

DECLARATION

KNOW ALL PERSONS BY THESE PRESENT, that MAHAR HOMES, INC., an Oregon corporation, and MAHAR BROTHERS HOLDINGS, LLC, an Oregon limited liability company, 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 these tracts of land to be surveyed and platted into lots, street rights-of-way, and easements, as depicted hereon, and do hereby designate this subdivision as SUMMERFIELD AT SOUTH EAST PARK, PHASE 14. Declarants hereby dedicate to the City of Medford, Calle Vista Drive, Crystal Springs Drive and Fieldbrook Avenue 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, said Non-Access Strips shall be dedicated for public street purposes. Declarants hereby dedicate, for public use, those areas portrayed hereon as Public Utility Easements as depicted hereon. Declarants hereby create those Private Storm Drain Easements, being over, through and across Lots 409 through 439, 441 through 444, and 446 through 452, for the use and benefit of Lots 410 through 421, 423 through 424, 426 through 436, 438 through 439, 442 through 451 and future Phases 16 and 17 (lying adjacent to and easterly of Lots 414, 415, 428, 429 and 444). Declarants hereby create that Private Sanitary Sewer Easement, being over through and across Lots 409 and 410, for the use and benefit of the owners, their successors and assigns of that tract of land described in Instrument Number 2010-024551 of the Official Records of Jackson County, Oregon.

SUMMERFIELD AT SOUTH EAST PARK, PHASE 14

Located in the Northeast One-quarter and the 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

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

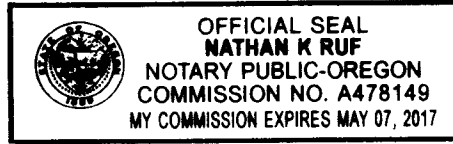
Louis F. Mahar, II
LOUIS F. MAHAR, II
MEMBER, MAHAR BROTHERS
HOLDINGS, LLC

STATE OF OREGON

County of Jackson

Signed or attested before me on JUNE 2, 2014, by RANDALL D. JONES.

Nathan Ruf
NOTARY PUBLIC-OREGON



STATE OF OREGON

County of Jackson

Signed or attested before me on JUNE 2, 2014, by LOUIS F. MAHAR, II.

Nathan Ruf
NOTARY PUBLIC-OREGON



TITLE RELATED NOTES:

NO DIRECT VEHICULAR ACCESS SHALL OCCUR ALONG ANY LOT ONTO LONE OAK DRIVE.

SUMMERFIELD AT SOUTH EAST PARK, PHASE 14 MAY BE SUBJECT TO THE FOLLOWING MATTERS OF RECORD PER THE RECEIVED TITLE REPORT:

Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records

Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of subject land.

Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified or such use under the statute, an additional tax or penalty may be imposed. (If applicable)

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.

An easement, including terms and provisions contained therein, granted to the California Oregon Power Company for transmission and distribution of electricity, per Volume 426 at Page 144 of the Deed Records of Jackson County Oregon. (Specific location not disclosed therein. It should also be noted that no aerial lines, distribution or support poles, or guy wires were found within the bounds of Phase 14 hereon).

A Restrictive Covenant, including the terms and provisions thereof, per Instrument Number 2003-013151 of the Official Records of Jackson County Oregon.

A Temporary Easement granted to the City of Medford for public utilities and road slopes, including terms and conditions thereof per Instrument Number 2006-008880. A portion of which is depicted on the plat for SUMMERFIELD AT SOUTH EAST PARK, PHASE 7, (filed as Survey Number 19300 in the office of the Jackson County Surveyor, and is extinguished by the dedication of Lone Oak Drive hereon.

Jackson County Assessor's Map: 37 1W 27, Tax Lot 1000; 37 1W 27A, Tax Lots 2300 & 230B

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:

All that real property described as Tract 1 in Instruments Numbered 2013-041634 and 2014-000205 of the Official Records of Jackson County, Oregon, being located in the Northeast 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.

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. LDS-12-004).

PROCEDURE: Utilizing a Trimble S6 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: Instruments Numbered 2013-041634, 2013-041636 and 2014-000205, all of the Official Records of Jackson County, Oregon; Clarkview Terrace, recorded November 16, 2007, in Volume 33 of Plats at Page 73 of the Records of Jackson County, Oregon (also filed as Survey Number 19827 in the office of the Jackson County Surveyor); Summerfield At South East Park, Phase 7, recorded August 21, 2006, in Volume 32 of Plats at Page 67 of the Records of Jackson County, Oregon (also filed as Survey Number 19300 in the office of the Jackson County Surveyor); Summerfield At South East Park, Phase 8, recorded June 19, 2008, in Volume 34 of Plats at Page 28 of the Records of Jackson County, Oregon (also filed as Survey Number 20064 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, Surveys Numbered 17710 and 21390 as filed in the office of the Jackson County Surveyor.

Utilizing control, found monuments and previous boundary resolutions performed per Surveys Numbered 21337 and 21390, and utilizing Surveys Numbered 19300 and 20064, and said Instruments Numbered 2013-041634, 2013-041636 and 2014-000205, resolved the exterior boundaries of the parent tracts. From which, computed the exterior boundary of Phase 14 and the interior lots and streets therein.

Establishment of monuments as depicted hereon, were completed on May 15, 2014.

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

SHEET INDEX table with 3 rows: SHEET 1: TITLE SHEET (THIS PAGE), SHEET 2: SOUTHERLY PORTION PHASE 14, LINE AND CURVE TABLES, SHEET 3: NORTHERLY PORTION AND LEGEND

RECEIVED stamp: DATE 6-10-14 BY [Signature], This survey consists of: 3 sheet(s) Map, 0 page(s) Narrative, JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR stamp

OREGON JULY 9, 2001 CAEL E. NEATHAMER 56545 stamp

Renewal Date 12/31/14

APPROVALS:

CITY OF MEDFORD PLANNING FILE NUMBER: LDS-12-004

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.

Shannon Letron June 5, 2014
Planning Director Date

Examined and approved this 4 day of JUNE 2014.
City Engineer City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of June 10, 2014.

Shannon Bell Tamu Wilton-Deputy
Tax Collector Deputy

Examined and approved as required by O.R.S. 92.100 this 10th day of JUNE, 2014.

JOSHUA GIBSON Willie Shaw
Assessor Deputy

RECORDING

FILED FOR RECORD THIS 10th DAY OF June, 2014 AT 1:18 O'CLOCK P.M. AND RECORDED IN VOLUME 40 OF PLATS AT PAGE 6 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker Carmen D. Helman
County Clerk Deputy

APPROVED FOR RECORDING: [Signature] 6/10/14
County Commissioner/Administrator Date

JACKSON COUNTY SURVEYOR'S FILE NUMBER: 21493

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: June 2, 2014 PROJECT NUMBER: 12034-3
Sheet 1 of 3 © CN

SUMMERFIELD AT SOUTH EAST PARK, PHASE 14

Located in the Northeast One-quarter and the South-east 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 0.40 shell casing in concrete (typically within the curb line).
- ◆ Indicates a found 5/8-inch diameter iron pin with plastic cap marked "L. SMITH LS 2011" per SN 15884.
- Indicates a found 5/8-inch diameter iron pin with plastic cap marked "KAISER RLS 803" per SN 17710, or as noted.
- ▲ Indicates a found monument per SN 19300, 19538, and/or 20064, all as performed by David Minnici (LS 2349).
- ⊙ Indicates a found monument per SN 21337 (Phase IIA), and/or SN 21390.
- Indicates a computed position, nothing found or set.
- Ⓧ Indicates previously tied monument destroyed during construction and not required to be reset by the City Surveyor.
- () Indicates record information per SN 19300, 19538 and/or 20064.
- [] Indicates record information per SN 19827.
- SF Indicates the number of square feet within a closed area.
- WM indicates a set Witness Monument.
- NAS Indicates a 1.00 foot wide Non Access Strip (refer to Declaration).
- PSDE Indicates a Private Storm Drain Easement, being created hereon.
- PSSE Indicates a Private Sanitary Sewer Easement, being created hereon (refer to Declaration).
- PUE Indicates a Public Utility Easement, being created hereon.

**** RECEIVED ****
DATE 6-10-14 BY *LM*
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative

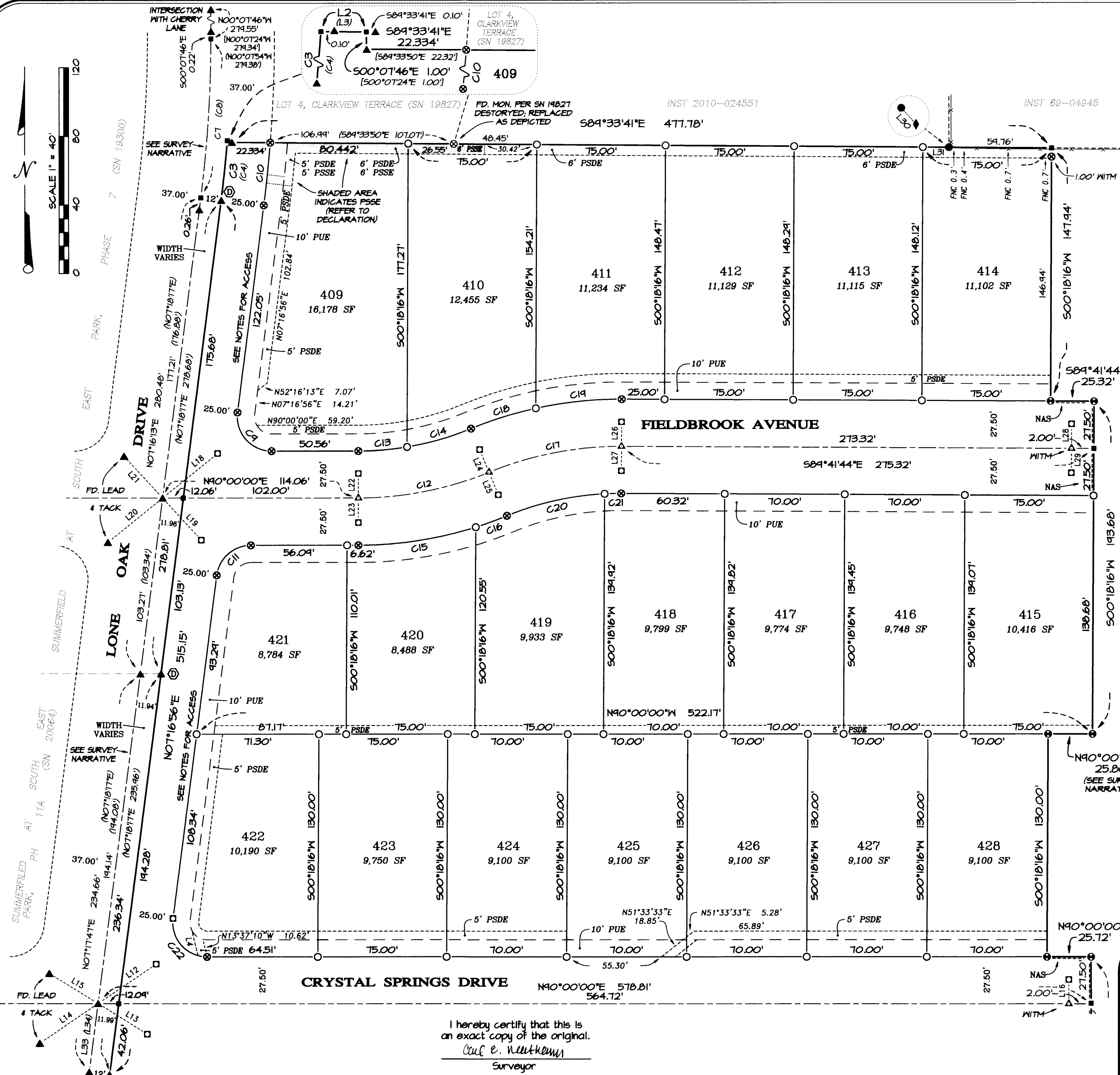
REGISTERED PROFESSIONAL LAND SURVEYOR
Carl E. Neathamer
OREGON
JULY 9, 2001
CAEL E. NEATHAMER
56545
Renewal Date 12/31/14

BASIS OF BEARINGS:

The centerline of Calle Vista Drive per Summerfield At South East Park, Phase IIA, filed as Survey Number 21337 in the office of the Jackson County Surveyor.

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: June 2, 2014 **PROJECT NUMBER:** 12034-3
Sheet 3 of 3 © CN



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

SUMMERFIELD AT SOUTH EAST PARK, PHASE 14

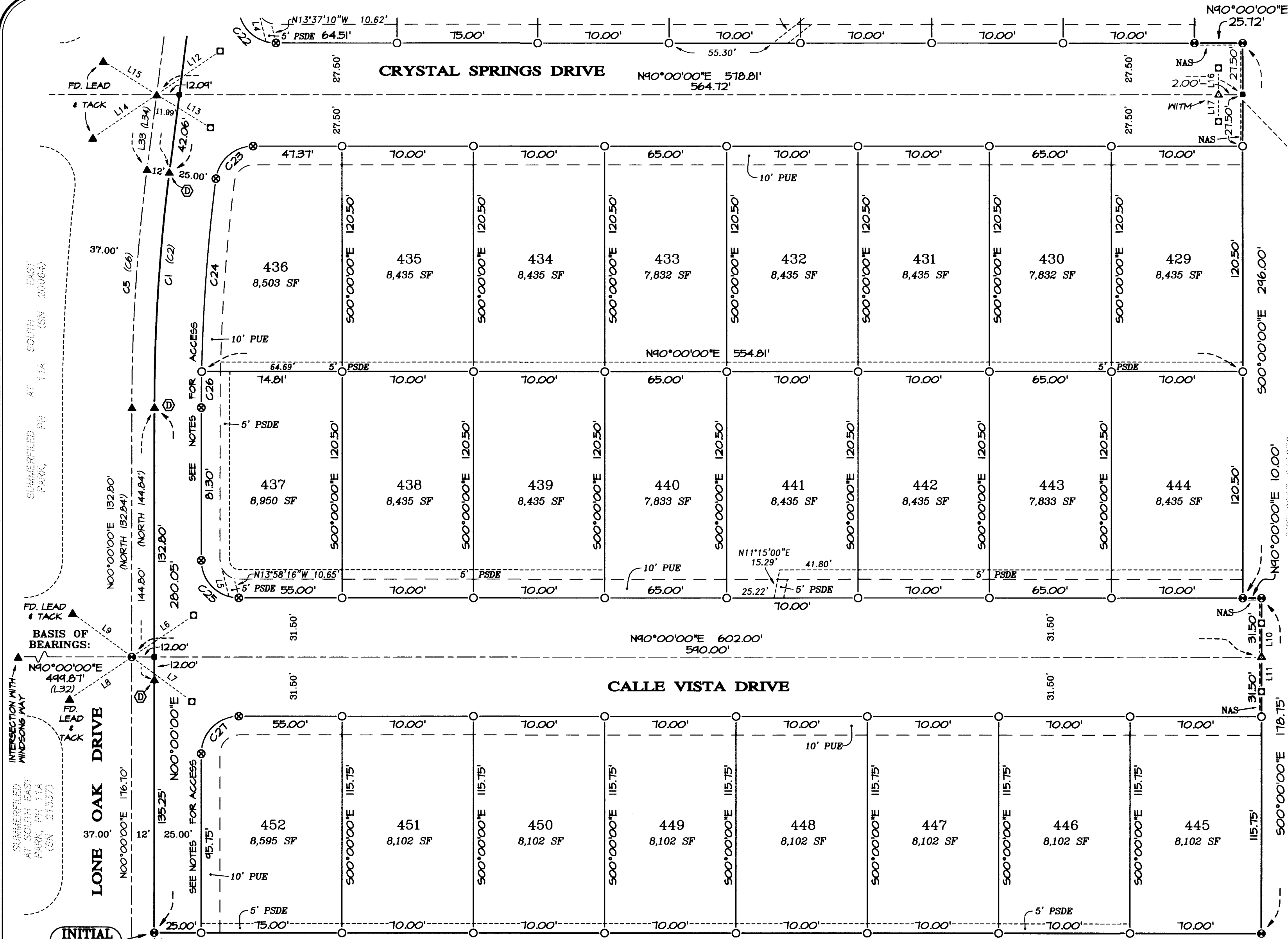
Located in the Northeast One-quarter and the South-east One-quarter of Section 27, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	N90°00'00"E	12.00'
L2	S89°33'41"E	2.65'
L3	S89°33'50"E	2.67'
L4	N13°37'10"W	15.09'
L5	N13°58'16"W	15.58'
L6	N55°56'30"E	39.74'
L7	S53°27'36"E	39.42'
L8	S55°56'30"W	40.01'
L9	N53°27'36"W	39.31'
L10	N00°00'00"E	18.29'
L11	S00°00'00"E	18.19'
L12	N55°36'08"E	40.95'
L13	S58°07'51"E	33.75'
L14	S55°36'08"W	41.17'
L15	N58°07'51"W	33.54'
L16	N00°00'00"E	14.25'
L17	S00°00'00"E	14.30'
L18	N50°54'48"E	41.37'
L19	S42°34'39"E	33.27'
L20	S50°54'48"W	41.09'
L21	N42°34'39"W	33.15'
L22	N00°00'00"E	14.39'
L23	S00°00'00"E	14.29'
L24	N22°22'55"W	14.35'
L25	S22°22'55"E	14.30'
L26	N00°18'17"E	14.24'
L27	S00°18'17"W	14.27'
L28	N00°18'17"E	14.25'
L29	S00°18'17"W	14.22'
L30	S46°46'04"E	1.01'
L31	S89°33'41"E	15.24'
L32	EAST	499.75'
L33	N07°17'47"E	40.52'
L34	N07°18'17"E	40.34'



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	07°17'47"	488.00'	125.82'	N03°38'54"E	125.73'	C15	17°30'28"	227.50'	69.52'	N81°14'46"E	69.25'
C2	07°18'17"	488.00'	125.96'	N03°39'08"E	125.88'	C16	04°52'27"	227.50'	19.35'	N70°03'18"E	19.35'
C3	02°37'12"	762.00'	34.85'	N05°51'37"E	34.84'	C17	22°41'11"	200.00'	79.19'	N78°57'40"E	78.67'
C4	02°38'30"	762.00'	35.13'	N05°54'02"E	35.13'	C18	09°54'25"	227.50'	39.67'	S72°36'47"W	39.62'
C5	07°17'47"	1000.00'	127.35'	N03°38'54"E	127.26'	C19	12°41'46"	227.50'	50.41'	S83°57'23"W	50.31'
C6	07°18'17"	1000.00'	127.44'	N03°39'08"E	127.40'	C20	19°28'07"	172.50'	58.61'	N77°21'08"E	58.33'
C7	07°23'54"	750.00'	96.86'	N03°34'14"E	96.79'	C21	03°13'04"	172.50'	9.69'	N88°41'43"E	9.69'
C8	07°26'11"	750.00'	97.34'	N03°35'11"E	97.27'	C22	47°16'56"	20.00'	33.96'	N41°21'32"W	30.02'
C9	47°16'56"	20.00'	33.96'	N41°21'32"W	30.02'	C23	82°42'27"	20.00'	28.87'	N48°38'46"E	26.43'
C10	02°40'53"	787.00'	36.83'	N05°55'47"E	36.83'	C24	06°09'00"	963.00'	103.37'	N04°13'03"E	103.32'
C11	82°43'04"	20.00'	28.87'	N48°38'28"E	26.43'	C25	90°00'00"	20.00'	31.42'	N45°00'00"W	28.28'
C12	22°22'55"	200.00'	78.13'	N78°48'32"E	77.63'	C26	01°08'33"	963.00'	19.20'	N00°34'16"E	19.20'
C13	09°28'00"	172.50'	28.50'	S85°16'00"W	28.47'	C27	90°00'00"	20.00'	31.42'	N45°00'00"E	28.28'
C14	12°54'56"	172.50'	38.88'	S74°04'32"W	38.80'						

BASIS OF BEARINGS:

The centerline of Calle Vista Drive per Summerfield At South East Park, Phase 14A, filed as Survey Number 213371 in the office of the Jackson County Surveyor.

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Sheet 2 of 3 © CN