

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that MAHAR BROTHERS HOLDINGS, LLC, an Oregon limited liability company, DRM CONSTRUCTION, LLC, an Oregon limited liability company, and SIDRB, LLC, an Oregon limited liability company, each to an undivided 1/3 interest, hereinafter referred to as DECLARANTS, are the owners in fee simple of the lands as described in the "Surveyor's Certificate" herewith. Declarants have caused this tract of land to be surveyed and platted into lots, street rights-of-way and easements, as depicted hereon, and hereby designates this subdivision as EASTGATE ESTATES PUD, PHASE 1. Declarants hereby dedicate to the City of Medford, for street right-of-way purposes, Creek View Drive, Creek Mont Drive and Banyan Lane, as depicted hereon. Declarants hereby dedicate, for public use, those areas portrayed hereon as Public Utility Easements, Slope Easements, Irrigation Easement and Tract "A" for Greenway, Storm Water Detention and Treatment, as depicted hereon. Further, Declarants convey in fee simple, to the City of Medford, those areas portrayed and designated hereon as 1-foot Street Plugs. By the approval of this plat, the City of Medford declares that upon dedication of the extension of the affected streets, it thereby dedicates the street plugs for public street purposes. Declarant hereby creates those Private Storm Drain Easements, under, over, across and through, Lots 2, 3, 7, 8 and 9, for the use and benefit of said lots and under, over across and through Lot 10, for the use and benefit of Lot 10 and future development of Phase 2 of Eastgate Estates PUD, all as depicted hereon. EASTGATE ESTATES PUD, PHASE 1, is subject to the CONDITIONS, COVENANTS AND RESTRICTIONS as set forth in Instrument Number 2013-39307, of the Official Records of Jackson County, Oregon.

IN WITNESS WHEREOF, signed this 28 day of October, 2013.

LOUIS F. MAHAR, II, Member MAHAR BROTHERS HOLDINGS, LLC

STATE OF OREGON } ss County of Jackson }

Signed or attested before me on October 28, 2013 by LOUIS F. MAHAR, II.

Notary Public-Oregon



IN WITNESS WHEREOF, signed this 29 day of October, 2013.

DAN MAHAR, Member DRM CONSTRUCTION, LLC

STATE OF OREGON } ss County of Jackson }

Signed or attested before me on October 29, 2013 by DAN MAHAR.

Notary Public-Oregon



IN WITNESS WHEREOF, signed this 29 day of October, 2013.

STEVEN DECARLOW, Member SIDRB, LLC

STATE OF OREGON } ss County of Jackson }

Signed or attested before me on October 29, 2013 by STEVEN DECARLOW.

Notary Public-Oregon



NOTES

EASTGATE ESTATES PUD, PHASE 1 is a subdivision of Tract 1 of Instrument Number 2007-03384 of the Official Records of Jackson County Oregon, and as depicted on the Property Line Adjustment Map of Survey, filed as Survey Number 19489 in the office of the Jackson County Surveyor.

EASTGATE ESTATES PUD, PHASE 1 is subject to the following matters of record as contained in the title report supplied for this subdivision:

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of the Talent Irrigation District.

Any adverse claim based upon the assertion that some portion of said land has been removed from or brought within the boundaries thereof by an avulsive movement of Larson Creek or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.

Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Larson Creek

An easement created by instrument, in favor of the City of Medford, Oregon, a municipal corporation, including the terms and provisions thereof, recorded February 9, 2009, as Document Number 2004-037551, Official Records of Jackson County, Oregon, for vehicular turn-around. Easement terminates upon the recording of this Plat.

An easement created by instrument, in favor of City of Medford, Oregon, by its Board of Water Commissioners, including the terms and provisions thereof, recorded August 30, 2004, as Document No. 2004-050751, Official Records of Jackson County, Oregon, for the installation and maintenance of water mains and facilities. Easement terminates upon the recording of this Plat.

Limitations on the right of access to public streets due to the fact that 1 foot street plugs were granted to the City of Medford on the plat for Stonegate Estates, Phase 1.

EASTGATE ESTATES PUD, PHASE 1

Located within Donation Land Claim Number 57 in the Northwest One-quarter and the Southwest One-quarter of Section 34, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

MAHAR BROTHERS HOLDINGS, LLC DRM CONSTRUCTION, LLC. SIDRB, LLC. P. O. Box 4428 Medford Oregon, 97501

SURVEYOR'S CERTIFICATE

I, Robert V. 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 depicted hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

All that real property described as Tract 1 in Document Number 2007-003384 of the Official Records of Jackson County, Oregon, located in a portion of Donation Land Claim Number 57 (DLC 57) in the Northwest and Southwest One-quarters of Section 34, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, more particularly described as follows:

Commencing at the southeast corner of said DLC 57; thence along the south line of said DLC 57, North 89°50'24" West, 1,213.15 feet; thence North 00°14'08" East, 1,275.06 feet to a 5/8 inch diameter iron pin, the Initial Point and the True Point of Beginning; thence North 89°51'07" West, 189.12 feet to a 5/8 inch diameter iron pin; thence South 62°27'34" West, 27.73 feet to a 5/8 inch diameter iron pin; thence South 37°36'30" West, 84.75 feet to a 5/8 inch diameter iron pin; thence South 79°20'07" West, 108.28 feet to a 5/8 inch diameter iron pin; thence North 74°08'48" West, 193.29 feet to the east line of that certain tract of land described in Volume 375, Page 252 of the Deed Records of Jackson County, Oregon; thence along said east line, South 00°14'48" West, 36.07 feet; thence along the easterly boundary of Stonegate Estates, Phase 1, as recorded in Volume 31 of Plats at Page 69 of Records of Jackson County, Oregon and filed as Survey Number 18980 in the Office of the Jackson County Surveyor: North 68°23'46" West, 121.38 feet; North 27°10'46" West, 152.92 feet; North 87°04'10" West, 67.53 feet; North 00°15'08" East, 40.21 feet; South 89°44'37" West, 12.88 feet; South 82°05'14" West, 10.40 feet; North 18°18'51" East, 116.48 feet; North 07°58'54" West, 72.50 feet; North 00°17'36" West 235.15 feet; North 89°44'55" East, 250.58 feet; North 00°14'48" East, 426.39 feet; thence leaving said easterly boundary, North 89°44'11" East, 557.39 feet to the east line of that certain tract of land described in Document Number 68-06191 of the Official Records of Jackson County, Oregon; thence along last said east line, South 00°14'08" West, 1,037.60 feet to the Point of Beginning.

Robert V. Neathamer, PLS Surveyor

RELEASE

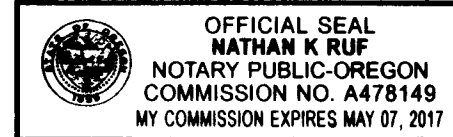
Louis F. Mahar, as Grantee and Beneficiary under that certain Trust Deed recorded August 21, 2012, as Instrument Number 2012-028099, Official Records of Jackson County, Oregon, does hereby consent to release from lien of said Trust Deed all property shown hereon as dedicated to public use.

STATE OF OREGON } ss County of Jackson }

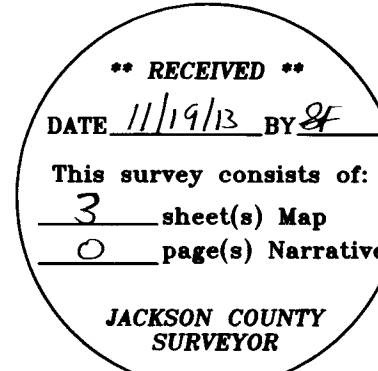
Signed or attested before me on November 19, 2013 by LOUIS F. MAHAR.

Notary Public-Oregon

LOUIS F. MAHAR



I hereby certify that this is an exact copy of the original. Robert V. Neathamer, PLS 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, Planning File Numbers: PUD-12-007, LDS-12-008 and E-12-009.

PROCEDURE: Utilizing Trimble 56 robotic instrument, Trimble 5700 GPS Equipment and Trimble Data Collectors with Trimble Survey Controller Software, all found monuments were tied via closed traverses or by redundant ties. Records utilized: Volume 375, Page 252 of the Deed Records of Jackson County, Oregon, Instruments Numbered 68-06191 and 2007-003384, 2012-028098, 2013-021721 and 2013-022701, all of the Official Records of Jackson County, Oregon, Stonegate Estates, Phase 1, recorded in Volume 31 of Plats at Page 69, of Records of Jackson County, Oregon, filed as Survey Number 18980, and Filed Survey Number 19489, both Surveys filed in the office of the Jackson County Surveyor.

Based on said records, plat and filed surveys, computed the exterior boundary, interior lot corners and centerline of the plat depicted hereon. Exterior boundary angle points and the beginning and end of curves, as depicted hereon, were established during the month of July, 2013.

APPROVALS:

CITY OF MEDFORD PLANNING FILE NUMBERS: PUD-12-007, LDS-12-008 and E-12-009

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.

James E. Huber Planning Director 11/18/13 Date
Examined and approved this 16th day of November 2013. Lauren J. Beskow City Engineer A.R. City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095

have been paid as of NOV. 18, 2013. [Signatures] Tax Collector Deputy

Examined and approved as required by O.R.S. 92.100 this 18th day of NOVEMBER, 2013.

Joshua Gibson Assessor William Johnson Deputy

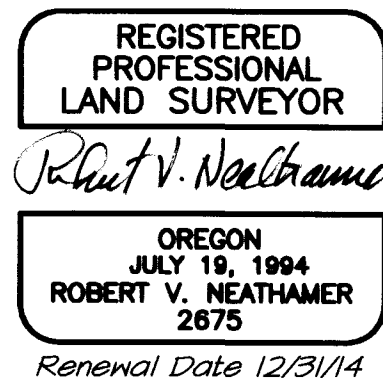
SHEET INDEX table with 3 rows: SHEET 1: THIS SHEET, SHEET 2: EXTERIOR BOUNDARIES, DETAILS & LEGEND, SHEET 3: PLAT PAGE

RECORDING

FILED FOR RECORD THIS THE 19th DAY OF November, 2013 AT 1:31 O'CLOCK P.M. AND RECORDED IN VOLUME 39 OF PLATS AT PAGE 14 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker County Clerk Bruce S. Morgan Deputy

APPROVED FOR RECORDING: [Signature] County Commissioner/Administrator 11/19/13 Date



PREPARED BY: Neathamer Surveying, Inc. 3126 State St, Suite 203 P.O. Box 1584 Medford, Oregon 97501 Phone (541) 732-2869 FAX (541) 732-1382

PLOT DATE: October 28, 2013 PROJECT NUMBER: 05015-A

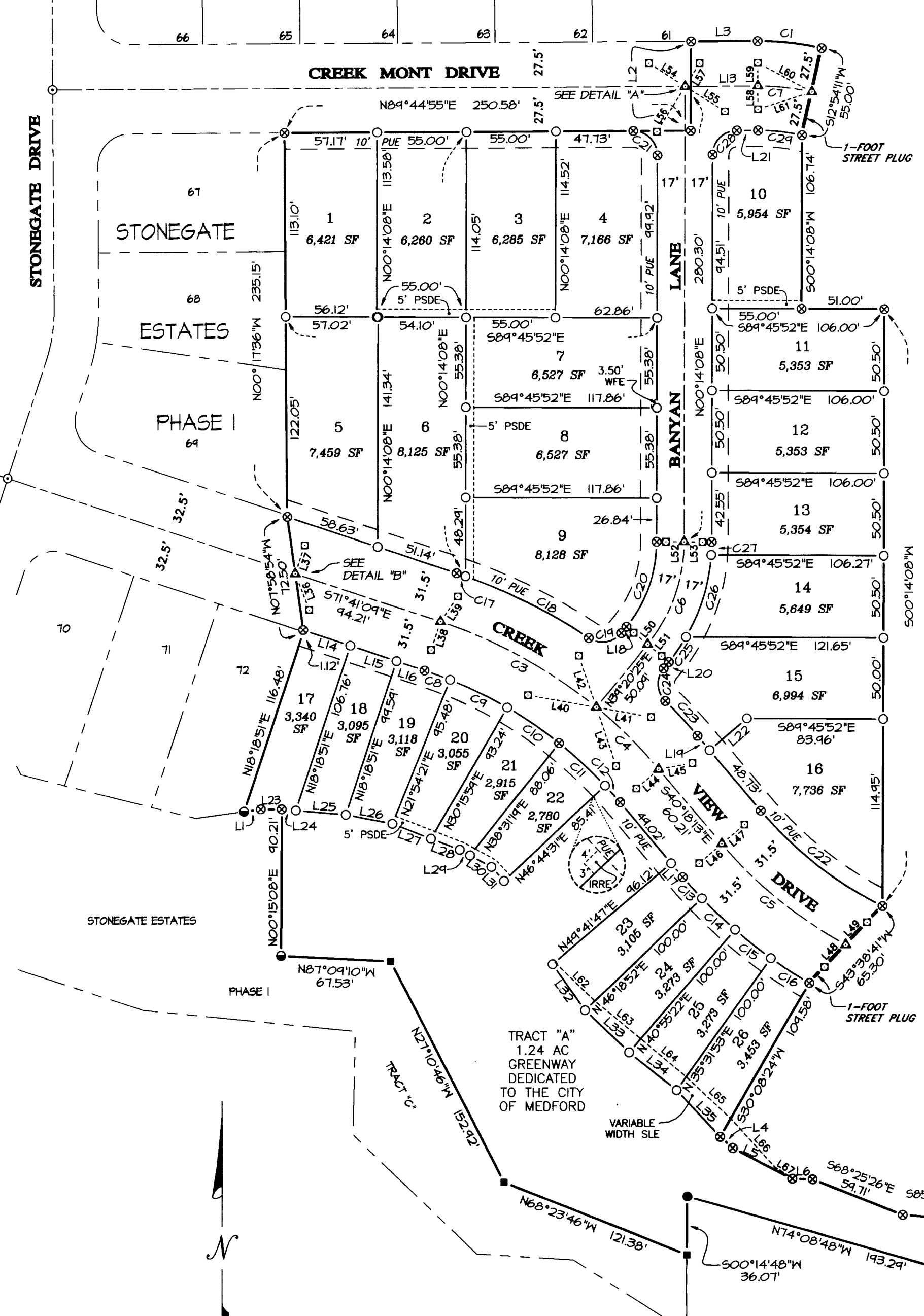
EASTGATE ESTATES PUD, PHASE 1

Located within Donation Land Claim Number 57 in the Northwest One-quarter and the Southwest One-quarter of Section 34, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

MAHAR BROTHERS HOLDINGS, LLC
 DRM CONSTRUCTION, LLC
 SIDRB, LLC
 P. O. Box 4428
 Medford Oregon, 97501

I hereby certify that this is an exact copy of the original.
Robert V. Neathamer, PLS
 Surveyor



LINE TABLE

LINE	BEARING	DISTANCE
L1	S82°05'14"W	10.40'
L2	N00°14'48"E	55.00'
L3	N89°44'55"E	40.99'
L4	S48°44'29"E	10.44'
L5	S62°47'10"E	41.19'
L6	S88°14'33"E	12.57'
L7	N73°45'27"E	15.13'
L8	S75°05'58"E	26.28'
L9	S66°42'50"E	18.39'
L10	N81°54'29"E	24.15'
L11	N30°13'53"E	10.89'
L12	N38°07'10"E	31.22'
L13	N89°44'55"E	44.77'
L14	S71°41'09"E	30.44'
L15	S71°41'09"E	30.00'
L16	S71°41'09"E	18.15'
L17	S40°18'13"E	11.19'
L18	N39°20'25"E	5.08'
L19	S40°18'13"E	11.48'
L20	N39°20'25"E	5.08'
L21	N89°44'55"E	13.13'
L22	N49°41'47"E	30.09'
L23	S89°44'37"W	12.88'
L24	S85°07'13"E	8.70'
L25	S85°07'14"E	30.84'
L26	S79°05'53"E	24.23'
L27	S68°57'26"E	25.48'
L28	S68°57'26"E	18.96'
L29	S61°44'50"E	7.20'
L30	S61°44'50"E	14.91'
L31	S42°03'35"E	11.67'
L32	S35°03'28"E	34.87'
L33	S46°22'53"E	37.53'
L34	S51°46'22"E	37.53'
L35	S43°01'05"E	39.17'

LINE	BEARING	DISTANCE
L36	N21°05'23"W	23.84'
L37	S18°18'30"W	18.32'
L38	N18°18'51"E	18.29'
L39	S34°04'40"W	18.93'
L40	S79°49'10"E	42.75'
L41	N79°49'10"W	34.42'
L42	S18°39'40"E	33.59'
L43	N18°39'40"W	38.04'
L44	N49°41'47"E	18.27'
L45	S79°34'58"W	21.10'
L46	N49°41'47"E	18.28'
L47	S49°41'47"W	18.28'
L48	N43°38'41"E	18.83'
L49	S43°38'41"W	18.99'
L50	S50°39'35"E	16.25'
L51	N50°39'35"W	11.25'
L52	S89°45'52"E	16.28'
L53	N89°45'52"W	11.26'
L54	S57°39'07"E	26.63'
L55	N57°39'07"W	28.93'
L56	N31°54'17"E	33.04'
L57	S31°54'17"W	16.76'
L58	N00°15'05"W	14.33'
L59	S00°15'05"E	14.26'
L60	S61°41'08"E	37.83'
L61	N72°12'00"E	34.85'
L62	S45°41'47"E	34.39'
L63	S50°35'46"E	36.72'
L64	S50°25'40"E	36.55'
L65	S46°48'35"E	37.51'
L66	S42°30'05"E	40.31'
L67	S57°14'00"E	13.40'
L68	N84°03'42"E	14.80'
L69	N61°51'11"E	17.27'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	13°09'16"	173.50'	39.83'	S83°40'27"E	39.75'
C2	90°05'14"	15.00'	23.58'	S44°48'30"E	21.23'
C3	21°01'34"	300.00'	110.09'	S61°10'22"E	109.48'
C4	10°21'23"	300.00'	54.23'	S45°28'54"E	54.15'
C5	21°10'58"	267.50'	98.90'	S50°53'42"E	98.33'
C6	39°06'17"	100.00'	68.25'	N19°47'16"E	66.93'
C7	13°09'16"	146.00'	33.52'	S83°40'27"E	33.45'
C8	03°35'30"	268.50'	16.83'	S69°53'24"E	16.83'
C9	08°21'38"	268.50'	39.18'	S63°54'50"E	39.14'
C10	08°15'20"	268.50'	38.69'	S55°36'21"E	38.65'
C11	08°13'12"	268.50'	38.52'	S47°22'05"E	38.49'
C12	02°57'17"	268.50'	13.85'	S41°46'51"E	13.84'
C13	03°22'55"	299.00'	17.65'	S41°54'41"E	17.65'
C14	05°23'29"	299.00'	28.14'	S46°22'53"E	28.13'
C15	05°23'29"	299.00'	28.14'	S51°46'22"E	28.13'
C16	05°23'29"	299.00'	28.14'	S57°04'52"E	28.13'
C17	01°00'02"	331.50'	5.79'	S71°11'08"E	5.79'
C18	14°43'35"	331.50'	85.20'	S63°19'19"E	84.97'
C19	84°42'04"	15.00'	22.17'	N81°41'27"E	20.21'
C20	39°06'17"	83.00'	56.65'	N19°47'16"E	55.55'
C21	90°29'13"	15.00'	23.69'	N45°00'29"W	21.30'
C22	23°15'41"	236.00'	95.81'	N51°56'03"W	95.16'
C23	05°03'26"	331.50'	29.26'	N42°49'56"W	29.25'
C24	84°42'04"	15.00'	22.17'	N03°00'37"W	20.21'
C25	09°07'58"	117.00'	18.65'	N34°46'26"E	18.63'
C26	26°04'37"	117.00'	53.25'	N17°10'08"E	52.79'
C27	03°53'42"	117.00'	7.95'	N02°10'59"E	7.95'
C28	89°30'47"	15.00'	23.43'	N44°54'31"E	21.12'
C29	13°09'16"	118.50'	27.21'	S83°40'27"E	27.15'

NOTES:

There is an existing irrigation box (housing shut-off valves and backflow devices) near the northeast corner of Lot 22 being located within the Irrigation Easement being dedicated hereon.

(SEE SHEET 2 FOR DETAILS & LEGEND)

**** RECEIVED ****
 DATE 11/19/13 BY SF
 This survey consists of:
 3 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert V. Neathamer
OREGON
 JULY 19, 1994
ROBERT V. NEATHAMER
 2675
 Renewal Date 12/31/14

BASIS OF BEARINGS:

Established per Survey Number 19489, as filed in the office of the Jackson County Surveyor. Applied basis as depicted hereon.

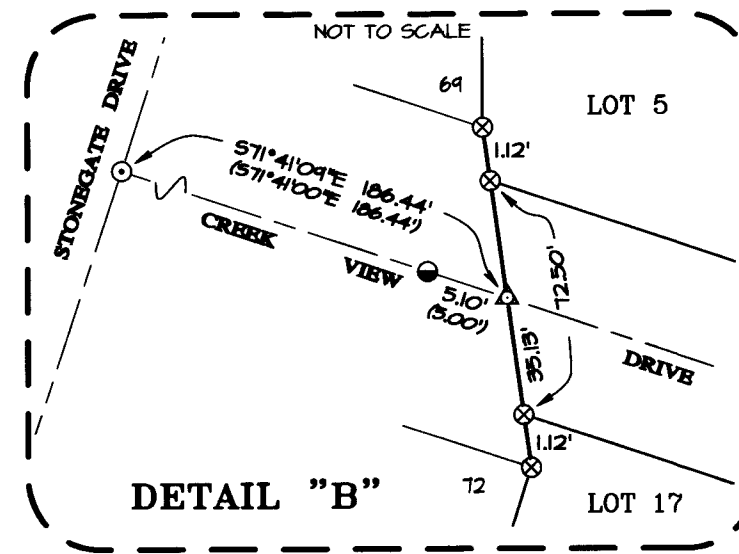
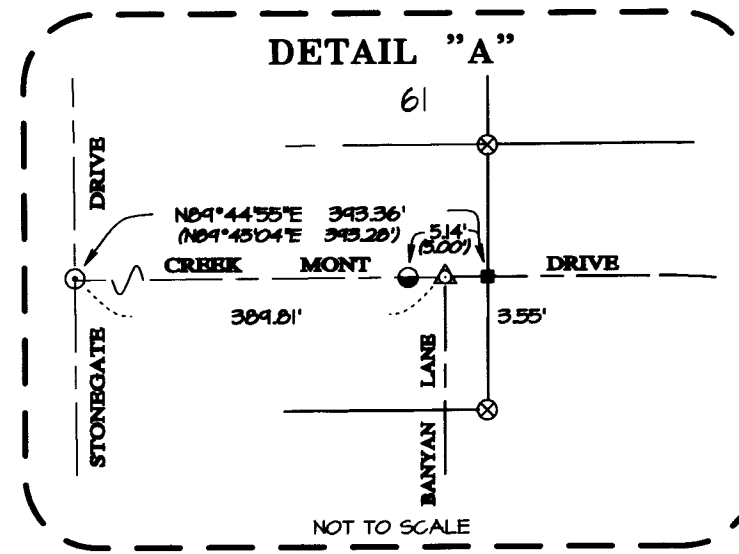
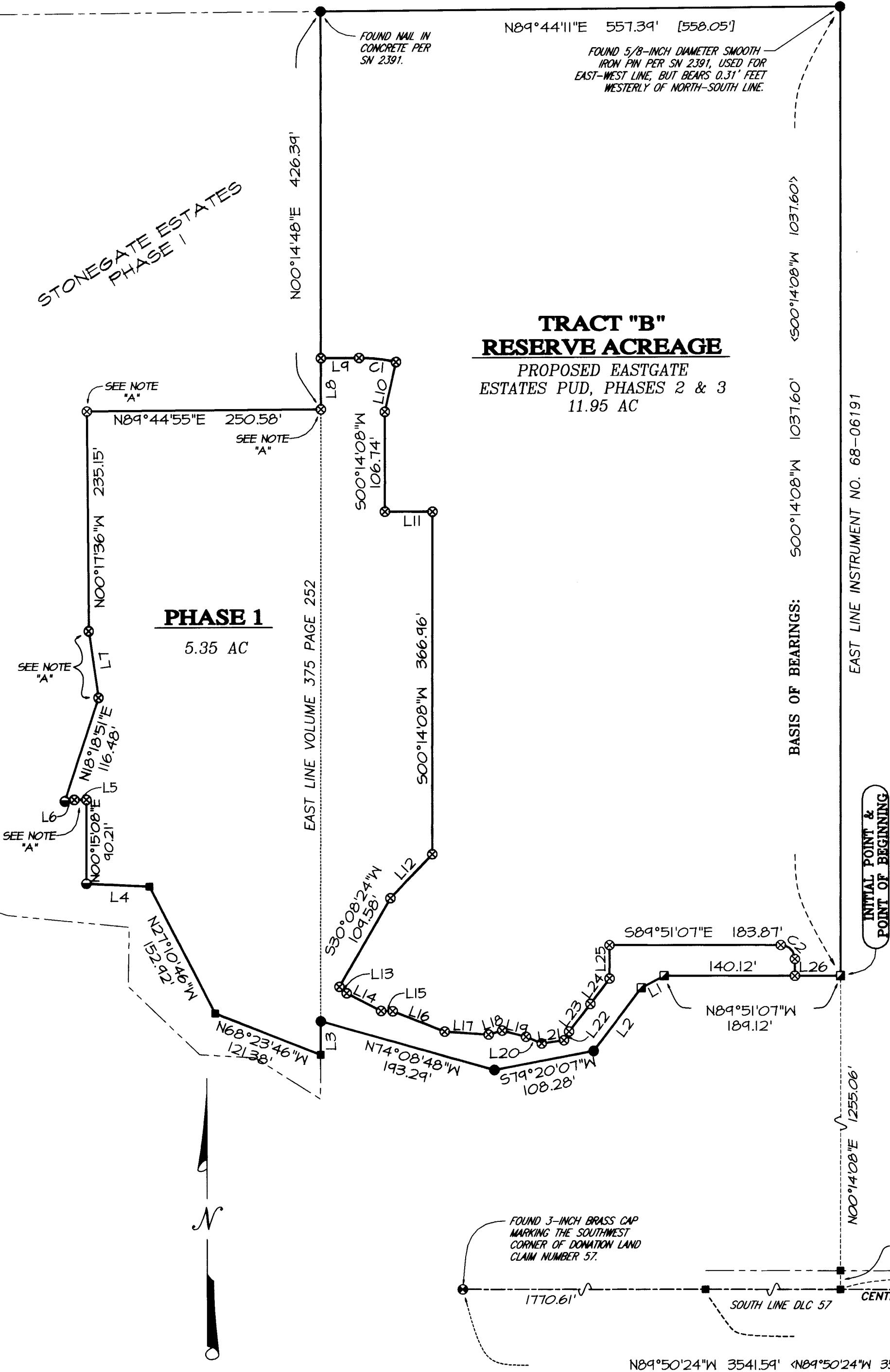
PREPARED BY: Neathamer Surveying, Inc.
 3126 State St, Suite 203
 P.O. Box 1584
 Medford, Oregon 97501
 Phone (541) 732-2869
 FAX (541) 732-1382

PLOT DATE: October 28, 2013 **PROJECT NUMBER:** 05015-A

STONEGATE ESTATES
PHASE 1

**TRACT "B"
RESERVE ACREAGE**
PROPOSED EASTGATE
ESTATES PUD, PHASES 2 & 3
11.95 AC

PHASE 1
5.35 AC



NOTE "A":
Monument found per SN 19489 was destroyed during construction for this project.

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S62°27'34"W	27.73'	L14	S62°47'10"E	41.19'
L2	S37°36'30"W	84.75'	L15	S88°19'33"E	12.57'
L3	S00°14'48"W	36.07'	L16	S68°25'26"E	54.71'
L4	N87°09'10"W	67.53'	L17	S85°52'50"E	47.21'
L5	S89°44'37"W	12.88'	L18	N73°45'27"E	15.13'
L6	S82°05'14"W	10.40'	L19	S75°05'58"E	26.28'
L7	N07°58'54"W	72.50'	L20	S66°42'50"E	18.39'
L8	N00°14'48"E	55.00'	L21	N81°54'29"E	24.15'
L9	N89°44'55"E	40.99'	L22	N30°13'53"E	10.89'
L10	S12°54'11"W	55.00'	L23	N38°07'10"E	37.22'
L11	S89°45'52"E	51.00'	L24	N37°36'30"E	34.18'
L12	S43°38'41"W	65.30'	L25	N00°08'53"E	35.89'
L13	S48°44'29"E	10.49'	L26	S00°14'08"W	18.07'

CURVE TABLE

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Located within Donation Land Claim Number 57 in the Northwest One-quarter and the Southwest One-quarter of Section 34, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

MAHAR BROTHERS HOLDINGS, LLC
DRM CONSTRUCTION, LLC
SIDRB, LLC
P. O. Box 4428
Medford Oregon, 97501

LEGEND:

- Indicates a set 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- △ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an aluminum cap marked "NEATHAMER SURVEYING".
- Indicates a set 038 shell casing in concrete with a tack and brass washer marked "NEATHAMER SURVEYING".
- Indicates a found 5/8-inch diameter smooth iron pin, per SN 2391, unless otherwise noted hereon.
- Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "HOFFBUHR AND ASSOC., INC." per SN 18980.
- Indicates a found aluminum cap marked "HOFFBUHR & ASSOC. INC." per SN 18980.
- Indicates a found 5/8-inch diameter iron pin with an orange plastic cap marked "NEATHAMER SURVEYING" per SN 19489.
- Indicates a found brass cap as indicated hereon.
- Indicates a computed position, nothing found or set.
- [] Indicates record information per SN 2391.
- () Indicates record information per SN 18980.
- < > Indicates record information per SN 19489.
- SF Indicates the number of square feet within a closed area.
- IRRE Indicates an Irrigation Easement, being created hereon.
- PSDE Indicates a Private Storm Drain Easement, being created hereon.
- PUE Indicates a Public Utility Easement, being created hereon.
- SLE Indicates a Slope Easement being created hereon.
- WFE Indicates a Water Facilities Easement per Instrument Number 2013-024756, of the Official Records of Jackson County, Oregon.

**** RECEIVED ****
DATE 11/19/13 BY SF
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert V. Neathamer
OREGON
JULY 18, 1984
ROBERT V. NEATHAMER
2675
Renewal Date 12/31/14

BASIS OF BEARINGS:

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P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: October 28, 2013 **PROJECT NUMBER:** 05015-A

Sheet 2 of 3 © NR

I hereby certify that this is an exact copy of the original.
Robert V. Neathamer, PLS
Surveyor