

### SUMMERFIELD AT SOUTH EAST PARK, PHASE 11B

A REPLAT OF Tract A, Summerfield At South East Park, Phase 6 and Phase 12B, located within Donation Land Claim Number 58, in 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

#### 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 this tract of land to be surveyed and platted into lots, street rights-of-way, easements, and Reserve Acreage, as depicted hereon, and does hereby designate this subdivision as SUMMERFIELD AT SOUTH EAST PARK, PHASE 11B. Declarant hereby dedicates to the City of Medford, Lone Oak Drive, Windsong Way, Windgate Street, Sunleaf Avenue and the alleys for right-of-way purposes, and that area 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 Strip shall be dedicated for public street purposes. Declarant hereby dedicates, for public use, those areas portrayed hereon as Public Utility Easements and Public Storm Drain Easements, as depicted hereon. Declarant hereby creates: those Private Storm Drain Easements, being over, through and across Lots 344 through 353, 355 through 360 and 363 through 365, for the use and benefit of Lots 343 through 348, 351 through 354, 356 through 361 and 362 through 364.

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

#### STATE OF OREGON

#### County of Jackson

Signed or attested before me on May 23, 2014, by RANDALL D. JONES.

Nicole Ellis  
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 (File No. LDS-11-036).

**PROCEDURE:** Utilizing a 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: Instrument Number 2013-0416371 of the Official Records of Jackson County, Oregon; 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 14538 in the office of the Jackson County Surveyor); Summerfield At South East Park, Phase 11A, recorded September 26, 2013, in Volume 41 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); Summerfield At South East Park, Phase 6 and Phase 12B, recorded January 14, 2014, in Volume 40 of Plats at Page 1 of the Records of Jackson County, Oregon (also filed as Survey Number 21347 in the office of the Jackson County Surveyor); and, Survey Number 21340, a Property Line Adjustment/Map of Survey 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 14538 respectively), to establish the Basis of Bearings.

From which, utilized previously established control, and found and tied monuments per said Phases 5, 11A, 6 and 12B, and Survey Number 21340 (Property Line Adjustment), together with Instrument Number 2013-0416371 to establish the exterior boundary of the parent tract of land. From which, computed the exterior boundaries of Phase 11B and Reserve Acreage as depicted.

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

#### 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 A, SUMMERFIELD AT SOUTH EAST PARK, PHASE 6 AND PHASE 12B, recorded January 14, 2014, in Volume 40 of Plats at Page 1 of the Records of Jackson County, Oregon, and filed as Survey Number 21347 in the office of the Jackson County Surveyor, being located within Donation Land Claim Number 58, in 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.

Cael E. Neathamer  
Surveyor

#### TITLE RELATED NOTES:

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

SUMMERFIELD AT SOUTH EAST PARK, PHASE 11B 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 Provision of Public Facilities Agreement and the terms and conditions thereof per Instrument Number 2004-020762 of the Official Records of Jackson County, Oregon.

Easement, including terms and provisions contained therein per Instrument Number 2006-008880 of the Official Records of Jackson County, Oregon, being located within Tract A, Summerfield At South East Park, Phase 11A, but outside of the bounds of Phase 11B herein.

Easement, including terms and provisions contained therein per Instruments Numbered 2013-015584 and 2013-015585 of the Official Records of Jackson County, Oregon, being located within Tract A, Summerfield At South East Park, Phase 11A, but outside of the bounds of Phase 11B herein.

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, as contained in Instrument Number 2013-033849 of the Official Records of Jackson County, Oregon.

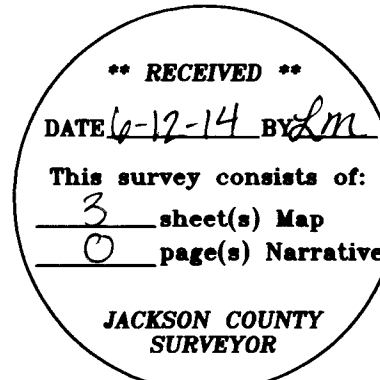
Waterline easements, including the terms and provisions therein, per Instrument Number 2014-007286 of the Official Records of Jackson County, Oregon.

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

Cael E. Neathamer  
Surveyor

JACKSON COUNTY SURVEYOR'S FILE NUMBER: 21496

SHEET INDEX	
SHEET 1:	TITLE SHEET (THIS PAGE)
SHEET 2:	PARENT TRACT BOUNDARY
SHEET 3:	PHASE 11B PLAT PAGE



Cael E. Neathamer



Renewal Date 12/31/14

#### APPROVALS:

CITY OF MEDFORD PLANNING FILE NUMBER: LDS-11-036

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 6/4/14  
Planning Director Date  
Examined and approved this 30<sup>th</sup> day of May, 2014.  
Shannon Bell [Signature]  
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 12, 2014.

Shannon Bell Tami Min  
Tax Collector Deputy

Examined and approved as required by O.R.S. 92.100 this 12<sup>th</sup> day of June, 2014.

Josh Gibson [Signature]  
Assessor Deputy

#### RECORDING

FILED FOR RECORD THIS 13<sup>th</sup> DAY OF June, 2014 AT 9:22 O'CLOCK A.M. AND RECORDED IN VOLUME 40 OF PLATS AT PAGE 7 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christina B. Walker [Signature]  
County Clerk Deputy

APPROVED FOR RECORDING: [Signature] 6/12/14  
County Commissioner/ Administrator 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: May 23, 2014 PROJECT NUMBER: 12034-2

**BASIS OF BEARINGS:**

N40°00'00"E 1831.33'  
(EAST 1831.44')

CENTERLINE OF CALLE VISTA DRIVE, WESTERLY OF FIELDBROOK AVENUE

CENTERLINE INTERSECTION WITH CALLE VISTA DRIVE

CENTERLINE INTERSECTION WITH CALLE VISTA DRIVE

**SUMMERFIELD AT SOUTH EAST PARK, PHASE 11B**

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**PREPARED FOR:**

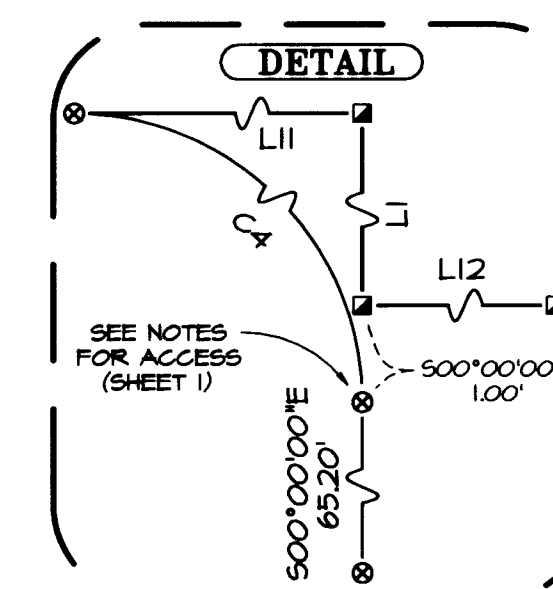
**MAHAR HOMES, INC.**  
815 Alder Creek Drive  
Medford, Oregon 97504

**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 with a tack and brass washer marked "NEATHAMER SURVEYING".
- Indicates a found monument per SN 21337 (Phase 11A), SN 21340 and/or SN 21347 (Phases 6 and 12B); or, as otherwise noted.
- Indicates a found 5/8-inch diameter iron pin with plastic cap marked "D. MINNECI L5 2349" per SN 17588, 18418 and/or 19538.
- ⊙ Indicates a found aluminum cap marked "L5 2349" per SN 17588, 18418 or 19538.
- Indicates a computed position, nothing found or set.
- ( ) Indicates record information per SN 17588, 18418 or 19538.
- SF Indicates the number of square feet within a closed area.
- WITM 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.
- PUE Indicates a Public Utility Easement, being created hereon.
- SDE Indicates a Public Storm Drain Easement, being created hereon.

**CENTERLINE REFERENCE POINTS LINE TABLE**

LINE	BEARING	DISTANCE
L13	N45°00'16"W	37.06'
L14	S44°59'44"W	37.20'
L15	N44°59'56"W	37.15'
L16	S45°00'04"W	37.07'
L17	N40°00'00"W	4.18'
L18	N40°00'00"E	4.26'
L19	N00°00'00"E	10.21'
L20	S00°00'00"E	10.21'
L21	N40°00'00"E	4.24'
L22	N40°00'00"W	4.20'
L23	N28°31'54"E	21.44'
L24	S40°17'19"E	19.92'
L25	S28°31'54"W	19.74'
L26	N40°17'19"W	14.34'



**BASIS OF BEARINGS:**

The centerline of Calle Vista Drive per Summerfield At South East Park, Phases 1 and 5, filed as Surveys Numbered 17588 and 19538 in the office of the Jackson County Surveyor.

**PREPARED BY:**

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Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

PLOT DATE: May 23, 2014

PROJECT NUMBER: 12034-2

Sheet 3 of 3 © CN

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S00°00'00"E	14.00'
L2	N40°00'00"E	37.00'
L3	N40°00'00"E	12.00'
L4	N40°00'00"E	15.50'
L5	N40°00'00"E	25.37'
L6	N00°00'00"E	5.00'
L7	N40°00'00"E	12.00'
L8	N11°34'55"E	15.56'
L9	N40°00'00"E	6.27'
L10	N40°00'00"E	5.00'
L11	N40°00'00"E	20.00'
L12	N40°00'00"E	44.00'

**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	40°00'06"	20.00'	31.42'	S45°00'03"W	28.28'
C2	89°54'54"	20.00'	31.42'	N44°59'57"W	28.28'
C3	40°00'00"	20.00'	31.42'	N45°00'00"E	28.28'
C4	40°00'00"	20.00'	31.42'	S45°00'00"E	28.28'
C5	40°00'00"	20.00'	31.42'	N45°00'00"E	28.28'
C6	40°00'00"	20.00'	31.42'	N45°00'00"W	28.28'
C7	40°00'00"	20.00'	31.42'	N45°00'00"E	28.28'
C8	23°57'45"	20.00'	8.36'	N78°01'02"W	8.30'
C9	15°17'29"	20.00'	5.34'	N58°23'25"W	5.32'
C10	40°00'00"	10.00'	15.71'	N45°00'00"E	14.14'
C11	15°44'06"	222.50'	61.43'	S82°05'21"E	61.23'
C12	15°44'06"	271.50'	76.36'	S82°05'24"E	76.36'

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

*Carl E. Neathamer*  
Surveyor

**\*\* RECEIVED \*\***  
DATE 6-12-14 BY *sm*  
This survey consists of:  
3 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY SURVEYOR

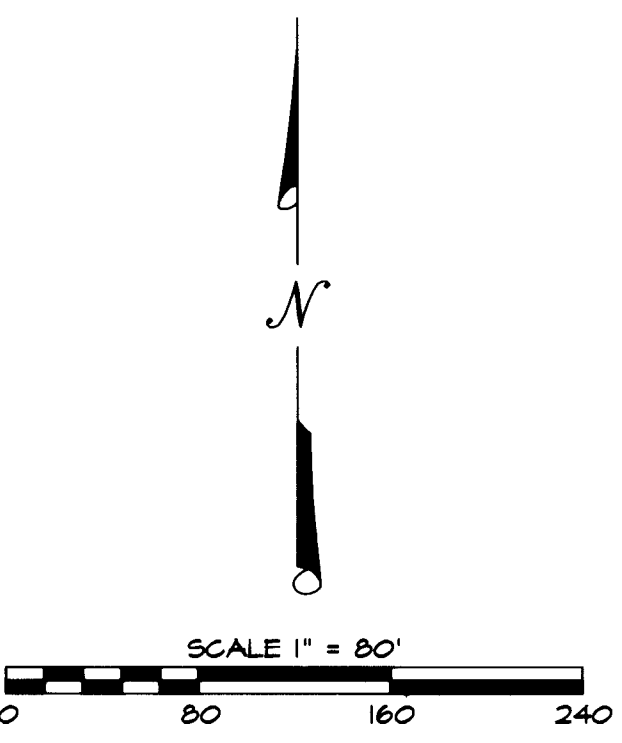
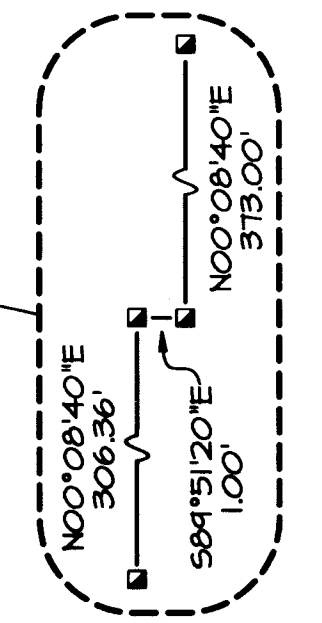
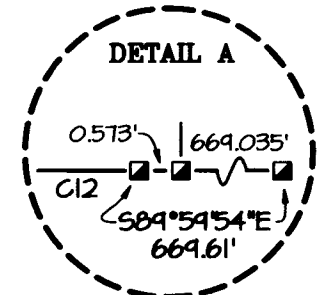
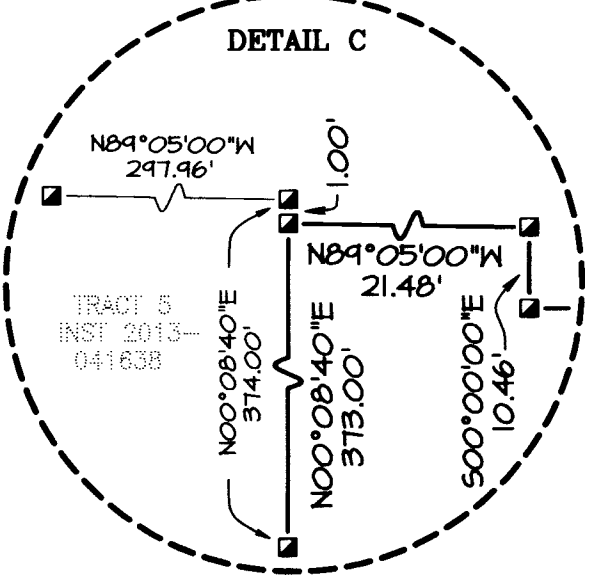
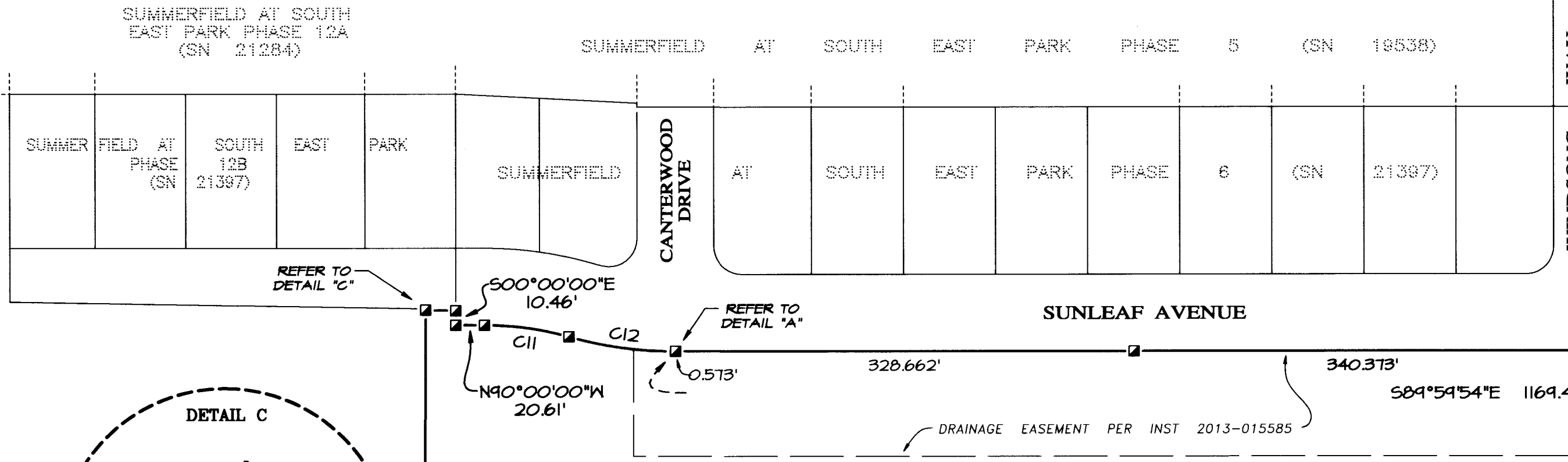
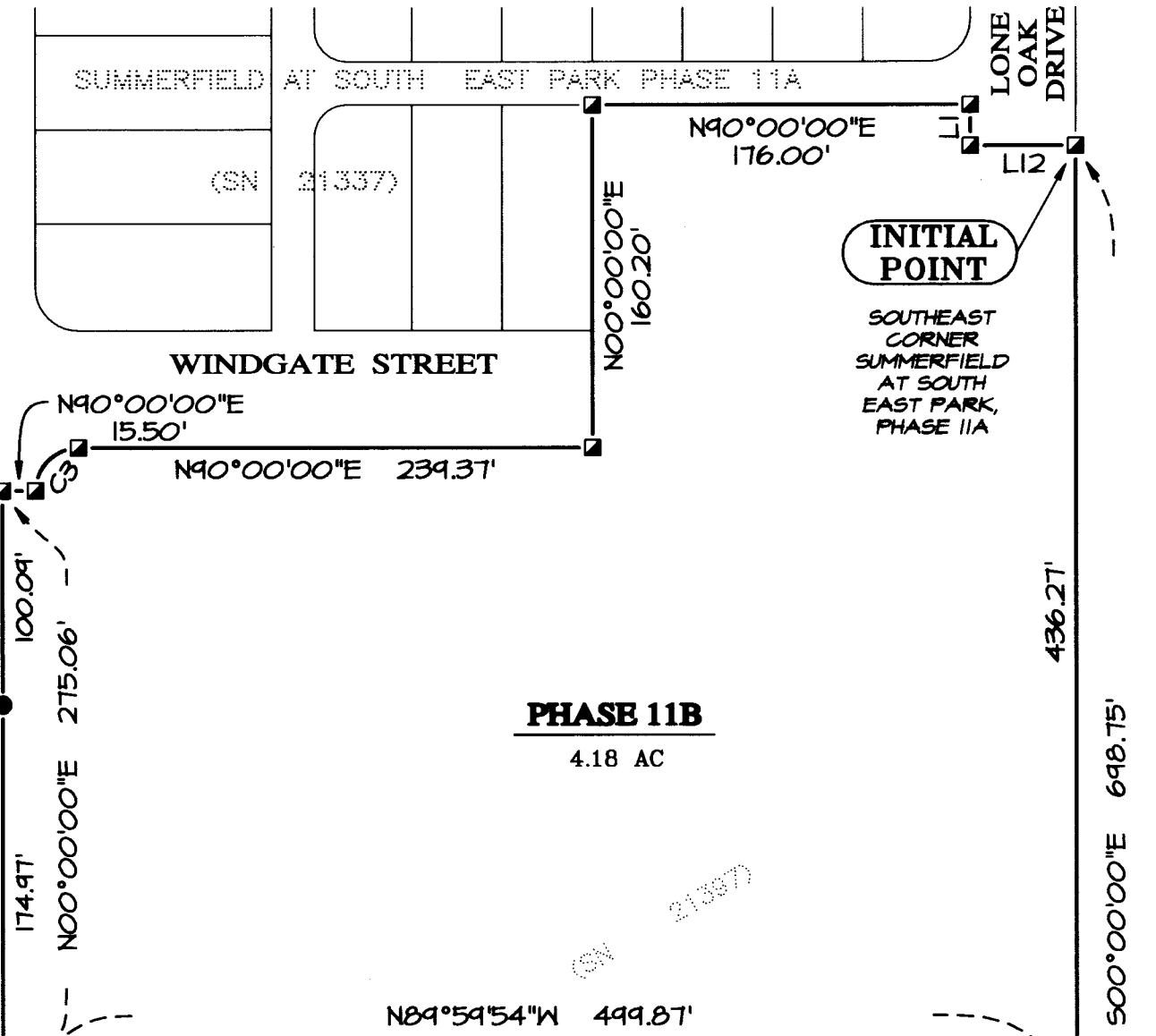
**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*Carl E. Neathamer*  
OREGON JULY 9, 2001  
**CAEL E. NEATHAMER 58545**  
Renewal Date 12/31/14

# SUMMERFIELD AT SOUTH EAST PARK, PHASE 11B

A REPLAT OF Tract A, Summerfield At South East Park, Phase 6 and Phase 12B, located within Donation Land Claim Number 58, in 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



SEE SHEET 3 FOR LEGEND, CURVE & LINE TABLES

**\*\* RECEIVED \*\***  
 DATE 6-12-14 BY *fm*  
 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.  
*Carl E. Neathamer*  
 Surveyor

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, Phases 1 and 5, filed as Survey Number 19538 in the office of the Jackson County Surveyor (refer to Sheet 3).

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 Sheet 2 of 3 © CN