

MAP OF SURVEY

Located within Lot 1, Block 1, 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:

NANCY O'CONNELL
840 Bybee Drive
Jacksonville, OR 97530

LEGEND:

- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a set 0.40 shell casing in concrete with a tack and brass washer marked "NEATHAMER SURVEYING".
- Indicates a found 5/8-inch diameter iron pin per SN 2911.
- ▲ Indicates a found 5/8-inch diameter iron pin, per SN 5176.
- ⊙ Indicates a found 5/8-inch diameter iron pin with an orange plastic cap marked "NEATHAMER SURVEYING", per SN 21748.
- Indicates a computed position, nothing found or set.
- () Indicates record information as per SCHS-1, SN 2911, recorded October 13, 1965, in Volume 10 of Plats at Page 18 of Records of Jackson County, Oregon.
- (()) Indicates record information as per SN 5176.
- [] Indicates record information as per Partition Plat P-25-2015, SN 21748, recorded June 25, 2015, in Volume 26 of Plats at Page 25 of Records of Jackson County, Oregon.
- 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.
- CMU Indicates an existing concrete masonry unit, concrete wall.
- PUE Indicates an existing Public Utility Easement.
- SCHS-1 Indicates the plat "STAGE COACH HILLS SUBDIVISION UNIT NO. 1".
- WITM Indicates a set Witness Monument, (as noted).
- x— Indicates the centerline of an existing fence.
- FNC 0.5' → Indicates the distance from the centerline of an existing fence line to the property line.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S57°20'17"W	44.58'
L2	S57°33'30"W	44.58'
L3	N57°20'17"E	6.69'
L4	N57°33'30"E	6.69'
L5	N31°10'27"E	10.00'
L6	N31°23'40"E	10.00'
L7	S67°24'13"E	25.16'
L8	S67°11'00"E	25.16'

BASIS OF BEARINGS:

Basis of bearings is Geodetic North referenced to the NAD83 2011 (Epoch 2010.00) datum. Refer to Survey Reference Notes for a complete description.

PREPARED BY:

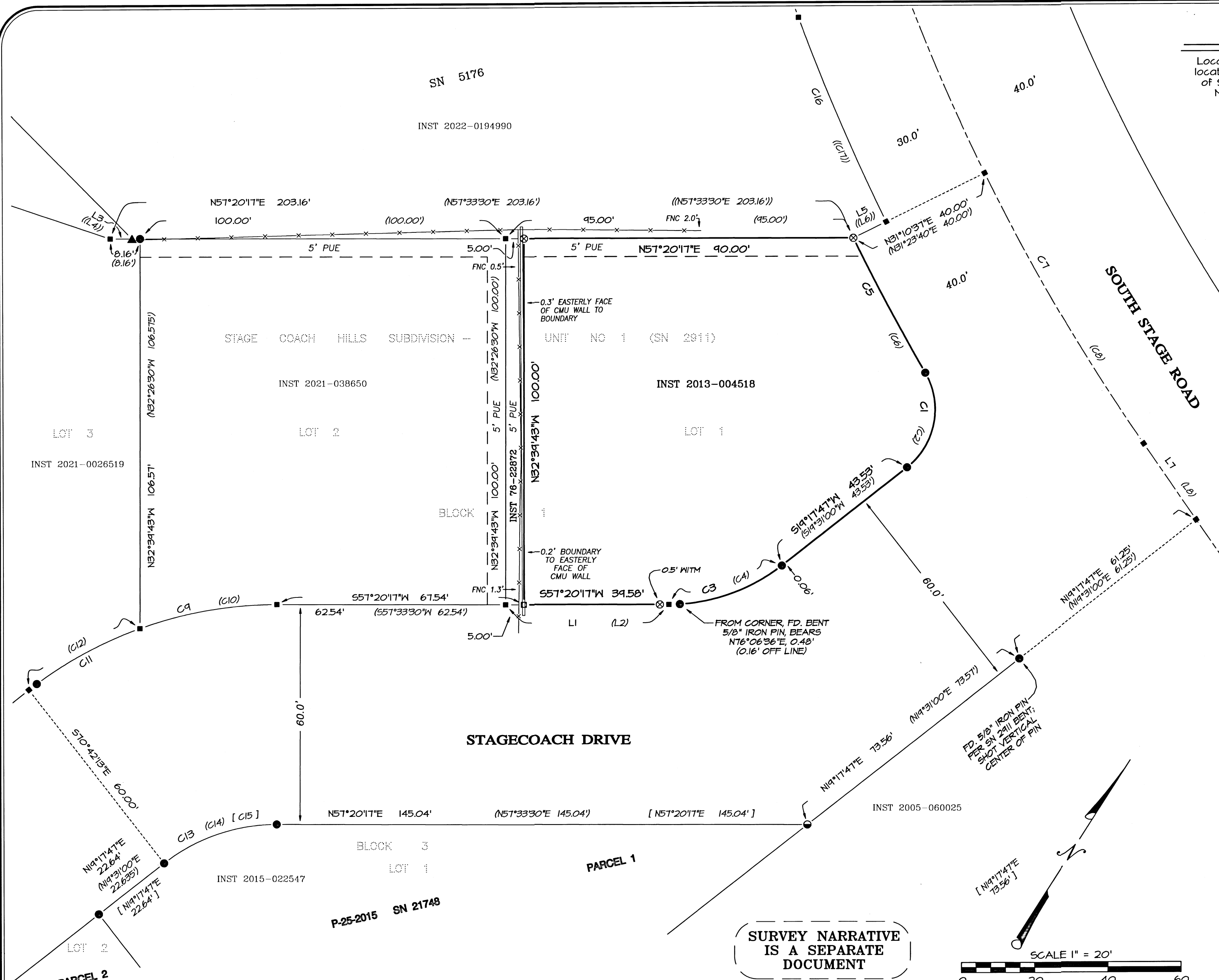
Neathamer Surveying, Inc.
3126 State St, Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: June 8, 2023

PROJECT NUMBER: 23025

Sheet 1 of 1

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SURVEY NARRATIVE IS A SEPARATE DOCUMENT

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	82°01'15"	20.00'	28.63'	S21°42'50"E	26.25'
C2	-	20.00'	28.63'	-	-
C3	38°02'30"	50.00'	33.20'	S38°19'02"W	32.54'
C4	38°02'30"	50.00'	33.20'	-	-
C5	03°53'56"	612.96'	41.71'	S60°46'30"E	41.70'
C6	-	612.958'	41.715'	-	-
C7	08°34'41"	512.96'	85.78'	S63°06'52"E	85.70'
C8	-	512.958'	85.79'	-	-
C9	19°54'27"	110.00'	38.22'	S47°23'04"W	38.03'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C10	-	110.00'	38.22'	-	-
C11	18°05'30"	110.00'	34.73'	S28°23'05"W	34.59'
C12	-	110.00'	34.815'	-	-
C13	38°02'30"	50.00'	33.20'	N38°19'02"E	32.54'
C14	38°02'30"	50.00'	33.20'	-	-
C15	38°02'30"	50.00'	33.20'	N38°19'02"E	32.54'
C16	05°45'12"	602.96'	60.55'	S55°56'55"E	60.52'
C17	-	602.96'	60.56'	-	-

**** RECEIVED ****
DATE 6/12/23 BY RB
This survey consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Cael E. Neathamer
OREGON
JULY 9, 2001
CAEL E. NEATHAMER
56545
Renewal Date 12/31/24

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PREPARED FOR: NANCY O'CONNELL
840 Bybee Drive
Jacksonville, OR 97530

PREPARED BY: NEATHAMER SURVEYING, INC.
3126 State Street, Suite 203
P.O. Box 1574
Medford, Oregon 97501

LOCATION:
Lot 1, Block 1, Stage Coach Hill Subdivision Unit No. 1, 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.

PURPOSE OF SURVEY:
Pursuant to Client's request and direction, perform a boundary survey, recover existing monuments, establish monuments at boundary corners and to file a Map of Survey in the office of the Jackson County Surveyor.

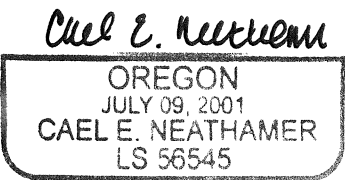
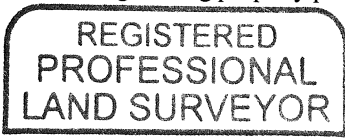
SURVEY REFERENCES/PROCEDURES:
Equipment and software utilized: Trimble TSC7 data collector with Trimble Access Software; Trimble S7 robotic instrument; Trimble R10 GNSS equipment; Trimble Business Center and Trimble Terramodel. Records utilized: Instruments Numbered 76-22872 and 2013-004518, both of 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 (also filed as Survey Number 2911 in the office of the Jackson County Surveyor); plat recorded June 25, 2015, as Partition Plat P-25-2015, Index Volume 26, at Page 25 of the Records of Jackson County, Oregon (also filed as Survey Number 21748 in the office of the Jackson County Surveyor); and Survey Number 5176, as filed in the office of the Jackson County Surveyor.

Linear unit (horizontal) is International Foot (ift); Linear unit (vertical) is U.S. Survey Foot (usft); Vertical datum is the North American Datum of 1988 (NAVD88); Geodetic Information: Datum is the North American Datum (NAD) of 1983 (2011) Epoch 2010.00; System is the Oregon Coordinate Reference System; Zone is the Grants Pass-Ashland (Refer to ORS, Chapter 93.312(c)). All bearings and distances shown hereon are projected (grid) values based on the projection definition herein and above. This projection was utilized in order to minimize the difference between projected (grid) distances and horizontal (ground) distances at the topographic surface within the design area of this coordinate system. The basis of bearings is Geodetic North. Note that the grid bearings depicted do not equal geodetic bearings due to meridian convergence.

The original boundaries consist of Lot 1, Block 1, Stage Coach Hill Subdivision - Unit No. 1, excepting the southerly 5.00 feet thereof (per Instrument Number 76-22872), as described in Instrument Number 2013-004518, being. To resolve these boundaries, the following were performed: Utilized resolutions, control, found and set monuments per Survey Number 21748 (as previously performed), in conjunction with the found monuments per Survey Number 2911 (plat) at the end of the curve for the rights-of-way of Stagecoach Drive and South Stage Road, at the northwesterly corner of Lot 2, Block 1, and four other monuments at the easterly right-of-way of Stagecoach Drive, and the monument per said Survey Number 5176, to compute said Lots 1 and 2, Block 1 of said Stage Coach Hill Subdivision-Unit No. 1. From which utilized said Instrument Number 76-22872 to compute the common boundary between the subject tract of land per Instrument Number 2013-004518, and the neighboring property per Instrument Number 2021-038650.

Field work was performed, and monuments were established, as depicted on the accompanying map, on April 25, 2023.

Print Date: June 8, 2023.



RENEWAL DEC. 31, 2024

