

# STAGE COACH HILLS SUBDIVISION

## UNIT NO. 1

LOCATED IN SECTION 32, T. 37 S., R. 2 W., W.M., JACKSON COUNTY, OREGON

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we Stagecoach Properties Incorporated, an Oregon Corporation are the owners in fee simple of the lands hereon described and that we have subdivided the same into lots, blocks, and streets as shown hereon, and the number and size of the lots and the length of all lines are plainly set forth, and that this plat is a correct representation of the said subdivision, and we do hereby dedicate to the public for public use all streets and utility easements shown hereon and we do hereby designate said subdivision as, STAGE COACH HILLS SUBDIVISION - UNIT NO. 1.  
IN WITNESS WHEREOF we have set our hands and seals this 5<sup>th</sup> day of August 1965

*Kenneth H. Jones*  
President

*Stanley C. Jones Jr.*  
Secretary

STATE OF OREGON } SS  
County of Jackson

August 5 A.D. 1965

Personally appeared the aboved named Kenneth H. Jones, President and Stanley C. Jones Jr. Secretary of Stagecoach Properties Incorporated, an Oregon Corporation, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

*Emerson E. Roman*  
Notary Public for Oregon

My Commission expires the 1<sup>st</sup> day of May 1966

Examined and approved by the Jacksonville City Planning Commission in regular session this 2<sup>nd</sup> day of Sept 1965

Attest: *James D. Skog Jr.* Secretary *Albert Weaver* President

I hereby certify that this tracing is an exact copy of the original plat filed with the County Clerk.

*J. A. Hoffbuhr*  
Surveyor

Examined and approved this 17<sup>th</sup> day of September 1965

*Thad W. Hatten*  
County Assessor

All taxes paid in full to date this the 17<sup>th</sup> day of Sept 1965

*Ed Johnson*  
County Sheriff

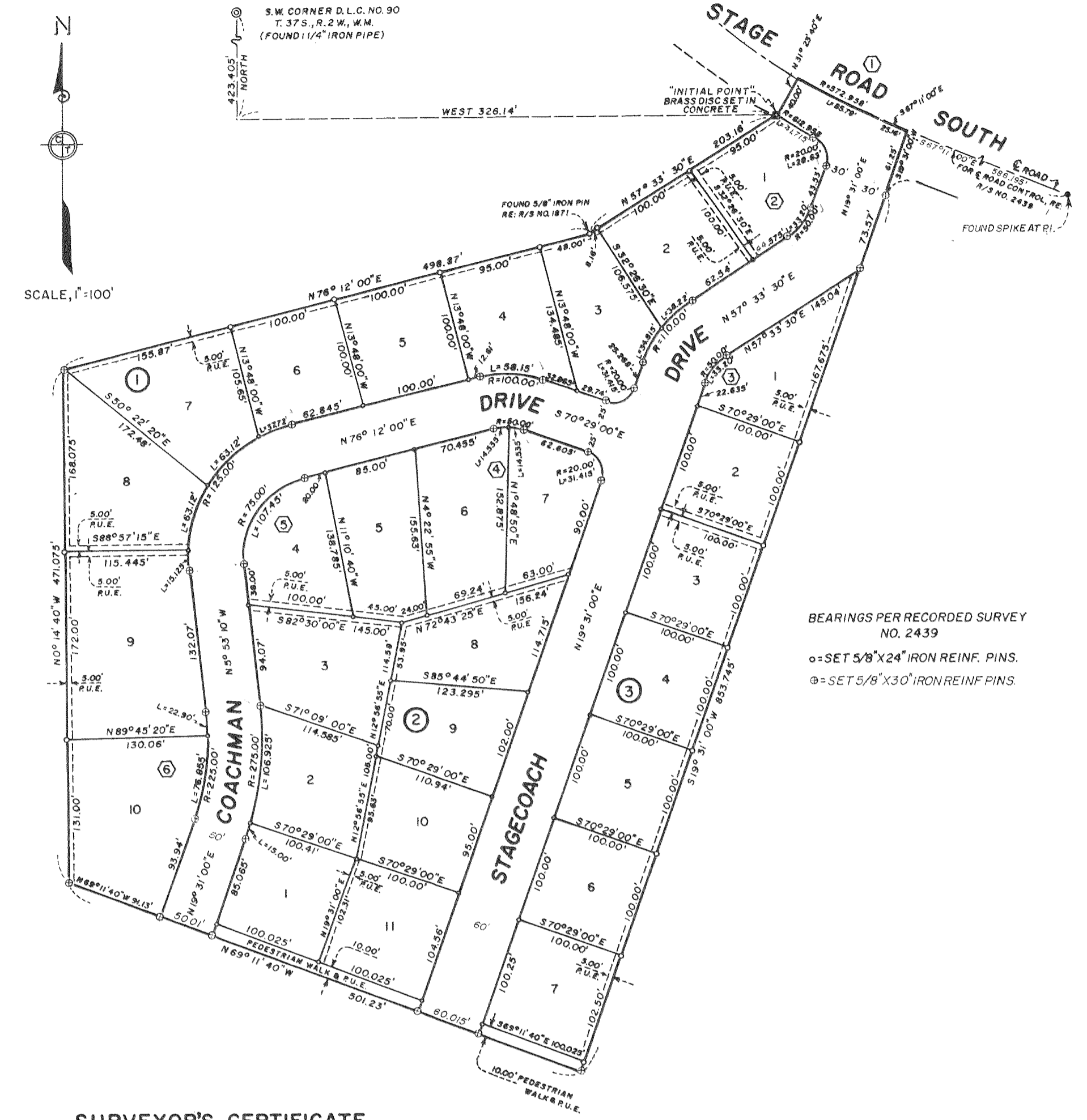
Examined and recommended for approval by the County Court this the 6<sup>th</sup> day of October 1965

*Jack E. Boyle*  
County Surveyor

For Order of the County Court approving this plat see Volume \_\_\_\_\_ page \_\_\_\_\_ of County Commissioners Journal of Proceedings

By: *Em Adell*  
Deputy County Clerk

637150  
Filed for record this 13<sup>th</sup> day of October 1965 at 11:00 o'clock P.M. and recorded in Volume 10 of Plats at page 18 of Records of Jackson County, Oregon.  
By: *Em Adell* County Clerk *By: \_\_\_\_\_* Deputy



### SURVEYOR'S CERTIFICATE

STATE OF OREGON } SS  
County of Jackson

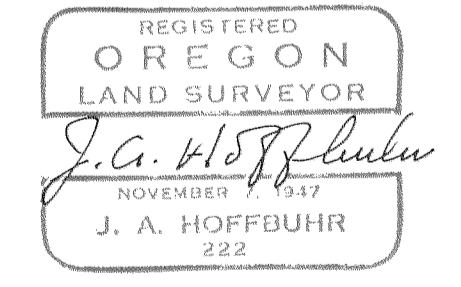
I, J. A. Hoffbuhr a duly registered Surveyor of the State of Oregon, being first duly sworn, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law the tract of land hereon shown and the said plat is a correct representation of the same, and the following is an accurate description of the boundary lines.

COMMENCING AT A BRASS DISC SET IN CONCRETE (INITIAL POINT), ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF STAGE ROAD SOUTH, FROM WHICH THE SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 90, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, BEARS WEST 326.14 FEET AND NORTH 423.405 FEET; THENCE NORTH 3° 23' 40" EAST 40.00 FEET TO INTERSECT SAID ROAD CENTERLINE; THENCE ALONG THE ARC OF A 572.958 FOOT RADIUS CURVE TO THE LEFT 85.78 FEET (THE LONG CHORD WHICH BEARS, SOUTH 62° 53' 40" EAST 85.70 FEET) TO A POINT OF TANGENT; THENCE SOUTH 67° 11' 00" EAST 25.16 FEET; THENCE SOUTH 19° 31' 00" WEST 61.25 FEET; THENCE CONTINUE SOUTH 19° 31' 00" WEST 853.745 FEET; THENCE NORTH 69° 11' 40" WEST 501.23 FEET; THENCE NORTH 0° 14' 40" WEST 471.075 FEET; THENCE NORTH 76° 12' 00" EAST 498.87 FEET; THENCE NORTH 57° 33' 30" EAST 203.16 FEET TO THE INITIAL POINT.

Subscribed and sworn to before me this 7<sup>th</sup> day of August 1965.  
My Commission Expires the 15<sup>th</sup> day of November 1966.  
*J. A. Hoffbuhr*  
Surveyor  
*Mara Mills*  
Notary Public for Oregon

### STREET & CURVE DATA

①	②	③	④	⑤	⑥
A=16° 33' 40"	A=36° 02' 30"	A=33° 19' 00"	A=82° 05' 10"	A=29° 24' 10"	
R=32.250'	R=80.00'	R=75.00'	R=100.00'	R=250.00'	
C=83.387'	C=27.579'	C=22.442'	C=87.081'	C=56.346'	
D=183.036'	D=52.148'	D=43.000'	D=131.328'	D=108.934'	
L=165.611'	L=53.116'	L=43.611'	L=143.287'	L=110.841'	



Survey Narrative To Comply With Paragraph 209.250  
Oregon Revised Statutes

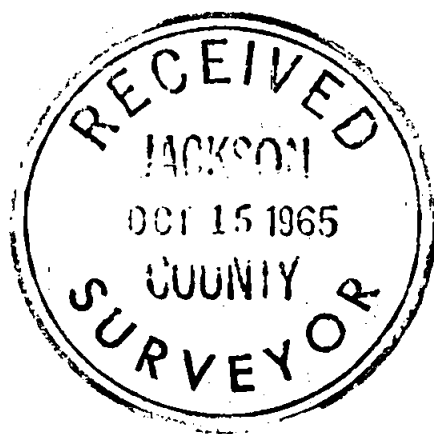
SURVEY FOR: Stagecoach Properties Inc.  
375 Lithia Way  
Ashland, Oregon.

LOCATION: Subdivision located in Section 33, Township 37  
South, Range 2 West, Willamette Meridian, Jackson  
County, Oregon.

PURPOSE: To subdivide into lots and Blocks the tract of  
land shown on the attached map, (STAGE COACH HILLS  
SUBDIVISION) map.

PROCEDURE: The West line of the tract subdivided was de-  
termined by the execution of a boundary line agreement in lieu  
of attempting to re-establish the Donation Land Claim line. The  
control for the County Road was established from Recorded Survey  
No. 2439. Bearings were adapted from Recorded Survey No. 2439.

September 13, 1965



J. A. Hoffbuhr  
Registered Land Surveyor

