

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT N.L. INC., AN OREGON CORPORATION, NEIL O. SCHEUNEMAN AND LINDA L. SCHEUNEMAN, (AND THEIR SUCCESSORS) AS TRUSTEES OF THE NEIL O. SCHEUNEMAN TRUST, DATED JUNE 10, 1998 AND LINDA L. SCHEUNEMAN AND NEIL O. SCHEUNEMAN, (AND THEIR SUCCESSORS) AS TRUSTEES OF THE LINDA L. SCHEUNEMAN TRUST, DATED JUNE 10, 1998, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND HAVE SUBDIVIDED THE SAME INTO LOTS AND COMMON AREA TRACT AS SHOWN HEREON, AND THAT THE SIZE OF THE LOTS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. WE HEREBY DEDICATE TO THE CITY OF JACKSONVILLE FOR PUBLIC USE, THE 10.00 FOOT WIDE PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON BY THIS PLAT. WE HEREBY CREATE THE 20.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT ACROSS LOTS 4, 5 AND 6, FOR THE BENEFIT OF THE COMMON AREA TRACT, AS SHOWN HEREON. WE HEREBY DESIGNATE SAID SUBDIVISION AS TIMBER RIDGE ESTATES, PHASE 2, PHASE 3 & PHASE 4.

Handwritten signatures of Neil O. Scheuneman and Linda L. Scheuneman.
N.L. INC., AN OREGON CORPORATION
NEIL O. SCHEUNEMAN, PRESIDENT
NEIL O. SCHEUNEMAN TRUST AND LINDA L. SCHEUNEMAN TRUST
NEIL O. SCHEUNEMAN, TRUSTEE
Linda L. Scheuneman
NEIL O. SCHEUNEMAN TRUST AND LINDA L. SCHEUNEMAN TRUST
LINDA L. SCHEUNEMAN, TRUSTEE

ACKNOWLEDGEMENT

STATE OF OREGON } SS
JACKSON COUNTY }
PERSONALLY APPEARED THE ABOVE NAMED NEIL O. SCHEUNEMAN, AS PRESIDENT OF N.L. INC., AN OREGON CORPORATION, THIS 27 DAY OF June, 2016 AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.
NOTARY SIGNATURE: Laurie A. Miller
NOTARY PUBLIC - OREGON
COMMISSION NO. 941242
MY COMMISSION EXPIRES: July 26, 2019

ACKNOWLEDGEMENT

STATE OF OREGON } SS
JACKSON COUNTY }
PERSONALLY APPEARED THE ABOVE NAMED NEIL O. SCHEUNEMAN, AS TRUSTEE OF THE NEIL O. SCHEUNEMAN TRUST, DATED JUNE 10, 1998 AND THE LINDA L. SCHEUNEMAN TRUST, DATED JUNE 10, 1998, THIS 27 DAY OF June, 2016 AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.
NOTARY SIGNATURE: Laurie A. Miller
NOTARY PUBLIC - OREGON
COMMISSION NO. 941242
MY COMMISSION EXPIRES: July 26, 2019

ACKNOWLEDGEMENT

STATE OF OREGON } SS
JACKSON COUNTY }
PERSONALLY APPEARED THE ABOVE NAMED LINDA L. SCHEUNEMAN, AS TRUSTEE OF THE NEIL O. SCHEUNEMAN TRUST, DATED JUNE 10, 1998 AND THE LINDA L. SCHEUNEMAN TRUST, DATED JUNE 10, 1998, THIS 27 DAY OF June, 2016 AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.
NOTARY SIGNATURE: Laurie A. Miller
NOTARY PUBLIC - OREGON
COMMISSION NO. 941242
MY COMMISSION EXPIRES: July 26, 2019

AFFIDAVIT OF CONSENT:

THE FORKS OF THE BEAVER, INC., AS BENEFICIARY OF THOSE TRUST DEEDS RECORDED MAY 26, 2010 AS INSTRUMENT NO. 2010-016490 AND RECORDED JULY 29, 2010, AS INSTRUMENT NO. 2010-024978 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2016 - 020895 OF SAID DESCRIBED OFFICIAL RECORDS.

AFFIDAVIT OF CONSENT:

FOR NIKKI I. HENNING, AS BENEFICIARY OF THOSE TRUST DEEDS RECORDED MAY 26, 2010, AS INSTRUMENT NO. 2010-016491 AND RECORDED JULY 29, 2010, AS INSTRUMENT NO. 2010-024976 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2016 - 020896 OF SAID DESCRIBED OFFICIAL RECORDS.

Assessor's Map No. 37 2W 31 AD, Tax Lots 100, 101, 102 & 103

TIMBER RIDGE ESTATES
PHASE 2, PHASE 3 & PHASE 4

LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 31
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

FOR
Neil and Linda Scheuneman

810 First Street
Jacksonville, Oregon 97530

SHEET INDEX

- SHEET 1 APPROVALS & CERTIFICATIONS
SHEET 2 EXTERIOR PLAT BOUNDARY
SHEET 3 SUBDIVISION DETAILS - EAST HALF
SHEET 4 SUBDIVISION DETAILS - WEST HALF
SHEET 5 SURVEY NARRATIVE; LINE TABLES

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY 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 HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

ALL OF PARCEL 1, PARCEL 2 AND PARCEL 3 OF PARTITION PLAT NO. P-103-1992, RECORDED ON OCTOBER 5, 1992 IN VOLUME 3, PAGE 3 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON, EXCEPTING THEREFROM: ALL OF LOT 1, TIMBER RIDGE SUBDIVISION, PHASE 1, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

BEGINNING AT A 5/8" IRON PIN AT THE NORTHWEST CORNER PARCEL 3, PARTITION PLAT NO. P-103-1992 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON; THENCE SOUTH 89°41'41" EAST, 1324.84 FEET (PLAT RECORD SOUTH 89°42'18" EAST, 1324.79 FEET) TO THE NORTHEAST CORNER OF PARCEL 1 OF SAID DESCRIBED PARTITION PLAT, FROM WHICH A 5/8" IRON PIN BEARS SOUTH, 0.34 FEET; THENCE SOUTH 00°27'20" WEST, ALONG THE EAST LINE OF SECTION 31, A DISTANCE OF 331.43 FEET TO A 5/8" IRON PIN ON THE NORTHERLY LINE OF TIMBER RIDGE ESTATES, PHASE 1, RECORDED ON JUNE 6, 2006 IN VOLUME 32, PAGE 45 OF THE PLAT RECORDS IN SAID COUNTY; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING SURVEY COURSES: SOUTH 59°28'39" WEST, 39.23 FEET (PLAT RECORD SOUTH 59°28'11" WEST, 39.17 FEET) TO A 5/8" IRON PIN; THENCE 23.53 FEET ALONG THE ARC OF A 410.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 03°17'19" (CHORD BEARING SOUTH 57°50'00" WEST, 23.53 FEET) TO A 5/8" IRON PIN; THENCE SOUTH 56°11'20" WEST, 51.92 FEET (PLAT RECORD SOUTH 56°10'52" WEST) TO A 5/8" IRON PIN; THENCE 124.08 FEET ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 54°41'15" (CHORD BEARING SOUTH 83°31'58" WEST, 119.43 FEET) TO A 5/8" IRON PIN; THENCE NORTH 69°07'53" WEST, 45.18 FEET TO A 5/8" IRON PIN; THENCE 35.90 FEET ALONG THE ARC OF A 350.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 05°52'34" (CHORD BEARING NORTH 72°04'44" WEST, 35.88 FEET) TO A 5/8" IRON PIN; THENCE NORTH 77°07'46" WEST, 27.00 FEET TO A 5/8" IRON PIN AT THE NORTHWEST CORNER OF TIMBER RIDGE ESTATES, PHASE 1; THENCE SOUTH 14°59'35" WEST, ALONG THE WESTERLY LINE THEREOF, A DISTANCE OF 19.00 FEET TO A 5/8" IRON PIN; THENCE SOUTH 18°07'32" WEST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 282.20 FEET TO A 5/8" IRON PIN AT THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89°48'11" WEST, 1063.40 FEET (PLAT RECORD NORTH 89°49'06" WEST, 1063.46 FEET) TO A 5/8" IRON PIN AT THE SOUTHWEST CORNER OF PARCEL 2 OF SAID PARTITION PLAT; THENCE NORTH 00°23'47" EAST, 663.52 FEET (PLAT RECORD NORTH 00°23'41" EAST, 663.47 FEET) TO THE INITIAL POINT OF BEGINNING.

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE COMPANY OF OREGON REPORT NO. 7169-2400623 DATED MAY 26, 2016, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- RESERVATIONS, CONDITIONS AND RESTRICTIONS SET FORTH IN MINING PATENT PER VOLUME 25, PAGE 1, DEED RECORDS OF JACKSON COUNTY, OREGON.
EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER VOLUME 534, PAGE 482, DEED RECORDS OF JACKSON COUNTY, OREGON.
COVENANT, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, THE BY-LAWS AND REGULATIONS AND ASSESSMENTS OF THE TIMBER RIDGE HOMEOWNERS ASSOCIATION OF JACKSONVILLE, INC. PER INSTRUMENT NO. 2006-029277 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
RESTRICTIVE COVENANT PER INSTRUMENT NO. 2006-029478 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
EASEMENT FOR SEWER LINES PER INSTRUMENT NO. 2004-001352 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
EASEMENT FOR WATER AND SEWER LINES PER INSTRUMENT NO. 2004-014456 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.

RECORDING:

FILED FOR RECORD THIS 29th OF June, 2016 AT 2:16 O'CLOCK P.M. AND RECORDED IN VOLUME 47, PAGE 19 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.
Christine D. Waller COUNTY CLERK
Waini Proke DEPUTY

APPROVALS:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 06-29, 2016.

TAX COLLECTOR: Deputy, 06-29-16 DATE
DEPUTY DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 29th DAY OF June, 2016.

Robert L. Hark, Deputy, 6/29/16 DATE
ASSESSOR DATE

DEPUTY DATE

APPROVED FOR RECORDING THIS 29 DAY OF June, 2016

Handwritten signature of County Commissioner/Administrator

EXAMINED AND APPROVED THIS 28 DAY OF June, 2016
Deek Converse, Datin Dauter, June 28, 2016 DATE
JACKSONVILLE PLANNING DEPARTMENT

EXAMINED AND APPROVED THIS 28 DAY OF JUNE, 2016

Scott D. Puigle, CITY ENGINEER

EXAMINED AND APPROVED THIS 29th DAY OF June, 2016

Scott Fein, COUNTY SURVEYOR

AFFIDAVIT OF CONSENT:

FOR SCHEUNEMAN PROPERTIES LLC, AS BENEFICIARY OF THAT TRUST DEED RECORDED SEPTEMBER 6, 2007, AS INSTRUMENT NO. 2007-041833 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2016 - 020894 OF SAID DESCRIBED OFFICIAL RECORDS.

AFFIDAVIT OF CONSENT:

FOR EVERGREEN FEDERAL SAVINGS AND LOAN, AS BENEFICIARY OF THAT TRUST DEED RECORDED AUGUST 26, 2015, AS INSTRUMENT NO. 2015-028936 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2016 - 020893 OF SAID DESCRIBED OFFICIAL RECORDS.

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

Shawn Kampmann SURVEYOR

\*\* RECEIVED \*\*
Date 6/29/16 By PB
This survey consists of 5 sheet(s) Map and 0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Handwritten signature of Shawn Kampmann

OREGON JULY 14, 1998 SHAWN KAMPMANN 2883 LS

RENEWAL DATE: 6/30/2017

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: MAY 24, 2016
PROJECT NO. 926-15

FILE: SURVEYS\926-15\TIMBER RIDGE SUBD.DWG SHEET 1 OF 5

**LEGEND**

- ✕ 2-1/2" BRASS CAP SECTION CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB NOTES & S/N 13174 (RECOVERED)
- ⊗ 2-1/2" BRASS CAP QUARTER SECTION CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB NOTES & S/N 13174 (RECOVERED)
- ⊙ 5/8" IRON PIN w/ ALUMINUM CAP STAMPED "RLS 803" PER S/N 15488 (RECOVERED)
- 5/8" IRON PIN w/ PLASTIC CAP STAMPED "LS 2023" PER S/N 13174 (RECOVERED)
- ⊙ 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "LS 56545" PER S/N 19212 (RECOVERED)
- ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "PLS 760" PER S/N 9823 (RECOVERED)
- ◇ 5/8" IRON PIN, NO MARKINGS, PER S/N 2947 (RECOVERED)
- △ 1/2" x 3/4" IRON BAR PER S/N 15488 (RECOVERED)
- 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (RE-ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY BOUNDARY LINE
- NEW LOT LINE
- BOUNDARY LINE
- CENTERLINE
- PREVIOUS BOUNDARY LINE
- EASEMENT LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- W.C. WITNESS CORNER MONUMENT, AS DESCRIBED
- PUE PUBLIC UTILITY EASEMENT BY THIS PLAT
- PSDE PRIVATE STORM DRAIN EASEMENT BY THIS PLAT
- < > SURVEY RECORD DATA PER S/N 19212
- ( ) SURVEY RECORD DATA PER S/N 13174
- { } SURVEY RECORD DATA PER S/N 6432
- [ ] SURVEY RECORD DATA PER S/N 2947
- PRIVATE ROAD EASEMENT

**TIMBER RIDGE ESTATES  
PHASE 2, PHASE 3 & PHASE 4**

LYING SITUATE WITHIN  
NORTHEAST QUARTER OF SECTION 31  
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN  
CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

FOR  
**Neil and Linda Scheuneman**

810 First Street  
Jacksonville, Oregon 97530

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, HAVING A RECORD PLAT BEARING OF NORTH 00°27'20" EAST, AS REFERENCED ON SURVEY NO. 13174, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

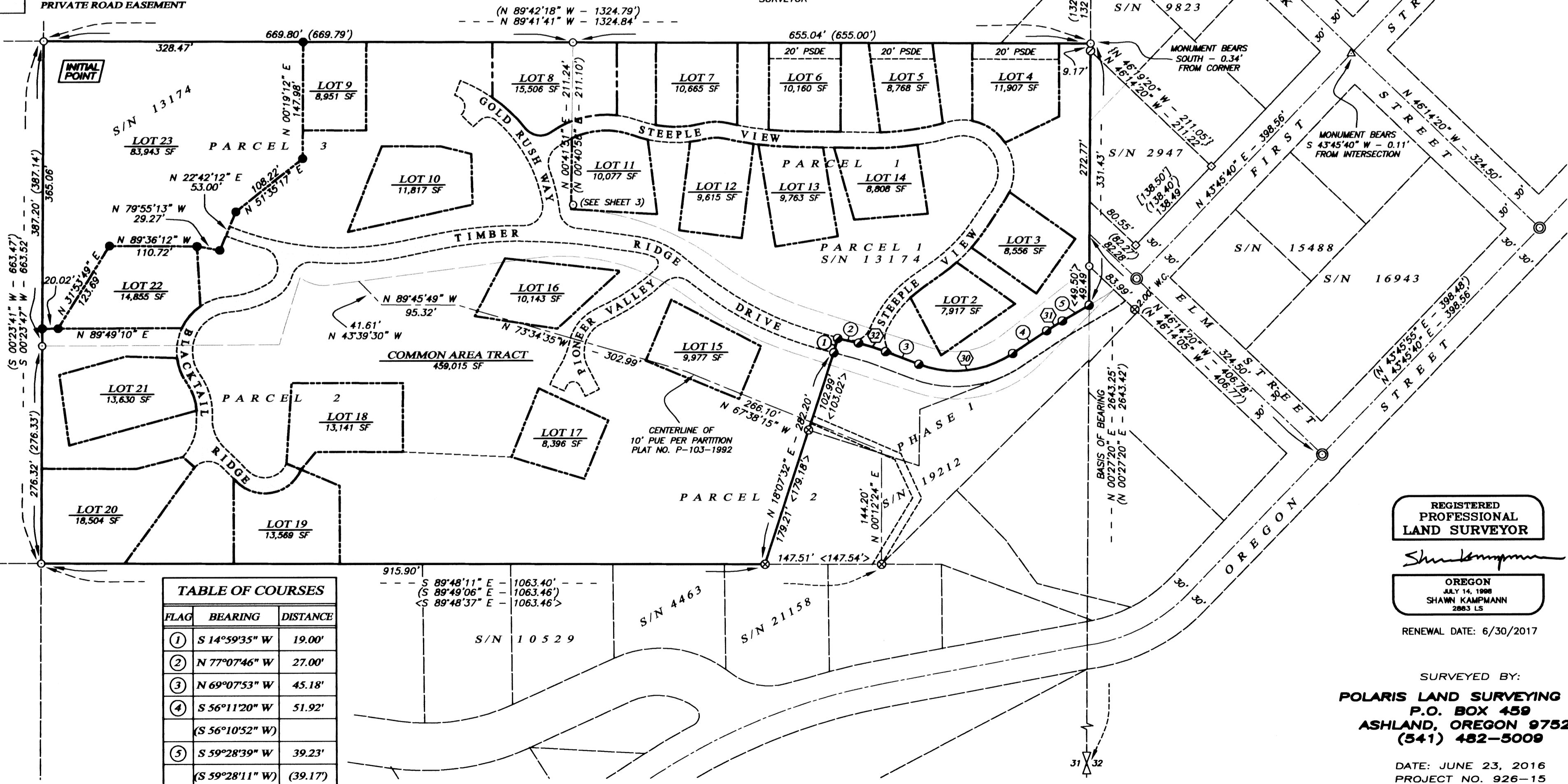
I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

*Shawn Kampmann*  
SURVEYOR

TABLE OF CURVES					
FLAG	Δ	R	A	T	CHORD
(32)	05°52'34"	350.00'	35.90'	17.96'	N 72°04'44" W - 35.88'
	(05°52'32")		(35.89')		(N 72°04'09" W)
(30)	54°41'15"	130.00'	124.08'	67.22'	S 83°31'58" W - 119.43'
					(S 83°31'30" W)
(31)	03°17'19"	410.00'	23.53'	11.77'	S 57°50'00" W - 23.53'
					(S 57°49'32" W)

SCALE: 1" = 100'

**\*\* RECEIVED \*\***  
Date 6/29/16 By PB  
This survey consists of  
5 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR



FLAG	BEARING	DISTANCE
①	S 14°59'35" W	19.00'
②	N 77°07'46" W	27.00'
③	N 69°07'53" W	45.18'
④	S 56°11'20" W	51.92'
	(S 56°10'52" W)	
⑤	S 59°28'39" W	39.23'
	(S 59°28'11" W)	(39.17')

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Shawn Kampmann*

OREGON  
JULY 14, 1998  
SHAWN KAMPMANN  
2883 LS  
RENEWAL DATE: 6/30/2017

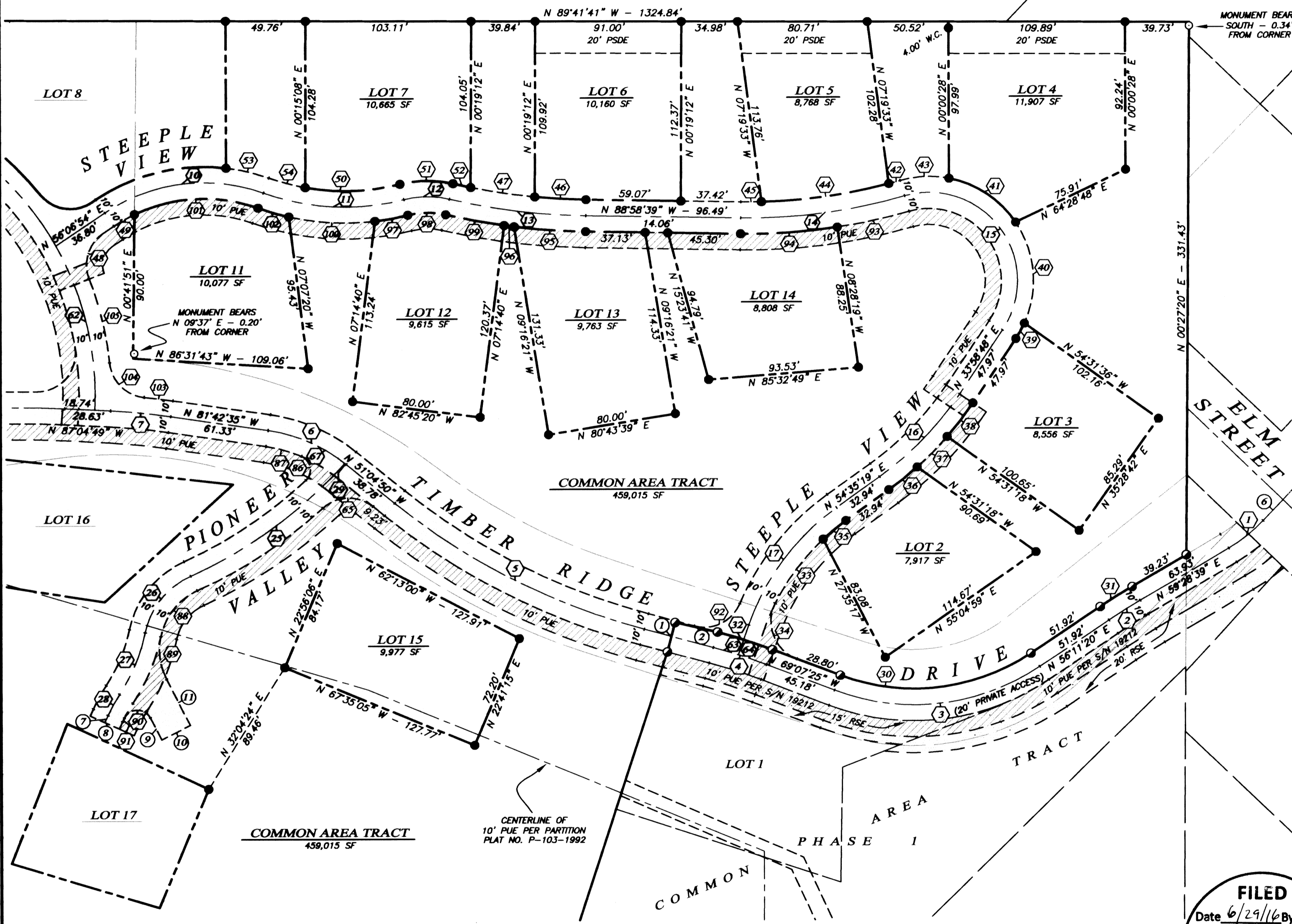
SURVEYED BY:  
**POLARIS LAND SURVEYING LLC**  
P.O. BOX 459  
ASHLAND, OREGON 97520  
(541) 482-5009

DATE: JUNE 23, 2016  
PROJECT NO. 926-15

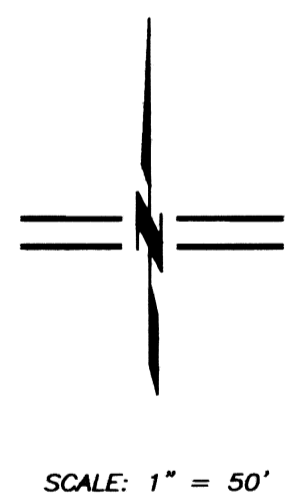
# TIMBER RIDGE ESTATES PHASE 2, PHASE 3 & PHASE 4

LYING SITUATE WITHIN  
NORTHEAST QUARTER OF SECTION 31  
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN  
CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

FOR  
**Neil and Linda Scheuneman**  
810 First Street  
Jacksonville, Oregon 97530



- LEGEND**
- 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "D. HUCK LS 2023" PER S/N 13174 (RECOVERED)
  - 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (RE-ESTABLISHED)
  - 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
  - PROPERTY BOUNDARY LINE
  - - - NEW LOT LINE
  - - - BOUNDARY LINE
  - - - CENTERLINE
  - - - PREVIOUS DEED LINE
  - - - EASEMENT LINE
  - ▭ PRIVATE ROAD EASEMENT
  - ▨ PUBLIC UTILITY EASEMENT
  - ▧ ROAD SLOPE EASEMENT PER S/N 19212
  - ▩ PUBLIC UTILITY EASEMENT BY THIS PLAT
  - PRIVATE STORM DRAIN EASEMENT BY THIS PLAT
  - ROAD SLOPE EASEMENT PER S/N 19212
  - SF SQUARE FEET



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Shawn Kampmann*

OREGON  
JULY 14, 1986  
SHAWN KAMPMANN  
2883 LS

RENEWAL DATE: 6/30/2017

**FILED**  
Date 6/29/16 By PB  
This Survey Consists Of:  
5 sheet(s) Map  
9 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

*Shawn Kampmann*  
SURVEYOR

SURVEYED BY:  
**POLARIS LAND SURVEYING LLC**  
P.O. BOX 459  
ASHLAND, OREGON 97520  
(541) 482-5009

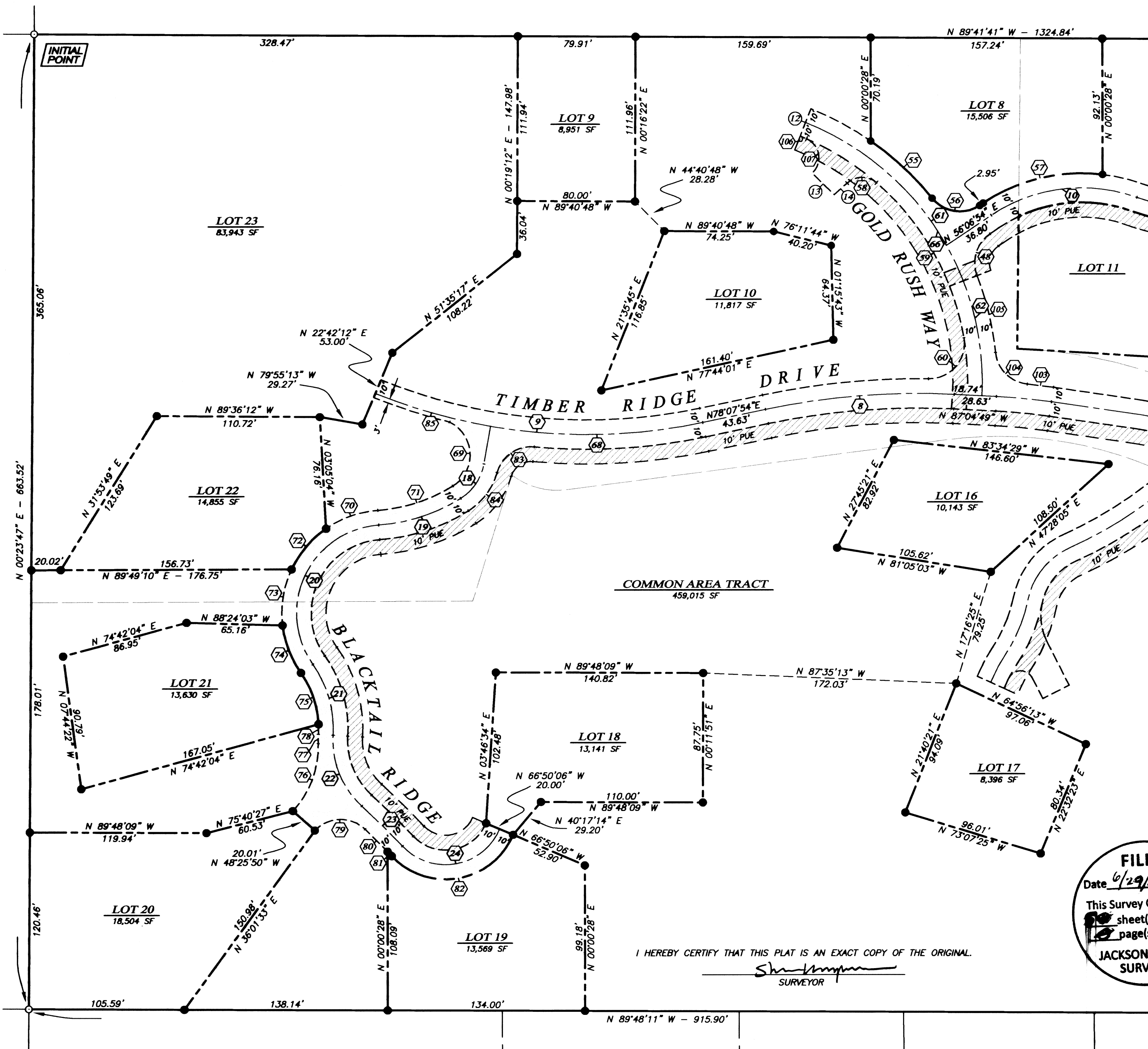
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# TIMBER RIDGE ESTATES PHASE 2, PHASE 3 & PHASE 4

LYING SITUATE WITHIN  
NORTHEAST QUARTER OF SECTION 31  
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN  
CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

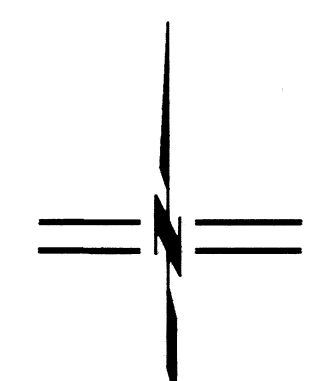
FOR  
**Neil and Linda Scheuneman**

810 First Street  
Jacksonville, Oregon 97530



**LEGEND**

- 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "D. HUCK LS 2023" PER S/N 13174 (RECOVERED)
- 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (RE-ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
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- - - BOUNDARY LINE
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- - - EASEMENT LINE
- ▭ PRIVATE ROAD EASEMENT
- ▨ PUBLIC UTILITY EASEMENT
- ▧ ROAD SLOPE EASEMENT PER S/N 19212
- PUE PUBLIC UTILITY EASEMENT BY THIS PLAT
- PSDE PRIVATE STORM DRAIN EASEMENT BY THIS PLAT
- RSE ROAD SLOPE EASEMENT PER S/N 19212
- SF SQUARE FEET



SCALE: 1" = 50'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Shawn Kampmann*

OREGON  
JULY 14, 1998  
SHAWN KAMPMANN  
2883 LS

RENEWAL DATE: 6/30/2017

**FILED**  
Date 6/29/16 By PS  
This Survey Consists Of:  
sheet(s) Map  
page(s) Narrative  
**JACKSON COUNTY  
SURVEYOR**

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

*Shawn Kampmann*  
SURVEYOR

SURVEYED BY:  
**POLARIS LAND SURVEYING LLC**  
P.O. BOX 459  
ASHLAND, OREGON 97520  
(541) 482-5009

DATE: MAY 25, 2016  
PROJECT NO. 926-15

TIMBER RIDGE ESTATES  
PHASE 2, PHASE 3 & PHASE 4

LYING SITUATE WITHIN  
NORTHEAST QUARTER OF SECTION 31  
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN  
CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

FOR  
Neil and Linda Scheuneman

810 First Street  
Jacksonville, Oregon 97530

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

PURPOSE: TO SURVEY AND MONUMENT TIMBER RIDGE ESTATES, PHASE 2, PHASE 3 & PHASE 4, BEING A SUBDIVISION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2007-041832 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AS APPROVED BY THE CITY OF JACKSONVILLE PLANNING DEPARTMENT.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRP 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH A LEICA 1200 SMART ROVER GNSS RECEIVER OPERATING ON THE OREGON DEPARTMENT OF TRANSPORTATION ORGN REAL-TIME NETWORK, I SURVEY THE LAND AS SHOWN ON THIS PLAT. MONUMENTS WERE RECOVERED AT ALL OF THE SUBJECT PROPERTY EXTERIOR BOUNDARY CORNERS AND HELD FOR POSITION, EXCEPT THE RECOVERED MONUMENT AT THE NORTHEAST SUBDIVISION CORNER, WHICH WAS FOUND TO BE OUT OF POSITION AS SHOWN ON THIS PLAT, AS COMPARED WITH THE SAME MONUMENT DENOTED ON SURVEY NO. 13174. THE MONUMENTS RECOVERED ALONG THE NORTHERLY AND WESTERLY LINES OF TIMBER RIDGE ESTATES, PHASE 1, ORIGINALLY ESTABLISHED BY NEATHAMER SURVEYING, FIT VERY WELL WITH THE SURVEY RECORD (S/N 19212) AND WERE ALSO HELD FOR POSITION. MOST OF THE NEATHAMER MONUMENTS WERE LATER DESTROYED BY ROAD AND UTILITY CONSTRUCTION DURING THE CURRENT PHASES OF TIMBER RIDGE, AND WERE RE-ESTABLISHED IN THEIR FOUND POSITIONS BY THIS SURVEY, AS DENOTED IN THE MONUMENT LEGEND HEREON. A TEN FOOT WIDE PUBLIC UTILITY EASEMENT THAT WAS CREATED BY PARTITION PLAT NO. P-103-1992 TO SERVE PARCEL 3 OF SAID PARTITION IS CURRENTLY IN THE PROCESS OF BEING VACATED BY THE CITY OF JACKSONVILLE, AS IT HAS BEEN ABANDONED BY THE RELOCATION OF THE EXISTING UTILITIES THEREIN TO THE PUBLIC UTILITY EASEMENTS CREATED ADJACENT TO THE PRIVATE ROAD EASEMENT BY THIS PLAT. ALL LOTS WERE MONUMENTED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

*Shawn Kampmann*  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Shawn Kampmann*

OREGON  
JULY 14, 1998  
SHAWN KAMPMANN  
2883 LS

RENEWAL DATE: 6/30/2017

SURVEYED BY:

POLARIS LAND SURVEYING LLC  
P.O. BOX 459  
ASHLAND, OREGON 97520  
(541) 482-5009

DATE: JUNE 23, 2016  
PROJECT NO. 926-15

FILE: SURVEYS\926-15\TIMBER RIDGE SUB.DWG SHEET 5 of 5

TABLE OF CURVES table with columns: FLAG, Δ, R, A, T, CHORD. Rows 1-50.

TABLE OF CURVES table with columns: FLAG, Δ, R, A, T, CHORD. Rows 51-100.

TABLE OF CURVES table with columns: FLAG, Δ, R, A, T, CHORD. Rows 101-107.

TABLE OF COURSES table with columns: FLAG, BEARING, DISTANCE. Rows 1-14.

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Date 6/29/16 By PA  
This Survey Consists Of:  
5 sheet(s) Map  
4 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR