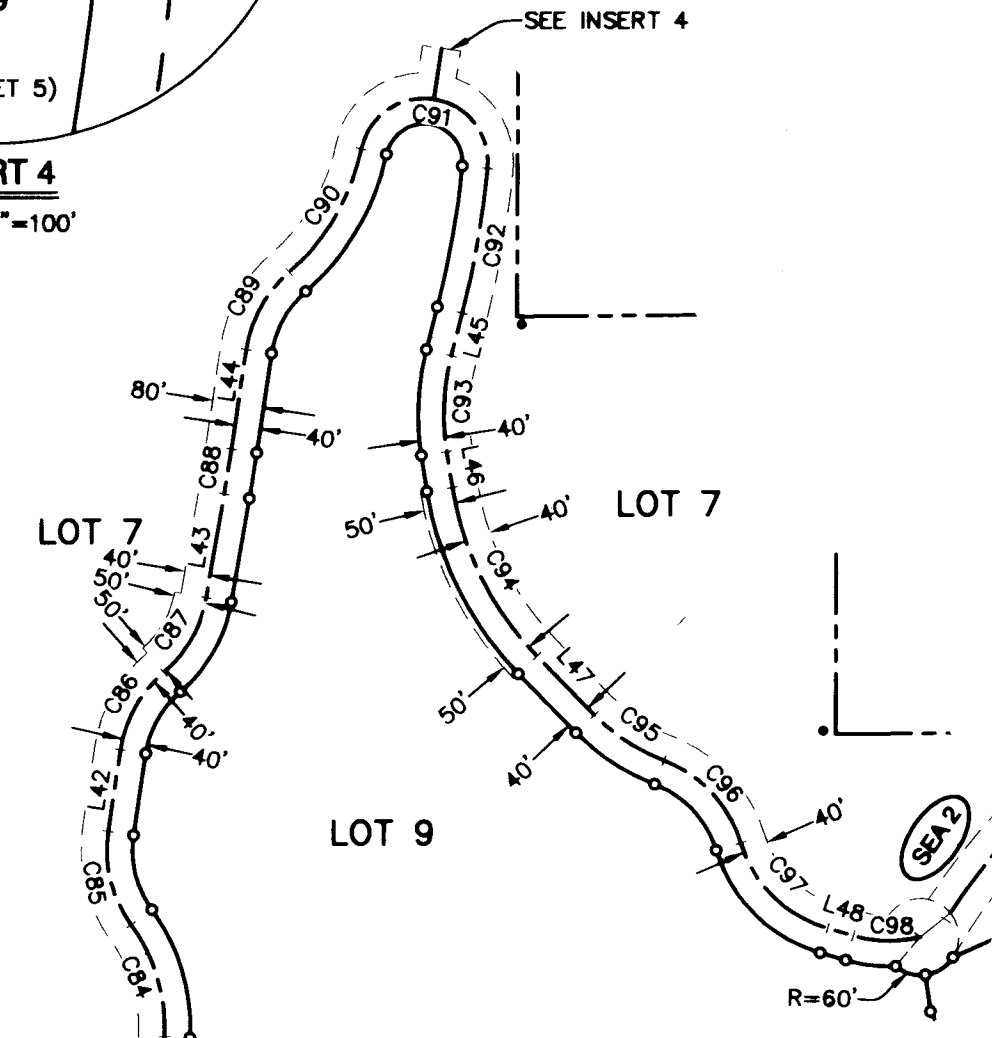
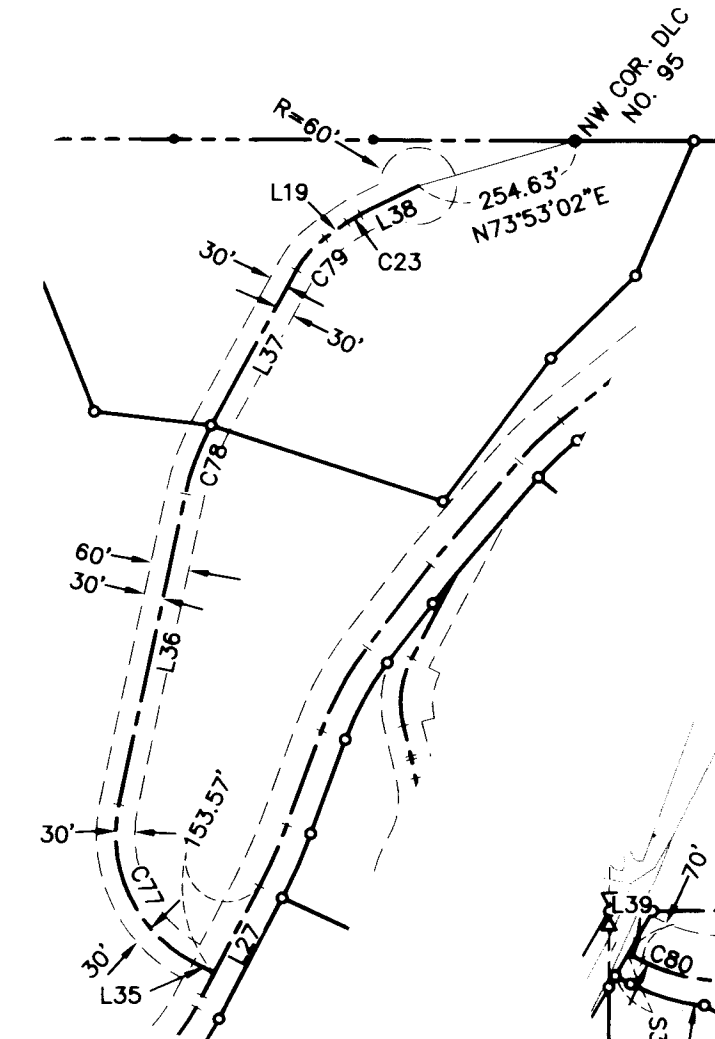
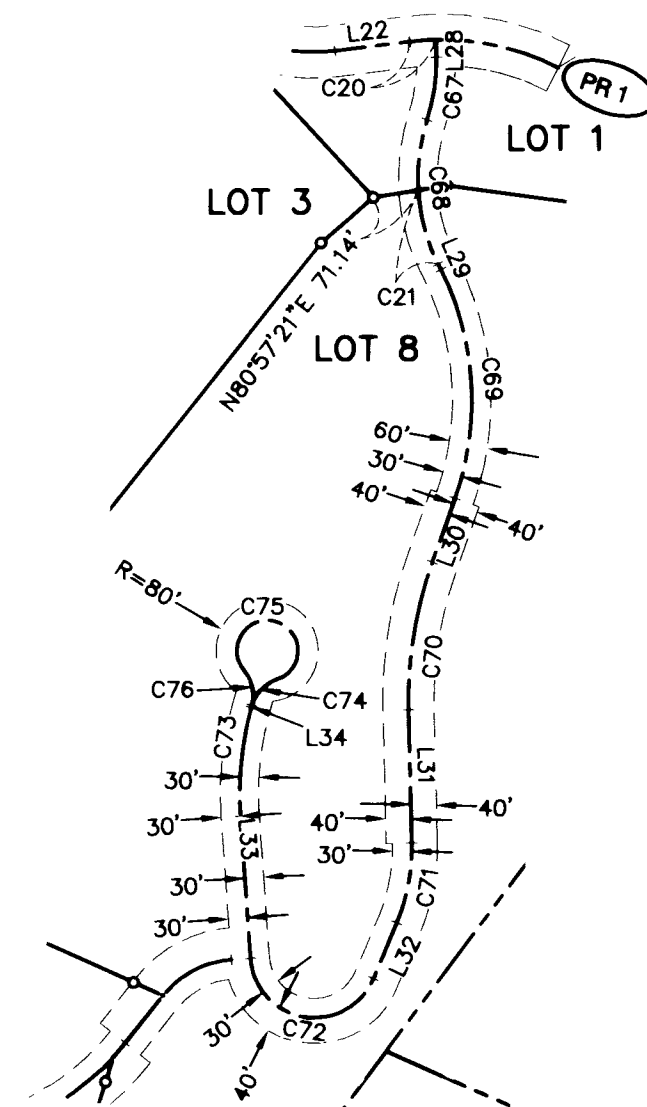
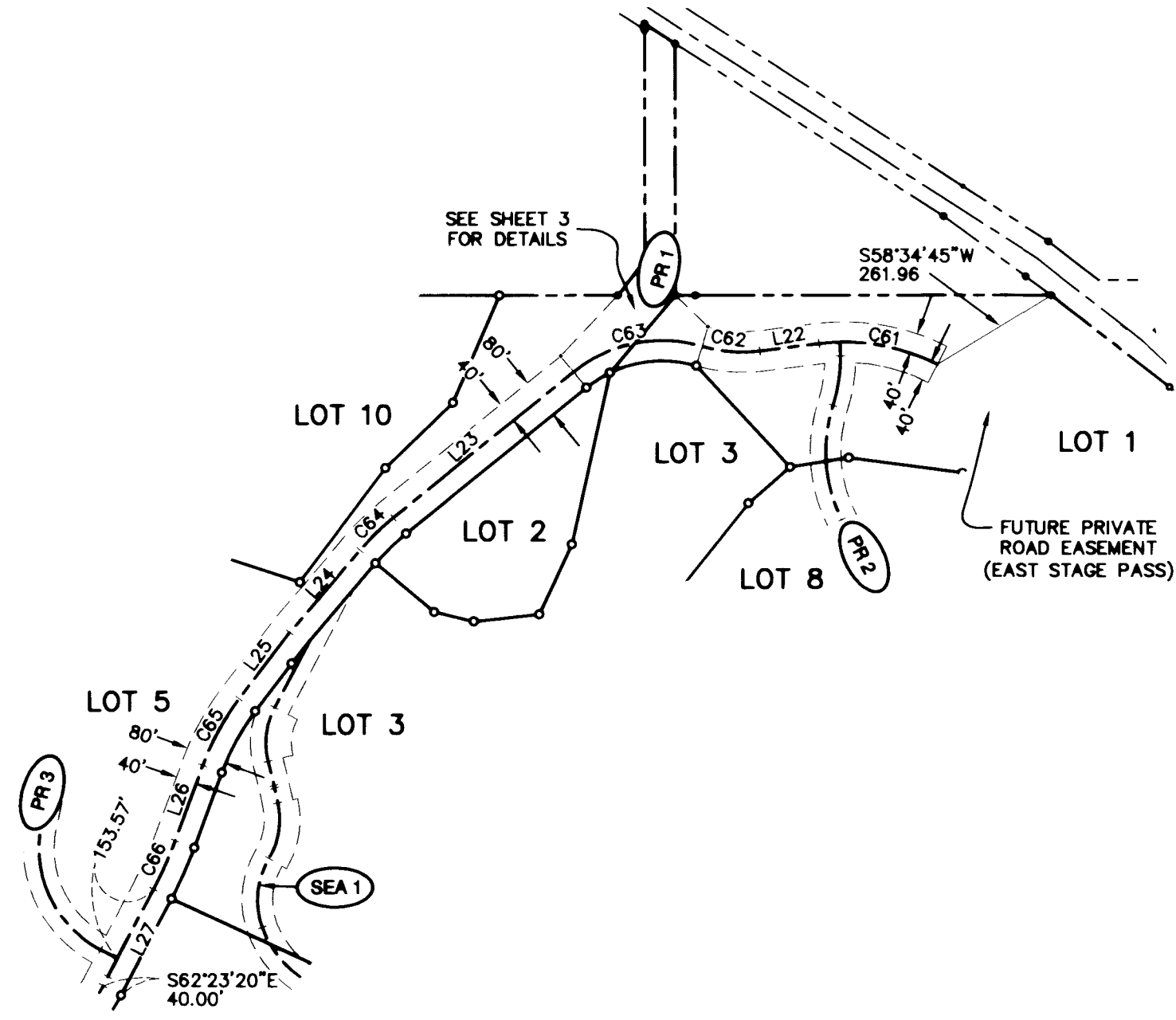


STAGE PASS, PHASE I A PLANNED COMMUNITY

LOCATED IN
SW 1/4 OF SECTION 33, T37S, R2W, W.M.
SE 1/4 OF SECTION 32, T37S, R2W, W.M.
NW 1/4 SECTION 4 & PORTIONS OF SECTION 5, T38S, R2W, W.M.
JACKSON COUNTY, OREGON, NOVEMBER, 2014



INSERT 4
SCALE: 1"=100'



PR1
☐ EAST STAGE PASS

LINE TABLE			CURVE TABLE				
NO.	DIRECTION	LENGTH	NO.	DELTA	RADIUS	LENGTH	LONG CHORD
L22	S82°54'42"W	117.73'	C61	34°14'40"	400.00'	239.07'	N79°57'57"W 235.53'
L23	S50°47'47"W	456.14'	C62	23°38'26"	275.00'	113.47'	N85°16'05"W 112.66'
L24	S40°20'02"W	213.41'	C63	55°45'21"	275.00'	267.61'	S78°40'27"W 257.17'
L25	S37°16'48"W	163.70'	C64	10°27'45"	500.00'	91.30'	S45°33'54"W 91.18'
L26	S20°07'20"W	157.01'	C65	17°09'28"	500.00'	149.73'	S28°42'04"W 149.17'
L27	S27°36'41"W	213.57'	C66	7°29'20"	800.00'	104.57'	S23°52'00"W 104.49'

PR2
☐ COACH LIGHT WAY

LINE TABLE		
NO.	DIRECTION	LENGTH
L28	S11°57"E	27.38'
L29	S26°27'40"E	10.08'
L30	S19°29'17"W	106.15'
L31	S1°24'07"E	208.65'
L32	S22°46'47"W	94.84'
L33	N4°03'31"W	224.04'
L34	N15°36'25"E	3.50'

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	LONG CHORD		
C20	5°53'21"	400.00'	41.11'	N85°51'23"E 41.10'		
C21	22°56'33"	300.00'	120.13'	S14°59'24"E 119.33'		
C67	18°59'26"	300.00'	99.43'	S81°7'46"W 98.98'		
C68	44°15'09"	300.00'	231.70'	S4°20'06"E 225.99'		
C69	45°56'56"	460.00'	368.90'	S3°29'12"E 359.10'		
C70	20°53'23"	650.00'	236.99'	S9°02'35"W 235.68'		
C71	24°10'54"	305.00'	128.73'	S10°41'20"W 127.77'		
C72	153°09'42"	100.00'	267.32'	N80°38'22"W 194.54'		
C73	19°39'56"	500.00'	171.61'	N5°46'27"E 170.77'		
C74	56°15'04"	60.00'	58.91'	N43°43'57"E 56.57'		
C75	292°30'07"	48.00'	245.05'	N74°23'35"W 53.33'		
C76	56°15'04"	60.00'	58.91'	S12°31'07"E 56.57'		

PR3
☐ PROSPECT TERRACE

LINE TABLE		
NO.	DIRECTION	LENGTH
L35	N62°23'19"W	36.86'
L36	N12°02'37"E	498.10'
L37	N28°36'40"E	277.82'
L19	N54°29'01"E	43.05'
L38	N63°48'43"E	100.51'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C77	74°25'56"	225.00'	292.29'	N25°10'21"W 272.17'
C78	16°34'03"	400.00'	115.66'	N20°19'38"E 115.26'
C79	25°52'21"	150.00'	67.73'	N41°32'50"E 67.16'
C23	09°19'43"	150.00'	24.42'	N59°08'52"E 24.39'

PR4
☐ WEST STAGE PASS

LINE TABLE			CURVE TABLE				
NO.	DIRECTION	LENGTH	NO.	DELTA	RADIUS	LENGTH	LONG CHORD
L39	S62°52'05"E	24.82'	C80	32°19'57"	275.00'	155.19'	S79°02'04"E 153.13'
L40	N84°47'57"E	206.25'	C81	34°28'01"	275.00'	165.43'	N67°33'57"E 162.95'
L41	N50°19'57"E	114.56'	C82	13°17'57"	275.00'	63.83'	N56°58'55"E 63.69'
L42	N8°27'53"E	129.22'	C83	60°43'57"	150.00'	159.00'	N33°15'56"E 151.66'
L43	N9°49'33"E	164.83'	C84	38°46'57"	275.00'	186.14'	N16°29'31"W 182.61'
L44	N8°27'28"E	157.38'	C85	44°20'53"	200.00'	154.80'	N13°42'33"W 150.97'
L45	S14°25'04"W	69.12'	C86	40°49'51"	200.00'	142.53'	N28°52'49"E 139.53'
L46	S8°57'03"E	57.18'	C87	39°28'11"	200.00'	137.78'	N29°33'39"E 135.07'
L47	S44°05'34"E	129.30'	C88	1°22'05"	3000.00'	71.63'	N9°08'30"E 71.63'
L48	S73°43'30"E	41.89'	C89	40°34'36"	200.00'	141.64'	N28°44'46"E 138.70'
			C90	37°09'50"	350.00'	227.02'	N30°27'09"E 223.06'
			C91	173°45'43"	100.00'	303.27'	S81°14'53"E 199.70'
			C92	8°47'05"	1500.00'	229.98'	S10°01'31"W 229.76'
			C93	23°22'07"	370.00'	150.91'	S2°44'00"W 149.86'
			C94	35°08'31"	490.00'	300.54'	S26°31'19"E 295.85'
			C95	24°57'33"	300.00'	130.69'	S56°34'21"E 129.65'
			C96	52°17'07"	200.00'	182.51'	S42°54'33"E 176.24'
			C97	56°57'30"	200.00'	198.82'	S45°14'45"E 190.74'
			C98	30°33'18"	200.00'	106.66'	S89°00'09"E 105.40'

NOTE: ALL CHANGES IN EASEMENT RIGHT OF WAY WIDTHS OCCUR AT ADJACENT CENTERLINE PC AND PT OF CURVES AS SHOWN HEREON:

PHASE I INCLUSIVE:
37-2W-33, TL'S 1100, 1300 & 1301; 38-2W-05, TL'S 100 & 102
37-2W-32D, TL'S 100, 900, 903 & 1000

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Richard L. Bath
RICHARD L. BATH P.L.S. 1069

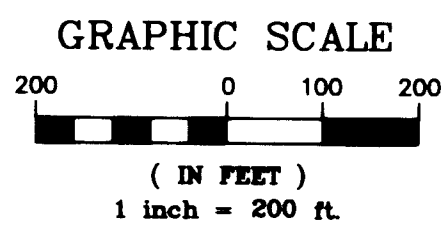
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OREGON
JULY 30, 1976
RICHARD L. BATH No. 1069
RENEWS 12/31/15

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1/4 SEC. COR.
FD. BRASS CAP.
PER 1986 CNTY REESTAB

STAGE PASS, PHASE I A PLANNED COMMUNITY

LOCATED IN
SW 1/4 OF SECTION 33, T37S, R2W, W.M.
SE 1/4 OF SECTION 32, T37S, R2W, W.M.
NW 1/4 SECTION 4 & PORTIONS OF SECTION 5, T38S, R2W, W.M.
JACKSON COUNTY, OREGON
NOVEMBER, 2014



FOUND MONUMENT TABLE

POINT#	DESCRIPTION
107	FD. 5/8" REBAR, FLUSH, PER R-1
1789	FD. 5/8" REBAR, BENT W/LY, SHOT 5" DOWN
3311	FD. REBAR & YPC, FLUSH, PER CS 12641
3312	FD. REBAR & RPC, FLUSH, PER CS 17649
8507	FD. REBAR & YPC, 4" EXP, PER R-1
9075	FD. REBAR & YPC, 1" DEEP, PER CS 19896
9098	FD. REBAR & YPC, FLUSH, PER CS 19896
9099	FD. REBAR & YPC, 2" EXP, PER CS 18363
9106	FD. REBAR, DAMAGE YPC, BENT
9110	FD. REBAR & YPC, FLUSH, PER R-1
9114	FD. REBAR & YPC, FLUSH, PER CS 14749
9168	FD. REBAR & YPC, FLUSH, PER R-1

WEST STAGE PASS R/W & LOT 9 CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C30	21°57'40"	315.00'	120.74'	S73°50'55"E 120.00'
C31	34°28'01"	315.00'	189.49'	N67°33'57"E 186.65'
C32	13°17'58"	235.00'	54.55'	N56°58'55"E 54.43'
C33	60°43'57"	190.00'	201.40'	N33°15'56"E 192.10'
C34	38°46'57"	315.00'	213.22'	N16°29'31"W 209.17'
C35	44°20'53"	160.00'	123.84'	N13°42'33"W 120.77'
C36	40°49'51"	160.00'	114.02'	N28°52'49"E 111.62'
C37	39°28'11"	240.00'	165.33'	N29°33'39"E 162.08'
C38	1°22'05"	3040.00'	72.58'	N9°08'30"E 72.58'
C39	40°34'36"	160.00'	113.31'	N28°44'46"E 110.96'
C40	37°09'50"	390.00'	252.97'	N30°27'09"E 248.56'
C41	173°45'45"	60.00'	181.96'	S81°14'53"E 119.82'
C42	8°47'05"	1460.00'	223.85'	S10°01'31"W 223.63'
C43	23°22'07"	410.00'	167.22'	S2°44'00"W 166.07'
C44	35°08'31"	530.00'	325.07'	S26°31'19"E 320.00'
C45	24°57'33"	340.00'	148.11'	S56°34'20"E 146.94'
C46	52°17'07"	160.00'	146.01'	S42°54'33"E 140.99'
C47	56°57'30"	240.00'	238.59'	S45°14'45"E 228.88'
C48	18°50'21"	240.00'	78.91'	S83°08'41"E 78.56'
C49	47°35'29"	60.00'	49.84'	S73°45'39"E 48.42'
C135	50°23'42"	60.00'	52.77'	N57°14'45"E 51.09'
C136	97°59'11"	60.00'	102.61'	S81°02'30"W 90.56'

Q PINE HILLS DRIVE CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C50	110°10'58"	150.00'	288.46'	S60°17'31"E 246.02'
C51	190°09'26"	150.00'	497.83'	S20°18'17"E 298.82'
C52	33°55'46"	150.00'	88.83'	S57°48'33"W 87.53'
C53	29°53'55"	150.00'	78.27'	S55°47'38"W 77.39'
C54	48°50'01"	150.00'	127.85'	S46°19'35"W 124.01'

RE: DOC.NO.
2012-029693 O.R.

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Richard L. Bath
RICHARD L. BATH P.L.S. 1069

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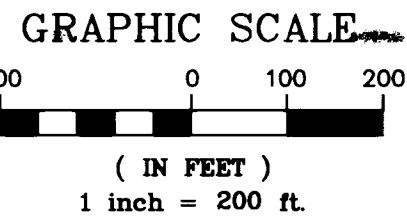
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STAGE PASS, PHASE I A PLANNED COMMUNITY

LOCATED IN
SW 1/4 OF SECTION 33, T37S, R2W, W.M.
SE 1/4 OF SECTION 32, T37S, R2W, W.M.
NW 1/4 SECTION 4 & PORTIONS OF SECTION 5, T38S, R2W, W.M.
JACKSON COUNTY, OREGON
NOVEMBER, 2014



T37S R2W SEE SHEET 3 OF 7
T38S R2W

FOUND MONUMENT TABLE

POINT#	DESCRIPTION
103	FD. 5/8" REBAR, CAP DESTROYED, FLUSH, PER R-1
105	FD. REBAR & YPC, 3" EXP, PER R-1
8052	FD. REBAR & YPC, 1" EXP, PER R-1
9026	FD. REBAR & YPC, 1" EXP, PER R-1
9031	FD. REBAR & YPC, 3" EXP, PER R-1
9033	FD. 5/8" REBAR, MELTED CAP, 3" EXP, PER R-1
9034	FD. 5/8" REBAR IN CCT FENCE BASE, 1" EXP, PER R-1
9104	FD. REBAR & YPC, 1" EXP, PER R-1
9168	FD. REBAR & YPC, FLUSH, PER R-1
9185	FD. REBAR & YPC, 2" EXP., PER R-1

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C13	30°39'24"	185.00'	98.99'	N67°00'45"E 97.81'
C14	60°49'16"	110.00'	116.77'	S67°14'54"E 111.36'
C15	50°09'03"	365.00'	319.48'	S61°54'48"E 309.38'
C16	51°35'22"	240.00'	216.10'	N67°13'00"E 208.87'
C17	43°37'03"	440.00'	334.96'	N19°36'47"E 326.93'
C135	50°23'42"	60.00'	52.77'	N57°14'45"E 51.09'

LOT 7
80.628 AC±

LOT 4
86.687 AC ±

LOT 7
80.628 AC±

LOT 6
96.853 AC±

LOT 9
42.097 AC±

LOT 6
96.853 AC±

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LINE TABLE

NO.	DIRECTION	LENGTH	RECORD
L1	N37°01'27"E	87.11'	(P.R.=N37°00'00"E 87.12')
L2	N57°14'12"W	103.93'	(P.R.=N57°11'50"W 104.04')
L3	S57°09'20"E	71.45'	(R1=S57°11'50"E 71.44')
L4	N53°42'29"W	262.60'	(R4=N53°45'00"W 262.60')
L5	N32°50'40"E	42.04'	
L6	S52°02'32"E	293.92'	(R4=S52°05'17"E 293.92')
L7	S46°38'13"E	172.77'	(REC=S46°39'20"E)
L8	S75°51'50"W	414.87'	(R2=S75°51'07"W 414.83')
L9	S89°56'34"E	69.85'	(R6=S89°50'56"E 69.76')
L10	S89°46'40"E	79.43'	(R6=S89°50'56"E 79.38')
L11	S89°48'00"E	241.02'	(R6=S89°50'56"E 241.10')
L12	S89°43'42"E	44.41'	
L13	N00°07'35"W	317.29'	(R7=N00°12'13"W 317.57')
L14	S00°08'22"E	293.16'	(R7=S00°12'13"E 293.24')
L15	S00°10'29"E	196.78'	(R7=S00°12'13"E 196.76')
L16	N48°50'49"E	108.49'	
L17	N80°57'21"E	116.35'	
L18	N40°04'58"E	199.22'	
L80	N43°10'15"E	164.07'	
L81	S46°00'04"E	89.09'	
L82	N39°12'13"W	80.00'	
L83	S16°33'08"W	80.00'	

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	2°51'42"	2834.79'	141.58'	S45°10'58"E 141.57'
	(R5= 2°51'41"	2834.79'	141.57'	S45°13'56"E 141.56')
C2	2°59'17"	2834.79'	147.83'	S42°15'13"E 147.82'
	(R5= 2°59'19"	2834.79'	141.87'	S42°18'26"E 147.85'
C3	42°26'41"	235.00'	174.09'	S85°19'48"W 170.13'
C4	10°27'45"	460.00'	84.00'	N45°33'54"E 83.88'
C5	13°18'41"	235.00'	54.60'	N57°27'07"E 54.47'
C6	7°29'20"	840.00'	109.80'	N23°52'00"E 109.72'
C7	17°09'28"	460.00'	137.75'	N28°42'04"E 137.24'
C8	42°26'41"	235.00'	174.09'	S85°19'48"W 170.13'

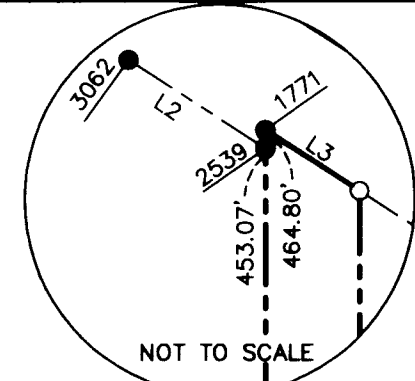
STAGE PASS, PHASE I
A PLANNED COMMUNITY

LOCATED IN
SW 1/4 OF SECTION 33, T37S, R2W, W.M.
SE 1/4 OF SECTION 32, T37S, R2W, W.M.
NW 1/4 SECTION 4 & PORTIONS OF SECTION 5,
T38S, R2W, W.M., JACKSON COUNTY, OREGON

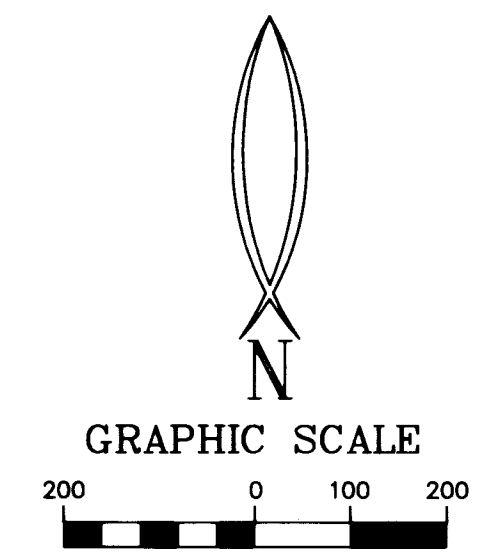
NOVEMBER, 2014

FOUND MONUMENT TABLE

POINT#	DESCRIPTION
1765	FD. 3/4" SMOOTH PIN, 6" DEEP, PER R-5
1766	FD. REBAR & YPC, 1" EXP., PER R-2
1767	FD. 3/4" SMOOTH PIN, 4" DEEP, PER R-5
1768	FD. REBAR & YPC, FLUSH, PER R-4
1769	FD. REBAR & YPC, 2" DEEP, PER R-4
1770	FD. REBAR & YPC, 1" DEEP, PER R-4
1771	FD. REBAR & YPC, 2" DEEP, BENT WST'LY, PER R-1
1774	FD. REBAR & YPC, 1" DEEP, PER R-8
1775	FD. REBAR & YPC, FLUSH, PER R-8
2539	FD. REBAR & YPC, 2" DEEP, PER R-8
3062	FD. REBAR & YPC, 5" DEEP, PER R-8
3063	FD. REBAR & OPC, FLUSH, PER CS 20608
9019	FD. REBAR & YPC, 1" EXP, PER R-6
9020	FD. REBAR & YPC, 3" DEEP, PER R-6
9021	FD. REBAR & YPC, 2" DEEP, PER R-6
9026	FD. REBAR & YPC, 1" EXP, PER R-1
9027	FD. REBAR, NO CAP, 2" EXP, BENT NTH'LY, PER R-7
9041	FD. REBAR & YPC, 7" DEEP, PER R-1
9042	FD. REBAR & YPC, 12" DEEP, PER R-1
9049	FD. REBAR & YPC, 1" EXP, PER R-6
9050	FD. REBAR & YPC, FLUSH, PER R-6
9063	FD. REBAR & YPC, 2" DEEP, PER R-7
9065	FD. REBAR & YPC, 6" DEEP, PER R-7
9185	FD. REBAR & YPC, 2" EXP., PER R-1
9193	FD. REBAR & YPC, FLUSH, PER R-4
51614	FD. REBAR & YPC, FLUSH, PER R-8
51626	FD. REBAR & YPC, FLUSH, PER R-8



POINT BEARS S88°54'07"E 1504.83'
(R4=S88°53'04"E 1504.87')
(d.r. PER 98-16152=S88°56'28"E 1504.88')
FROM NW COR. DLC NO.95



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C9	67°18'57"	150.00'	176.23'	N31°27'44"E 166.27'
C10	28°13'36"	440.00'	216.76'	N51°00'25"E 214.58'
C11	44°30'16"	235.00'	182.54'	N59°08'45"E 177.98'
C12	53°47'12"	315.00'	295.71'	N54°30'17"E 284.97'

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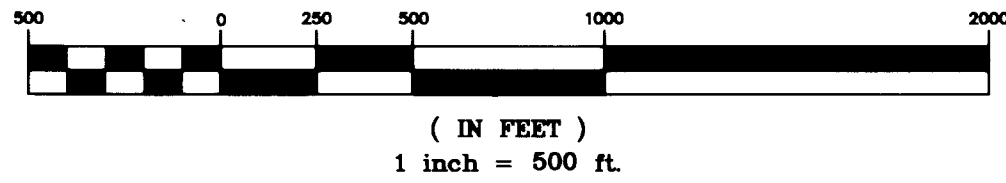
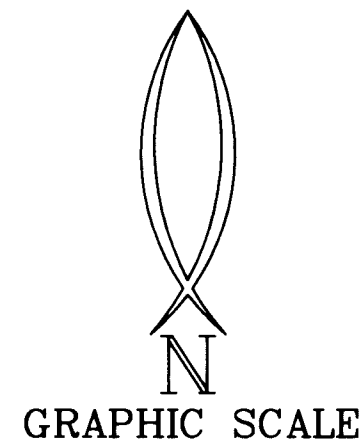
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SEE SHEET 4 OF 7

SHEET 3 OF 7

STAGE PASS, PHASE I A PLANNED COMMUNITY

LOCATED IN
SW 1/4 OF SECTION 33, T37S, R2W, W.M.
SE 1/4 OF SECTION 32, T37S, R2W, W.M.
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JACKSON COUNTY, OREGON
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APPROVALS:

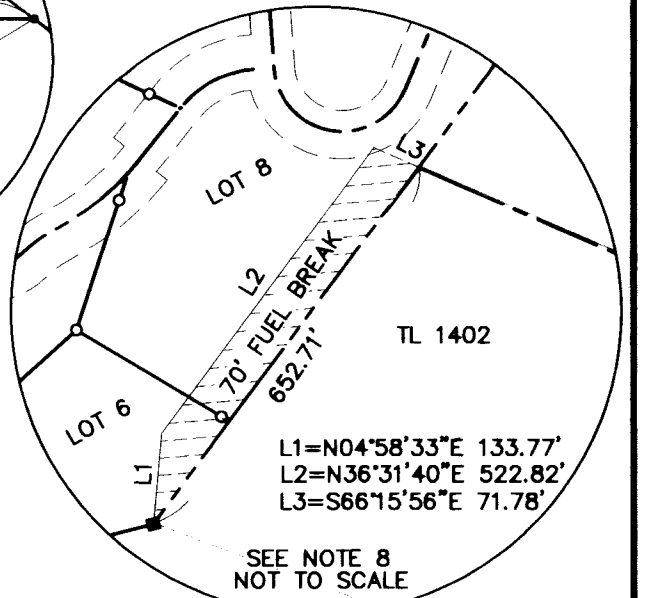
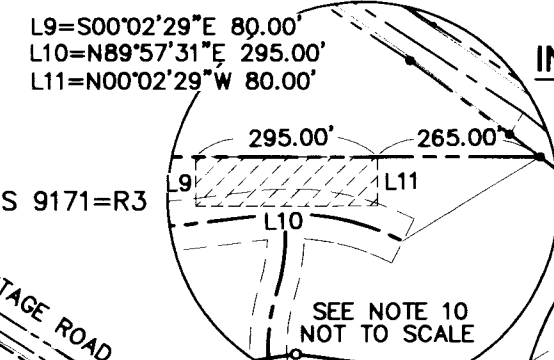
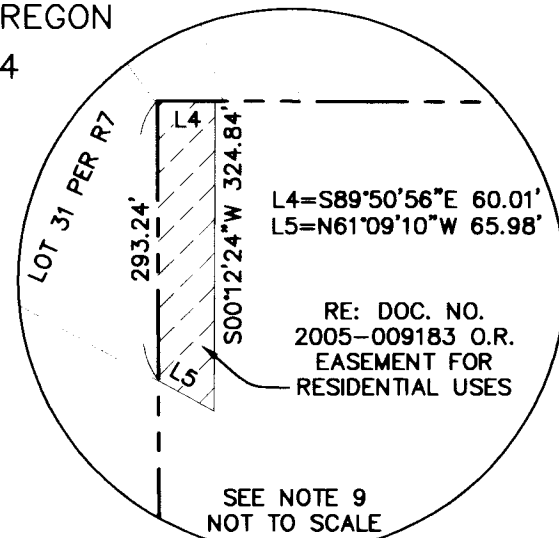
EXAMINED AND APPROVED by the Jackson County Development Services
this 11th day of FEBRUARY, 2015.

JCDS File No: SUB2012-00038_MP

K. Madril
COUNTY PLANNER

Examined and approved this 10th day of FEBRUARY, 2015.

Scott Jew
JACKSON COUNTY SURVEYOR



FILED SURVEY REFERENCE

- R1=CS 12422
- R2=CS 12313
- R3=CS 9171
- R4=CS 18584
- R5=CS 15790
- R6=CS 18443
- R7=CS 15275
- R8=CS 11926

EASEMENTS OF RECORD

(FIRST AMERICAN TITLE
ORDER NO. 7169-1837298
DATED: OCTOBER 30, 2014)

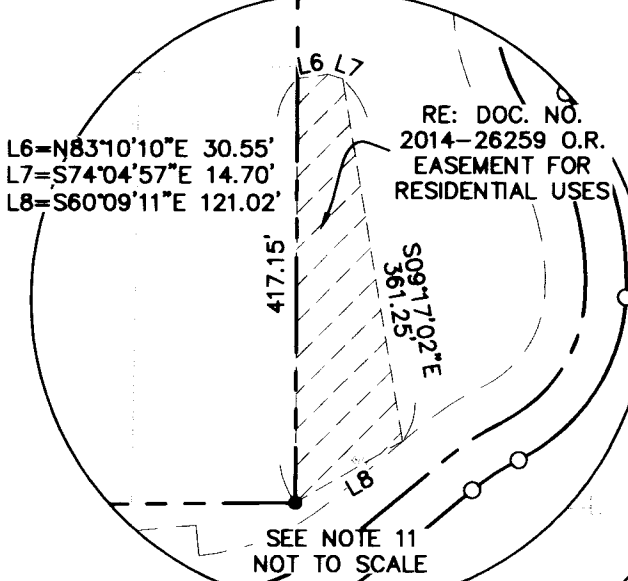
1. VOL. 250 PG. 392 D.R. FOR PURPOSE OF ACCESS OVER EXISTING ROADS OR TRAILS TO GOLD RAY REALTY COMP. IS NON-SPECIFIC IN NATURE AND NOT LOCATABLE (AFFECTS SECTIONS 32 & 33)
2. PACIFIC POWER-VOL. 528 PG.423 D.R. FOR POLES AND LINES AFFECTS UNDISCLOSED PORTION OF SE 1/4 SE 1/4 OF SECTION 32
3. PACIFIC POWER-VOL. 529 PG. 125 D.R. FOR POLES AND LINES AFFECTS UNDISCLOSED PORTION OF NW 1/4 SW 1/4 OF SECTION 33 AND NE 1/4 SE 1/4 OF SECTION 32
4. PACIFIC POWER- DOC. NO. 66-02538 O.R. FOR ONE ANCHOR & GUY AFFECTS UNDISCLOSED PORTION OF NW 1/4 SW 1/4 OF SECTION 33
5. CITY OF JACKSONVILLE - 30 FOOT WIDE ACCESS DIRT ROAD THROUGH SUBJECT PROPERTY TO 5 ACRE RESERVOIR SITE PER DOC. NO. 69-01287 O.R.
6. PACIFICORP - DOC. NOS. 96-03409 & 03410 O.R. FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY (RECORDED WITH NO SKETCH MAP ATTACHED) AFFECTS SE 1/4 SE 1/4 AND NE 1/4 SE 1/4 OF SECTION 32 (TL 1000)
7. PEDESTRIAN EASEMENT TO CITY OF JACKSONVILLE PER DOC. NO. 01-47440 O.R. PLOTTED HEREON.
8. FUEL BREAK EASEMENT PER DOC. NOS. 2007-048760 & 761 O.R. PLOTTED HEREON (SEE INSERT 2)
9. EXCLUSIVE EASEMENT FOR RESIDENTIAL USES PER DOC. NO. 2005-009183 O.R. PLOTTED HEREON (SEE INSERT 1)
10. FUEL BREAK EASEMENT PER DOC. NOS. 2014-20788 & 2014-21079 O.R. PLOTTED HEREON (BOTH DESCRIBING THE SAME EASEMENT) (SEE INSERT 3)
11. EXCLUSIVE EASEMENT FOR RESIDENTIAL USES PER DOC. NO. 2014-26259 O.R. PLOTTED HEREON (SEE INSERT 4)

PRIVATE ROAD NAMES (SEE SHEETS 5 & 6)

- PR1 = EAST STAGE PASS
- PR2 = COACH LIGHT WAY
- PR3 = PROSPECT TERRACE
- PR4 = WEST STAGE PASS
- PR5 = PINE HILLS DRIVE

SECONDARY EMERGENCY ACCESS (SEE SHEET 7)

- SEA 1 = ACCESS BETWEEN PR 1 & PR 2
- SEA 2 = ACCESS BETWEEN PR 1 & PR 4



NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey, monument, and plat STAGE PASS, PHASE I, A PLANNED COMMUNITY, as approved by the Jackson County Planning and Development file No. SUB2012-00038.

PROCEDURE: Using a combination of GPS controlled surveying and convention ground surveying, a Control Network was established throughout the subject project area containing 405.74 acres. CS 12422 was the main filed survey that was used to control the overall boundary of the subject tract. Controlling reference deed documents are shown in specific areas and called to in the Surveyors Certificate. Various portions of the boundary resolution are more particularly described as follows:

STAGE ROAD SOUTH: Monuments found per R1, R2, R3, R4, and R8 as show on Sheet 3 and analysis of R/W deed documents No. 98-10884 & 85, and 98-13061 O.R. were all used to determine the southwestern R/W of Stage Road South as monumented and described hereon.

SOUTHEASTERN BOUNDARY: Monuments set or found per R1, R2, and R5 were located and their relative positions were used and compared to deed documents Vol. 8 Pg. 223, Vol. 113 Pg. 181, Vol. 184 Pg. 82, 2000-35320, and 2001-31436 & 37. Based on my analysis I held the monument No. 1766 near Stage Road South and the two found stones at the southwestern end of that particular boundary as Shown on Sheet 3.

DAISY CREEK ROAD: The Southeastern R/W of Daisy Creek Road was determined by reviewing Vol. 1 Pg 177 of the Road Records along with previous analysis of said R/W by CS 7392 & CS 15036. The relationship of said R/W to the One-Quarter corner common to Sections 5 & 6 is shown on Sheet 5.

The remainder of the boundary was controlled by monuments found per R1. The positions of some found monuments were held while others are shown out of position based on the mathematical breakdown of the section and controlling government corners.

BASIS OF BEARING: TRUE NORTH BASED ON GROUND OBSERVATIONS, NAD 83 CORS 96 (2002) Datum

I HEREBY CERTIFY THIS PLAT TO BE AN EXACT COPY OF THE ORIGINAL PLAT

Richard L. Bath
RICHARD L. BATH P.L.S. 1069

PHASE I INCLUSIVE:

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