

SUMMERFIELD AT SOUTH EAST PARK, PHASE 6 AND PHASE 12B

Located within Donation Land Claim Number 58 and In the Southwest One-Quarter and Southeast One-quarter of Section 27, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENT, that MAHAR HOMES, INC., an Oregon corporation, hereinafter referred to as DECLARANT, is the owner in fee simple of the lands as described in the "Surveyor's Certificate" herewith. Declarant has caused these tracts of land to be surveyed and platted into lots, street rights-of-way and easements, as depicted hereon, and does hereby designate this subdivision as SUMMERFIELD AT SOUTH EAST PARK, PHASE 6 AND PHASE 12B. Declarant hereby dedicates to the City of Medford, Canterwood Drive, Sunleaf Avenue and Windsong Way for right-of-way purposes, and those areas designated as a 1.00-foot Wide Non-Access Strip, all as depicted hereon. By the approval of this plat, the City of Medford declares that upon dedication of the extension of the affected streets, that said Non-Access Strips shall be dedicated for public street purposes. Declarant hereby dedicates, for public use, those areas portrayed hereon as Public Utility Easements, as depicted hereon. Declarant hereby creates those Private Storm Drain Easements, being over, through and across Lots 20B through 211, 217, 218, 381 and 382, for the use and benefit of Lots 20B through 210, 217, 218 and 381.

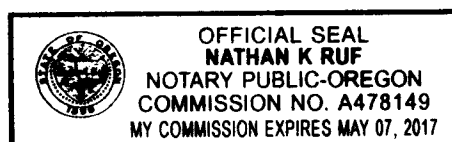
Randall D. Jones
RANDALL D. JONES
SECRETARY, MAHAR HOMES, INC.

STATE OF OREGON

County of Jackson

Signed or attested before me on JANUARY 7, 2014, by RANDALL D. JONES.

Nathan K Ruf
NOTARY PUBLIC-OREGON



Louis F. Mahar, as Grantee and Beneficiary under those certain Trust Deeds per Instruments Numbered 2012-028105, 2012-028108 and 2012-042034 of the Official Records of Jackson County, Oregon, does hereby consent to release from lien of said Trust Deed all property described and/or depicted hereon as being dedicated for public use.

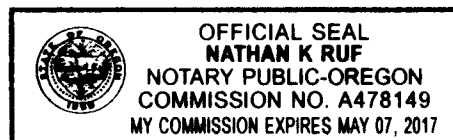
Louis F. Mahar
LOUIS F. MAHAR
GRANTEE AND BENEFICIARY

STATE OF OREGON

County of Jackson

Signed or attested before me on JANUARY 7, 2014, by LOUIS F. MAHAR.

Nathan K Ruf
NOTARY PUBLIC-OREGON



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 (Phase 6: File No. LDS-12-050; and, Phase 12B: LDS-12-031).

PROCEDURE: Utilizing a Trimble S6 robotic instrument, Trimble 5700 GPS Equipment and Trimble Data Collectors with Trimble Survey Controller Software, all found monuments are tied via closed traverses or by redundant ties. Records utilized: Instrument Number 2013-041637 of the Official Records of Jackson County, Oregon; Summerfield At South East Park, Phase 1, recorded December 11, 2002, in Volume 28 of Plats at Page 64 of the Records of Jackson County, Oregon (also filed as Survey Number 17588 in the office of the Jackson County Surveyor); Summerfield At South East Park, Phase 5, recorded February 28, 2007, in Volume 33 of Plats at Page 13 of the Records of Jackson County, Oregon (also filed as Survey Number 19538 in the office of the Jackson County Surveyor); Summerfield At South East Park, Phases 12A and 13, recorded June 18, 2013, in Volume 39 of Plats at Page 4 of the Records of Jackson County, Oregon (also filed as Survey Number 21284 in the office of the Jackson County Surveyor); Summerfield At South East Park, Phase 11A, recorded September 26, 2013, in Volume 39 of Plats at Page 10 of the Records of Jackson County, Oregon (also filed as Survey Number 21337 in the office of the Jackson County Surveyor); and, Survey Number 21390, as filed in the office of the Jackson County Surveyor.

Utilizing said robotic and GPS equipment, tied the monuments marking the centerline of Calle Vista Drive per said Phases 1 and 5 (Surveys Numbered 17588 and 19538 respectively), to establish the Basis of Bearings hereon.

From which, found and tied controlling corners of said Phase 5, and utilized control, found and set monuments established during Phases 11A, 12A and 13 and Survey Number 21390, to establish the exterior boundaries of Phases 6 and 12B hereon. From which, computed the streets and interior lot corners, as depicted.

Monuments, as depicted hereon, were established from May 2 through May 23, and December 17, 2013.

Jackson County Assessor's Map: 37 IN 27, Tax Lot 1004; 21CA, Tax Lots 200 & 201; 21DB, Tax Lot 200

PREPARED FOR:

MAHAR HOMES, INC
815 Alder Creek Drive
Medford, Oregon 97504

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 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:

Tract 4 as described in Instrument Number 2013-041637 of the Official Records of Jackson County, Oregon, more particularly described as follows:

All that real property, being portions of TRACT B, SUMMERFIELD AT SOUTH EAST PARK, PHASES 12A AND 13, recorded June 18, 2013, in Volume 39 of Plats at Page 4 of the Records of Jackson County, Oregon, and filed as Survey Number 21284 in the office of the Jackson County Surveyor, and TRACT A, SUMMERFIELD AT SOUTH EAST PARK, PHASE 11A, recorded September 26, 2013, in Volume 39 of Plats at Page 10 of the Records of Jackson County, Oregon, and filed as Survey Number 21337 in the office of the Jackson County Surveyor, being located within the Donation Land Claim Number 58, in the Southwest One-Quarter and Southeast One-quarter of Section 27, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, as now surveyed and more particularly described as follows:

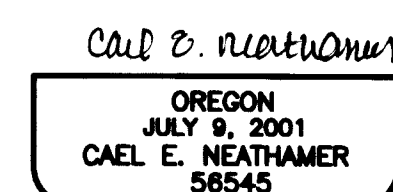
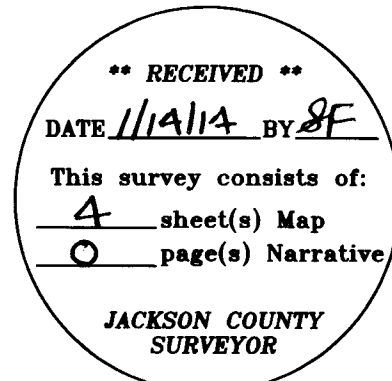
Beginning at the southwest corner of Lot 197, SUMMERFIELD AT SOUTH EAST PARK, PHASE 5, as recorded February 28, 2007, in Volume 33 of Plats at Page 13 of the Records of Jackson County, Oregon, and filed as Survey Number 19538 in the office of the Jackson County Surveyor; thence along the southerly boundary of said Phase 5, the following courses and distances: thence South 87°02'14" East, 130.17 feet to the southeast corner of Lot 198, being a point on the westerly right-of-way of Canterwood Drive, a public street; thence South 00°00'00" East, along said right-of-way, 2.77 feet; thence North 90°00'00" East, along the southerly boundary of Phase 5 and the northerly boundary of said Instrument Number 95-017501, 677.54 feet to an angle point of said instrument, being common with the westerly boundary of Instrument Number 2004-041947 of the Official Records of Jackson County, Oregon; thence continuing North 90°00'00" East and along the southerly right-of-way of Windsong Way, a public street, per said Phase 5, 19.00 feet to the southeast corner of said Phase 5; thence North 00°00'00" East, along the easterly right-of-way of Windsong Way, 100.09 feet to the southwest corner of SUMMERFIELD AT SOUTH EAST PARK, PHASE 11A, as recorded September 26, 2013, in Volume 39 of Plats at Page 10 of the Records of Jackson County, Oregon, and filed as Survey Number 21337 in the office of the Jackson County Surveyor; thence continuing along Windsong Way right-of-way, North 90°00'00" East, 15.50 feet to the beginning of a curve concave to the southeast, having a radius of 20.00 feet and a central angle of 90°00'00" (the long chord of which bears North 45°00'00" East, 28.28 feet); thence along the arc of said curve, 31.42 feet to a point on the southerly right-of-way of Windsong Way and the southerly boundary of said Phase 11A; thence North 90°00'00" East, along said right-of-way and southerly boundary, 239.37 feet; thence leaving said right-of-way and continuing along the exterior boundary of Phase 11A, the following courses and distances: thence North 00°00'00" East, 160.20 feet to a point on the southerly right-of-way of a public alley way; thence North 90°00'00" East, along said alley right-of-way, 176.00 feet to a point on the westerly right-of-way of Lone Oak Drive, a public street; thence South 00°00'00" East, along said Lone Oak Drive, 19.00 feet; thence continuing along said Lone Oak Drive, North 90°00'00" East, 44.00 feet to the easterly right-of-way thereof and being the southeast corner of said Phase 11A; thence leaving said right-of-way and Phase 11A boundary, South 00°00'00" East, 648.75 feet; thence North 90°00'00" West, 26.71 feet; thence South 00°00'00" East, 21.00 feet; thence North 90°00'00" West, 40.31 feet to the beginning of a curve to the left, having a radius of 470.50 feet and a central angle of 21°36'53" (the long chord of which bears South 79°11'34" West, 176.44 feet); thence along the arc of said curve, 177.50 feet; thence South 68°23'07" West, 532.38 feet to a point on the north line of a 40-foot right-of-way per FAIR OAKS ORCHARD TRACTS, recorded September 15, 1910, in Volume 2 of Plats at Page 50 of the Records of Jackson County, Oregon, being a point on the southerly boundary of Tract A of said Phase 11A; thence along said north line and the southerly boundary of said Tract A, the following courses and distances: thence South 73°04'51" West (Record: South 73°04'00" West), 478.11 feet; thence North 89°11'21" West, 157.89 feet (Record: North 89°12'00" West, 157.75 feet); thence leaving said north line, and continuing along the exterior boundary of said Tract A, North 00°08'40" East, 306.36 feet; thence leaving said Tract A boundary, South 89°51'20" East, 1.00 foot; thence North 00°08'40" East, 374.00 feet; thence North 89°05'00" West, 247.96 feet to intersect the westerly boundary of said Tract B; thence along the westerly and northerly boundaries of Tract B, the following courses and distances: thence North 00°00'27" West, 148.94 feet; thence North 90°00'00" East, 319.39 feet to the Point of Beginning.

Windsong Street

Cael E. Neathamer
Surveyor

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

SHEET INDEX	
SHEET 1:	THIS SHEET
SHEET 2:	PARENT TRACT, PHASES 6 & 12B, AND TRACT A
SHEET 3:	PHASE 12B & WESTERLY PORTION OF PHASE 6; LEGEND, COMPLETE CURVE & LINE TABLES
SHEET 4:	MAJORITY OF PHASE 6



TITLE RELATED NOTES:

SUMMERFIELD AT SOUTH EAST PARK, PHASE 6 AND PHASE 12B, MAY BE SUBJECT TO THE FOLLOWING MATTERS OF RECORD PER THE RECEIVED TITLE REPORT:

City liens, if any, of the City of Medford.

These premises are situated in the Talent Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.

Agreement for the provision of public facilities with the City of Medford, including the terms and provisions thereof, per Instrument Number 2004-020162, of the Official Records of Jackson County, Oregon.

Restrictive Covenant by the City of Medford for traffic limitations, including the terms and provisions thereof per Instrument Number 2003-013157 of the Official Records of Jackson County, Oregon.

Restrictive Covenants, including the terms and provisions therein, as imposed by the City of Medford Department of Planning and Development, through the City of Medford Land Development condition of approval, per Instrument Number 2006-043546, of the Official Records of Jackson County, Oregon.

Reservation of utilities in vacated street area and the right to maintain the same as set forth in Ordinance No. 2007-83 per Instrument Number 2007-019433 of the Official Records of Jackson County, Oregon.

Deed of Trust and the terms and provisions thereof per Instruments Numbered 2012-028105, 2012-028108 and 2012-042034, all of the Official Records of Jackson County, Oregon.

Sanitary Sewer and Storm Drainage easement per Instrument Number 2013-006144, and Storm Drainage easements per Instruments Numbered 2013-015584 and 2013-015585 of the Official Records of Jackson County, Oregon. (DEPICTED)

Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes, per Instrument Number 2013-021422 of the Official Records of Jackson County, Oregon.

APPROVALS:

CITY OF MEDFORD PLANNING FILE NUMBER: LDS-12-031 & LDS-12-050

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. Walker Planning Director 1/9/14 Date

Examined and approved this 9th day of January, 2014.

Shannon J. Becken City Engineer *[Signature]* ACTING City Surveyor

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

have been paid as of January 13, 2014.

Shannon Bell Tax Collector *Patty Becken* Deputy

Examined and approved as required by O.R.S. 92.100 this 13th day of

of JANUARY, 2014.
Joshua Gibson Assessor *Willa Johnson* Deputy

RECORDING

FILED FOR RECORD THIS 14th DAY OF January, 2014 AT 9:54 O'CLOCK A.M. AND RECORDED IN VOLUME 40 OF PLATS AT PAGE 1 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker County Clerk *Sonya S. Morgan* Deputy

APPROVED FOR RECORDING: *[Signature]* County Commissioner/Administrator 1/13/14 Date

JACKSON COUNTY SURVEYOR'S FILE NUMBER: 21397

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

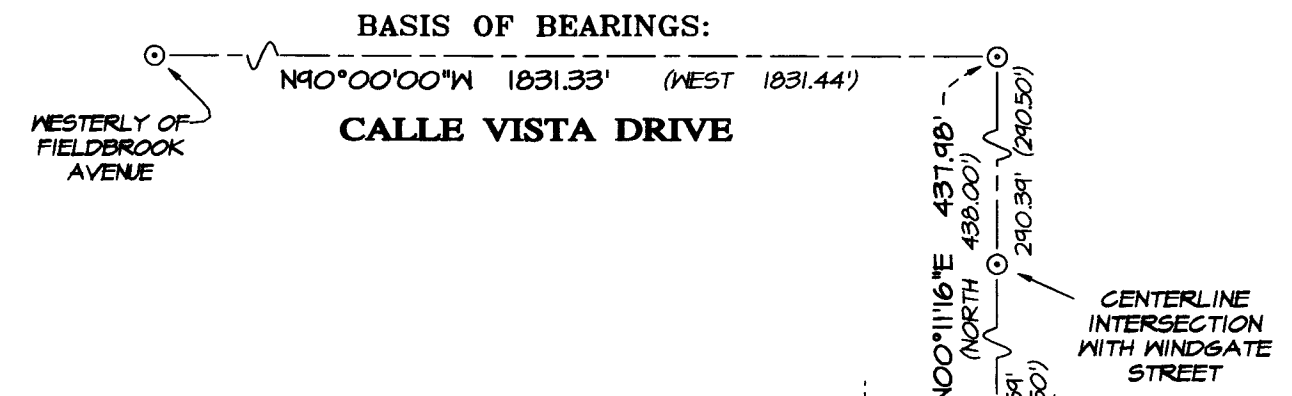
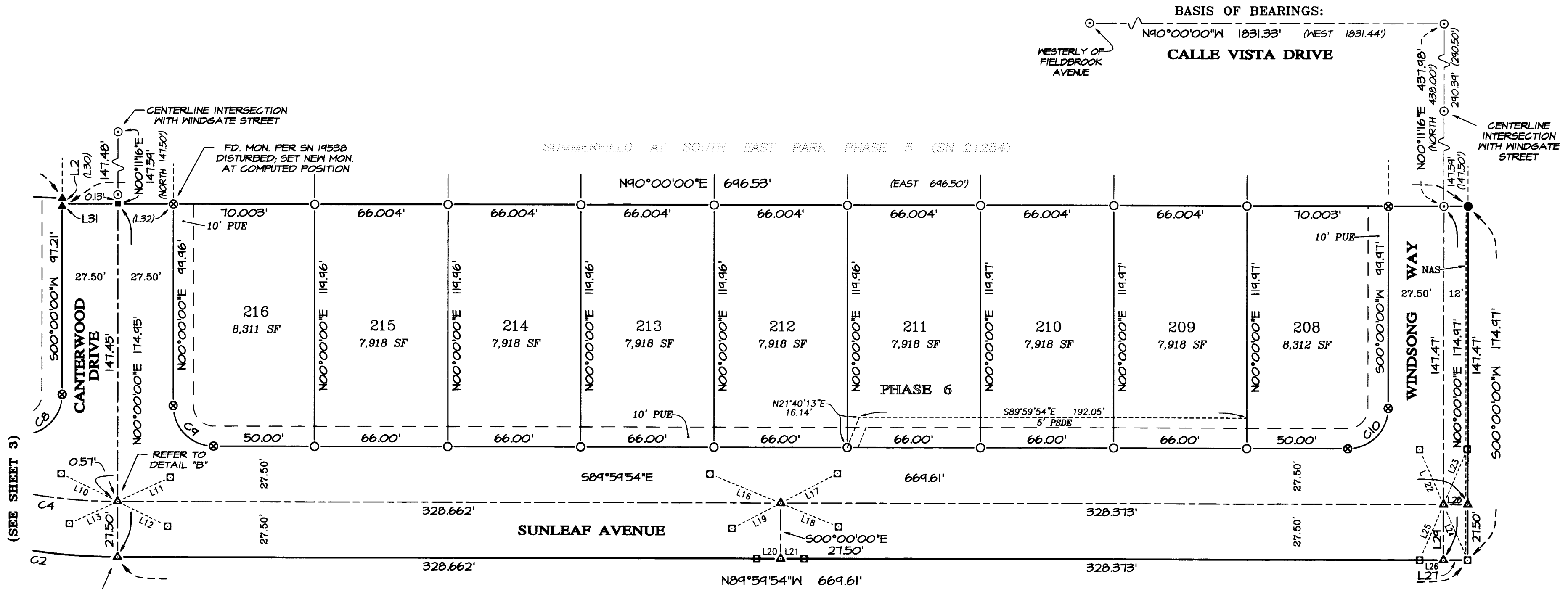
PLOT DATE: January 7, 2014 PROJECT NUMBER: 12034-4

SUMMERFIELD AT SOUTH EAST PARK, PHASE 6 AND PHASE 12B

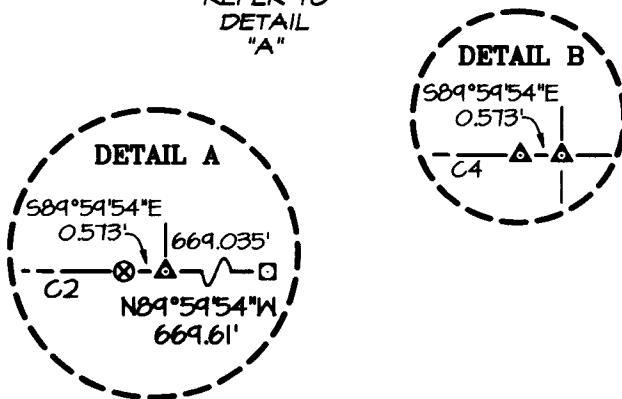
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PREPARED FOR:

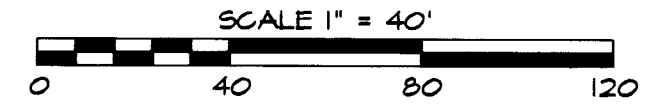
MAHAR HOMES, INC
815 Alder Creek Drive
Medford, Oregon 97504



(SEE SHEET 3)



SEE SHEET 3 FOR
LEGEND, CURVE &
LINE TABLES



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

BASIS OF BEARINGS:

The centerline of Calle Vista Drive per Summerfield At South East Park, Phases 1 and 5, filed as Survey Number 19538 in the office of the Jackson County Surveyor.

** RECEIVED **
DATE 1/14/14 BY *SE*
This survey consists of:
4 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Carl E. Neathamer
OREGON
JULY 9, 2001
CAEL E. NEATHAMER
56545
Renewal Date 12/31/14

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

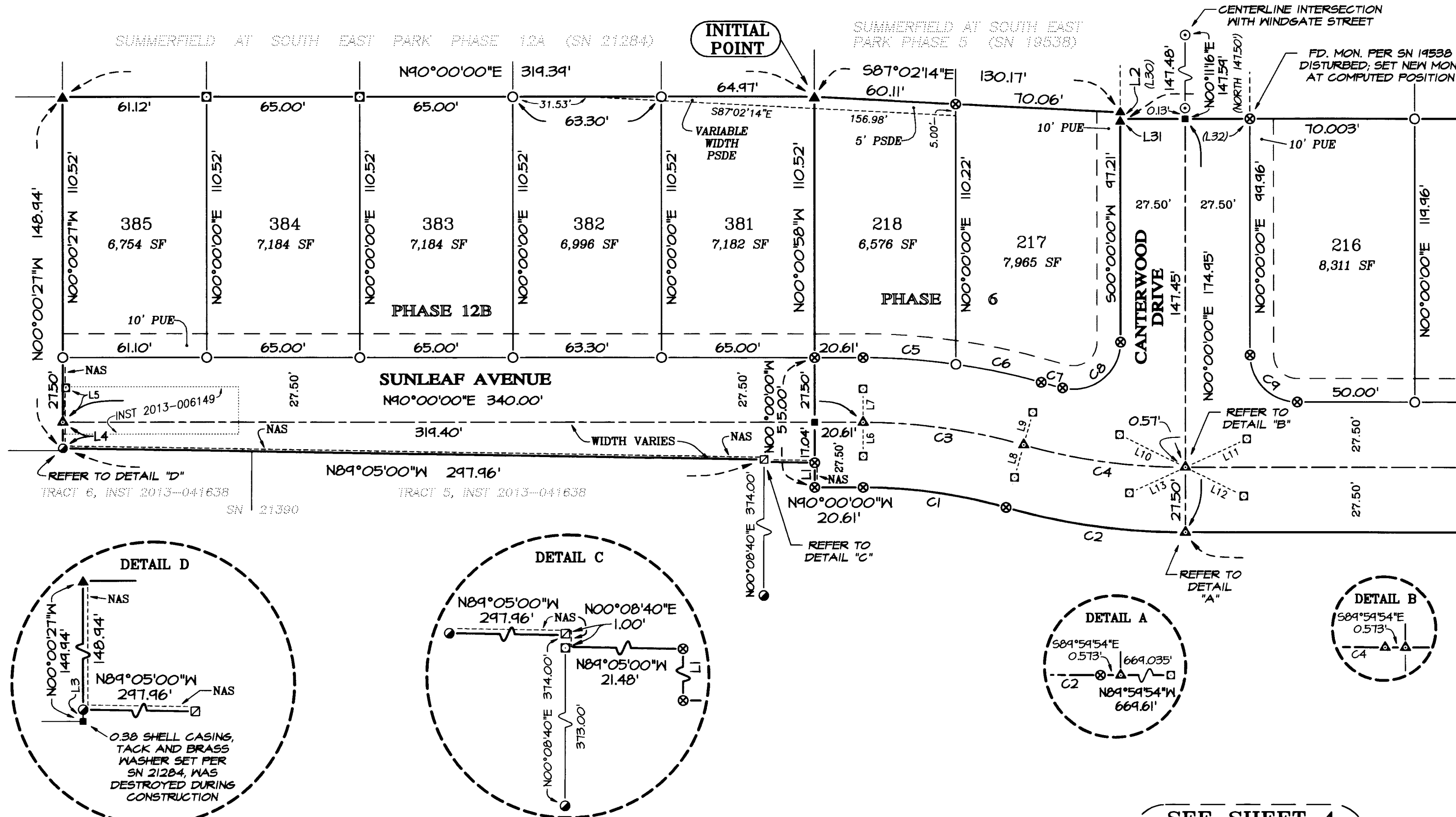
PLOT DATE: January 7, 2014 PROJECT NUMBER: 12034-4
Sheet 4 of 4 © CN

SUMMERFIELD AT SOUTH EAST PARK, PHASE 6 AND PHASE 12B

Located within Donation Land Claim Number 58 and in the Southwest One-Quarter and Southeast One-Quarter of Section 27, 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

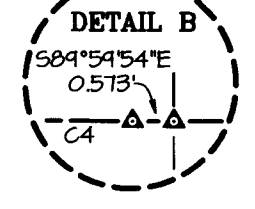
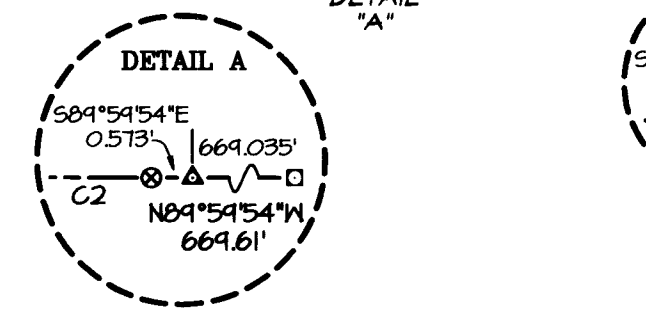
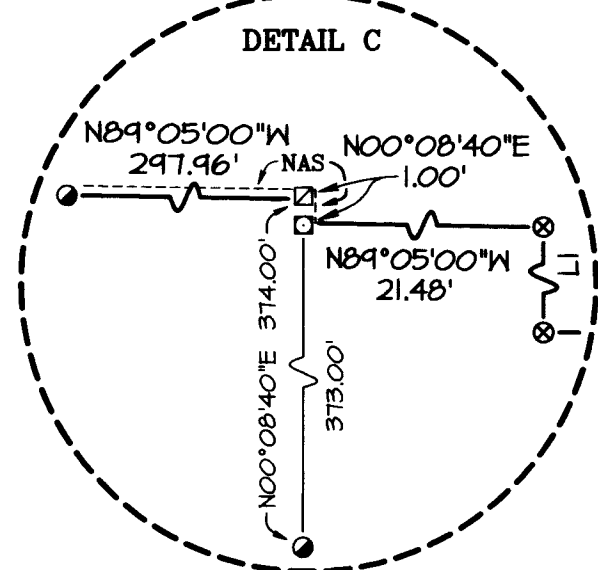
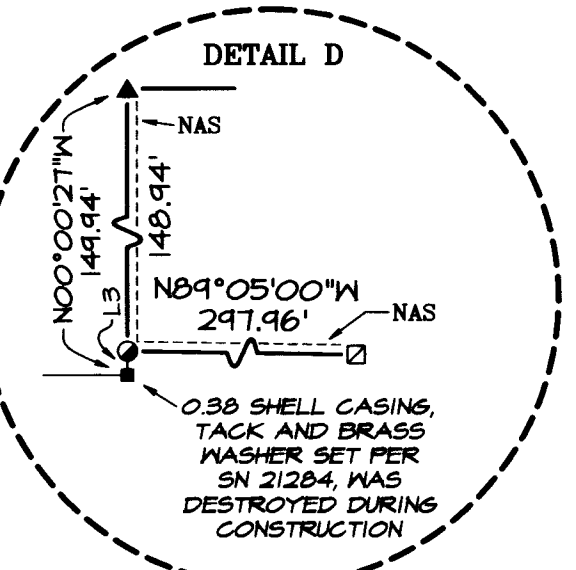


LEGEND:

- 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 0.38 shell casing in concrete with a tack and brass washer marked "NEATHAMER SURVEYING".
- Indicates a found 5/8-inch diameter iron pin with plastic cap marked "D. MINNECI LS 2349" per SN 17588 and/or 19538.
- ⊙ Indicates a found aluminum cap marked "LS 2349" per SN 17588, and/or 19538.
- ▲ Indicates a found 5/8-inch diameter iron pin with an orange plastic cap marked "NEATHAMER SURVEYING", per SN 21284 and/or 21337, or, as otherwise noted.
- Indicates a found 5/8-inch diameter iron pin with an orange plastic cap marked "NEATHAMER SURVEYING", per SN 21390.
- Indicates a found 0.38 shell casing in concrete with a tack and brass washer marked "NEATHAMER SURVEYING" per SN 21390.
- Indicates a computed position, nothing found or set.
- () Indicates record information per SN 17588 and/or 19538, or as otherwise noted.
- SF Indicates the number of square feet within a closed area.
- NAS Indicates a 1.00 foot wide Non-Access Strip (refer to declaration).
- PSDE Indicates a Private Storm Drain Easement, being created hereon.
- PUE Indicates a Public Utility Easement, being created hereon.

215

(SEE SHEET 4)



SEE SHEET 4 FOR REMAINDER OF PHASE 6

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S00°00'00"E	10.46'	L18	S67°52'21"E	30.95'
L2	S00°00'00"E	2.77'	L19	S62°25'14"W	27.20'
L3	N00°00'27"W	1.00'	L20	N89°59'54"W	11.80'
L4	N00°00'27"W	10.92'	L21	S89°59'54"E	11.66'
L5	N04°58'50"E	14.61'	L22	N23°34'28"W	29.65'
L6	S00°00'00"E	14.30'	L23	N23°08'40"E	29.72'
L7	N00°00'00"E	14.17'	L24	S23°34'28"E	30.00'
L8	S15°49'06"W	14.28'	L25	S23°08'40"W	29.91'
L9	N15°49'06"W	14.23'	L26	N89°59'54"W	11.75'
L10	N63°47'37"W	31.13'	L27	S89°59'54"E	12.00'
L11	N65°21'47"E	28.67'	L28	N89°59'54"W	12.00'
L12	S63°47'37"E	27.63'	L29	S00°00'00"E	27.50'
L13	S65°21'47"W	26.18'	L30	SOUTH	2.77'
L14	N90°00'00"W	11.44'	L31	N00°00'00"E	55.00'
L15	N90°00'00"E	11.60'	L32	EAST	55.00'
L16	N67°52'21"W	37.82'	L33	S00°00'00"E	19.00'
L17	N62°25'14"E	31.61'	L34	N90°00'00"E	49.00'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	15°49'06"	222.50'	61.43'	S82°05'27"E	61.23'
C2	15°49'00"	271.50'	76.60'	S82°05'24"E	76.36'
C3	15°49'06"	250.00'	69.02'	S82°05'27"E	68.80'
C4	15°49'00"	250.00'	69.01'	S82°05'24"E	68.79'
C5	08°09'41"	271.50'	39.53'	N85°55'10"W	39.49'
C6	07°39'25"	271.50'	37.08'	N78°00'37"W	37.06'
C7	02°25'00"	222.50'	9.39'	N75°23'24"W	9.38'
C8	103°24'05"	20.00'	36.09'	S51°42'03"W	31.39'
C9	89°59'54"	20.00'	31.42'	N44°59'57"W	28.28'
C10	90°00'06"	20.00'	31.42'	N45°00'03"E	28.28'
C11	90°00'00"	20.00'	31.42'	N45°00'00"E	28.28'

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

RECEIVED
DATE 1/14/14 BY SP
This survey consists of:
4 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
CAEL E. NEATHAMER
OREGON JULY 9, 2001
CAEL E. NEATHAMER 58545
Renewal Date 12/31/14

BASIS OF BEARINGS:

The centerline of Calle Vista Driver per Summerfield At South East Park, Phases 1 and 5, filed as Survey Number 19538 in the office of the Jackson County Surveyor (refer to Sheet 3).

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: January 7, 2014 PROJECT NUMBER: 12034-4

Sheet 3 of 4 © CN

