

DECLARATION

KNOW ALL PERSONS BY THESE PRESENT, that SILVER OAK RIDGE, LLC, an Oregon limited liability company, 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 1 through 24; Common Properties "A", "B", "E" and "L"; Reserve Acreage Tract "K"; Reserve Acreage Future Phase 2; Reserve Acreage Future Phases 3, 4, 5 and 6; street rights-of-way; and easements, as depicted on Sheets 2 and 3 hereof, and do hereby designate this subdivision as EAST MCANDREWS VILLAGE AT VISTA POINTE, PHASE I. Declarant hereby dedicates to the City of Medford, Vista Pointe Drive and Merlot Court, for right-of-way purposes, and those areas designated as a 1.00-foot Wide Non-Access Strip. 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. Declarant hereby dedicates, for public use, those areas designated as a Public Utility Easement and a Public Storm Drain Easement. Declarant hereby creates the following: Common Property "A" for the use and benefit of Lots 1, 2 and 3, that shall allow for ingress and egress, pedestrian and vehicular access, and the installation and maintenance of public and private utilities, service lines and appurtenances thereof; Common Property "B" for the installation and maintenance of landscaping for buffering purposes; Common Property "L" for the use and benefit of Lots 4 through 24 hereof; Common Property "E" (private streets Sonoma Court and Chablis Terrace), for the use and benefit of Lots 4 through 24 hereof, Lots 25 through 35 of future Phase 2, Lots 46 through 48 of future Phase 4 and that portion of Parcel 1 of Partition Plat Number P-80-2006, lying between said future Phase 2 and that dedicated right-of-way per Instrument Number 2007-043521 of the Official Records of Jackson County, Oregon, that shall allow for ingress and egress, pedestrian and vehicular access, the installation and maintenance of curb, gutter, sidewalk, public and private utilities, service lines and appurtenances thereof; and, that Private Access Easement, being over, through and across Lot 5, for the use and benefit of Lot 4. EAST MCANDREWS VILLAGE, PHASE I, Lots 1-3 are subject to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS as set forth in Instrument Number 2015-002058, of the Official Records of Jackson County, Oregon. Also, EAST MCANDREWS VILLAGE, PHASE I, Lots 4-24 are subject to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS as set forth in Instrument Number 2015-002059, of the Official Records of Jackson County, Oregon.

MICHAEL T. MAHAR  
MEMBER, SILVER OAK RIDGE, LLC

STATE OF OREGON  
County of Jackson

Signed or attested before me on NOVEMBER 10, 2015, by MICHAEL T. MAHAR.

Notary Public signature and name.



TITLE RELATED NOTES:

NO DIRECT VEHICULAR ACCESS SHALL OCCUR ALONG ANY LOT ONTO EAST MCANDREWS ROAD.

EAST MCANDREWS VILLAGE AT VISTA POINTE, PHASE I, 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 the 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.

Water rights, claims to water or title to water, whether or not such rights are a matter of public record.

City liens, if any, of the City of Medford

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 Lazy Creek. Note: Partition Plat P-80-2006 discloses that an easement for drainage and maintenance is to be created upon further development of this Parcel 2.

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: (adjoins agricultural area), per Instrument Number 2003-047158 of the Official Records of Jackson County, Oregon.

Easements, including terms and provisions contained therein, pursuant to Instruments Numbered 13-00266, 2003-011426, 2004-053008 and 2007-043522, shown hereon, all of the Official Records of Jackson County, Oregon.

Easement, including terms and provisions contained therein, pursuant to Instrument Number 2003-084514 of the Official Records of Jackson County, Oregon, which states "THIS EASEMENT IS TEMPORARY AND IS EXTINGUISHED AND TERMINATED UPON THE FILING OF FINAL PLATS OR DOCUMENTATION THAT REPLACES THIS EASEMENT".

Jackson County Assessor's Map: 37 IM 22, Tax Lot 240

EAST MCANDREWS VILLAGE AT VISTA POINTE, PHASE 1

A PLANNED COMMUNITY, being a replat of Parcel 2, P-80-2006 (Survey Number 19302), located within Donation Land Claim Number 62, in the Southeast One-quarter of the Northwest One-quarter and in the Northeast One-quarter of the Southwest One-quarter of Section 22, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

SILVER OAK RIDGE, LLC  
815 Alder Creek Drive  
Medford, Oregon 97504

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

Carl E. Neathamer  
Surveyor

SURVEYOR'S CERTIFICATE

I, Carl 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:

A replat of Parcel 2 of the plat recorded August 22, 2006, as Partition Plat Number P-80-2006 of the Records of Partition Plats, Jackson County, Oregon, in Index Volume 17 at Page 80, and, being filed as Survey Number 19302 in the Office of the Jackson County Surveyor.

Carl 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-10-003).

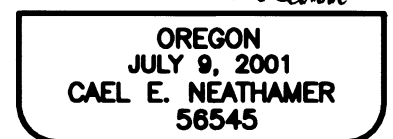
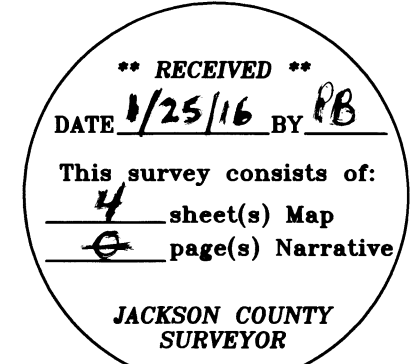
PROCEDURE: Records utilized are: Partition Plat P-14-2003, recorded March 18, 2003, in Index Volume 14 at Page 14, and filed as Survey Number 17700 in the office of the Jackson County Surveyor; Partition Plat P-80-2006, recorded August 22, 2006 in Index Volume 17 at Page 80, and filed as Survey Number 19302 in the office of the Jackson County Surveyor; and, Survey Number 21535, as filed in the office of the Jackson County Surveyor. Equipment/Software utilized: Trimble 5700 GPS System, Trimble R10 GNSS System, Trimble TSC3 with Trimble Access software, S6 Robotic Instrument, Trimble Business Center and TerraModel. Lineal unit for horizontal is International Foot; Datum: NAD83 2011 (Epoch 2010.00); System/Zone: Oregon Coordinate Reference System, Grants Pass-Ashland zone (refer to ORS, Chapter 93.312 (c)).

The basis of bearings is Geodetic North (note that the grid bearings depicted on this plat do not equal geodetic bearings due to meridian convergence). This survey was conducted using Global Navigation Satellite System (GNSS) referenced to the National Spatial Reference System (NSRS). NSRS coordinate values were established via a solution set of values from OPUS at a local base station established onsite, thence utilizing Real-time Kinematic (RTK) methods. Said solution set, equipment and RTK methods were utilized to establish primary control and monument ties. From which, utilized RTK and classical terrestrial methods to establish secondary and tertiary control, ties to remaining monuments and topographic features.

Utilizing found monuments, Partition Plats numbered P-14-2003 and P-80-2006, and Survey Number 21535, established the location of Parcels 1 and 2 of said P-80-2006. From which, utilized said File No. LDS-10-003 and Survey Number 21535 to compute the centerlines, rights-of-way and lots.

Completed establishing monuments depicted on Sheet 2 and 3 hereof, on October 2, 2015, including those monuments originally established per Survey Number 21535, that were found out of position or disturbed, and thereby were removed and replaced as depicted. This approach was utilized in order to have only one monument or reference thereof for a centerline or lot corner position and lessen the chance of any confusion.

SHEET INDEX table with 3 rows: SHEET 1: TITLE SHEET (THIS PAGE), SHEET 2: Phase 1 and Reserve Acreage (northerly portion Parcel 2, P-80-2006), SHEET 3: Reserve Acreage (southerly portion Parcel 2, P-80-2006)



APPROVALS:

CITY OF MEDFORD PLANNING FILE NUMBER: LDS-10-003

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, 11/25/15 Date. City Engineer and City Surveyor signatures.

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of Jan 22, 2015.

Tax Collector and Deputy signatures.

Examined and approved as required by O.R.S. 92.100 this 22nd day of January, 2015.

Assessor and Deputy signatures.

RECORDING

FILED FOR RECORD THIS 25th DAY OF January, 2015, AT 2:39 O'CLOCK P.M. AND RECORDED IN VOLUME 42 OF PLATS AT PAGE 2 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine Walker, County Clerk, and Carmen Williams, Deputy.

APPROVED FOR RECORDING: County Commissioner/Administrator, 1/25/16 Date.

JACKSON COUNTY SURVEYOR'S FILE NUMBER: 21889

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: November 10, 2015 PROJECT NUMBER: 14039-1

# EAST MCANDREWS VILLAGE AT VISTA POINTE, PHASE 1

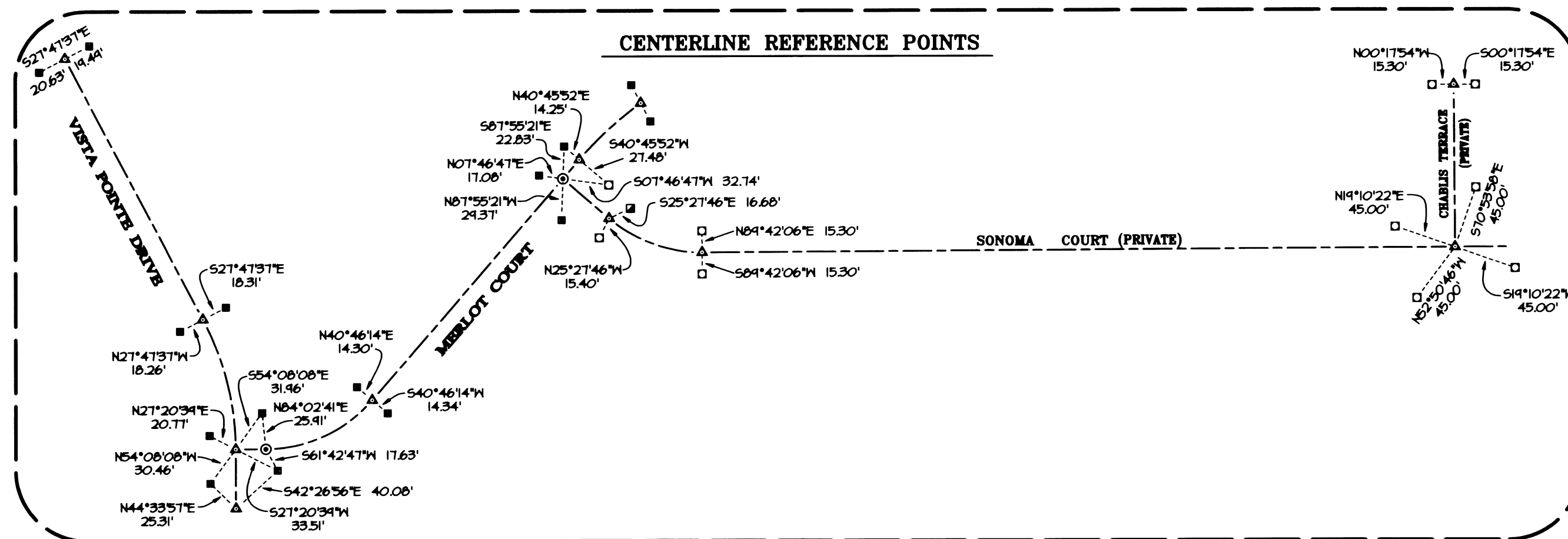
A PLANNED COMMUNITY, being a replat of Parcel 2, P-80-2006 (Survey Number 19302), located within Donation Land Claim Number 62, in the Southeast One-quarter of the Northwest One-quarter and in the Northeast One-quarter of the Southwest One-quarter of Section 22, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

## PREPARED FOR:

**SILVER OAK RIDGE, LLC**  
815 Alder Creek Drive  
Medford, Oregon 97504

## LEGEND:

- ▲ 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 set 0.40 shell casing in concrete.
- Indicates a found brass tag marked "HOFFBUHR & ASSOC. INC." per SN 21535.

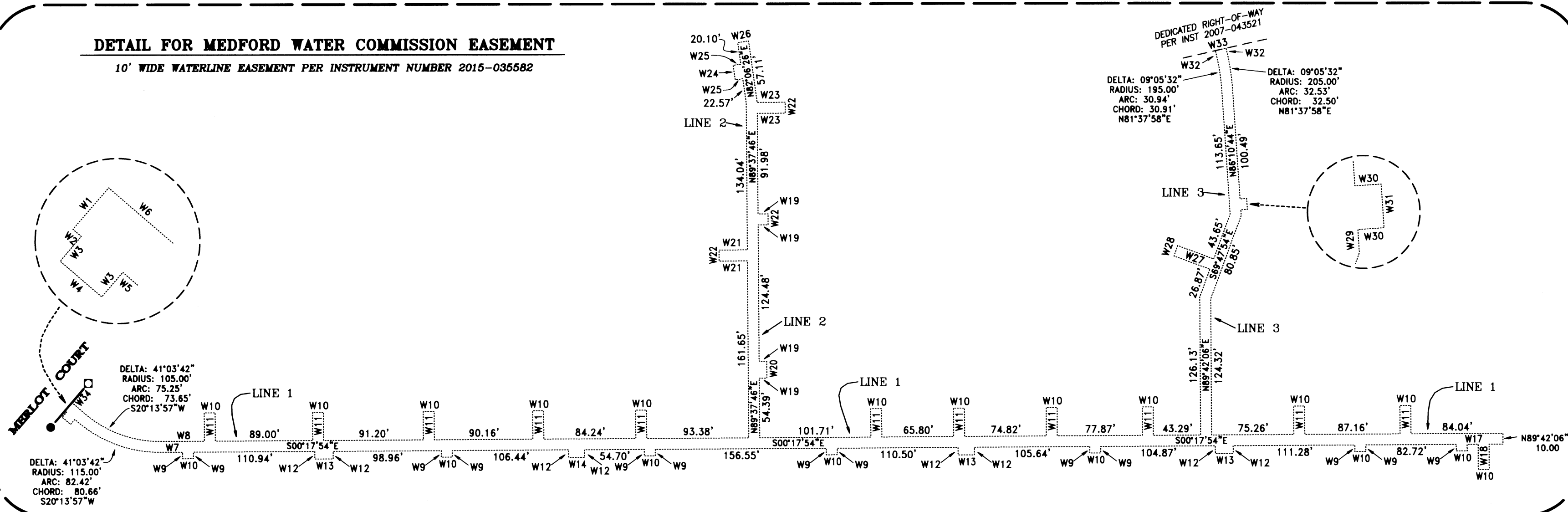


## WATER LINE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
W1	N49°14'12"W	10.00'
W2	S40°45'48"W	2.03'
W3	N49°14'12"W	5.43'
W4	S40°45'48"W	10.00'
W5	S40°45'48"W	3.58'
W6	S40°45'48"W	15.60'
W7	S00°17'54"E	20.04'
W8	S00°17'54"E	40.18'
W9	S89°42'06"W	6.00'
W10	S00°17'54"E	10.00'
W11	N89°42'06"E	26.00'
W12	S89°42'06"W	7.00'
W13	S00°17'54"E	16.86'
W14	S00°17'54"E	14.55'
W15	S00°17'54"E	14.90'
W16	S00°17'54"E	16.41'
W17	S00°17'54"E	10.04'
W18	S89°42'06"W	23.00'
W19	S00°22'14"E	7.00'
W20	N89°37'46"E	15.50'
W21	N00°22'14"W	26.00'
W22	N89°37'46"E	10.00'
W23	S00°22'14"E	25.51'
W24	N82°06'26"E	13.54'
W25	N07°53'34"W	7.00'
W26	S09°20'31"E	10.00'
W27	N20°12'06"E	35.00'
W28	S69°47'54"E	10.00'
W29	N86°10'44"E	5.28'
W30	S03°49'46"E	6.00'
W31	N86°10'44"E	10.00'
W32	N77°05'12"E	5.53'
W33	S12°54'48"E	10.00'
W34	N49°14'12"W	22.84'

## DETAIL FOR MEDFORD WATER COMMISSION EASEMENT

10' WIDE WATERLINE EASEMENT PER INSTRUMENT NUMBER 2015-035582

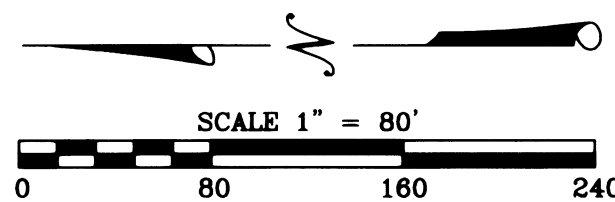


I hereby certify that this is an exact copy of the original.  
*Carl E. Neathamer*  
Surveyor

## BASIS OF BEARINGS:

Geodetic North referenced to the NAD83 (2011) Epoch 2010.00 datum (refer to Survey Narrative for complete description).

REFER TO SHEET 2 FOR LEGEND AND LOT AREA TABLE AND SHEET 3 FOR CURVE AND LINE TABLES



"RECEIVED"  
DATE 1/25/16 BY PB  
This survey consists of:  
4 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

*Carl E. Neathamer*  
OREGON  
JULY 9, 2001  
CAEL E. NEATHAMER  
56545  
Renewal Date 12/31/16

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

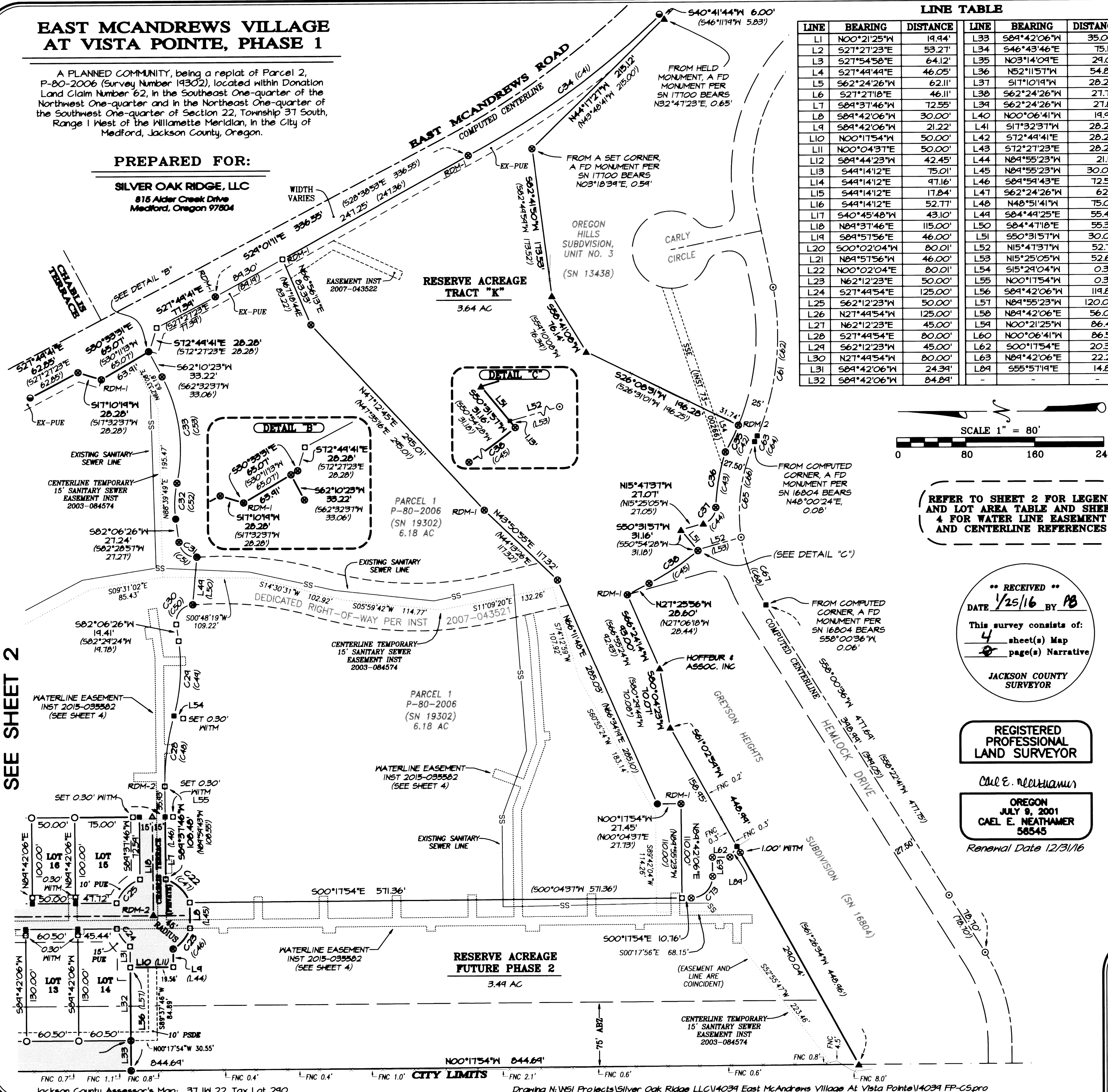
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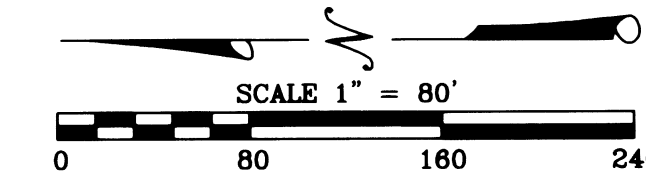
## PREPARED FOR:

**SILVER OAK RIDGE, LLC**  
815 Alder Creek Drive  
Medford, Oregon 97504



LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N00°21'25"W	19.44'	L33	S89°42'06"W	35.00'
L2	S27°21'23"E	53.27'	L34	S46°43'46"E	75.19'
L3	S27°54'58"E	64.12'	L35	N03°14'04"E	24.01'
L4	S27°49'44"E	46.05'	L36	N52°11'57"W	54.87'
L5	S62°24'26"W	62.11'	L37	S17°10'19"W	28.28'
L6	S27°21'18"E	46.11'	L38	S62°24'26"W	27.75'
L7	S89°37'46"W	72.55'	L39	S62°24'26"W	27.81'
L8	S89°42'06"W	30.00'	L40	N00°06'41"W	19.95'
L9	S89°42'06"W	21.22'	L41	S17°32'31"W	28.28'
L10	N00°17'54"W	50.00'	L42	S12°44'41"E	28.28'
L11	N00°04'37"E	50.00'	L43	S12°27'23"E	28.28'
L12	S89°44'23"W	42.45'	L44	N84°55'23"W	21.13'
L13	S49°14'12"E	75.01'	L45	N84°55'23"W	30.00'
L14	S49°14'12"E	97.16'	L46	S89°54'43"E	72.56'
L15	S49°14'12"E	17.84'	L47	S62°24'26"W	62.11'
L16	S49°14'12"E	52.77'	L48	N48°51'41"W	75.07'
L17	S40°45'48"W	43.10'	L49	S84°49'25"E	55.46'
L18	N84°37'46"E	115.00'	L50	S84°47'18"E	55.33'
L19	S84°57'56"E	46.00'	L51	S50°31'57"W	30.03'
L20	S00°02'04"W	80.01'	L52	N15°47'31"W	52.77'
L21	N89°57'56"W	46.00'	L53	N15°25'05"W	52.67'
L22	N00°02'04"E	80.01'	L54	S15°29'04"W	0.30'
L23	N62°12'23"E	50.00'	L55	N00°17'54"W	0.30'
L24	S27°44'54"E	125.00'	L56	S89°42'06"W	119.84'
L25	S62°12'23"W	50.00'	L57	N84°55'23"W	120.00'
L26	N27°44'54"W	125.00'	L58	N89°42'06"E	56.04'
L27	N62°12'23"E	45.00'	L59	N00°21'25"W	86.47'
L28	S27°44'54"E	80.00'	L60	N00°06'41"W	86.55'
L29	S62°12'23"W	45.00'	L62	S00°17'54"E	20.34'
L30	N27°44'54"W	80.00'	L63	N84°42'06"E	22.27'
L31	S89°42'06"W	24.34'	L64	S55°57'19"E	14.84'
L32	S89°42'06"W	84.84'			

CURVE TABLE					
LINE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	29°30'40"	422.00'	217.36'	S63°42'25"E	214.96'
C2	21°07'23"	427.00'	157.42'	S38°23'23"E	156.53'
C3	27°32'00"	200.00'	96.11'	S75°58'23"W	95.19'
C4	27°32'00"	168.50'	80.91'	S75°58'23"W	80.20'
C5	15°14'54"	231.50'	61.61'	S69°44'50"W	61.43'
C6	105°22'19"	20.00'	36.78'	S24°46'07"W	31.81'
C7	72°36'56"	20.00'	25.35'	S48°21'16"E	23.68'
C8	48°56'18"	100.00'	65.41'	S24°46'03"E	82.84'
C9	21°19'10"	72.50'	26.98'	S38°34'37"E	26.82'
C10	37°11'25"	127.50'	82.76'	S30°38'30"E	81.31'
C11	13°31'17"	250.00'	59.00'	S42°28'34"E	58.86'
C12	14°21'58"	277.50'	69.55'	S42°03'23"E	69.37'
C13	12°32'22"	222.50'	48.70'	S42°58'01"E	48.60'
C14	83°13'34"	20.00'	29.05'	S02°42'58"E	26.56'
C15	7°37'14"	222.50'	24.54'	S40°30'27"E	24.57'
C16	41°03'42"	100.00'	71.67'	S20°13'57"W	70.14'
C17	99°27'24"	20.00'	34.72'	N85°57'14"E	30.52'
C18	19°31'18"	115.00'	39.18'	S29°08'10"W	38.99'
C19	18°01'19"	85.00'	26.74'	S27°12'53"W	26.63'
C20	18°30'07"	85.00'	27.45'	N08°57'10"E	27.33'
C21	19°40'25"	115.00'	34.91'	S09°32'19"W	34.29'
C22	51°07'47"	45.00'	40.16'	S44°34'56"W	38.84'
C23	40°19'45"	45.00'	31.67'	N50°34'45"W	31.02'
C24	33°04'36"	45.00'	25.98'	N53°41'32"E	25.62'
C25	50°59'07"	45.00'	40.04'	S45°20'04"E	38.74'
C26	04°54'27"	20.00'	1.71'	S46°46'59"E	1.71'
C27	09°08'04"	216.03'	34.44'	S32°23'51"E	34.41'
C28	15°51'18"	300.00'	83.02'	N82°26'35"W	82.75'
C29	23°22'38"	215.00'	87.72'	N86°12'15"W	87.11'
C30	95°40'48"	20.00'	33.40'	N50°03'10"W	29.65'
C31	84°19'12"	20.00'	24.43'	S39°56'50"W	26.85'
C32	20°18'12"	118.50'	41.99'	N87°44'28"W	41.77'
C33	40°14'15"	181.50'	127.46'	S82°17'31"W	124.86'
C34	16°05'43"	986.13'	277.02'	S35°52'48"E	276.11'
C35	07°12'35"	275.00'	34.60'	N63°44'44"W	34.58'
C36	16°26'17"	227.50'	65.27'	N79°55'53"W	65.05'
C37	72°21'25"	20.00'	25.26'	N51°58'19"W	23.61'
C38	12°02'50"	325.00'	68.34'	N33°27'21"W	68.21'
C39	29°30'22"	422.00'	217.32'	S63°19'57"E	214.93'
C40	21°07'24"	427.00'	157.42'	S38°01'05"E	156.53'
C41	16°05'43"	986.13'	277.02'	S35°30'30"E	276.11'
C42	07°12'11"	275.00'	34.57'	N63°30'40"W	34.55'
C43	16°26'03"	227.50'	65.25'	N79°53'08"W	65.03'
C44	72°21'04"	20.00'	25.26'	N51°53'37"W	23.61'
C45	12°01'12"	325.00'	68.18'	N33°06'54"W	68.06'
C46	40°15'35"	45.00'	31.62'	N50°19'19"W	30.91'
C47	51°07'47"	45.00'	40.16'	S45°02'27"W	38.84'
C48	15°49'58"	300.00'	82.90'	N82°04'44"W	82.64'
C49	23°20'51"	215.00'	87.61'	N85°50'10"W	87.01'
C50	95°42'45"	20.00'	33.41'	N49°39'13"W	29.66'
C51	83°24'33"	20.00'	29.12'	S40°46'40"W	26.61'
C52	20°19'00"	118.50'	42.02'	N87°21'33"W	41.80'
C53	40°15'20"	181.50'	127.52'	S82°40'17"W	124.91'
C54	15°14'48"	231.50'	61.60'	S70°10'01"W	61.42'
C55	105°25'12"	20.00'	36.80'	S25°04'49"W	31.82'
C56	21°13'55"	72.50'	26.87'	S38°14'44"E	26.71'
C57	14°18'53"	277.50'	69.33'	S41°42'14"E	69.15'
C58	09°07'11"	216.14'	34.40'	S32°00'53"E	34.37'
C59	37°08'08"	100.00'	85.41'	S24°23'32"E	82.84'
C60	72°20'11"	20.00'	25.25'	S47°53'38"E	23.61'
C61	34°57'47"	300.00'	183.07'	N84°03'30"W	180.24'
C62	34°57'47"	300.00'	183.07'	N83°41'28"W	180.24'
C63	01°09'10"	300.00'	6.04'	N66°00'02"W	6.04'
C64	01°09'10"	300.00'	6.04'	N65°37'57"W	6.04'
C65	32°27'44"	200.00'	113.31'	N81°39'19"W	111.81'
C66	32°31'38"	200.00'	113.54'	N81°19'11"W	112.02'
C67	24°06'13"	200.00'	84.14'	S70°03'43"W	83.52'
C68	24°02'19"	200.00'	83.91'	S70°23'50"W	83.30'
C69	10°25'09"	115.00'	20.91'	S28°54'21"W	20.88'
C70	04°19'15"	115.00'	8.67'	S21°32'09"W	8.67'
C71	42°27'46"	80.00'	59.29'	N25°26'30"W	57.94'
C73	90°00'00"	25.00'	39.27'	S45°17'54"E	35.36'



REFER TO SHEET 2 FOR LEGEND AND LOT AREA TABLE AND SHEET 4 FOR WATER LINE EASEMENT AND CENTERLINE REFERENCES

RECEIVED  
DATE 1/25/16 BY PB  
This survey consists of:  
4 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

CAEL E. NEATHAMER  
OREGON JULY 9, 2001  
CAEL E. NEATHAMER 56545  
Renewal Date 12/31/16

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

BASIS OF BEARINGS:  
Geodetic North referenced to the NAD83 (2011) Epoch 2010.00 datum (refer to Survey Narrative for complete description).

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: November 10, 2015 PROJECT NUMBER: 14039-1

Sheet 3 of 4 © CN

SEE SHEET 2

# EAST MCANDREWS VILLAGE AT VISTA POINTE, PHASE 1

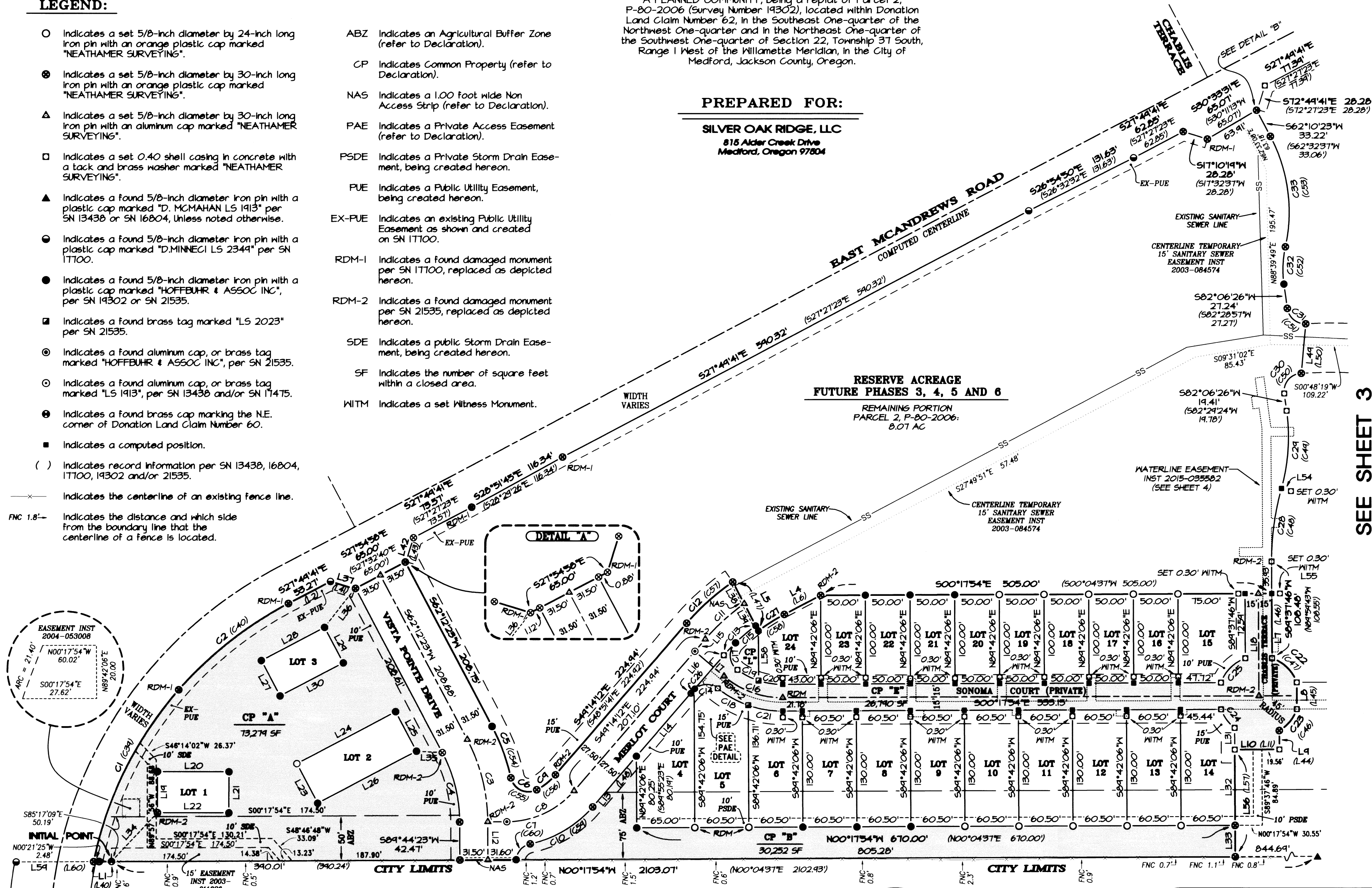
A PLANNED COMMUNITY, being a replat of Parcel 2, P-80-2006 (Survey Number 19302), located within Donation Land Claim Number 62, in the Southeast One-quarter of the Northwest One-quarter and in the Northeast One-quarter of the Southwest One-quarter of Section 22, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

## PREPARED FOR:

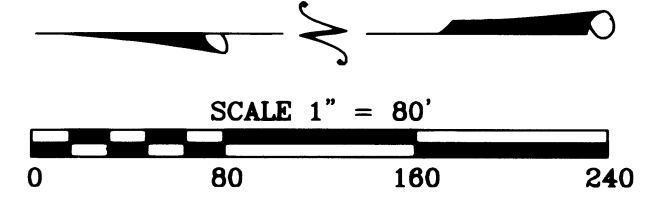
**SILVER OAK RIDGE, LLC**  
815 Alder Creek Drive  
Medford, Oregon 97504

### 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 5/8-inch diameter iron pin with a plastic cap marked "D. MCMAHAN LS 1413" per SN 13438 or SN 16804, unless noted otherwise.
  - Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "D. MINNECI LS 2344" per SN 17700.
  - Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "HOFFBUHR & ASSOC INC", per SN 14302 or SN 21535.
  - Indicates a found brass tag marked "LS 2023" per SN 21535.
  - ⊙ Indicates a found aluminum cap, or brass tag marked "HOFFBUHR & ASSOC INC", per SN 21535.
  - ⊙ Indicates a found aluminum cap, or brass tag marked "LS 1913", per SN 13438 and/or SN 17475.
  - ⊙ Indicates a found brass cap marking the N.E. corner of Donation Land Claim Number 60.
  - Indicates a computed position.
  - ( ) Indicates record information per SN 13438, 16804, 17700, 19302 and/or 21535.
  - x— Indicates the centerline of an existing fence line.
  - FNC 1.8"— Indicates the distance and which side from the boundary line that the centerline of a fence is located.
- ABZ Indicates an Agricultural Buffer Zone (refer to Declaration).
  - CP Indicates Common Property (refer to Declaration).
  - NAS Indicates a 1.00 foot wide Non Access Strip (refer to Declaration).
  - PAE Indicates a Private Access Easement (refer to Declaration).
  - PSDE Indicates a Private Storm Drain Easement, being created hereon.
  - PUE Indicates a Public Utility Easement, being created hereon.
  - EX-PUE Indicates an existing Public Utility Easement as shown and created on SN 17700.
  - RDM-1 Indicates a found damaged monument per SN 17700, replaced as depicted hereon.
  - RDM-2 Indicates a found damaged monument per SN 21535, replaced as depicted hereon.
  - SDE Indicates a public Storm Drain Easement, being created hereon.
  - SF Indicates the number of square feet within a closed area.
  - WITM Indicates a set Witness Monument.



**BASIS OF BEARINGS:**  
Geodetic North referenced to the NAD83 (2011) Epoch 2010.00 datum (refer to Survey Narrative for complete description).



REFER TO SHEET 3 FOR CURVE AND LINE TABLES, AND SHEET 4 FOR WATER LINE EASEMENT AND CENTERLINE REFERENCES

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

**\*\* RECEIVED \*\***  
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JACKSON COUNTY SURVEYOR

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*Carl E. Neathamer*  
OREGON JULY 9, 2001  
CAEL E. NEATHAMER 58545  
Renewal Date 12/31/16

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**PLOT DATE:** November 10, 2015 **PROJECT NUMBER:** 14039-1