

***** APPROVALS *****

File No. SUB2012-00038
EXAMINED AND APPROVED by Jackson County Development Services.

this 4th day of October, 20 17.

Attest: [Signature]
Planning Director

EXAMINED AND APPROVED this 14 day of September, 20 17.

[Signature]
County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96
as of October 18, 20 17.

[Signature]
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid
as of October 18th, 20 17.

[Signature]
Tax Collector

***** DECLARATION *****

Know all men by these presents that STAGE PASS DEVELOPMENT INC, is the owner in fee of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate, and has subdivided the same into the Lots as shown on Sheet 2 and (1) does hereby dedicate to the public, under the jurisdiction of Jackson County, the Public Utility Easements (PUE) as shown on Sheet 2; and (2) does hereby make and establish the private easements as shown on Sheet 2; and (3) does hereby designate said Subdivision as THE VINEYARDS AT STAGE PASS which will be subject to a Declaration of Protective Covenants, Conditions, Restrictions and Easements for Stage Pass and to a Declaration of Protective Covenants, Conditions, Restrictions and Easements for The Vineyards at Stage Pass.

[Signature]
STEPHEN M. GAMBEE, President
STAGE PASS DEVELOPMENT INC

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Stephen M. Gambee and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Stage Pass Development Inc.

Dated this 29 day of August, 20 17.

[Signature]
[Signature] Notary Public - Oregon

Commission No. 929877

My Commission Expires June 29, 2018

THE VINEYARDS AT STAGE PASS
A Subdivision & Re-Plat of Lot 8, STAGE PASS, PHASE 1
& located in the S.W. 1/4 of Sec. 33, T.37S., R.2W., W.M.
Jackson County, Oregon
(File No. SUB2012-00038)

***** RECORDER'S CERTIFICATE *****

Filed for record this 18th day of October, 20 17, at
9:03 o'clock A.M., and recorded in Volume 43 of Plats at Page 21
of the records of Jackson County, Oregon and recorded as Document No. 2017-035404,
Official Records of Jackson County, Oregon.

[Signature] County Clerk
[Signature] Deputy

SURVEY FOR:

Stage Pass Development Inc
1 West Main St., #401
Medford, OR 97501

SURVEY BY:

L.J. Friar & Associates, P.C.
Consulting Land Surveyors
P.O. Box 1947
Phoenix, Oregon 97535
Phone: (541) 772-2782
Email: ljfriar@charter.net

DATE:

August 15, 2017

Declaration of Protective Covenants, Conditions, Restrictions and Easements for
Stage Pass recorded as Doc. # 2017-035402, ORJCO.

Declaration of Protective Covenants, Conditions, Restrictions and Easements for
The Vineyards at Stage Pass recorded as Doc. # 2017-035403, ORJCO.

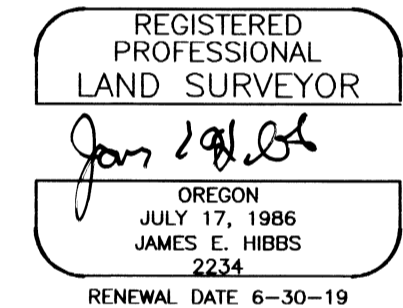
***** SURVEYOR'S CERTIFICATE *****

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED, WITH PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Lot 8 of STAGE PASS, A Planned Community, PHASE I, according to the official plat thereof, now of record, in Jackson County, Oregon.

SHEET INDEX

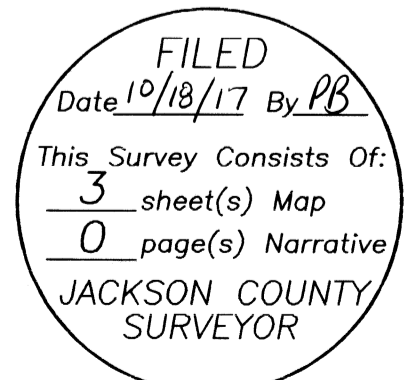
- 1 TITLE PAGE
- 2 LOTS & PRIVATE STREETS
- 3 EASEMENT LOCATIONS.



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

PURPOSE: To survey and monument the Lots, Private Road and Secondary Emergency Access of THE VINEYARDS AT STAGE PASS being a Re-Plat of Lot 8 of STAGE PASS, PHASE 1. See JCDS File No. SUB2012-00038.

PROCEDURE: Made ties to existing monuments per SP1 as shown hereon using Trimble R6 & R8 Global Positioning System (G.P.S) receivers to control the Lot boundary. Computed the position of the Lot corners and set monuments as shown on Sheet 2.



APPROVED FOR RECORDING.

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

10/18/17
DATE

SHEET 1 OF 3

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

[Signature]
SURVEYOR

SURVEY BY:

L.J. Friar & Associates, P.C.
Consulting Land Surveyors
P.O. Box 1947
Phoenix, Oregon 97535
Phone: (541) 772-2782
Email: ljfriar@charter.net

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& located in the S.W. 1/4 of Sec. 33, T.37S., R.2W., W.M.
Jackson County, Oregon
(File No. SUB2012-00038)

SURVEY FOR:

Stage Pass Development Inc
1 West Main St., #401
Medford, OR 97501

DATE:

August 15, 2017

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	22°56'33"	120.13	300.00	S14°59'24"E 119.33
C2	45°56'56"	368.90	460.00	N03°29'12"W 359.10
C3	24°49'38"	199.32	460.00	N14°02'51"W 197.77
C4	21°07'19"	169.58	460.00	N08°55'37"E 168.62
C5	20°53'23"	236.99	650.00	S09°02'35"W 235.68
C6	14°08'25"	160.42	650.00	S12°25'04"W 160.01
C7	06°44'59"	76.57	650.00	S01°58'22"W 76.53
C8	24°10'54"	128.73	305.00	N10°41'20"E 127.77
C9	153°09'44"	267.32	100.00	S80°38'21"E 194.54
C10	71°43'58"	125.20	100.00	N58°38'46"E 117.18
C11	81°25'46"	142.12	100.00	S44°46'22"E 130.46
C12	19°39'56"	171.61	500.00	S05°46'27"W 170.77
C13	47°31'08"	124.40	150.00	S62°10'55"W 120.87
C14	56°15'04"	58.91	60.00	S43°43'57"W 56.57
C15	146°15'03"	122.52	48.00	N01°16'03"W 91.87
C16	146°15'04"	122.52	48.00	S32°28'53"W 91.87
C17	56°15'04"	58.91	60.00	N12°31'07"W 56.57
C18	23°39'59"	165.22	400.00	N50°15'21"E 164.05

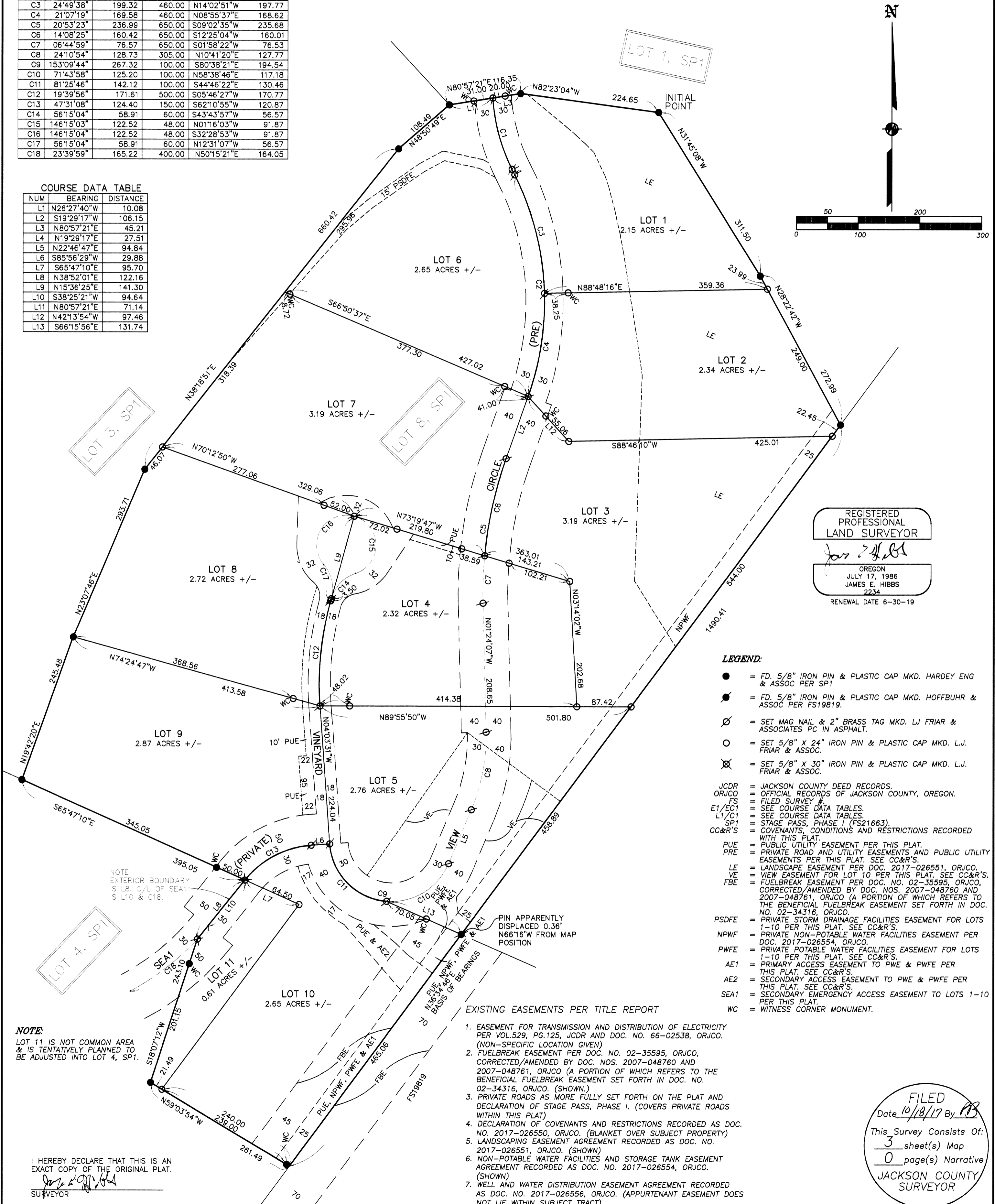
BASIS OF BEARINGS:

STAGE PASS, PHASE I (FS21663). AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 100'

COURSE DATA TABLE

NUM	BEARING	DISTANCE
L1	N26°27'40"W	10.08
L2	S19°29'17"W	106.15
L3	N80°57'21"E	45.21
L4	N19°29'17"E	27.51
L5	N22°46'47"E	94.84
L6	S85°56'29"W	29.88
L7	S65°47'10"E	95.70
L8	N38°52'01"E	122.16
L9	N15°36'25"E	141.30
L10	S38°25'21"W	94.64
L11	N80°57'21"E	71.14
L12	N42°13'54"W	97.46
L13	S66°15'56"E	131.74



REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-19

LEGEND:

- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. HARDEY ENG & ASSOC PER SP1
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. HOFFBUHR & ASSOC PER FS19819.
- ⊙ = SET MAG NAIL & 2" BRASS TAG MKD. LJ FRIAR & ASSOCIATES PC IN ASPHALT.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- E1/EC1 = SEE COURSE DATA TABLES.
- L1/CL1 = SEE COURSE DATA TABLES.
- SP1 = STAGE PASS, PHASE I (FS21663).
- CC&R'S = COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED WITH THIS PLAT.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- PRE = PRIVATE ROAD AND UTILITY EASEMENTS AND PUBLIC UTILITY EASEMENTS PER THIS PLAT. SEE CC&R'S.
- LE = LANDSCAPE EASEMENT PER DOC. 2017-026551, ORJCO.
- VE = VIEW EASEMENT FOR LOT 10 PER THIS PLAT. SEE CC&R'S.
- FBE = FUELBREAK EASEMENT PER DOC. NO. 02-35595, ORJCO, CORRECTED/AMENDED BY DOC. NOS. 2007-048760 AND 2007-048761, ORJCO (A PORTION OF WHICH REFERS TO THE BENEFICIAL FUELBREAK EASEMENT SET FORTH IN DOC. NO. 02-34316, ORJCO).
- PSDFE = PRIVATE STORM DRAINAGE FACILITIES EASEMENT FOR LOTS 1-10 PER THIS PLAT. SEE CC&R'S.
- NPWF = PRIVATE NON-POTABLE WATER FACILITIES EASEMENT PER DOC. 2017-026554, ORJCO.
- PWFE = PRIVATE POTABLE WATER FACILITIES EASEMENT FOR LOTS 1-10 PER THIS PLAT. SEE CC&R'S.
- AE1 = PRIMARY ACCESS EASEMENT TO PWE & PWFE PER THIS PLAT. SEE CC&R'S.
- AE2 = SECONDARY ACCESS EASEMENT TO PWE & PWFE PER THIS PLAT. SEE CC&R'S.
- SEA1 = SECONDARY EMERGENCY ACCESS EASEMENT TO LOTS 1-10 PER THIS PLAT.
- WC = WITNESS CORNER MONUMENT.

EXISTING EASEMENTS PER TITLE REPORT

1. EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER VOL.529, PG.125, JCDR AND DOC. NO. 66-02538, ORJCO. (NON-SPECIFIC LOCATION GIVEN)
2. FUELBREAK EASEMENT PER DOC. NO. 02-35595, ORJCO, CORRECTED/AMENDED BY DOC. NOS. 2007-048760 AND 2007-048761, ORJCO (A PORTION OF WHICH REFERS TO THE BENEFICIAL FUELBREAK EASEMENT SET FORTH IN DOC. NO. 02-34316, ORJCO. (SHOWN.)
3. PRIVATE ROADS AS MORE FULLY SET FORTH ON THE PLAT AND DECLARATION OF STAGE PASS, PHASE I. (COVERS PRIVATE ROADS WITHIN THIS PLAT)
4. DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED AS DOC. NO. 2017-026550, ORJCO. (BLANKET OVER SUBJECT PROPERTY)
5. LANDSCAPING EASEMENT AGREEMENT RECORDED AS DOC. NO. 2017-026551, ORJCO. (SHOWN)
6. NON-POTABLE WATER FACILITIES AND STORAGE TANK EASEMENT AGREEMENT RECORDED AS DOC. NO. 2017-026554, ORJCO. (SHOWN)
7. WELL AND WATER DISTRIBUTION EASEMENT AGREEMENT RECORDED AS DOC. NO. 2017-026556, ORJCO. (APPURTENANT EASEMENT DOES NOT LIE WITHIN SUBJECT TRACT)

NOTE:

LOT 11 IS NOT COMMON AREA & IS TENTATIVELY PLANNED TO BE ADJUSTED INTO LOT 4, SP1.

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

 SURVEYOR

FILED
 Date 10/18/17 By
 This Survey Consists Of:
 3 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

22382
168/54

SURVEY BY:

L.J. Friar & Associates, P.C.
Consulting Land Surveyors
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Phone: (541) 772-2782
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DATE:

August 15, 2017

EASEMENT COURSE DATA TABLE

NUM	BEARING	DISTANCE
E1	S50°18'57"E	83.10
E2	S49°14'19"E	19.86
E3	S46°23'29"E	20.12
E4	S45°26'21"E	19.54
E5	S25°27'40"E	40.48
E6	S18°23'31"E	19.46
E7	S14°39'52"E	39.76
E8	S12°31'26"E	39.77
E9	S10°36'52"E	28.48
E10	S08°50'53"E	130.33
E11	S08°32'30"E	71.36
E12	N32°07'09"W	125.38
E13	N63°32'20"E	30.00
E14	S59°56'52"E	29.15
E15	N77°56'43"W	58.25
E16	S61°26'58"W	37.14
E17	S54°51'42"W	61.45
E18	S54°43'56"W	38.92
E19	S50°05'05"W	57.53
E20	S88°35'53"W	30.00
E21	S01°54'37"W	76.10
E22	S34°14'21"W	75.67
E23	S06°29'53"E	24.97
E24	N26°56'25"E	25.38
E25	S53°25'14"E	50.57
E26	S45°09'35"E	26.65
E27	S50°16'51"E	46.45

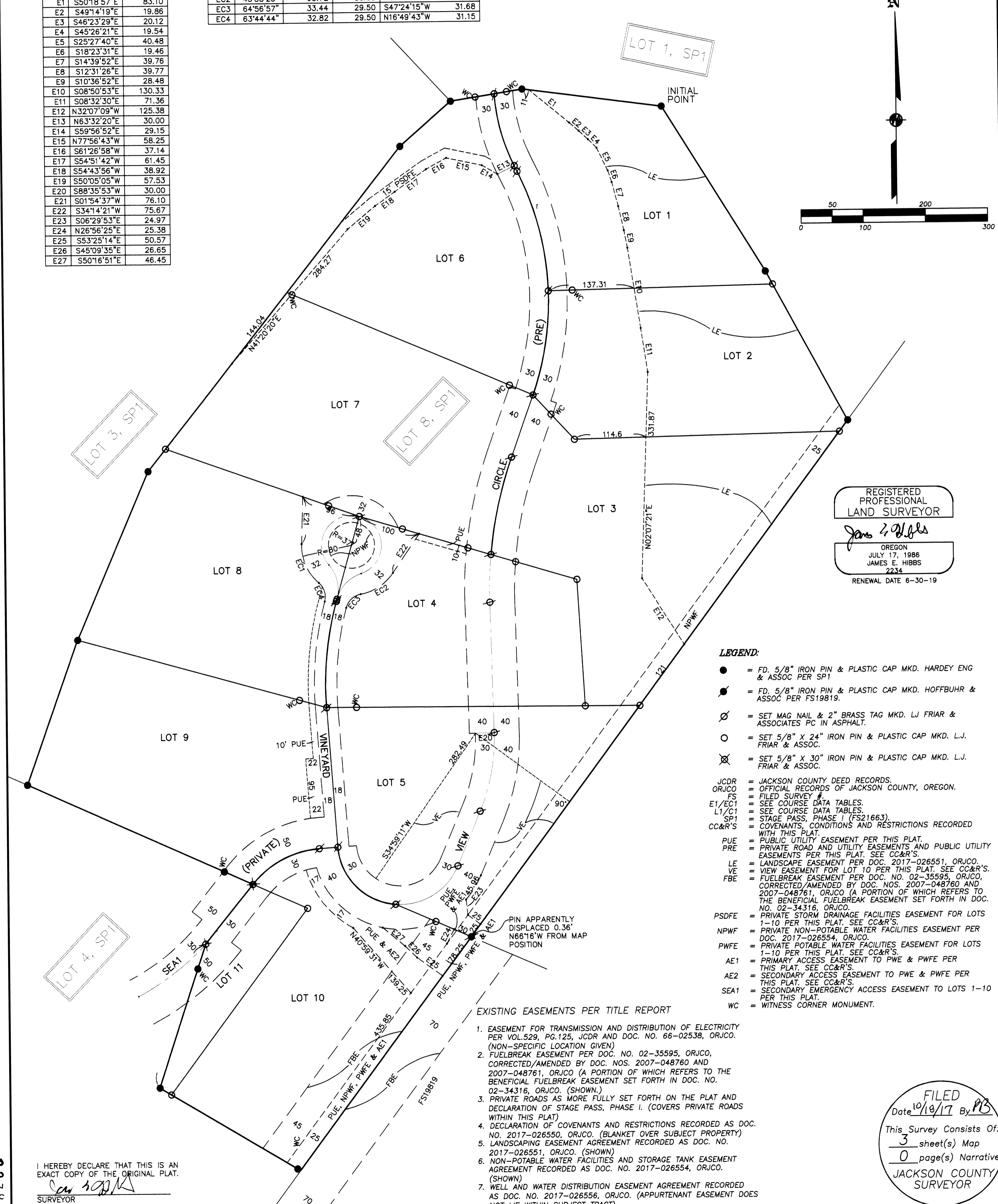
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EC1	50°36'42"	70.67	80.00	S23°23'44"E 68.39
EC2	45°38'23"	63.72	80.00	N57°03'32"E 62.05
EC3	64°56'57"	33.44	29.50	S47°24'15"W 31.68
EC4	63°44'44"	32.82	29.50	N16°49'43"W 31.15

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FILED
 Date 10/18/17 By *PS*
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 JACKSON COUNTY SURVEYOR

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L.J. Friar
SURVEYOR