

7500

STERLING ACRES SUBDIVISION

LYING WITHIN THE E¹/₂ SEC. 18,
T39S, R2W, W.M. JACKSON COUNTY,
OREGON

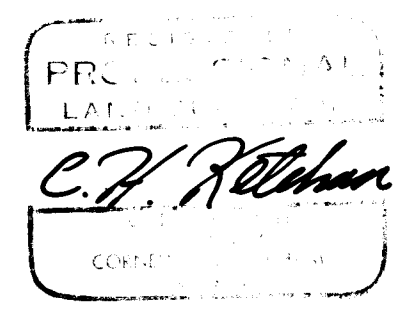
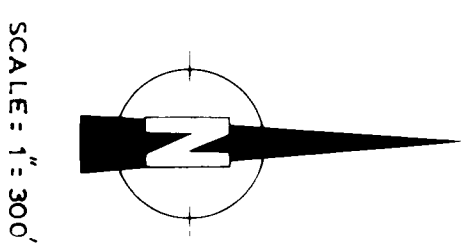
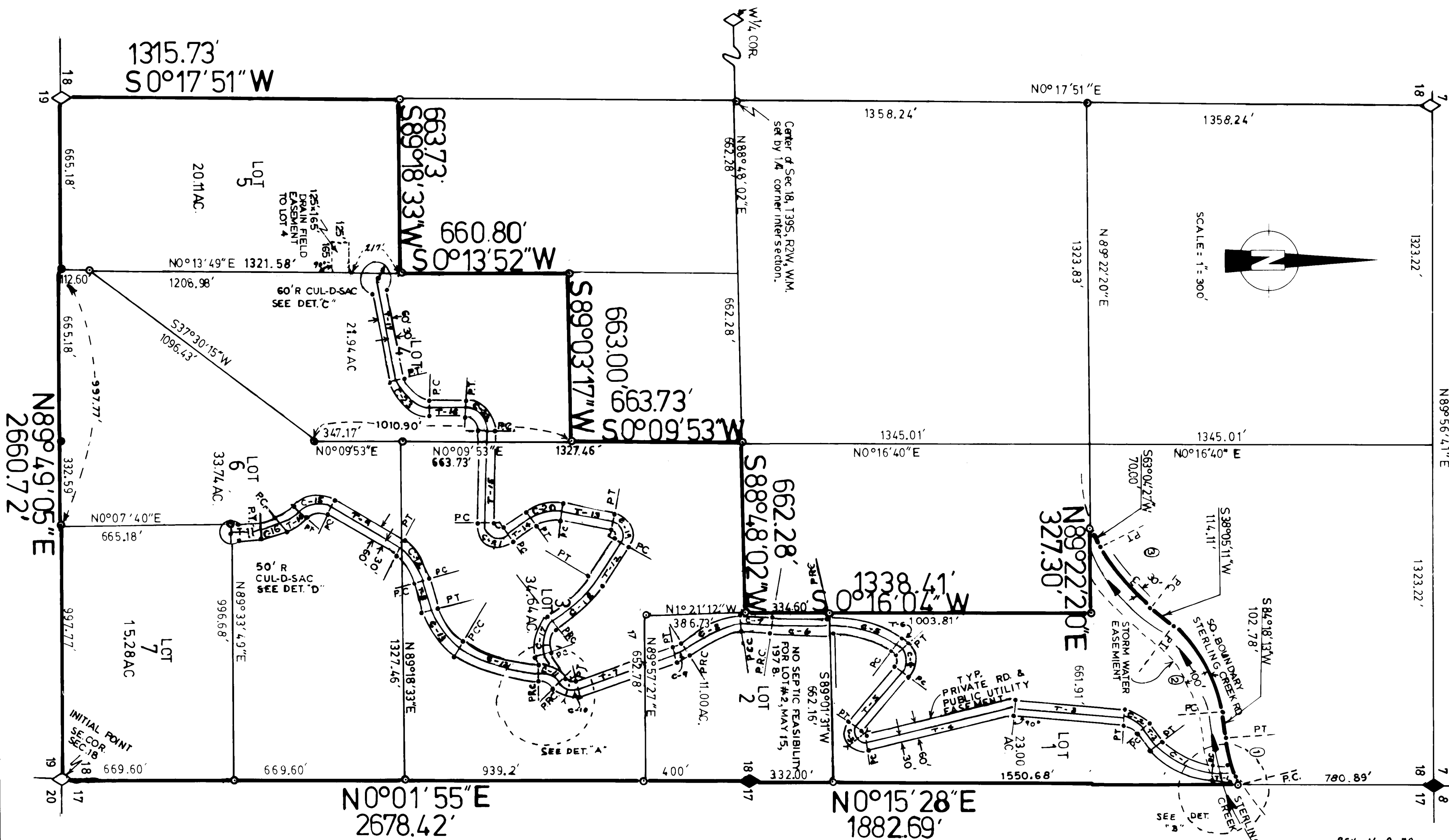
BASIS OF BEARINGS:
PROJECTED FROM THE NORTH BOUNDARY
OF NW ¹/₄, SECTION 19, T39S, R2W, W.M.
SURVEY NO. 5230.

SEE DECLARATION OF RESTRICTIVE
COVENANTS DOCUMENT # 78-27103

SEE SHEET #3 FOR ROAD DETAILS,
CURVE DATA & TANGENT DATA.

LEGEND

- ◆ : U.S.B.L.M. BRASS CAP FOUND.
- ◇ : JACKSON CO. BRASS CAP FOUND.
- : 5/8" IRON PIN SET. (BOUNDARY)
- : 5/8" IRON PIN SET BY R.L.S. #301. (FOUND)
- : SUBDIVISION BOUNDARY.
- : INTERMITTENT STREAM.
- : 5/8" IRON PIN SET (RD ROW)
- P.T. : POINT OF TANGENT.
- P.C. : POINT OF CURVE.
- PRC : POINT OF REVERSE CURVE.
- PCC : POINT OF COMPOUND CURVE.
- - - : 20'x100' STORM WATER EASEMENT (SEE GEN. NOTES)



I certify that this plat to be an exact photo copy of the original.

C.H. Ketcham
C. H. Ketcham RLS No. 804

SHEET 1 OF 3
KETCHAM LAND SURVEYORS
RENO and WINNEMUCCA
NEVADA

REV. 11-8-78
REV. 10-26-78

7500

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Edmund and Eleanore B. Ramsay and C. H. Herman
7604 Hwy. 238
Jacksonville, Oregon 97530

SURVEYED BY: C. H. Ketcham, RLS
1479 So. Wells Av. #11
Reno, Nevada 89502

BEARING : Projected from north boundary of the NW $\frac{1}{4}$ of
Section 19, T39S, R2W, W. M. Survey No. 5230

PURPOSE : To monument a private road and the corners of Lots 1
through 7 and the boundaries of total lands owned by clients,
Section 18, T39S, R2W, W. M.

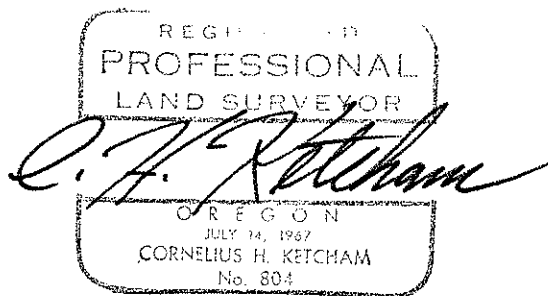
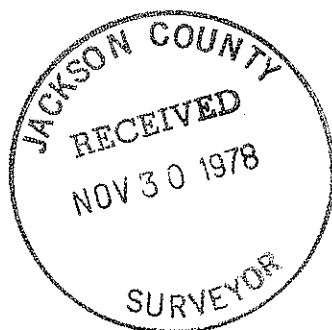
LOCATION : East $\frac{1}{2}$ of Section 18, T39S, R2W, W. M. Jackson County,
Oregon

PROCEDURE

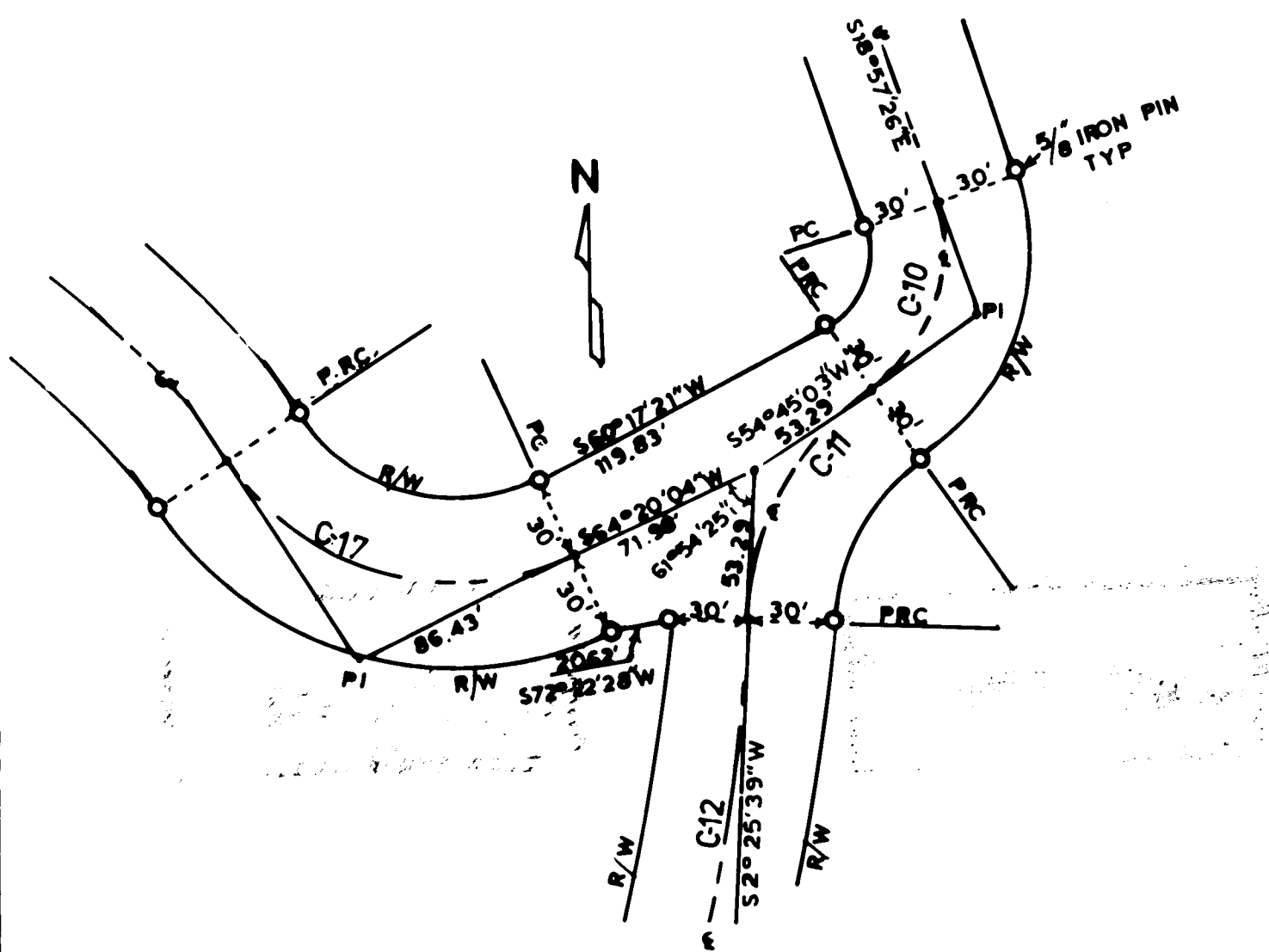
All section and $\frac{1}{4}$ corners were located or set by proportionate methods as per B. L. M. manual and then tied together by field surveys, coordinates were computed based on section subdivision methods and boundary pins set. Lot corners were then set by traversing on predetermined bearings to field located distances, coordinates and bearing and distances for all corners and boundaries where then computed.

This plat also amends record of survey No. 6951, John Henderson, filed September 1977, Jackson County Records in particularly bearing and distances in the NE $\frac{1}{4}$ of Section 18, T39S, R2W, W. M.

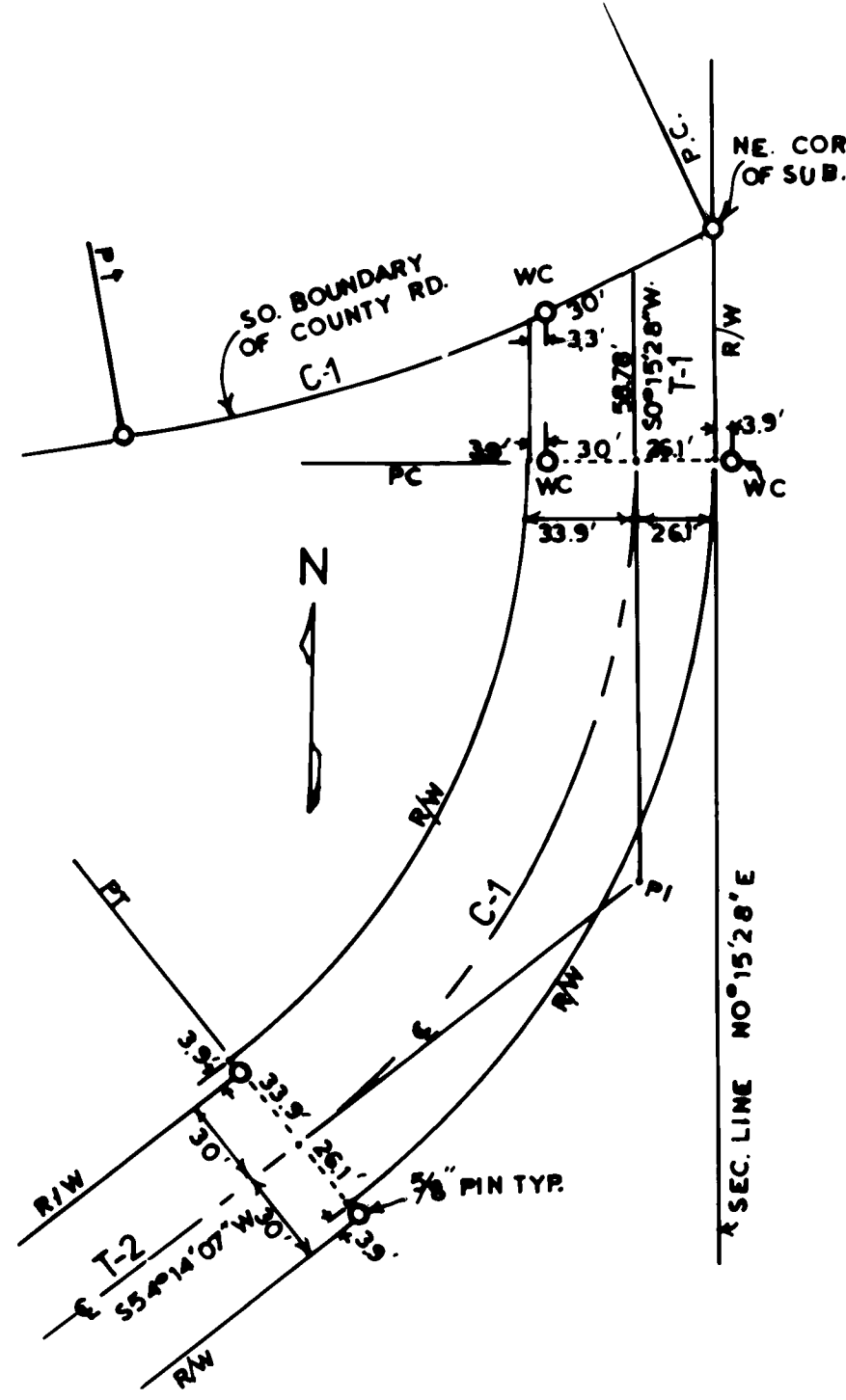
DATE : July 12, 1978



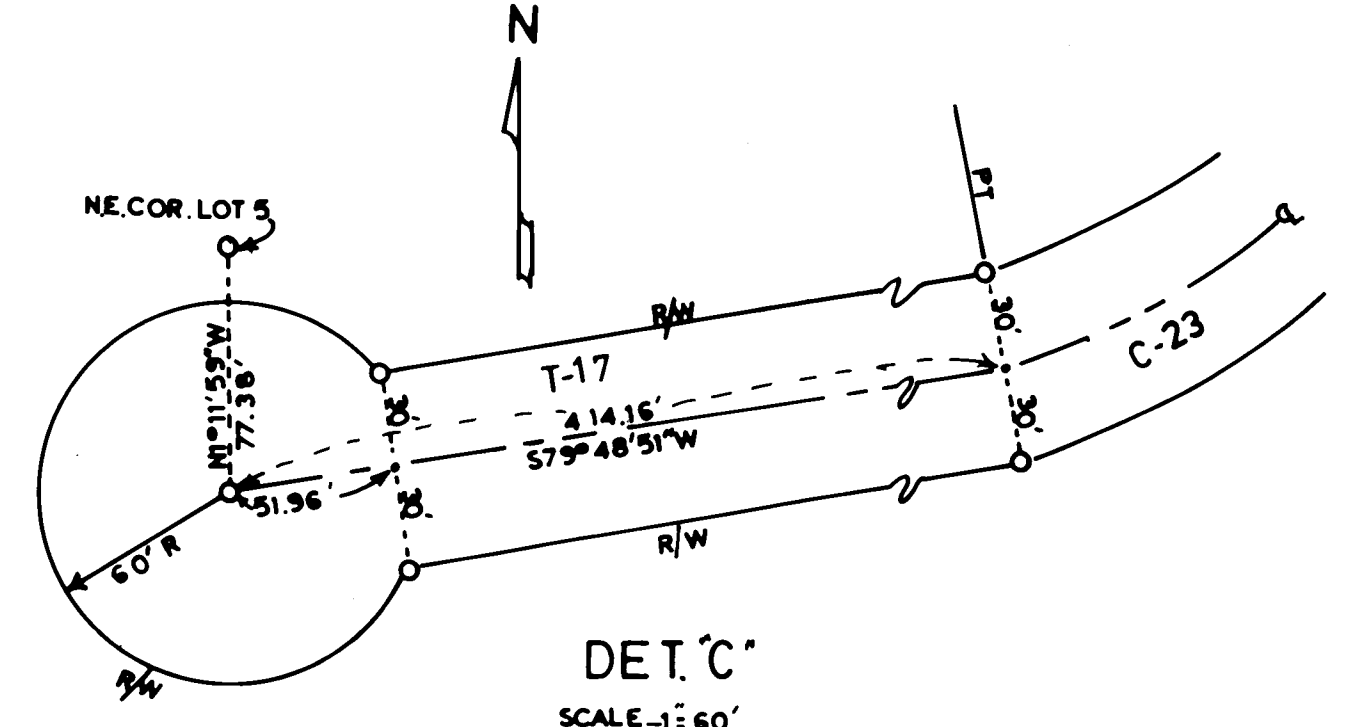
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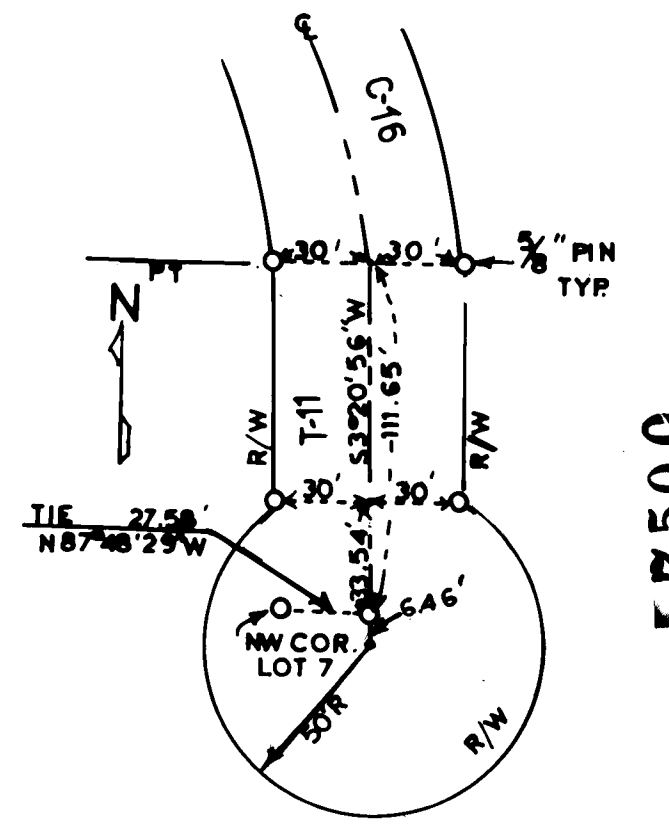
DET. "A"
SCALE - 1" = 60'



DET. "B"
SCALE - 1" = 60'



DET. "C"
SCALE - 1" = 60'



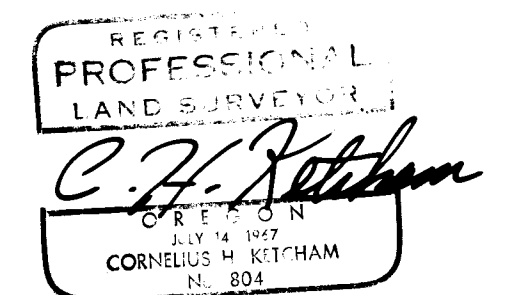
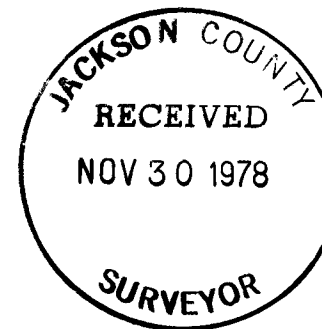
DET. "D"
SCALE - 1" = 60'

(Centerline)
----- CURVE DATA -----
County Road

No.	Δ	L	R
C-1	20°26'50"	196.70'	551.18'
C-2	46°13'02"	391.67'	485.56'
C-3	24°59'16"	305.87'	701.34'
Private Road & Public Utility Easement			
C-1	52°59'39"	256.46'	277.36'
C-2	47°45'59"	86.63'	103.91'
C-3	143°59'59"	90.61'	36.05'
C-4	92°14'35"	90.16'	56.00'
C-5	49°12'27"	281.85'	328.18'
C-6	23°06'22"	228.06'	565.51'
C-7	18°09'48"	120.10'	378.86'
C-8	39°22'11"	248.21'	361.23'
C-9	25°01'38"	40.13'	91.87'
C-10	73°42'29"	76.97'	59.83'
C-11	52°19'24"	99.07'	108.48'
C-12	30°41'27"	329.31'	614.78'
C-13	43°05'10"	182.35'	242.49'
C-14	43°57'47"	155.40'	202.53'
C-15	83°24'37"	144.43'	99.21'
C-16	54°31'04"	107.52'	113.00'
C-17	82°16'22"	142.08'	98.95'
C-18	21°50'47"	237.54'	622.99'
C-19	112°08'16"	97.57'	49.85'
C-20	46°21'16"	125.89'	155.61'
C-21	125°36'15"	118.17'	53.91'
C-22	90°34'57"	127.27'	80.49'
C-23	78°31'26"	178.05'	129.92'

CENTERLINE
TANGENT DATA

No.	BEARING	DISTANCE
T-1	S0°15'28"W	58.78'
T-2	S53°14'07"W	86.10'
T-3	S5°28'08"W	434.12'
T-4	S12°05'24"E	599.18'
T-5	N48°06'25"W	292.76'
T-6	S39°39'00"W	39.25'
T-7	S18°57'26"E	408.49'
T-8	S76°12'16"W	127.84'
T-9	S32°14'29"W	308.25'
T-10	S51°10'08"E	88.83'
T-11	S3°20'56"W	111.65'
T-12	N55°14'21"W	180.74'
T-13	S12°37'23"W	203.20'
T-14	S33°43'53"E	112.86'
T-15	N88°07'38"W	363.06'
T-16	S1°17'25"W	145.58'
T-17	S79°48'51"W	414.16'



SHEET 3 OF 3
STERLING ACRES SUB.

KETCHAM LAND SURVEYORS
RENO AND WINNEMUCCA
NEVADA

REV. 10-26-78

SIX (T.L. 700) 395 2W

7500

SURVEYORS CERTIFICATE

STATE OF OREGON)
COUNTY OF JACKSON)

I, C. H. KETCHAM, a duly Registered Land Surveyor of the State of Oregon, being duly sworn, dispose and say that this STERLING ACRES SUBDIVISION plat correctly represents a survey made under my direction and the following is an accurate description there of: BEGINNING at a brass cap marking the S. E. corner of Section 18, T39S, R2W, W.M., Jackson County, Oregon, and: thence NO*01'55"E, 2678.42 feet along the Easterly section line to a brass cap marking the East 1/4 corner; thence NO*15'28"E, 1882.69 feet to an iron pin on the Southerly boundary of Sterling Creek Road; thence along said Southerly boundary ; thence along a curve to the right 196.70 feet to an iron pin, said curve having a delta angle of 20*26'50" and a radius of 561.48 feet; thence S84*18'13"W, 102.78 feet to an iron pin; thence along a curve to the left, 391.67 feet to an iron pin, said curve having a delta angle of 46*13'02" and a radius of 485.56 feet; thence S38*05'11"W, 114.11 feet to an iron pin; thence along a curve to the right, 305.87 feet to an iron pin, said curve having a delta angle of 24*59'16" and a radius of 701.34 feet; thence S63*04'27"W, 70.00 feet to an iron pin on the Southerly boundary of Sterling Creek Road; thence N89*22'20"E, 327.30 feet to an iron pin; thence S0*16'04"W, 1338.41 feet to an iron pin; thence S88*48'02"W, 662.28 feet to an iron pin, said iron pin being the N.W. corner of the N.E. 1/4 of the S.E. 1/4 of said Section 18; thence S0*09'53"W, 663.73 feet to an iron pin; thence S89*03'17"W, 663.00 feet to an iron pin; thence S0*13'52"W, 660.80 feet to an iron pin; thence S89*18'33"W, 663.73 feet to an iron pin, said iron pin being the N.W. corner of the S.W. 1/4 of the S.E. 1/4 of said Section 18; thence S0*17'51"W, 1315.73 feet to a brass cap marking the S.W. corner of said Section 18; thence N89*49'05"E, 2660.72 feet along the South section line to the real point of beginning.

C.H. Ketcham
C.H. Ketcham RLS No. 804

Subscribed and sworn to before me this 15th day of June 1978. My commission expires on the 7th day of November 1980.

BARBARA A. KETCHAM
NOTARY PUBLIC - OREGON
MY COMMISSION EXPIRES 11-9-80

BARBARA A. KETCHAM
Notary Public for Oregon

GENERAL NOTES:

- 1. Due to the fact that the original centerline of Sterling Creek Road as established by the 1870 petition has been lost, the existing center line cannot be expected to conform with the original petition centerline. Accordingly, in order to preclude possible title conflicts with said petition, it is recommended that the southerly right-of-way boundary as surveyed be proposed for acceptance by Jackson County Road Department in exchange for the vacation of any portion of said petition falling within the boundary of Parcel as monumented and shown on the attached plat.
2. BASIS OF BEARINGS PROJECTED FROM THE NORTH BOUNDARY OF NW 1/4, SECTION 19, T39S, R2W, W.M. SURVEY NO. 5230.
3. STORM WATER EASEMENTS: 20'x100' storm water easements are located at centerline mid points of curves C-3 and C-10, lying at right angle and 50 foot either side of said centerline midpoints.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT we, EDMUND AND ELEANOR B. RAMSAY AND C.H. HERMAN, are the owners in fee simple of the lands described hereon and that we did cause the same to be surveyed and platted into lots, as set forth and that this plat is a correct representation of said subdivision, said subdivision to be served by private road as shown on plat. Also said subdivision shall be subject to easements as designated on this plat. We do hereby designate said subdivision as STERLING ACRES.

IN WITNESS WHEREOF, EDMUND AND ELEANOR B. RAMSAY AND C. H. HERMAN owners, have caused these presents to be signed this 19th day of June 1978.

Edmund Ramsay
Eleanor B. Ramsay
C.H. Herman
C.H. Herman

JANET E. BROWN
NOTARY PUBLIC - OREGON
MY COMMISSION EXPIRES Nov 7, 1981

STATE OF OREGON
COUNTY OF JACKSON

JUNE 19 A.D. 1978

Personally appeared the above named Edmund & Eleanor B. Ramsay and C.H. Herman and acknowledged the foregoing instrument to be their voluntary act and deed.

JANET E. BROWN
Notary Public for Oregon
My commission expires Nov 7, 1981

We certify that pursuant to authority granted to us by the Jackson County Planning Commission in open meeting of June 22, 1978, the above plat is hereby approved by the Jackson County Planning Commission. Dated this 22nd day of June 1978.

Billy J. Dickerson
Paul M. Nelson
Chairman Secretary

Examined and recommended for approval by the Board of County Commissioners this 13th day of November 1978.

Edward A. McGinty
County Surveyor
by [Signature] Deputy

I hereby certify that all charges on the tax roll which have become a lien for this calendar year have been paid. Examined and approved this 22nd day of November 1978.

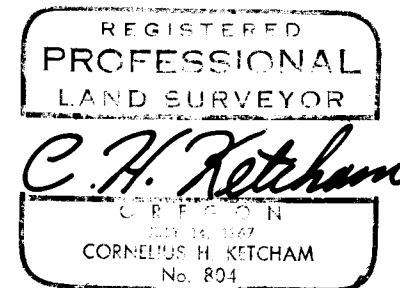
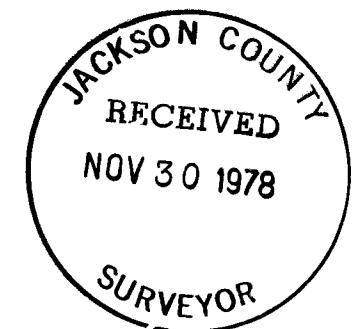
Ray E. Stewart
Dir. of Assessment and Taxation
David H. Kell
Deputy

For order of the Board of County Commissioners approving this plat see Volume page of the County Commissioners Journal of Proceedings.

Pat Watson
County Clerk
Thomas D. Jewett
Deputy

Filed for record this 29th day of November 1978 at 4:50 o'clock P.M. and recorded in Volume 13 of plats at page 65 of records of Jackson County, Oregon.

Pat Watson
County Clerk
Thomas D. Jewett
Deputy



SHEET 2 OF 3
STERLING ACRES SUB.
KETCHAM LAND SURVEYORS
RENO AND WINNEMUCCA NEVADA