

SADDLE RIDGE SUBDIVISION, PHASE 2

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that MAHAR HOMES, INC, as tenant by the entirety, hereinafter referred to as Declarant, is the fee title owner of the real property as depicted hereon, being more particularly described in the "SURVEYOR'S CERTIFICATE" herewith. Declarant has caused this tract of land to be surveyed and platted into streets, lots, public and private easements, as depicted hereon, and the number of each lot and the course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and hereby designates this subdivision as "SADDLE RIDGE SUBDIVISION, PHASE 2". Declarant hereby dedicates to the City of Medford for public use, all street rights of way, and public easements, as depicted hereon. Declarant conveys in fee simple, to the City of Medford, that area portrayed and designated hereon as a "100' WIDE STREET PLUG". By the approval of this plat, the City of Medford declares that upon dedication of the extension of the affected streets, it thereby dedicates said street plug for public street purposes. The Slope Easements being created hereon, shall allow for encroachment of, but not limited to structures and their appurtenances, pursuant to the review and acceptance of the City of Medford. Declarant hereby creates: those Private Sanitary Sewer Easements, that cross Lots 27, 28, 29, 30, 32, 33, 34, 41, 43, 40, and 44, and are for the use and benefit of the owners, their heirs and assigns of Lots 28, 29, 31, 33, 34, 40, 42 and the lands adjacent along the northerly and easterly boundaries of this subdivision (to be developed in the future); and, those areas depicted as "20' Wide No-Build Zone" (which shall allow for drainage and its appurtenances to be contained within said easements), crossing Lots 27, 28, 29, 31, 32, 47 and 48 (said Lots shall be subject to the maintenance and associated costs thereof). Declarant, their heirs and assigns, shall be subject to those Conditions and Restrictive Covenants as contained in Instrument No. 2006-12496, of the Official Records of Jackson County, Oregon.

IN WITNESS WHEREOF, signed this 9th day of February, 2006.

Randall D. Jones - Sec.
Randall D. Jones, Secretary
Mahar Homes, Inc.

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named Randall D. Jones, known to me as the Secretary of Mahar Homes, Inc., has acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 9th day of February, 2006.

Before me:
Mark Neathamer
Mark Neathamer NOTARY PUBLIC-OREGON
COMMISSION NO.: 374275
MY COMMISSION EXPIRES: Oct. 30th 2007

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and as approved by the City of Medford Planning Commission (File No. LDS-02-032).

PROCEDURE: Utilizing a Nikon DTM-520 and a Ranger 200R with TDS software, and a Trimble 5700 Global Positioning System (GPS) with a Trimble TSCe data collector, all found monuments were tied via closed traverses or by redundant ties. Records utilized: Instruments Numbered 2001-62101, 2003-81642, 2005-52245 and 2005-073998 of the Official Records of Jackson County, Oregon; Saddle Ridge Subdivision, Phase I (recorded August 5, 2004, in Volume 30 of Plats at Page 48 of the Records of Jackson County, Oregon, and filed as Survey Number 18359 in the office of the Jackson County Surveyor), and Eagle Trace Subdivision, Unit No. 4 (recorded December 13, 1993, in Volume 18 of Plats at Page 45 of the Records of Jackson County, Oregon, and filed as Survey Number 13768 in the office of the Jackson County Surveyor).

Located and tied the exterior boundary corners of said Saddle Ridge Subdivision, Phase I and Eagle Trace Subdivision, Unit 4, as depicted hereon. Established the basis of bearings per the found monuments along the westerly boundary of said Saddle Ridge Subdivision, Phase I, as depicted hereon.

Utilizing said boundary corner ties, and Document Number 01-62101, established the westerly boundary of the subject tract. Utilizing Document Number 2005-073998, established the southerly boundary. The northerly and easterly boundaries were computed, being a portion of Documents Numbered 2001-62101, 2003-81642 and 2005-52245.

The interior lot corners and centerline monuments were computed, and were set as depicted hereon. The first monument of which was established on November 21, 2005.

Located in the Southeast One-quarter of Section 23, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

SURVEYOR'S CERTIFICATE

I, Cael E. Neathamer, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law, the tract of land shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary:

All that real property located in the Southeast One-quarter of Section 23, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, being more particularly described as follows:

Beginning at the southeast corner of Lot 1, Saddle Ridge Subdivision, Phase I, as recorded in Volume 30 of Plats at Page 48 of Records of Jackson County, Oregon; thence along the exterior boundary of said subdivision as follows: North 09°18'52" West, 153.58 feet to the northeast corner of Lot 1; thence South 71°21'22" West, 79.52 feet to the southeast corner of Lot 12; thence North 36°36'30" West, 223.85 feet to a point on the northerly right of way of Oak Leaf Pass and the beginning of a curve concave to the northwest having a radius of 280.00 feet and a central angle of 11°27'54" (the long chord of which bears South 59°21'25" West 55.94 feet); thence along said right of way and curve, 56.03 feet to the southeast corner of Lot 13; thence leaving said right of way, North 24°54'37" West radial to said curve, 153.83 feet to the northeast corner of said Lot 13; thence South 54°51'13" West, 30.75 feet; thence South 88°28'05" West, 107.00 feet to the southeast corner of Lot 16; thence North 01°31'55" West, 130.33 feet; thence North 30°58'30" West, 213.94 feet; thence North 50°33'22" West, 48.16 feet to the northeast corner of Lot 18 on the southerly right of way of Saddle Ridge Drive; thence along said right of way, North 34°26'38" East, 13.54 feet; thence North 50°33'22" West, 40.00 feet to the northeast corner of Lot 26 and the northerly right of way of Saddle Ridge Drive; thence leaving said right of way, North 89°57'26" West, 258.66 feet to the northwest corner of said Lot 26 and being a point on the east boundary of Eagle Trace Subdivision, Unit 4, as recorded in Volume 18 of Plats at Page 45 of Records of Jackson County, Oregon; thence along said boundary, North 00°01'45" West, 263.61 feet to the northeast corner of Lot 169 of said subdivision; thence leaving said subdivision line, South 84°42'44" East, 12.24 feet to an angle point on the west line of that tract as described in Document Number 01-62101 of the Official Records of Jackson County, Oregon; thence along said west line, North 00°03'53" East, 56.34 feet; thence leaving said west line, South 84°58'15" East, 287.45 feet; thence South 51°16'07" East, 73.86 feet; thence South 89°57'00" East, 169.52 feet; thence South 52°52'11" East, 287.10 feet; thence South 50°41'52" West, 30.40 feet; thence South 32°54'33" East, 477.11 feet; thence South 68°11'44" East, 226.74 feet; thence South 47°34'39" West, 120.81 feet; thence South 47°32'22" East 192.82 feet; thence North 58°14'22" East, 136.74 feet; thence South 07°08'05" East, 181.59 feet to a point on 4.00 feet southerly from, when measured at right angles to, the north line of that certain tract as described in Instrument No. 2005-073998 of the Official Records of Jackson County, Oregon; thence parallel with said tract, North 82°51'55" East, 292.68 feet to the beginning of a tangent curve to the left, having a radius of 153.05 feet and a central angle of 12°25'01" (the long chord of which bears North 76°34'25" East, 33.10 feet); thence along the arc of said curve, 153.05 feet to a point on the east line of Section 23 of said township and range; thence along said section line, South 00°03'53" West, 58.47 feet to a point on a curve concave to the north, having a radius of 204.05 feet and a central angle of 07°01'44" (the long chord of which bears South 79°21'03" West, 25.63 feet); thence along the arc of said curve, 25.65 feet; thence tangent to said curve, South 82°51'55" West, 304.48 feet to the beginning of a tangent curve to the left, having a radius of 1402.39 feet and a central angle of 09°14'15" (the long chord of which bears South 78°12'17" West, 227.84 feet); thence along the arc of said curve 228.14 feet to the beginning of a reverse curve to the right, having a radius of 530.00 feet and a central angle of 07°04'02" (the long chord of which bears South 77°07'10" West, 66.10 feet); thence along the arc of said curve, 66.14 feet; thence South 80°55'41" West, 140.89 feet to the southeasterly corner of Tract "A" of aforesaid Saddle Ridge Subdivision, Phase I; thence along the east line of said subdivision, North 09°18'52" West, 57.43 feet to the Point of Beginning.

Cael E. Neathamer

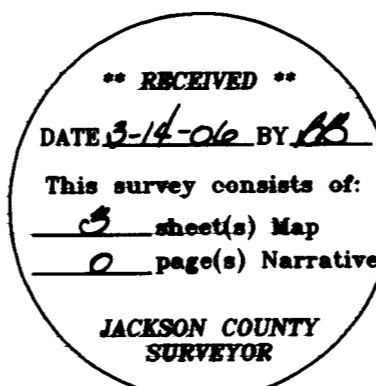
CAEL E. NEATHAMER
(SURVEYOR)

SHEET INDEX

SHEET	DESCRIPTION
1	This sheet
2	Plat Sheet (with PUE & SE)
3	Remaining Easements

I hereby certify that this is an exact copy of the original.

Cael E. Neathamer
Surveyor



NOTES:

SADDLE RIDGE SUBDIVISION, PHASE 2 is subject to the following matters of record as contained in the title report supplied for this subdivision:

Right of way for the transmission and distribution of electricity, and for other purposes, as recorded in Volume 215, Page 568 and Volume 275, Page 283 of the Deed Records of Jackson County, Oregon, and Instrument No. 66-00266 of the Official Records of Jackson County, Oregon. No existing power poles, guy wires, anchors or overhead utility lines are located within the bounds of this subdivision.

Covenants, Conditions and Restrictions per Instrument No. 82-05251 of the Official Records of Jackson County, Oregon, appear to have expired, and no longer apply.

An easement or right(s) of way for an underground electric distribution line of one or more conductors and all necessary or desirable appurtenances per Instruments Numbered 86-18644A and 87-03483 of the Official Records of Jackson County, Oregon. Said electric distribution line serviced the existing home on Lot 45 hereon, and has since been replaced by the 10' PUE along the right of way of Fallbrook Lane. Said instrument is currently being extinguished.

Notes (1) and (2) depicted on the plat recorded March 31, 1989, in Volume 9, Page 25 of the "MINOR LAND PARTITION" records of Jackson County, Oregon, have been satisfied by the approved civil plans and the improvements for this subdivision.

Right(s) of way for the transmission and distribution of electricity, and for other purposes per Instrument No. 92-23424 of the Official Records of Jackson County, Oregon, are not located within the bounds of this subdivision.

Easement for waterline and ingress-egress per Instrument No. 2005-028440 of the Official Records of Jackson County, Oregon, a portion of which is contiguous with the north boundary of Lot 29 hereon, but is not located within the bounds of this subdivision.

APPROVALS:

I certify that, pursuant to the authority granted in Ordinance No. 5785, of the City of Medford Municipal Code, that this plat is hereby approved.

Phil O. Leith March 13, 2006
Planning Director Date

PLANNING FILE NUMBER: LDS-02-032

Examined and approved this 14th day of February, 2006.

Deanna Burkow Paul D. Lemi
City Engineer City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of March 14th, 2006.

Care Swenson Deputy
Tax Collector Deputy

Examined and approved as required by O.R.S. 92.100 this 14 day of March 14, 2006.

Amanda Kirkpatrick deputy
Assessor Deputy

RECORDING

FILED FOR RECORD THIS THE 14th DAY OF MARCH, 2006 AT 2:09 O'CLOCK P.M.
AND RECORDED IN VOLUME 32 OF PLATS AT PAGE 24 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckett Barbara J. Shaw
County Clerk Deputy

APPROVED FOR RECORDING: David A. 3/14/06
County Commissioner/Administrator Date

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Cael E. Neathamer
OREGON
JULY 08, 2001
CAEL E. NEATHAMER
56545

Renewal Date 12/31/06

PREPARED BY: Neathamer Surveying, Inc.
3132 St, Suite 110
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

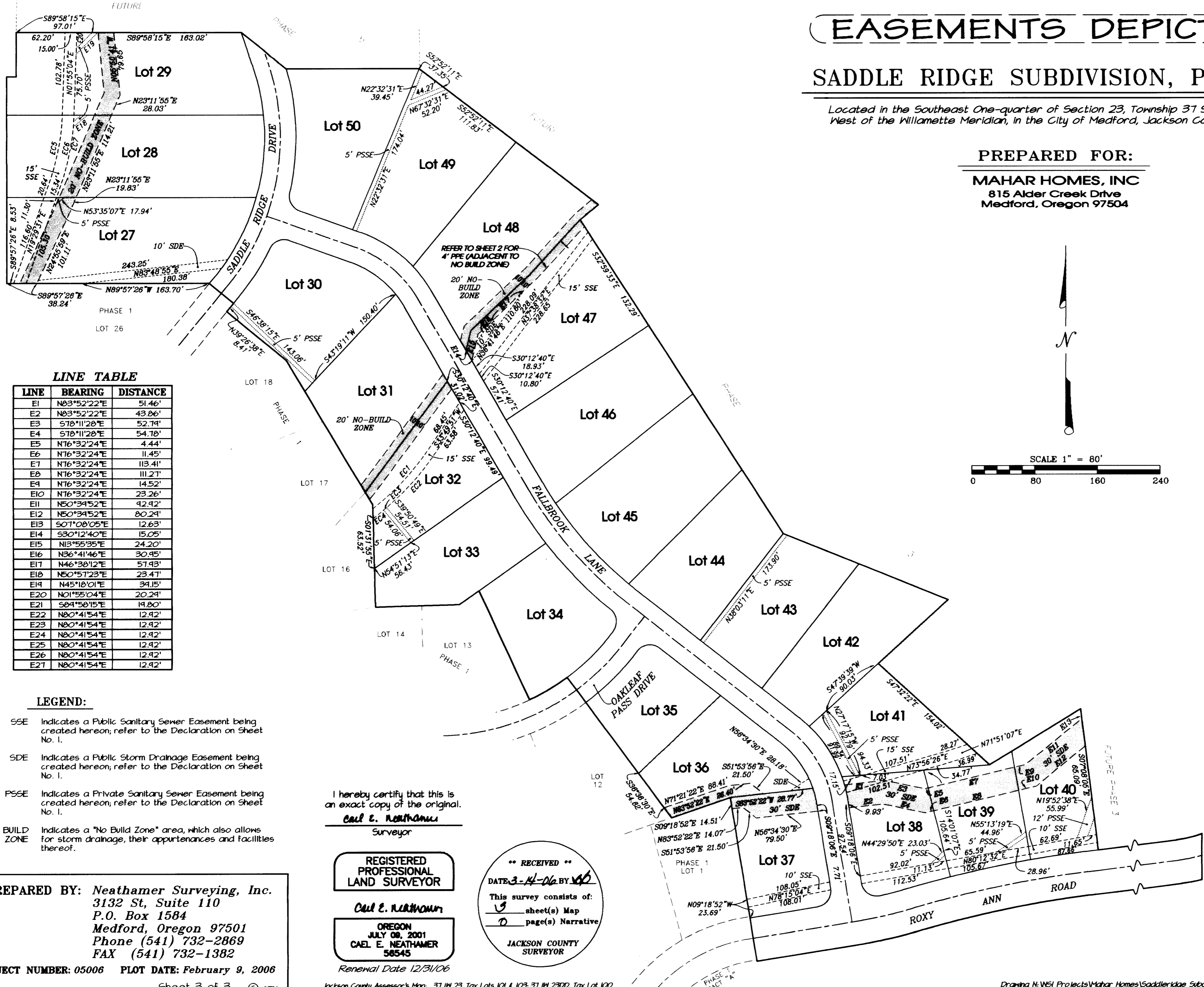
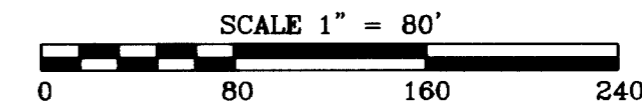
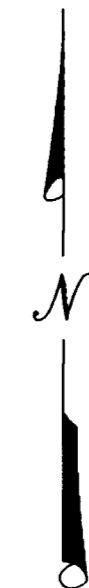
PROJECT NUMBER: 05006 PLOT DATE: February 9, 2006

EASEMENTS DEPICTION

SADDLE RIDGE SUBDIVISION, PHASE 2

Located in the Southeast One-quarter of Section 23, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:
MAHAR HOMES, INC
 815 Alder Creek Drive
 Medford, Oregon 97504



LINE TABLE

LINE	BEARING	DISTANCE
E1	N83°52'22"E	51.46'
E2	N83°52'22"E	43.86'
E3	S78°11'28"E	52.71'
E4	S78°11'28"E	54.78'
E5	N76°32'24"E	4.44'
E6	N76°32'24"E	11.45'
E7	N76°32'24"E	113.41'
E8	N76°32'24"E	111.27'
E9	N76°32'24"E	14.52'
E10	N76°32'24"E	23.26'
E11	N50°34'52"E	42.92'
E12	N50°34'52"E	80.24'
E13	S07°08'05"E	12.63'
E14	S30°12'40"E	15.05'
E15	N13°55'35"E	24.20'
E16	N36°41'46"E	30.95'
E17	N46°38'12"E	57.93'
E18	N50°57'23"E	23.47'
E19	N45°18'01"E	34.15'
E20	N01°55'04"E	20.29'
E21	S89°58'15"E	14.80'
E22	N80°41'54"E	12.92'
E23	N80°41'54"E	12.92'
E24	N80°41'54"E	12.92'
E25	N80°41'54"E	12.92'
E26	N80°41'54"E	12.92'
E27	N80°41'54"E	12.92'

LEGEND:

- SSE Indicates a Public Sanitary Sewer Easement being created hereon; refer to the Declaration on Sheet No. 1.
- SDE Indicates a Public Storm Drainage Easement being created hereon; refer to the Declaration on Sheet No. 1.
- PSSE Indicates a Private Sanitary Sewer Easement being created hereon; refer to the Declaration on Sheet No. 1.
- NO BUILD ZONE Indicates a "No Build Zone" area, which also allows for storm drainage, their appurtenances and facilities thereof.

I hereby certify that this is an exact copy of the original.
CAEL E. NEATHAMER
 Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 08, 2001 CAEL E. NEATHAMER 56545

Renewal Date 12/31/06

**** RECEIVED ****
 DATE 3-14-06 BY [Signature]
 This survey consists of:
 1 sheet(s) Map
 1 page(s) Narrative
 JACKSON COUNTY SURVEYOR

PREPARED BY: **Neathamer Surveying, Inc.**
 3132 St, Suite 110
 P.O. Box 1584
 Medford, Oregon 97501
 Phone (541) 732-2869
 FAX (541) 732-1382

PROJECT NUMBER: 05006 PLOT DATE: February 9, 2006

SADDLE RIDGE SUBDIVISION, PHASE 2

Located in the Southeast One-quarter of Section 23, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:
MAHAR HOMES, INC
815 Alder Creek Drive
Medford, Oregon 97504

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	04°19'15"	1458.34'	237.25'	S78°12'17"W	236.94'
C2	20°14'00"	411.47'	145.48'	S61°49'55"W	144.73'
C3	11°21'54"	280.00'	56.03'	S54°21'25"W	55.94'
C4	40°13'47"	20.00'	31.50'	N35°48'48"E	28.34'
C5	43°25'12"	20.00'	32.61'	N56°00'42"W	24.12'
C6	42°38'43"	150.00'	111.65'	N30°37'27"W	104.04'
C7	42°38'43"	130.00'	96.76'	N30°37'27"W	44.54'
C8	42°38'43"	170.00'	126.53'	N30°37'27"W	123.63'
C9	40°00'00"	20.00'	31.42'	S03°03'11"W	28.28'
C10	84°01'42"	20.00'	31.08'	N06°27'40"W	28.04'
C11	15°32'53"	320.00'	86.81'	S45°49'27"W	86.54'
C12	15°34'18"	280.00'	76.10'	S45°50'20"W	75.86'
C13	21°44'04"	500.00'	184.68'	N41°04'45"W	188.55'
C14	20°45'51"	520.00'	188.45'	N40°35'36"W	187.42'
C15	21°44'04"	480.00'	182.09'	N41°04'45"W	181.00'
C16	40°12'15"	150.00'	105.25'	N50°18'48"W	103.11'
C17	40°12'15"	130.00'	91.22'	N50°18'48"W	84.36'
C18	40°12'15"	170.00'	119.24'	N50°18'48"W	116.86'
C19	83°18'35"	20.00'	24.08'	S67°55'48"W	26.54'
C20	83°10'40"	20.00'	24.03'	N28°49'35"W	26.55'
C21	60°08'14"	300.00'	314.88'	N04°22'31"E	300.62'
C22	14°50'48"	300.00'	103.92'	N24°31'14"E	103.40'
C23	40°11'26"	300.00'	210.96'	N00°32'53"W	206.64'
C24	13°10'07"	320.00'	73.55'	N32°51'34"E	73.34'
C25	60°08'14"	280.00'	293.84'	N04°22'31"E	280.58'
C26	28°36'48"	320.00'	154.81'	N01°32'34"W	158.15'
C27	10°30'45"	170.00'	31.91'	N14°33'24"W	31.15'
C28	9°56'25"	130.00'	22.55'	N14°16'19"W	22.53'
C29	32°42'18"	130.00'	74.21'	N35°35'40"W	73.20'
C30	26°04'51"	170.00'	77.38'	N32°51'17"W	76.72'
C31	6°03'07"	170.00'	17.46'	N48°55'16"W	17.45'
C32	13°06'56"	520.00'	119.03'	N44°25'03"W	118.77'
C33	7°38'55"	520.00'	64.42'	N34°02'08"W	64.37'
C34	1°15'33"	480.00'	10.55'	N51°14'02"W	10.55'
C35	16°41'35"	480.00'	134.85'	N42°20'28"W	134.35'
C36	3°41'00"	480.00'	31.70'	N02°06'10"W	31.64'
C37	13°11'42"	170.00'	34.15'	N36°48'31"W	34.06'
C38	21°00'33"	170.00'	80.14'	N56°54'34"W	74.40'
C39	23°36'38"	280.00'	115.38'	N27°38'19"E	114.57'
C40	21°41'45"	280.00'	106.03'	N04°54'07"E	105.34'
C41	14°44'51"	280.00'	72.48'	N13°16'41"W	72.27'
C42	04°02'01"	520.00'	36.61'	S18°40'36"E	36.60'
C43	03°44'03"	474.00'	30.84'	S75°24'41"W	30.84'
C44	02°25'47"	1458.34'	61.84'	S74°45'33"W	61.84'
C45	31°51'07"	130.00'	72.27'	S54°24'21"E	71.34'
C46	08°21'08"	130.00'	18.95'	S34°23'14"E	18.93'
C47	02°46'03"	1458.34'	70.44'	S01°28'54"W	70.43'
C48	04°07'26"	1458.34'	104.97'	S78°02'04"W	104.94'
C49	25°16'26"	20.00'	8.82'	S04°54'55"W	8.75'
C50	68°08'46"	20.00'	23.71'	N43°22'24"W	22.41'
C51	00°03'26"	1462.34'	1.46'	S71°58'38"W	1.46'
C52	07°04'14"	500.00'	62.43'	N77°07'17"E	62.34'
C53	04°14'15"	1432.34'	233.02'	N78°12'17"E	232.77'
C54	34°51'32"	300.00'	185.52'	N71°02'18"E	174.72'
C55	15°33'22"	300.00'	81.45'	N45°44'52"E	81.20'
C56	00°03'26"	1462.34'	1.46'	S71°58'38"W	1.46'
C57	12°25'01"	153.05'	33.17'	N76°34'25"E	33.10'
C58	04°28'38"	174.05'	24.62'	N78°07'36"E	24.58'
C59	07°01'44"	204.05'	25.65'	S74°21'03"W	25.63'
C60	04°14'15"	1402.34'	228.14'	S78°12'17"W	227.84'
C61	07°04'02"	530.00'	66.14'	S77°07'10"W	66.10'
C62	00°33'21"	500.00'	4.87'	S20°24'53"E	4.87'
C63	11°21'54"	280.00'	56.03'	S54°21'26"W	55.94'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N50°33'22"W	40.00'
L2	N84°26'38"E	85.73'
L3	N84°26'38"E	10.91'
L4	S51°16'07"E	36.83'
L5	S51°16'07"E	37.03'
L6	N58°14'22"E	33.32'
L7	S82°51'55"W	16.80'
L8	S71°56'55"W	4.00'
L9	S84°42'44"E	12.24'
L10	S71°21'22"W	81.40'
L11	S00°03'53"W	27.35'
L12	S00°03'53"W	31.12'
L13	N80°41'54"E	12.42'
L14	S71°21'22"W	28.61'
L15	S71°14'48"W	28.54'
L16	N00°01'45"W	21.53'
L17	N84°26'38"E	85.78'
L18	N01°31'55"W	80.44'
L19	S85°32'57"W	31.87'

I hereby certify that this is an exact copy of the original.
Carl E. Neathamer
Surveyor

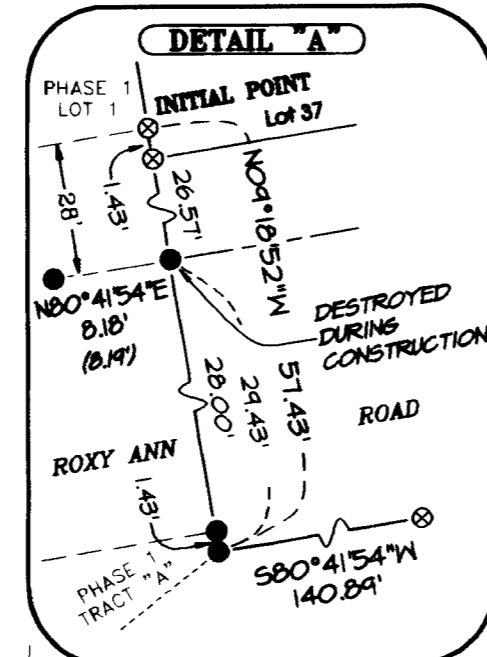
LEGEND:

- Indicates a set 5/8 inch diameter iron pin, 24 inches in length, with an orange plastic cap marked "C. NEATHAMER LS 56545".
- ⊗ Indicates a set 5/8 inch diameter iron pin, 30 inches in length, with an orange plastic cap marked "C. NEATHAMER LS 56545".
- Indicates a set 5/8 inch diameter iron pin, 30 inches long with an aluminum cap marked "C/L MON. LS 56545", set flush with the surface.
- Indicates a set monument, as noted hereon.
- ⊕ Indicates a found brass disk in concrete marked "INITIAL POINT LS 2344" per SN 18354.
- ▲ Indicates a found 5/8 inch iron pin with plastic cap marked "D. MCMAHAN LS 1413" per SN 13768.
- Indicates a found 5/8 inch iron pin with plastic cap marked "D. MINNECCI LS 2344" per SN 18354, or a found monument as noted hereon.
- Indicates a computed position.
- () Indicates record information as per SN 18354.
- [] Indicates record information as per SN 13768.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- Doc. No. Indicates an Instrument recorded Number, of the Official Records of Jackson County, Oregon.
- Vol. Pg. Indicates an instrument recorded by Volume and Page of the Deed Records of Jackson County, Oregon.
- PUE Indicates a Public Utility Easement being created hereon (refer to Declaration).
- PPE Indicates a Public Pedestrian Easement being created hereon (refer to Declaration).
- SE Indicates a Slope Easement (refer to declaration).
- FNC 1.8' Indicates the distance and which side from the boundary line that the centerline of fence line is located.
- X— Indicates the centerline of an existing fence.

BASIS OF BEARINGS:
The west boundary of SADDLE RIDGE SUBDIVISION, PHASE 1, as recorded on August 5, 2004, in Volume 30 of Plats at Page 48 of the Records of Jackson County, Oregon, and filed as Survey Number 18354 in the office of the Jackson County Surveyor, and as depicted hereon.

PREPARED BY:
Neathamer Surveying, Inc.
3132 St, Suite 110
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
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PROJECT NUMBER: 05006
PLOT DATE: February 9, 2008
Sheet 2 of 3 © CEN

REGISTERED PROFESSIONAL LAND SURVEYOR
Carl E. Neathamer
OREGON
JULY 08, 2001
CAEL E. NEATHAMER
56545
Renewal Date 12/31/06



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