

STONEGATE ESTATES, PHASE 2C (A PLANNED COMMUNITY)

LOCATED IN:
A Portion of the RESERVE ACREAGE of
STONEGATE ESTATES, PHASE 2B
in the Southwest 1/4 of Section 34,
Township 37 South, Range 1 West, Willamette Meridian
in the City of Medford, Jackson County, Oregon

KNOW ALL MEN BY THESE PRESENTS, THAT COAL MINE, LLC, AN OREGON LIMITED LIABILITY COMPANY, HEREAFTER REFERRED TO AS DECLARANT, IS THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED AND HAS SUBDIVIDED THE SAME INTO LOTS, STREETS, OPEN SPACES AND RESERVE ACREAGE AS SHOWN HEREON AND THE NUMBER OF EACH LOT, DESIGNATION OF EACH OPEN SPACE AND RESERVE ACREAGE AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. DECLARANT DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS SHOWN HEREON TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. DECLARANT HEREBY GRANTS TO THE CITY OF MEDFORD IN FEE SIMPLE THE AREAS PORTRAYED AND DESIGNATED HEREON AS 1-FOOT RESERVE STRIPS. BY ITS APPROVAL OF THIS PLAT THE CITY OF MEDFORD DECLARES THAT UPON DEDICATION OF THE EXTENSION OF THE AFFECTED STREETS, IT THEREBY DEDICATES THE RESERVE STRIPS FOR PUBLIC STREET PURPOSES. DECLARANT HEREBY GRANTS TO THE CITY OF MEDFORD A 9.50 FOOT PUBLIC STORM DRAIN EASEMENT OVER AND ACROSS LOT 148. DECLARANT HEREBY GRANTS TO THE CITY OF MEDFORD, A 7.50 FOOT PUBLIC SANITARY SEWER EASEMENT OVER AND ACROSS LOT 147. DECLARANT HEREBY CREATES FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS, OF LOTS 149, 150, 151 AND 152, A PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS LOTS 148, 149, 150 AND 151. DECLARANT HEREBY DESIGNATES SAID SUBDIVISION AS STONEGATE ESTATES, PHASE 2C.

COAL MINE, LLC, AN OREGON LIMITED LIABILITY COMPANY:

Louis F. Mahar

LOUIS F. MAHAR, MEMBER
COAL MINE, LLC

STATE OF OREGON)
County of Jackson) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 24 DAY OF July, 2020, BY LOUIS F. MAHAR, II, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF MAHAR COAL MINE, LLC, AN OREGON LIMITED LIABILITY COMPANY, AS HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC FOR OREGON
COMMISSION NO.: 969570
MY COMMISSION EXPIRES: 12/12/2021



SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

- SURVEY FOR:** COAL MINE, LLC, 4102 SOUTHVIEW TERRACE, MEDFORD, OREGON 97504
- LOCATION:** A PORTION OF THE RESERVE ACREAGE OF STONEGATE ESTATES, PHASE 2B IN THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 34, TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF MEDFORD, JACKSON COUNTY, OREGON
- PURPOSE:** TO SURVEY, MONUMENT, AND PREPARE FINAL PLAT FOR STONEGATE ESTATES, PHASE 2C. (CITY MEDFORD PLANNING FILE NO. LDS-16-045. THE PROPERTY IS DESCRIBED IN DOCUMENT NO. 2016-029204, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PROCEDURE:** THE NORTH, EAST, SOUTH AND WEST BOUNDARYS HAVE BEEN PREVIOUSLY ESTABLISHED BY SURVEYS NO. 19280, 21740 AND 22922. USING CONTROL FROM PREVIOUS SURVEYS, I CHECKED EXISTING MONUMENTS FOR POSITIONAL ACCURACY AND SET MONUMENTS AS SHOWN ON THE ACCOMPANYING PLAT.



David M. Minneci
DAVID M. MINNECI
2349

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
COUNTY OF JACKSON) SS

I, DAVID M. MINNECI, A 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 APPROVED BY LAW THE TRACT OF LAND HEREON SHOWN AND THE PLAT IS A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE SUBJECT PROPERTY.

RESERVE ACREAGE IN STONEGATE ESTATES, PHASE 2B, A PLANNED COMMUNITY, IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 43, PAGE 12, PLAT RECORDS.

David M. Minneci
SURVEYOR

*** APPROVALS ***

(RE: MEDFORD PLANNING FILE NO. LDS-16-045)

MEDFORD CITY PLANNING:

I CERTIFY THAT, PURSUANT TO AUTHORITY GRANTED IN ORDINANCE NO. 5785, THIS PLAT IS HEREBY APPROVED.

[Signature]
PLANNING DIRECTOR

8-13-20
DATE

EXAMINED AND APPROVED THIS 12 DAY OF AUGUST, 2020.

[Signature]
CITY ENGINEER

[Signature]
CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 24th DAY OF August, 2020.

[Signature]
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 26 DAY OF August, 2020.

[Signature]
TAX COLLECTOR

APPROVED FOR RECORDING:

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

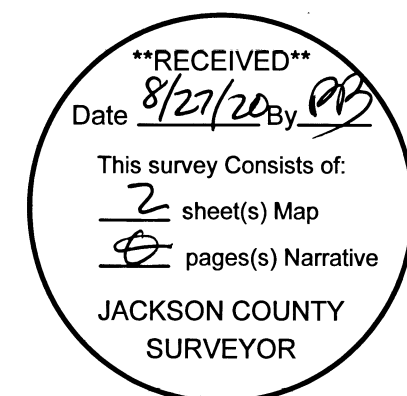
8/26/20
DATE

RECORDER:

FILED FOR RECORD THIS 27th DAY OF August, 2020 AT 3:04 O'CLOCK P.M. AND RECORDED IN VOLUME 46 OF PLATS AT PAGE 18 OF RECORDS OF JACKSON COUNTY, OREGON.

[Signature]
COUNTY CLERK

[Signature]
DEPUTY



I certify this plat to be an exact copy of the original
David M. Minneci
SURVEYOR

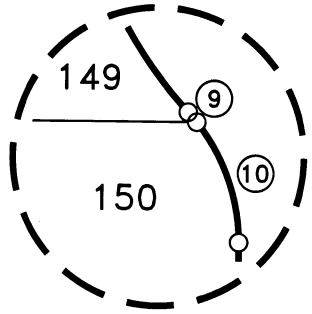
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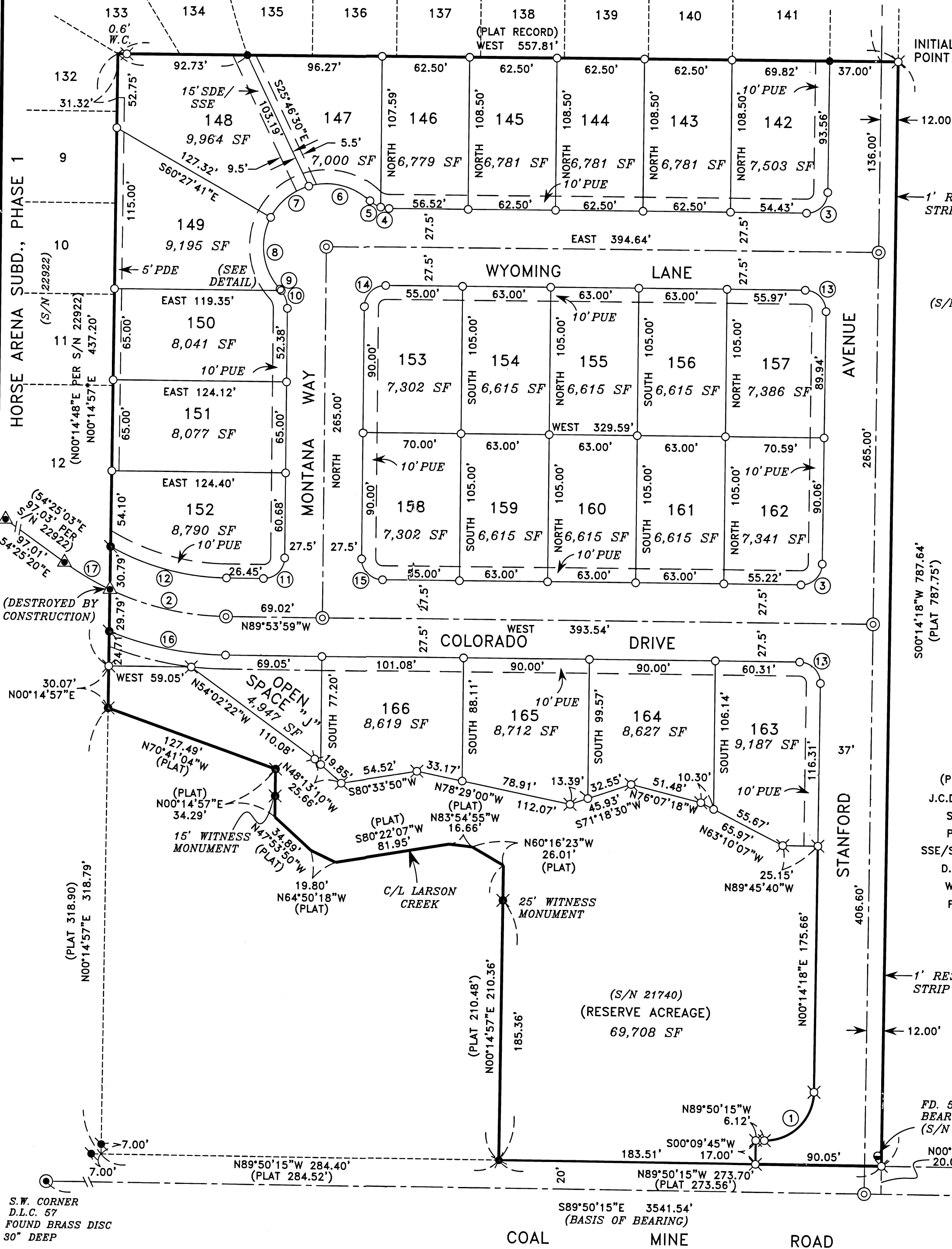
DETAIL

SCALE: 1" = 20'



(S/N 22291)

STONEGATE ESTATES, PHASE 2B



CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	89°55'27"	35.00'	54.93'	49.46'	N45°12'01"E
2	24°36'27"	200.00'	85.90'	85.24'	N77°35'46"W
3	89°45'42"	15.00'	23.50'	21.17'	S45°07'09"W
4	17°23'43"	20.00'	6.07'	6.05'	N81°18'08"W
5	25°39'14"	20.00'	8.95'	8.88'	N59°46'41"W
6	59°50'57"	45.00'	47.01'	44.90'	N76°52'32"W
7	46°07'22"	45.00'	36.22'	35.25'	S50°08'19"W
8	70°07'35"	45.00'	55.08'	51.70'	S07°59'09"E
9	03°54'39"	20.00'	1.37'	1.36'	S41°05'37"E
10	39°08'18"	20.00'	13.66'	13.40'	S19°34'09"E
11	90°06'01"	15.00'	23.59'	21.23'	S45°03'00"W
12	28°50'13"	172.50'	86.82'	85.91'	N75°28'53"W
13	90°14'18"	15.00'	23.62'	21.26'	N44°52'50"W
14	90°00'00"	15.00'	23.56'	21.21'	N45°00'00"E
15	90°00'00"	15.00'	23.56'	21.21'	N45°00'00"W
16	21°29'39"	227.50'	85.35'	84.85'	S45°00'32"W
17	10°52'12"	200.00'	37.94'	37.89'	N59°51'26"W

NOTE: THE CITY OF MEDFORD PLANNING COMMISSION HAS ASSERTED THAT LOTS 142, 157, 162 AND 163 SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO STANFORD AVENUE.

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE #201 MEDFORD, OREGON
(541) 779-4641 97504
SCALE: 1 INCH = 60 feet DATE: APRIL 15, 2020
BASIS OF BEARING: SOUTH LINE OF D.L.C. NO. 57 PER STONEGATE ESTATES, PHASE 1

- = SET 5/8" x 24" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊗ = SET 5/8" x 30" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊙ = SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊛ = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER S/N 21740.
- = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349" PER S/N 22291.
- ⊙ = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "NEATHAMER SURVEYING" PER S/N 22922.
- = FOUND 5/8" PIN AS NOTED.
- ⊙ = FOUND BRASS DISC AS NOTED.
- ⊙ = FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER S/N 22291.
- ⊙ = FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED "NEATHAMER SURVEYING" PER S/N 22922.

(PLAT) = RECORD PER STONEGATE ESTATES, PHASE 2B (S/N 22291)
J.C.D.R. = JACKSON COUNTY DEED RECORDS OR OFFICIAL RECORDS.
S/N = FILED SURVEY NUMBER
PDE = PRIVATE STORM DRAIN EASEMENT
SSE/SDE = SHARED PUBLIC SANITARY SEWER & STORM DRAIN EASEMENT
D.L.C. = DONATION LAND CLAIM
W.C. = WITNESS CORNER
FD. = FOUND

REGISTERED PROFESSIONAL LAND SURVEYOR
David M. Minnecci
OREGON
JULY 26, 1988
DAVID M. MINNECCI
2349
EXPIRES 12/31/20

I certify this plat to be an exact copy of the original
David M. Minnecci
SURVEYOR

****RECEIVED****
Date 8/27/20 By PB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR