

STAGE COACH HILLS SUBDIVISION - UNIT NO. 3

LOCATED IN
S. E. 1/4 OF SECTION 32, TOWNSHIP 37 SOUTH, RANGE 2 WEST, 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, except that portion of lands owned by persons who are not members of the above corporation, but have title to lands within the described boundary 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 public utility easements shown hereon and we do hereby designate said subdivision as STAGE COACH HILLS SUBDIVISION-UNIT NO. 3.

IN WITNESS WHEREOF we have set our hands and seals this 16th day of October, 1969.

Kenneth H. Jones
KENNETH H. JONES
President

Louise H. Myers
LOUISE H. MYERS
Secretary

STATE OF OREGON } SS
County of Jackson

Personally appeared Kenneth H. Jones and Louise H. Myers who, being duly sworn each for himself and not one for the other, did say that the former is President and that the latter is Secretary of STAGECOACH PROPERTIES INCORPORATED, an Oregon Corporation and that said instrument was signed in behalf of said Corporation by authority of its Board of Directors; and each of them acknowledged said instrument to be its voluntary act and deed.

IN TESTIMONY WHEREOF, I have set my hand and affixed my official seal the day and year last above written.

My Commission expires the 25 day of SEPTEMBER, 1971.

Robert E. Van Vleet
Notary Public for Oregon



KNOW ALL MEN BY THESE PRESENTS that we:-

Zue S. Jameson and Marjine C. Jameson, husband and wife, Richard A. Souza Jr. and Carol A. Souza, husband and wife, Daniel H. Jacobs and Karen W. Jacobs, husband and wife, and Eugene K. Peterson and Aileen L. Peterson, husband and wife, are the owners in fee simple of the lands hereon described, except that portion of lands owned by Stagecoach Properties Incorporated, an Oregon Corporation 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. 3.

IN WITNESS WHEREOF we have set our hands and seals this 24 day of December, 1969.

Zue S. Jameson
ZUE S. JAMESON

Richard A. Souza Jr.
RICHARD A. SOUZA JR.

Marjine C. Jameson
MARJINE C. JAMESON

Carol A. Souza
CAROL A. SOUZA

Daniel H. Jacobs
DANIEL H. JACOBS

Eugene K. Peterson
EUGENE K. PETERSON

Karen W. Jacobs
KAREN W. JACOBS

Aileen L. Peterson
AILEEN L. PETERSON

STATE OF OREGON } SS
County of Jackson

Personally appeared the aboves named Zue S. Jameson and Marjine C. Jameson, Richard A. Souza Jr. and Carol A. Souza, Daniel H. Jacobs and Karen W. Jacobs, Eugene K. Peterson and Aileen L. Peterson and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

My Commission expires the 25 day of SEPTEMBER, 1971.

Robert E. Van Vleet
Notary Public for Oregon



Examined and approved by the Jacksonville City Planning Commission in regular session this 13 day of January, 1970.

Attest:

Jack D. Pfeifer
Secretary

R. C. Wheeler
Chairman

Examined and approved this 5th day of January, 1970.

By: [Signature]
City Engineer

I hereby certify that this is a photocopy of the original plat *J. G. Hoffmeyer* Surveyor

SURVEYOR'S CERTIFICATE

STATE OF OREGON } SS
County of Jackson

I, J. A. Hoffmeyer 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:-

BEGINNING AT A POINT ON THE SOUTHWEST BOUNDARY OF STAGE COACH HILLS SUBDIVISION UNIT NO. 1 JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, FROM WHICH THE WESTERLY-SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 90 IN TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN OREGON, BEARS NORTH 1154.82 FEET AND EAST 242.59 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF THE AFOREMENTIONED SUBDIVISION UNIT NO. 1, SOUTH 69° 11' 40" EAST 410.10 FEET TO A 5/8" IRON PIN, THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 2° 31' 40" EAST 135.00 FEET; THENCE NORTH 72° 12' 35" WEST 157.54 FEET; THENCE NORTH 75° 48' 20" WEST 153.87 FEET; THENCE SOUTH 4° 31' 00" EAST 300.00 FEET; THENCE SOUTH 72° 15' 00" WEST 37.10 FEET; THENCE SOUTH 32° 14' 24" WEST 437.26 FEET; THENCE SOUTH 56° 40' 02" WEST 425.95 FEET; THENCE NORTH 83° 39' 39" WEST 109.02 FEET; THENCE SOUTH 6° 20' 21" WEST 36.83 FEET, TO A POINT OF CURVE; THENCE ALONG THE ARC OF A 390.00 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 38.18 FEET (THE LONG CHORD BEARS SOUTH 3° 32' 04" WEST 38.17 FEET); THENCE SOUTH 89° 46' 46" WEST 108.52 FEET; THENCE NORTH 0° 13' 14" WEST 1255.31 FEET TO A STONE MONUMENT MARKED WITH AN "X", SAID STONE MONUMENT BEING THE ACCEPTED CENTER QUARTER CORNER OF SECTION 32 IN TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN OREGON; THENCE SOUTH 89° 06' 35" EAST 236.52 FEET (RECORD SOUTH 89° 10' 55" EAST 236.41 FEET); THENCE SOUTH 85° 28' 36" EAST 157.78 FEET (RECORD SOUTH 85° 30' 50" EAST 157.70 FEET); THENCE SOUTH 82° 20' 51" EAST 177.20 FEET (RECORD SOUTH 82° 23' 00" EAST); THENCE SOUTH 23° 45' 41" EAST 165.41 FEET; THENCE NORTH 62° 35' 14" EAST 46.34 FEET; THENCE ALONG THE ARC OF A 108.55 FOOT RADIUS CURVE CONCAVE TO THE LEFT 81.60 FEET (THE LONG CHORD BEARS NORTH 41° 03' 07" EAST 79.68 FEET); THENCE NORTH 119° 31' 00" EAST 27.86 FEET TO THE POINT OF BEGINNING.

J. G. Hoffmeyer
Surveyor

Subscribed and sworn to before me this 6th day of January, 1970.

Paul H. Jameson
Notary Public for Oregon

My Commission Expires the 21st day of September, 1973.

Examined and approved this 28th day of January, 1970.

Ray C. Stewart
County Assessor

All taxes paid in full to date this the 28 day of Jan, 1970.

W. C. [Signature]
County Sheriff

Approved by resolution in regular session of the Jacksonville City Council this the day of January 30, 1970.

Jean V. Hewlett Recorder
A. C. Bowman Mayor

For Order of the County Court approving this Plat see Volume 69 page 65 of County Commissioners Journal of Proceedings.

By:
Deputy

T. H. Anhorn
County Clerk

Filed for record this the 3rd day of February, 1970 at 10:30 O'clock A. M. and recorded in Volume 11 of Plats at page 27 of Records of Jackson County, Oregon.

By:
Deputy

T. H. Anhorn
County Clerk

STAGE COACH HILLS SUBDIVISION UNIT NO. 3

LOCATED IN
S.E. 1/4 OF SECTION 32, TOWNSHIP 37 SOUTH, RANGE 2 WEST, W.M.
JACKSON COUNTY, OREGON

ROAD CURVE DATA

COACHMAN DRIVE

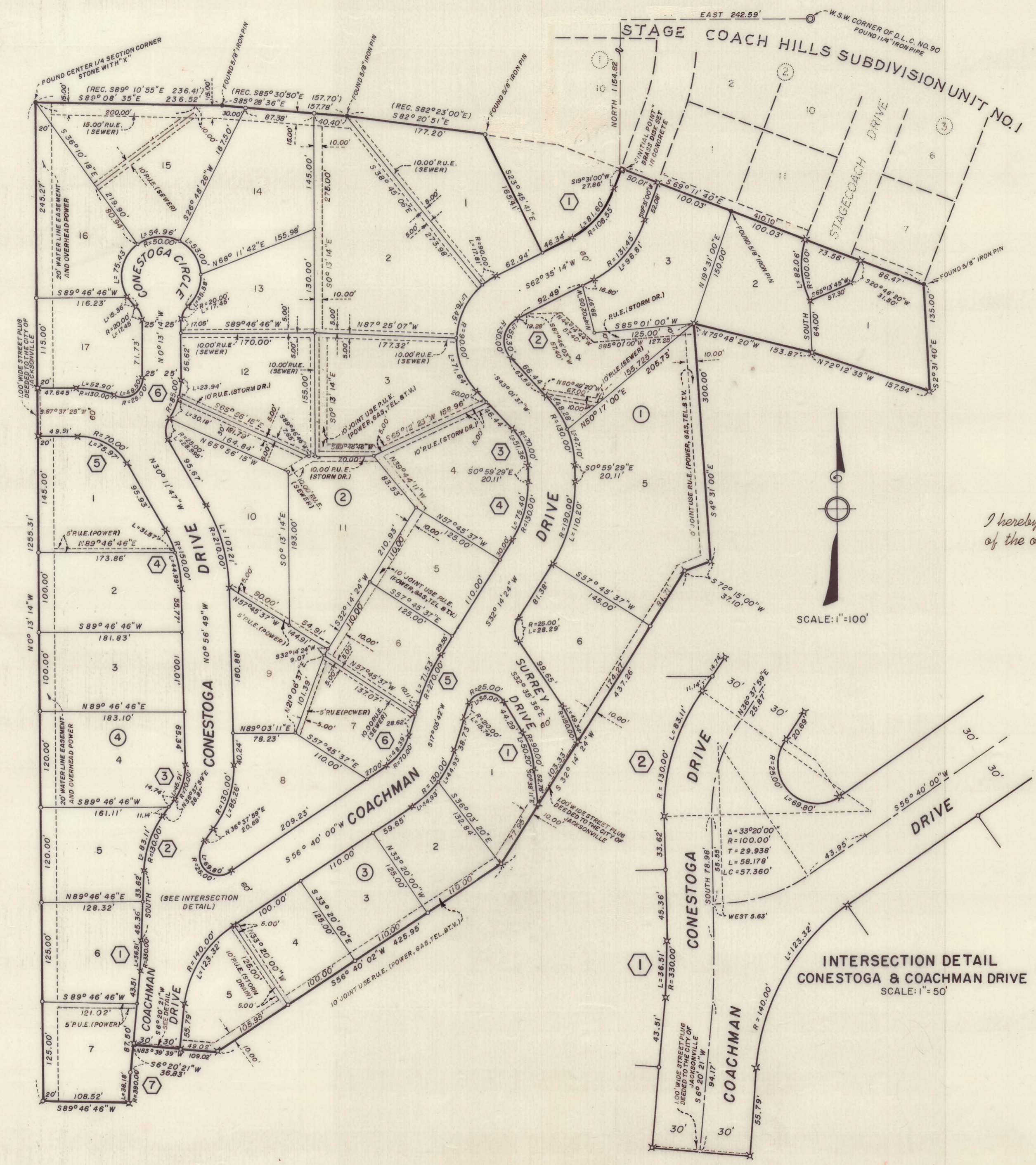
- ① $\Delta = 43^{\circ} 04' 14''$
R = 120.00'
T = 47.355'
L = 90.207'
LC = 88.098'
 $\Delta = 105^{\circ} 36' 51''$
R = 60.00'
T = 79.067'
L = 110.599'
LC = 95.592'
 $\Delta = 42^{\circ} 02' 07''$
R = 100.00'
T = 38.422'
L = 73.365'
LC = 71.732'
 $\Delta = 33^{\circ} 13' 53''$
R = 160.00'
T = 47.746'
L = 92.800'
LC = 91.504'
 $\Delta = 15^{\circ} 10' 42''$
R = 240.00'
T = 31.977'
L = 63.579'
LC = 63.394'
 $\Delta = 39^{\circ} 36' 18''$
R = 100.00'
T = 36.007'
L = 69.124'
LC = 67.756'
 $\Delta = 16^{\circ} 03' 46''$
R = 360.00'
T = 50.796'
L = 100.925'
LC = 100.596'

CONESTOGA DRIVE

- ① $\Delta = 6^{\circ} 20' 21''$
R = 360.00'
T = 19.935'
L = 39.830'
LC = 39.810'
 $\Delta = 36^{\circ} 37' 59''$
R = 100.00'
T = 33.104'
L = 63.937'
LC = 62.854'
 $\Delta = 37^{\circ} 34' 48''$
R = 100.00'
T = 34.023'
L = 65.589'
LC = 64.420'
 $\Delta = 29^{\circ} 14' 58''$
R = 180.00'
T = 46.969'
L = 91.890'
LC = 90.896'
 $\Delta = 62^{\circ} 10' 48''$
R = 100.00'
T = 60.300'
L = 108.525'
LC = 103.276'
 $\Delta = 41^{\circ} 27' 57''$
R = 60.00'
T = 22.712'
L = 43.423'
LC = 42.482'

SURREY DRIVE

- ① $\Delta = 31^{\circ} 57' 20''$
R = 120.00'
T = 34.361'
L = 66.930'
LC = 66.066'



○ = SET 5/8" X 30" IRON REINF PIN
○ = SET 5/8" X 24" IRON REINF PIN
BASIS OF BEARING - R/S NO. 2439

*I hereby certify that this is a photocopy
of the original plat J.C. H. S. [Signature]
Surveyor*

SCALE: 1" = 100'

INTERSECTION DETAIL
CONESTOGA & COACHMAN DRIVE
SCALE: 1" = 50'

7R/45

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Stage Coach Properties, Inc.
10 Stage Coach Drive
Jacksonville, Oregon

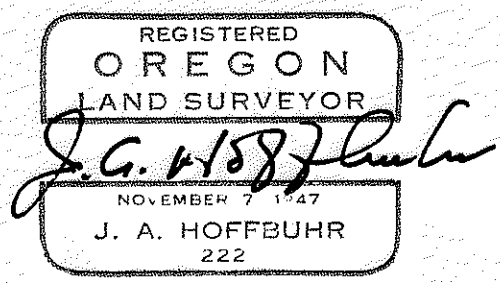
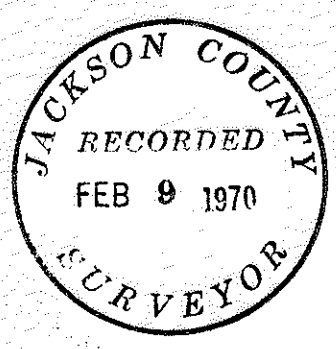
LOCATION: Tract situate in the Southeast One Quarter (1/4)
of Section 32, Township 37 South, Range 2 West,
Willamette Meridian, Jackson County, Oregon.

PURPOSE: To subdivide into Lots, Blocks and Streets the
tract of land delineated on the plat of Stage
Coach Hills Subdivision - Unit No. 3.

PROCEDURE: The controls established for Stage Coach Hills
Subdivision - Unit No. 1 were used for this survey. The stone
with an "X" being the accepted Center One Quarter (1/4) Corner of
Section 32 was used for the Northwest Corner of the Subdivision,
the West line being a straight line projection between the above
mentioned Corner and the South One Quarter (1/4) Corner of Section
32.

The other lines were monumented as indicated by the attached
map of said Stage Coach Hills Subdivision - Unit No. 3.

February 9, 1970



J. A. Hoffbuhr
Registered Land Surveyor