

DELTA ESTATES, PHASE 1

LOCATED AT

3210 Cheltenham Way
Medford, Oregon

LYING SITUATE WITHIN

SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR

HH Medford One, LLC

2464 SW GLACIER PLACE, SUITE 110
REDMOND, OREGON 97756

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY 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 HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

PARCEL NO. ONE (1), OF PARTITION PLAT NO. P-26-2014 OF THE RECORDS OF JACKSON COUNTY, OREGON; FILED SEPTEMBER 15, 2014, INDEX VOLUME 25, PAGE 26, COUNTY SURVEY NO. 21564.

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

Shawn Kampmann
SURVEYOR

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT A SUBDIVISION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2014-034019 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, IN CONFORMANCE WITH THE CITY OF MEDFORD PLANNING DEPARTMENT FILE NO. LDS 15-015.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCPR 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH A LEICA 1200 SMART ROVER GNSS RECEIVER OPERATING ON THE OREGON DEPARTMENT OF TRANSPORTATION ORGN NETWORK, I SURVEY THE LAND AS SHOWN ON THIS PLAT. MONUMENTS WERE RECOVERED AT ALL OF THE SUBJECT PROPERTY CORNERS FOR PARCEL 1 OF PARTITION PLAT NO. P-26-2014, AS DENOTED ON SURVEY NO. 21564. SOME DESCREANCIES WERE FOUND BETWEEN THE SURVEY RECORD POSITIONS OF A FEW OF THE MONUMENTS AND OUR FIELD MEASUREMENTS, SO I RETRACED THE OVERALL PARTITION EXTERIOR BOUNDARY, AS WELL AS TIED INTO OTHER COMMON MONUMENTS AS DENOTED ON SURVEY NO. 11857 & 12834 BY MARK BOYDEN TO VERIFY OUR SURVEY DATA. I WAS ABLE TO ISOLATE A COUPLE ISSUES. ONE WAS ALONG THE MEANDERING SOUTH PROPERTY LINE WHERE I DETERMINED THAT A COUPLE OF MONUMENTS APPEARED TO HAVE BEEN DISTURBED, LIKELY FROM CONSTRUCTION ACTIVITIES, WHICH I SHOW AS BEING OUT OF POSITION. I FOUND THAT BY HOLDING THE LINE BETWEEN THE 3/4" IRON PIPE NEAR THE SOUTHWEST CORNER OF PARCEL 1 AND THE 3/4" IRON BOLT LYING 704.2 FEET EASTERLY FROM SAID PIPE, I VERY CLOSELY MATCH BOTH THE BEARING AND DISTANCE AS DENOTED ON SURVEY NO. 11857, AND THE OTHER MONUMENTS RECOVERED ALONG SAID SOUTHERLY LINE TO THE SOUTHEAST CORNER OF PARCEL 1. ALSO, THE MONUMENT ESTABLISHED ON SURVEY NO. 21564 AT THE NORTHWEST CORNER OF SAID PARCEL 1, WAS FOUND TO BE OFF THE CENTER SECTION LINE, WHICH IS COMMON WITH THE EAST LINE OF OWEN PARK SUBDIVISION, UNIT NO. 2, EASTERLY BY 0.30 FEET. IT DID NOT APPEAR DISTURBED AND I SUSPECT THAT IT WAS ERRONEOUSLY SET BY HOLDING THE CENTER SECTION BEARING FROM THE IRON PIPE NEAR THE SOUTHWEST CORNER OF PARCEL 1, RATHER THAN FROM THE ACTUAL SOUTHWEST CORNER, WHICH IS SHOWN ON THE ABOVE DESCRIBED SURVEYS AS BEING 0.20 FEET WEST FROM SAID SOUTHWEST CORNER. I HOLD THE MONUMENT FOR LINE FROM THE MONUMENT RECOVERED AT THE NORTHEAST CORNER OF PARCEL 1 AND PROJECT THAT LINE TO INTERSECT THE NORTH-SOUTH CENTER SECTION LINE. ADDITIONAL INFORMATION CAN BE FOUND ON THE MAP OF SURVEY OF THE SOUTHEAST QUARTER OF SECTION BY THIS OFFICE FILED AS SURVEY NO. 21802 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

RECORDING:

FILED FOR RECORD THIS 17th OF January, 2015 AT 2:18 O'CLOCK P.M. AND RECORDED IN VOLUME 42, PAGE 1 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker COUNTY CLERK
Wendi L. Joste DEPUTY

APPROVALS:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF Jan 11, 2015.

[Signature] TAX COLLECTOR
01-12-16 DATE

DEPUTY DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 12 DAY OF Jan, 2015

Adam [Signature] ASSESSOR
1/12/16 DATE

DEPUTY DATE

APPROVED FOR RECORDING THIS 12 DAY OF January, 2016

[Signature] COUNTY COMMISSIONER / ADMINISTRATOR

EXAMINED AND APPROVED THIS 11 DAY OF January, 2016

[Signature] MEDFORD PLANNING DEPARTMENT
PLANNING FILE NO. LDS-15-015 DATE

EXAMINED AND APPROVED THIS 30 DAY OF DECEMBER, 2015

[Signature] CITY ENGINEER

EXAMINED AND APPROVED THIS 22 DAY OF DECEMBER, 2015

[Signature] CITY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2017

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: DECEMBER 10, 2015
PROJECT NO. 974-15

FILE: SURVEYS\974-15\DELTA ESTATES SUB PHI.DWG

SHEET 1 of 2

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT HH MEDFORD ONE, LLC., IS THE OWNER OF THE LANDS HEREON DESCRIBED, AND HAVE SUBDIVIDED THE SAME INTO LOTS AS SHOWN HEREON, AND THAT THE SIZE OF THE LOTS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. WE HEREBY DEDICATE TO THE CITY OF MEDFORD FOR PUBLIC USE, THE 55.00 AND 63.00 FOOT WIDE STREETS, THE 10.00 FOOT WIDE PUBLIC UTILITY EASEMENTS AND THE 1.00 FOOT STREET PLUGS, AS SHOWN HEREON BY THIS PLAT. BY ITS 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. WE ALSO HEREBY DEDICATE TO THE CITY OF MEDFORD, THE VARIABLE WIDTH STORM DRAIN EASEMENT ACROSS LOTS 1 THROUGH 13, AS WELL AS AN EASEMENT FOR A 30.00 FOOT WIDE STRIP AND VARIABLE WIDTH STRIP FOR STORM DRAIN AND IRRIGATION PURPOSES FOR THE RELOCATED HOPKINS CANAL, AS SHOWN HEREON. WE HEREBY CREATE THE 6.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT ACROSS LOTS 15 THROUGH 19 FOR THE BENEFIT OF SAID LOTS 14 THROUGH 19, AS WELL AS A 4.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS LOT 56 FOR THE BENEFIT OF LOT 57, AS SHOWN HEREON. WE HEREBY DESIGNATE SAID SUBDIVISION AS DELTA ESTATES, PHASE 1.

[Signature]
MEMBER, HH MEDFORD ONE, LLC

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS
Deschutes }

PERSONALLY APPEARED THE ABOVE NAMED Jim Sansbourn ON AUTHORITY OF HH MEDFORD ONE, LLC, AN OREGON LIMITED LIABILITY COMPANY, THIS 15th DAY OF December, 2015 AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Kimberly D. Guttie

NOTARY PUBLIC - OREGON

COMMISSION NO. 940005

MY COMMISSION EXPIRES: June 21st 2019

AFFIDAVIT OF CONSENT:

FOR U.S. BANK NATIONAL ASSOCIATION d/b/a HOUSING CAPITAL COMPANY, AS BENEFICIARY OF THAT LINE OF CREDIT TRUST DEED DATED FEBRUARY 19, 2015, AND RECORDED FEBRUARY 26, 2015, AS INSTRUMENT NO. 2015-005441 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2015- 600-864 OF SAID DESCRIBED OFFICIAL RECORDS. 6

AFFIDAVIT OF CONSENT:

FOR U.S. BANK NATIONAL ASSOCIATION d/b/a HOUSING CAPITAL COMPANY, AS BENEFICIARY OF THAT LINE OF CREDIT TRUST DEED DATED SEPTEMBER 15, 2015, AND RECORDED SEPTEMBER 24, 2015, AS INSTRUMENT NO. 2015-032048 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2015- 000-864 OF SAID DESCRIBED OFFICIAL RECORDS. 6

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN AMERITITLE REPORT NO. 49332AM DATED NOVEMBER 23, 2015, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

1 REGULATIONS, INCLUDING LEVIES, ASSESSMENTS, WATER AND IRRIGATION RIGHTS AND EASEMENTS FOR DITCHES AND CANALS OF THE MEDFORD IRRIGATION DISTRICT.

2 THE PROPERTY LIES WITHIN THE BOUNDARIES OF ROGUE VALLEY SEWER SERVICES AND IS SUBJECT TO ANY CHARGES OR ASSESSMENTS LEVIED BY SAID DISTRICT AND PIPELINE EASEMENTS IN CONNECTION THEREWITH.

3 RESTRICTIVE COVENANT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED SEPTEMBER 15, 2014 WITHIN INSTRUMENT NO. 2014-024351 & 2014-024352 OF THE OFFICAL RECORDS IN JACKSON COUNTY, OREGON.

4 A PUBLIC STORM WATER EASEMENT FOR THE PASSAGE OF STORM WATER FROM PARCELS 1 AND 2, ACROSS THE ENTIRETY OF PARCEL 3 PER SURVEY NO. 21564, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

5 A VARIETY OF PRIVATE AND PUBLIC EASEMENTS FOR UTILITY LOCATIONS DENOTED WITHIN THIS TITLE REPORT THAT PREVIOUSLY AFFECTED THE SUBJECT TRACT CONTAINED SPECIFIC CLAUSES THAT THEY WOULD BE AUTOMATICALLY EXTINGUISHED UPON THE RECORDING OF THIS PLAT AND ARE NOT GRAPHICALLY SHOWN HEREON.

** RECEIVED **
Date 1/12/16 By PB
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

FLAG	Δ	R	A	T	CHORD
①	89°58'29"	15.00'	23.56'	14.99'	N 45°06'11" W - 21.21'
②	89°50'35"	15.00'	23.52'	14.96'	N 44°59'17" E - 21.18'
③	90°01'31"	15.00'	23.57'	15.01'	N 44°53'49" E - 21.22'
④	90°09'25"	15.00'	23.60'	15.04'	N 45°00'43" W - 21.24'
⑤	82°38'05"	15.00'	21.63'	13.19'	N 48°46'23" W - 19.81'
⑥	2°48'29"	231.50'	11.35'	5.67'	N 08°51'35" W - 11.35'
⑦	10°24'45"	168.50'	30.62'	15.35'	N 05°03'27" W - 30.58'
⑧	10°19'49"	200.00'	36.06'	18.08'	N 05°05'55" W - 36.01'
⑨	10°24'45"	200.00'	36.35'	18.22'	N 05°03'27" W - 36.30'

**** RECEIVED ****
 Date 1/12/16 By pb
 This survey consists of
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR



DELTA ESTATES, PHASE 1

LOCATED AT
 3210 Cheltenham Way
 Medford, Oregon
 LYING SITUATE WITHIN
 SOUTHEAST QUARTER OF SECTION 8,
 TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
 IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR
HH Medford One, LLC
 2464 SW Glacier Place, Suite 110
 Redmond, Oregon 97756

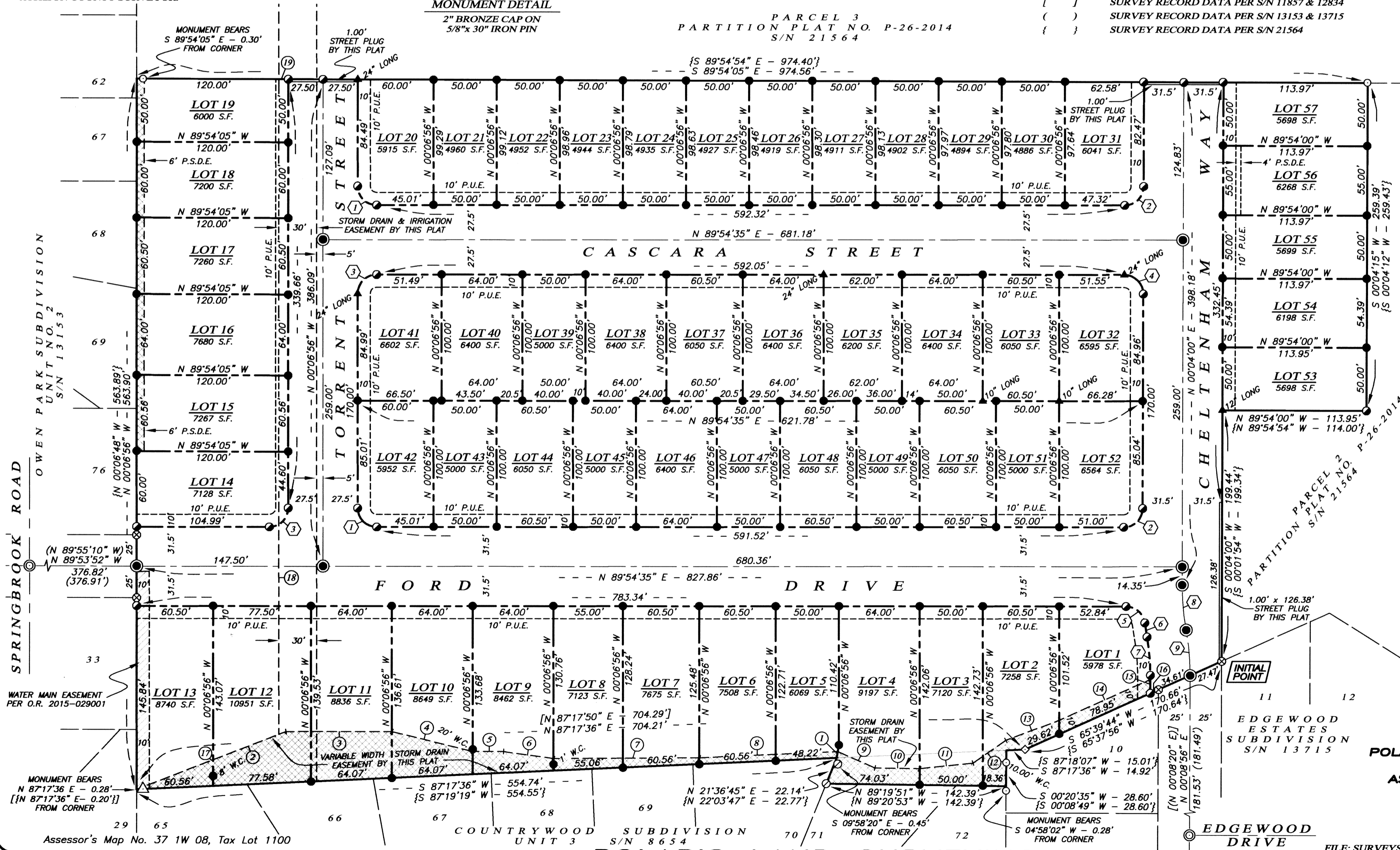
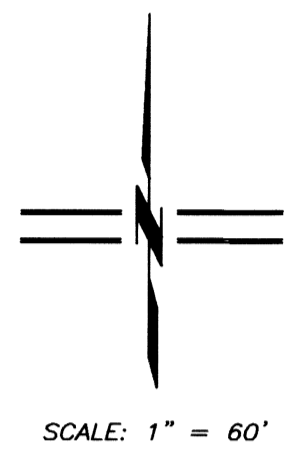
I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.
 SURVEYOR

- LEGEND**
- ⊙ BRASS CAP w/ PUNCH MARK IN CONCRETE STAMPED "LS 1913" PER S/N 16711 & 17530 (RECOVERED)
 - ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "D. HOFFBUHR LS 1640" PER S/N 8654 (RECOVERED)
 - ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "D. McMAHAN LS 1913" PER S/N 13153 OR 13715 (RECOVERED)
 - ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "FARBER PLS 2189" PER S/N 21564 (RECOVERED)
 - ⊙ 3/4" IRON PIPE PER S/N 11857, 21564 & 21802 (RECOVERED)
 - ⊙ 1" SQUARE IRON BOLT PER S/N 11857, 21564 & 21802 (RECOVERED)
 - ⊙ 5/8" x 30" IRON PIN w/ 2" BRONZE CAP CAP STAMPED "PLS 2883" PER MONUMENT DETAIL (ESTABLISHED)
 - ⊙ 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
 - ⊙ 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
 - ⊙ 5/8" IRON PIN DRIVEN TO POINT OF REFUSAL (LENGTH AS NOTED) w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
 - PROPERTY BOUNDARY LINE
 - - - NEW LOT LINE
 - BOUNDARY LINE
 - - - CENTERLINE
 - - - EASEMENT LINE
 - O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
 - S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
 - W.C. WITNESS CORNER MONUMENT, AS DESCRIBED
 - P.U.E. PUBLIC UTILITY EASEMENT BY THIS PLAT
 - P.S.D.E. PRIVATE STORM DRAIN EASEMENT BY THIS PLAT
 - [] SURVEY RECORD DATA PER S/N 11857 & 12834
 - () SURVEY RECORD DATA PER S/N 13153 & 13715
 - { } SURVEY RECORD DATA PER S/N 21564

BASIS OF BEARING
 THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, HAVING A RECORD PLAT BEARING OF NORTH 00°06'56" WEST, AS REFERENCED ON FILE AS SURVEY NO. 21802 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

MONUMENT DETAIL
 2" BRONZE CAP ON
 5/8" x 30" IRON PIN

PARCEL 3
 PARTITION PLAT NO. P-26-2014
 S/N 21564



FLAG	BEARING	DISTANCE
①	N 10°08'45" E	10.26'
②	N 68°36'45" E	126.80'
③	N 89°52'32" E	83.84'
④	S 76°09'51" E	65.94'
⑤	N 89°53'12" E	24.43'
⑥	S 82°05'01" E	39.96'
⑦	N 89°34'10" E	115.50'
⑧	N 87°17'36" E	109.70'
⑨	S 66°05'05" E	32.26'
⑩	S 89°19'51" E	35.45'
⑪	N 83°54'57" E	42.47'
⑫	N 54°57'49" E	31.68'
⑬	N 69°16'24" E	45.18'
⑭	N 65°39'44" E	79.01'
⑮	N 00°08'56" E	14.35'
⑯	N 65°39'44" E	7.14'
⑰	N 68°36'45" E	120.72'
⑱	N 00°06'56" W	519.68'
⑲	S 89°54'05" E	7.50'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 Shawn Kamppann
 OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS
 RENEWAL DATE: 6/30/2017

SURVEYED BY:
POLARIS LAND SURVEYING LLC
 P.O. BOX 459
 ASHLAND, OREGON 97520
 (541) 482-5009

DATE: DECEMBER 10, 2015
 PROJECT NO. 974-15

FILE: SURVEYS\974-15\DELTA ESTATES 1.DWG SHEET 2 of 2