

SADDLE RIDGE SUBDIVISION, PHASE 3

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

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that MAHAR HOMES, INC, an Oregon Corporation, 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 3". 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 "1.00' 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 two Minimum Access Easements, which cross Lots 61 through 65, and Lots 71 and 72, are for the use and benefit of Lots 61, 62, 64, and 71 through 73; those Private Sanitary Sewer Easements which cross Lots 51, 54, 58, 63, 64, 66, 67, 77 and 79, and are for the use and benefit of the owners, their heirs and assigns of Lots 55, 57, 59, 60, 61, 63, 65, 68, and the lands adjacent along the northerly and easterly boundaries of this subdivision (to be developed in the future); those Private Storm Drain Easements which cross Lots 51 through 55, 58 through 60, 62 through 65, 74, and 79, and are for the use and benefit of Lots 51, 52, 55 through 61, 63, 66, 75 and the lands adjacent along the northerly and easterly boundaries of this subdivision (to be developed in the future); and, those areas depicted as "No-Build Zone" (which shall allow for drainage and its appurtenances to be contained within said easements), crossing Lots 53, 54, 79 and 80 (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. 2007-_____, of the Official Records of Jackson County, Oregon.

IN WITNESS WHEREOF, signed this 11 day of JUNE, 2007.

Randall D. Jones
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., an Oregon Corporation, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 11 day of JUNE, 2007.

Before me:
Miriam E. Ellis
Miriam E. Ellis NOTARY PUBLIC-OREGON
COMMISSION NO.: 410279
MY COMMISSION EXPIRES: Sept 25, 2010

NOTES:

SADDLE RIDGE SUBDIVISION, PHASE 3 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.

Restrictive covenant executed in compliance with requirements of the City of Medford pursuant to Instrument No. 02-65817 of the Official Records of 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 being portions of those tracts as described in Instruments Numbered 2001-62101 and 2003-81642 of the Official Records of Jackson County, Oregon, being 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, and being more particularly described as follows:

Beginning at the southeast corner of Lot 40 of Saddle Ridge Subdivision, Phase 2, as recorded March 14, 2006 in Volume 32 of Plats at Page 24 of the Records of Jackson County, Oregon, being a point on the northerly right of way of Roxy Ann Road; thence along the easterly boundary of said Phase 2 plat the following courses and distances: thence North 07°08'05" West, a distance of 181.54 feet; thence South 58°19'22" West, a distance of 136.74 feet; thence North 47°32'22" West, a distance of 192.82 feet; thence North 47°39'39" East, a distance of 120.81 feet; thence North 68°11'44" West, a distance of 226.79 feet; thence North 32°54'33" West, a distance of 477.71 feet; thence North 50°41'52" East, a distance of 30.40 feet; thence North 52°52'11" West, a distance of 287.70 feet; thence North 07°50'15" West, a distance of 143.07 feet; thence leaving said Phase 2 boundary, North 79°03'36" East, a distance of 169.58 feet; thence North 40°02'54" East, a distance of 67.54 feet; thence South 77°29'57" East, a distance of 214.96 feet; thence North 08°51'32" West, a distance of 22.77 feet; thence North 26°35'36" East, a distance of 17.75 feet; thence South 50°45'07" East, a distance of 339.54 feet; thence South 23°07'30" East, a distance of 319.21 feet; thence South 89°56'23" East, a distance of 398.71 feet to a point on the east boundary of Section 23, as measured between brass caps marking the southeast and northeast corners of said section; thence along said section line, South 00°03'53" West, a distance of 662.41 feet to a point on the northerly right of way of Roxy Ann Road per Instrument Number 2005-073498 of the Official Records of Jackson County, Oregon, being at the beginning of a curve concave to the north having a radius of 153.05 feet and a central angle of 12°25'01" (the long chord which bears South 76°39'25" West 33.10 feet); thence along the arc of said curve, a distance of 33.17 feet; thence tangent to said curve and continuing along said right of way, South 82°51'55" West, a distance of 292.68 feet to the Point of Beginning.

Cael E. Neathamer
CAEL E. NEATHAMER
(SURVEYOR)

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

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. LD5-02-032).

PROCEDURE: Utilizing a Nikon DTM-520 and a Ranger 200R with TDS software, and a Trimble 5100 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 2005-073498 and 2006-038411 of the Official Records of Jackson County, Oregon; and, Saddle Ridge Subdivision, Phase 2 (recorded March 14, 2006, in Volume 32 of Plats at Page 24 of the Records of Jackson County, Oregon, and filed as Survey Number 19104 in the office of the Jackson County Surveyor.

Located and tied the exterior boundary corners of said Saddle Ridge Subdivision, Phase 2, as depicted hereon. Established the basis of bearings per the found monuments along the easterly boundary of Lot 40 said Saddle Ridge Subdivision, Phase 2, as depicted hereon.

Utilizing said boundary corner ties, the located east line of Section 23, Document Number 2005-073498 (for the location of Roxy Ann right of way), and Document Number 2006-038411, established the exterior boundary as depicted hereon.

The interior lot corners and centerline monuments were computed, and were set as depicted hereon. The first monument of which was established on December, 27, 2006.

APPROVALS:

CITY OF MEDFORD PLANNING FILE NUMBER: LDS-02-032

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.

[Signature] June 20, 2007
Planning Director Date

Examined and approved this 13th day of June, 2007.

[Signature] City Engineer [Signature] City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of June 22, 2007.

[Signature] Tax Collector [Signature] Deputy

Examined and approved as required by O.R.S. 92.100 this 22 day of JUNE, 2007.

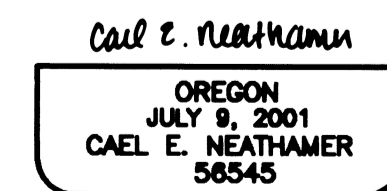
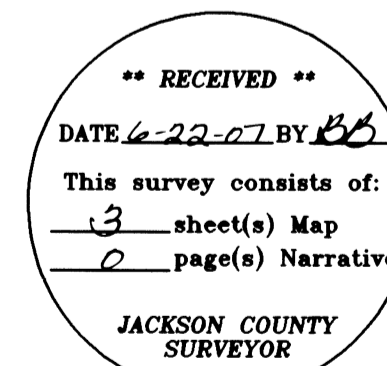
[Signature] Assessor [Signature] Deputy

RECORDING

FILED FOR RECORD THIS THE 22nd DAY OF June, 2007 AT 3:26 O'CLOCK P.M. AND RECORDED IN VOLUME 33 OF PLATS AT PAGE 43 OF THE RECORDS OF JACKSON COUNTY, OREGON.

[Signature] County Clerk [Signature] Deputy

APPROVED FOR RECORDING: [Signature] County Commissioner/Administrator 6/22/07 Date



Renewal Date 12/31/08

SHEET INDEX

SHEET	DESCRIPTION
1	This sheet
2	Plat Sheet (with PUE, No-Build Zones, Minimum Access Slope easements)
3	Private & Public Sewer & Storm Drain Easements; Temporary Turn-Around Easement

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

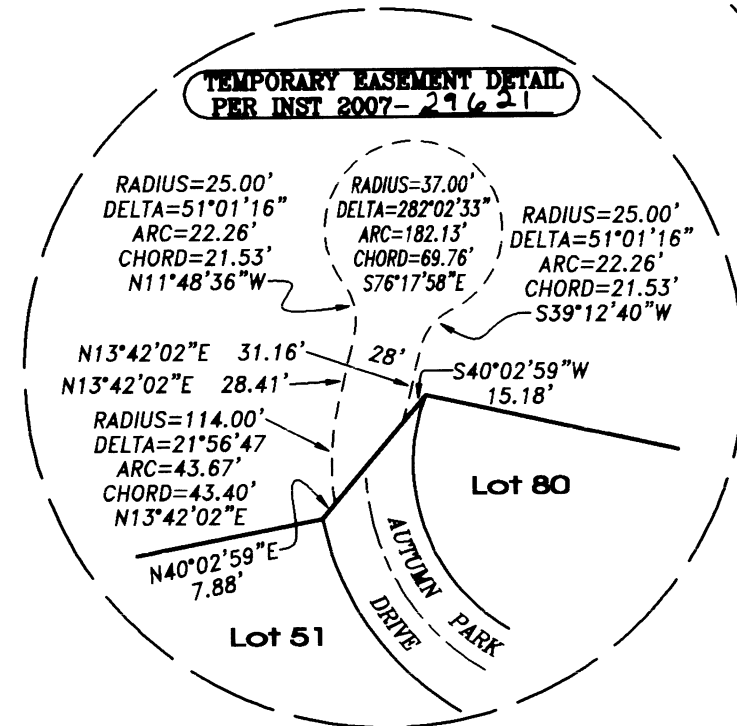
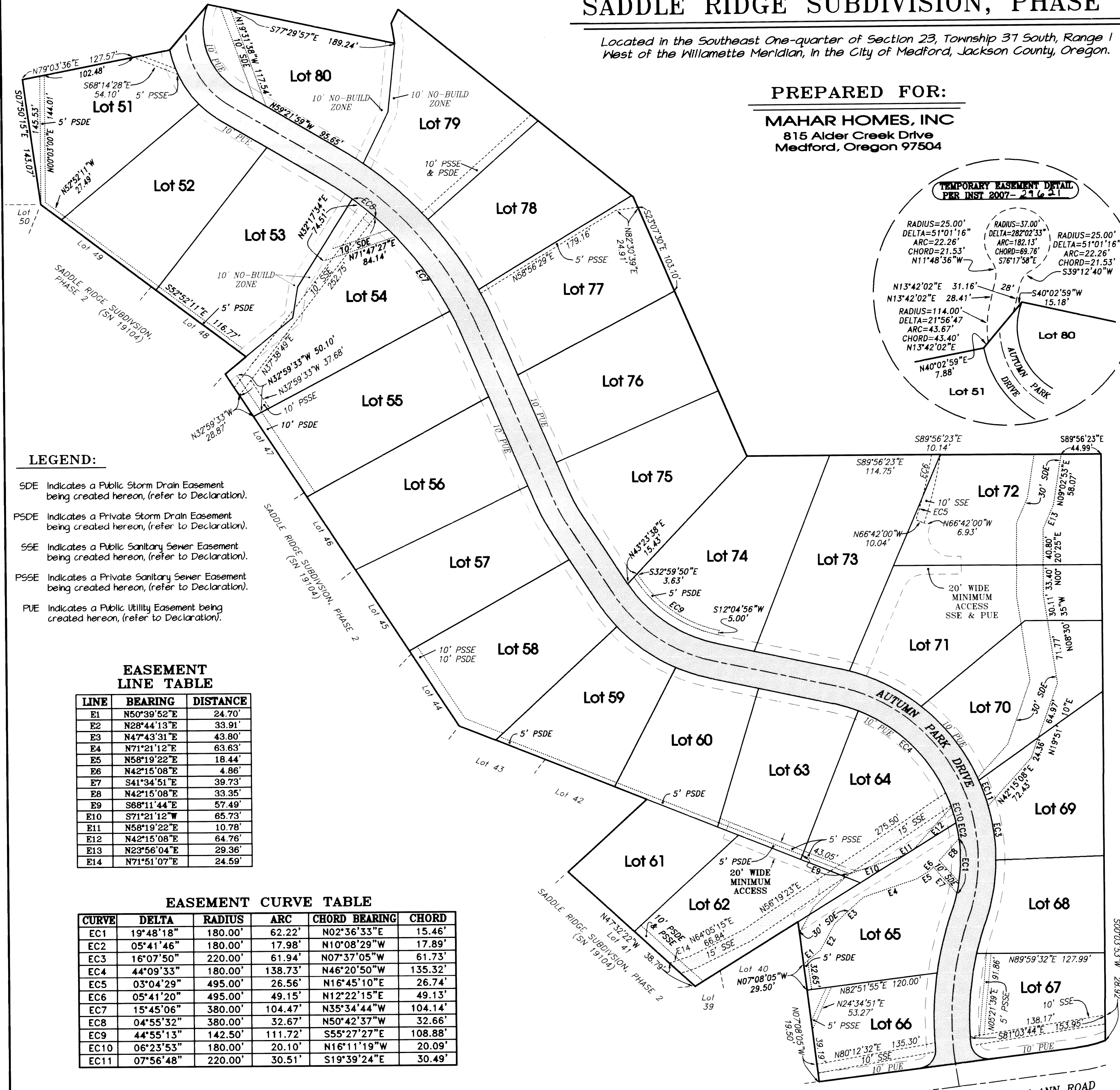
PROJECT NUMBER: 06019 PLOT DATE: June 11, 2007

SADDLE RIDGE SUBDIVISION, PHASE 3

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

**PRIVATE & PUBLIC SEWER &
 STORM DRAIN EASEMENTS;
 TEMPORARY TURN-AROUND
 EASEMENT**



LEGEND:

- SDE Indicates a Public Storm Drain Easement being created hereon, (refer to Declaration).
- PSDE Indicates a Private Storm Drain Easement being created hereon, (refer to Declaration).
- SSE Indicates a Public Sanitary Sewer Easement being created hereon, (refer to Declaration).
- PSSE Indicates a Private Sanitary Sewer Easement being created hereon, (refer to Declaration).
- PUE Indicates a Public Utility Easement being created hereon, (refer to Declaration).

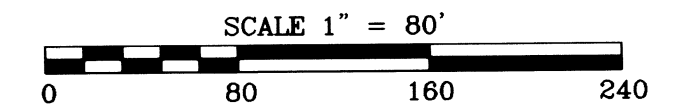
EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	N50°39'52"E	24.70'
E2	N28°44'13"E	33.91'
E3	N47°43'31"E	43.80'
E4	N71°21'12"E	63.63'
E5	N58°19'22"E	18.44'
E6	N42°15'08"E	4.86'
E7	S41°34'51"E	39.73'
E8	N42°15'08"E	33.35'
E9	S68°11'44"E	57.49'
E10	S71°21'12"W	65.73'
E11	N58°19'22"E	10.78'
E12	N42°15'08"E	64.76'
E13	N23°56'04"E	29.36'
E14	N71°51'07"E	24.59'

EASEMENT CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
EC1	19°48'18"	180.00'	62.22'	N02°36'33"E	15.46'
EC2	05°41'46"	180.00'	17.98'	N10°08'29"W	17.89'
EC3	16°07'50"	220.00'	61.94'	N07°37'05"W	61.73'
EC4	44°09'33"	180.00'	138.73'	N46°20'50"W	135.32'
EC5	03°04'29"	495.00'	26.56'	N16°45'10"E	26.74'
EC6	05°41'20"	495.00'	49.15'	N12°22'15"E	49.13'
EC7	15°45'06"	380.00'	104.47'	N35°34'44"W	104.14'
EC8	04°55'32"	380.00'	32.67'	N50°42'37"W	32.66'
EC9	44°55'13"	142.50'	111.72'	S55°27'27"E	108.88'
EC10	06°23'53"	180.00'	20.10'	N16°11'19"W	20.09'
EC11	07°56'48"	220.00'	30.51'	S19°39'24"E	30.49'

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



**** RECEIVED ****
 DATE 6-22-07 BY [Signature]
 This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Cacl E. Neathamer
 OREGON
 JULY 9, 2001
 CAEL E. NEATHAMER
 56545
 Renewal Date 12/31/08

BASIS OF BEARINGS:
 The east boundary of SADDLE RIDGE SUBDIVISION, PHASE 2, as recorded on March 14, 2006, in Volume 32 of Plats at Page 24 of the Records of Jackson County, Oregon, and filed as Survey Number 19104 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
 FAX (541) 732-1382
 PROJECT NUMBER: 06019 PLOT DATE: June 11, 2007
 Sheet 3 of 3 © CEN

SADDLE RIDGE SUBDIVISION, PHASE 3

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

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N08°44'26"W	27.72'
L2	N12°20'21"E	35.40'
L3	N30°21'53"E	40.88'
L4	N66°26'54"W	35.81'
L5	N59°14'40"W	40.93'
L6	N38°53'35"W	32.54'
L7	N54°22'09"W	32.11'
L8	N38°58'54"W	49.67'
L9	N65°01'33"W	43.60'
L10	N80°01'09"W	19.88'
L11	N80°01'09"W	61.82'
L12	N30°01'16"W	7.34'
L13	N15°55'16"W	23.79'
L14	N50°34'30"W	35.71'
L15	N23°17'00"W	23.62'
L16	N09°05'37"W	25.19'
L17	N10°07'25"E	13.27'
L18	S77°28'57"E	11.70'

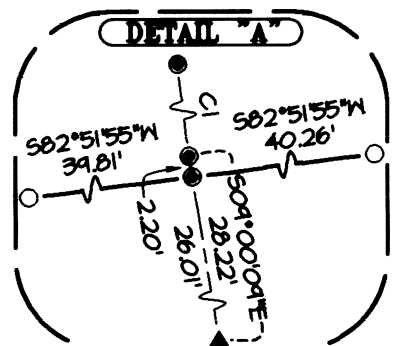
CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	26°54'48"	350.00'	164.91'	N05°51'40"E	163.39'
C2	47°16'38"	200.00'	339.56'	N29°16'45"W	300.22'
C3	44°55'13"	171.50'	139.16'	N55°21'27"W	135.62'
C4	04°52'20"	200.00'	34.46'	N28°03'40"W	34.42'
C5	36°14'24"	400.00'	253.01'	N41°14'45"W	248.82'
C6	58°44'30"	100.00'	102.52'	N29°54'44"W	98.09'
C7	87°50'08"	20.00'	30.66'	N38°56'51"E	27.14'
C8	92°43'25"	20.00'	32.37'	N50°46'23"W	28.95'
C9	13°18'42"	370.00'	85.96'	N01°41'08"E	85.77'
C10	17°32'51"	330.00'	101.07'	N04°21'45"E	100.67'
C11	11°01'05"	370.00'	71.15'	N13°51'02"E	71.04'
C12	06°13'23"	330.00'	35.84'	N16°14'53"E	35.82'
C13	18°54'44"	220.00'	72.62'	N09°54'12"E	72.24'
C14	32°20'56"	180.00'	101.63'	N03°11'06"E	100.28'
C15	24°04'38"	220.00'	92.45'	N11°35'29"W	91.77'
C16	55°26'14"	180.00'	174.16'	N40°42'29"W	167.45'
C17	27°45'37"	220.00'	106.59'	N37°30'37"W	105.55'
C18	23°42'51"	220.00'	91.05'	N63°14'51"E	90.41'
C19	04°29'27"	180.00'	29.82'	N73°10'20"W	29.78'
C20	02°48'47"	220.00'	10.80'	N76°30'40"W	10.80'
C21	11°27'56"	197.50'	39.52'	N72°11'06"W	39.46'
C22	44°55'13"	157.50'	123.48'	N55°21'27"W	120.34'
C23	23°42'05"	197.50'	81.70'	N54°36'05"W	81.12'
C24	04°45'12"	197.50'	33.62'	N37°52'26"W	33.58'
C25	04°52'20"	220.00'	37.91'	N28°03'40"W	37.86'
C26	04°52'20"	180.00'	31.01'	N28°03'40"W	30.98'
C27	04°34'40"	380.00'	30.36'	N25°24'51"W	30.35'
C28	05°25'25"	420.00'	39.76'	N25°50'13"W	39.74'
C29	25°28'13"	380.00'	168.93'	N40°26'17"W	167.54'
C30	13°20'52"	420.00'	97.84'	N35°13'21"W	97.62'
C31	13°11'14"	420.00'	96.67'	N48°29'24"W	96.45'
C32	04°16'58"	420.00'	31.40'	N57°13'30"W	31.39'
C33	06°11'36"	380.00'	41.07'	N56°16'12"W	41.05'
C34	15°07'16"	120.00'	31.67'	N51°48'21"W	31.58'
C35	33°29'40"	120.00'	70.15'	N27°29'53"W	69.16'
C36	80°51'48"	80.00'	112.91'	N18°56'05"W	103.77'
C37	12°25'01"	153.05'	33.17'	S76°39'25"W	33.10'
C38	04°28'38"	179.05'	29.62'	N78°07'36"E	29.58'
C39	53°28'53"	25.00'	23.34'	S85°03'49"W	22.50'
C40	126°31'07"	20.00'	44.16'	S04°56'11"E	35.72'
C41	66°45'37"	25.00'	29.13'	N56°40'48"E	27.51'
C42	113°14'23"	25.00'	49.41'	N33°19'12"W	41.75'

FD. BRASS CAP SECTION CORNER TO SECTIONS 14, 13, 23 & 24 PER JACKSON COUNTY RE-ESTAB NOTES

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 03B caliber shell casing, lead, tack and brass washer marked "C. NEATHAMER LS 56545".
- Indicates a found 3" diameter brass disk marking the corner common to Sections 23, 24, 25, and 26, per Jackson County Re-estab notes.
- ▲ Indicates a found 5/8 inch iron pin with an aluminum cap marked "C/L MON. LS 56545" per SN 19104.
- Indicates a found 5/8 inch iron pin with plastic cap marked "C. NEATHAMER LS 56545" per SN 19104, or as noted hereon.
- Indicates a computed position.
- () Indicates record information as per SN 19104.
- 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).
- SSE Indicates a Public Sanitary Sewer Easement being created hereon, (refer to Declaration).
- PPE Indicates a Public Pedestrian Easement being created hereon (refer to Declaration).
- MIN-ACC Indicates a Minimum Access Easement being created hereon (refer to Declaration).
- SE Indicates a Slope Easement being created hereon (refer to Declaration).
- A Indicator to refer to DETAIL "A".
- FNC 1.8' Indicates the distance and which side from the boundary line that the centerline of fence line is located.
- Indicates the centerline of an existing fence.



BASIS OF BEARINGS:
The east boundary of SADDLE RIDGE SUBDIVISION, PHASE 2, as recorded on March 14, 2006, in Volume 32 of Plats at Page 24 of the Records of Jackson County, Oregon, and filed as Survey Number 19104 in the office of the Jackson County Surveyor, and as depicted hereon.

SEE SHEET 3 FOR PRIVATE & PUBLIC SEWER & STORM DRAIN EASEMENTS & TEMPORARY TURN-AROUND EASEMENT

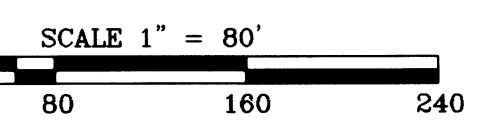
RECEIVED
DATE 6-22-07 BY [Signature]
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 9, 2001
CAEL E. NEATHAMER
56545

Renewal Date 12/31/08



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3132 St, Suite 110
P.O. Box 1584
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PROJECT NUMBER: 06019 PLOT DATE: June 11, 2007