

PARTITION NO. P - 15 - 2015

Located within Lots 1 and 2, Block 3, Stage Coach Hills Subdivision-Unit No. 1, located in the Southwest One-quarter of the Northeast One-quarter of Section 32, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Jacksonville, Jackson County, Oregon.

PREPARED FOR:

KEITH & MARLENE BITZ
115 Stagecoach Drive
Jacksonville, OR 97530

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that Keith L. Bitz, Marlene V. Bitz and Charles Richard Dommel, hereinafter referred to as DECLARANTS, are the owners in fee simple of the lands as described in the "Surveyor's Certificate" herewith and have caused this tract of land to be surveyed and platted into parcels, with the number of each parcel and the course and length of all lines are plainly set forth, that this plat is a correct representation of this partition, and that the resultant parcels are subject to the existing easements of record and as depicted on the accompanying plat.

IN WITNESS WHEREOF, signed this 22 day of June, 2015.

Keith L. Bitz, Marlene V. Bitz
KEITH L. BITZ, MARLENE V. BITZ

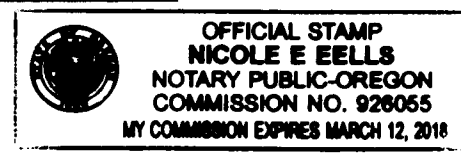
STATE OF OREGON } ss
County of Jackson }



Signed or attested before me on June 22, 2015 by KEITH L. BITZ.
Nicole E. Eells

NOTARY PUBLIC-OREGON
COMMISSION NO.: 926055
MY COMMISSION EXPIRES: March 12, 2018

STATE OF OREGON } ss
County of Jackson }



Signed or attested before me on June 22, 2015 by MARLENE V. BITZ.
Nicole E. Eells

NOTARY PUBLIC-OREGON
COMMISSION NO.: 926055
MY COMMISSION EXPIRES: March 12, 2018

AFFIDAVIT DECLARATION

Declaration for this partition by Charles Richard Dommel, via Instrument Number 2015-020376, of the Official Records of Jackson County, Oregon.

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 (File No. 2015-013).

PROCEDURE: Records utilized: Instruments Numbered 76-0114, 87-11465 and 2012-032803, all of the Official Records of Jackson County, Oregon; STAGE COACH HILLS SUBDIVISION-UNIT NO. 1, recorded October 13, 1965, in Volume 10 of Plats at Page 18, of the Records of Jackson County, Oregon, and also filed as Survey Number 2911 in the office of the Jackson County Surveyor; Survey Number 11192, as filed in the office of the Jackson County Surveyor. Equipment/Software utilized: Trimble R10 GNSS System, Trimble TSC3 data collector with Trimble Access software, 56 Robotic Instrument, Trimble Business Center and Trimble Terramodel. Lineal unit for horizontal is International foot; Datum: NAD83 2011 (Epoch 2010.00); System/Zone: Oregon Reference Coordinate System, Grants Pass-Ashland zone (refer to ORS, Chapter 93.312 (c)).

The basis of bearings is Geodetic North (note that the grid bearings depicted on this plat do not equal geodetic bearings due to meridian convergence). This survey was conducted using Global Navigation Satellite System (GNSS) referenced to the National Spatial Reference System (NSRS). NSRS coordinate values were established via the Oregon Real-Time GPS Network, said R10 and Real-time Kinematic (RTK) methods, to set primary control. From which, utilized said 56 and classical terrestrial methods to establish secondary control and perform monument ties.

Utilized found monuments, Surveys Numbered 2911 and 11192 and said instruments to establish the right-of-way of Stagecoach Drive, Lots 1 and 2 of aforesaid plat and the property described in said Instrument Number 87-11465.

Completed establishing monuments, as depicted on Sheet 2 hereof, on May 12, 2015.

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 depicted hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

Lots 1 and 2, Block 3, STAGE COACH HILLS SUBDIVISION-UNIT NO. 1, recorded October 13, 1965, in Volume 10 of Plats at Page 18, of the Records of Jackson County, Oregon, and also filed as Survey Number 2911 in the office of the Jackson County Surveyor, and that tract of land described in Instrument Number 87-11465 of the Official Records of Jackson County, Oregon, being located in the Southwest One-quarter of the Northeast One-quarter of Section 32, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Jacksonville, Jackson County, Oregon. The now surveyed exterior boundary is more particularly described as follows:

Beginning at the most northerly corner of Lot 1, Block 3, Stage Coach Hills Subdivision-Unit 1, recorded October 13, 1965, in Volume 10 of Plats at Page 18, of the Records of Jackson County, Oregon, and also filed as Survey Number 2911 in the office of the Jackson County Surveyor; thence South 19°17'47" West, along the easterly boundary of said Lot 1, 82.33 feet to the northwest corner of that tract of land described in Instrument Number 87-11465 of the Official Records of Jackson County, Oregon; thence along the exterior boundary of said instrument, the following courses and distances: thence South 12°37'53" East, 17.77 feet; thence South 62°32'30" East, 101.63 feet; thence South 19°17'47" West, 155.65 feet; thence North 70°47'51" West, 110.00 feet to the southeast corner of Lot 2 of said subdivision; thence North 70°42'13" West, along the southerly boundary of said Lot 2, 100.00 feet to the southwest corner thereof; thence North 19°17'47" East, along the westerly boundary of Lot 2, 100.00 feet to the corner common to said Lots 1 and 2; thence along the westerly boundary of said Lot 1, the following courses and distances: thence North 19°17'47" East, 22.64 feet to the beginning of a tangent curve to the right, having a radius of 50.00 feet and a central angle of 38°02'30" (the long chord of which bears North 38°19'02" East, 33.59 feet); thence along the arc of said curve, 33.20 feet; thence North 57°20'17" East, 145.04 feet to the Point of Beginning.

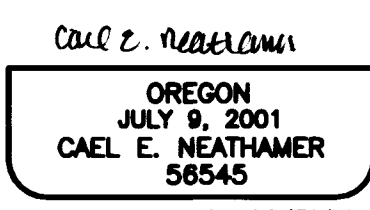
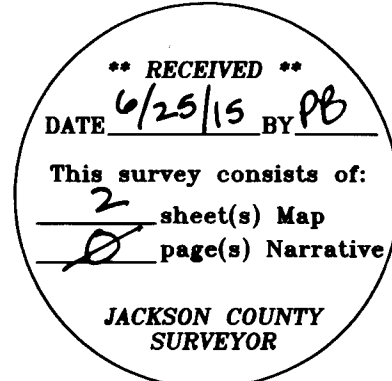
Cael E. Neathamer
Surveyor

NOTES:

Pursuant to a Public Record Report dated May 21, 2015, as prepared by First American Title Company of Oregon (Order Number 7161-2346658), subject properties may be subject to the following matters of record:

- City liens, if any, of the City of Jacksonville.
Easements per Volume 369 at Page 11 and Volume 529 at Page 125 of the Deed Records of Jackson County, Oregon. Neither of which specify their location.
10 feet wide sanitary sewer line easement, 5 feet wide public utilities easement and 15 feet wide ingress and egress access easement per Instrument Number 87-11465 of the Official Records of Jackson County, Oregon. (Depicted).
10 feet wide sanitary sewer line easement per Instrument Number 89-02042 of the Official Records of Jackson County, Oregon. (Depicted).
Easement per Instrument Number 99-11591 of the Official Records of Jackson County, Oregon. (Depicted).
Covenants, conditions, restrictions and/or easements per Volume 597 at Page 160 of the Deed Records of Jackson County, Oregon.
10 feet wide easement per Instrument Number 66-04834 of the Official Records of Jackson County, Oregon. (Depicted).
10 feet wide sanitary sewer line easement per Instruments Numbered 76-00113 and 76-00114 of the Official Records of Jackson County, Oregon. (Depicted).
Easement per Instrument Number 93-38735 of the Official Records of Jackson County, Oregon. (Depicted).
Line of Credit Trust Deed per Instrument Number 2004-047293 of the Official Records of Jackson County, Oregon.
Deed of Trust per Instrument Number 2012-032804 of the Official Records of Jackson County, Oregon.

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



APPROVALS:

CITY OF JACKSONVILLE PLANNING FILE NUMBER: 2015-13

City Planner: [Signature] Date: 6/22/15

Examined and approved this 23rd day of June, 2015.
Jackson County Surveyor: [Signature] Date: 6/23/15

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of JUNE 25, 2015.
Shannon Bell, Tax Collector; [Signature], Deputy

Examined and approved as required by O.R.S. 92.100 this 25th day of June, 2015.
Josh Gibson, Assessor; [Signature], Deputy

RECORDING

FILED FOR RECORD THIS THE 25 DAY OF June, 2015, AT 2:05 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-25-2015, OF THE RECORDS OF PARTITION PLATS, JACKSON COUNTY, OREGON. INDEX VOLUME 26, PAGE 25.

Christine D. Walker, County Clerk; Naida Fode, Deputy

PREPARED BY: Neathamer Surveying, Inc.
3126 State St, Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: June 22, 2015 PROJECT NUMBER: 14048

21748
Jackson County Surveyor File Number

**PARTITION NO. P - 25-2015**

Located within Lots 1 and 2, Block 3, Stage Coach Hills Subdivision-Unit No. 1, located in the Southwest One-quarter of the Northeast One-quarter of Section 32, Township 31 South, Range 2 West of the Willamette Meridian, in the City of Jacksonville, Jackson County, Oregon.

**PREPARED FOR:**

**KEITH & MARLENE BITZ**  
115 Stagecoach Drive  
Jacksonville, OR 97530

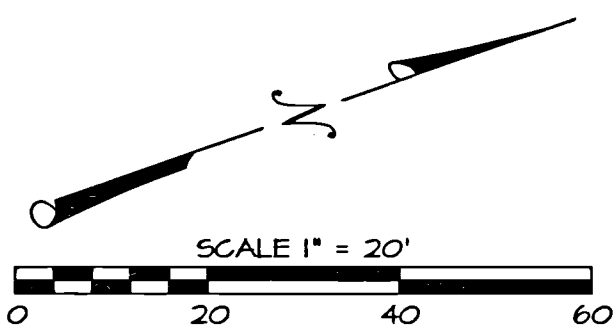
**STAGE COACH HILLS SUBDIVISION - UNIT NO. 1**  
(SN 2811)

**STAGECOACH DRIVE**

**LEGEND:**

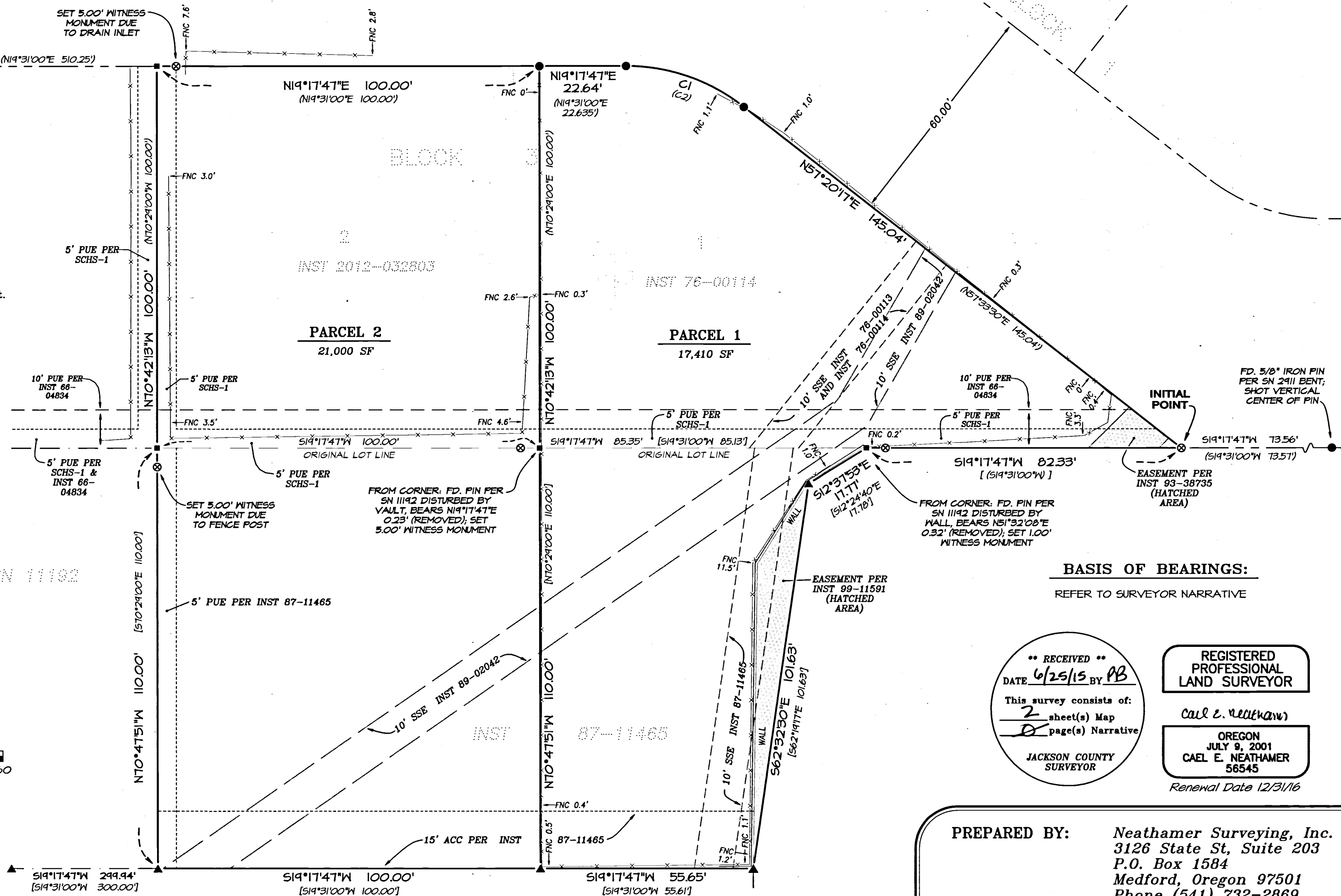
- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a found 5/8-inch diameter iron pin per SN 2411.
- ▲ Indicates a found 5/8-inch diameter iron pin with plastic cap marked "D. McMahan, L5 1413", per SN 11142.
- Indicates a computed position, nothing found or set.
- ( ) Indicates record information per SN 2411.
- [ ] Indicates record information per SN 11142.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- PUE Indicates an existing Public Utility Easement.
- SCHS-1 Indicates the plat "STAGE COACH HILLS SUBDIVISION-UNIT NO. 1".
- SSE Indicates an existing Sanitary Sewer Easement.
- Indicates the centerline of an existing fence.
- FNC 0.6' - Indicates the distance from the centerline of an existing fence line to the property line.

SN 11142



**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	38°02'30"	50.00'	33.20'	N38°19'02"E	32.54'
C2	38°02'30"	50.00'	33.20'		



**BASIS OF BEARINGS:**

REFER TO SURVEYOR NARRATIVE

RECEIVED  
DATE 6/25/15 BY PB  
This survey consists of:  
2 sheet(s) Map  
D page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Carl E. Neathamer

OREGON JULY 9, 2001  
CAEL E. NEATHAMER 56545

Renewal Date 12/31/16

**PREPARED BY:** Neathamer Surveying, Inc.  
3126 State St, Suite 203  
P.O. Box 1584  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

PLOT DATE: June 22, 2015 PROJECT NUMBER: 14048

Sheet 2 of 2 © CN

I hereby certify that this is an exact copy of the original.

Carl E. Neathamer  
Surveyor