

DECLARATION

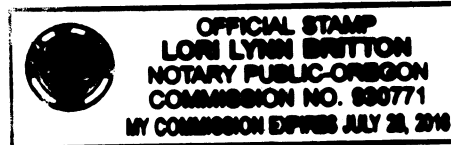
KNOW ALL PERSONS BY THESE PRESENT, that SILVER OAK RIDGE, LLC, an Oregon limited liability company, hereinafter referred to as DECLARANT, is the owner in fee simple of the lands as described in the "Surveyor's Certificate" herewith.

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: Lou Lynn Britton



TITLE RELATED NOTES:

- EAST MCANDREWS VILLAGE AT VISTA POINTE, PHASE 2, 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 73-00266, 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 2003-084574 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".

SHEET INDEX

- SHEET 1: TITLE SHEET (THIS PAGE)
SHEET 2: Phase 2 and Reserve Acreage, Legend, Curve Table and Lot Area Table
SHEET 3: Centerline Reference, Water Commission Easement and Table and Line Table

Jackson County Assessor's Map: 37 IM 22, Tax Lot 290

EAST MCANDREWS VILLAGE AT VISTA POINTE, PHASE 2

A PLANNED COMMUNITY, being a replat of the RESERVE ACREAGE FUTURE PHASE 2 of East McAndrews Village At Vista Pointe, Phase 1, located within Donation Land Claim Number 62, 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

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:

A replat of that tract of land created as RESERVE ACREAGE TRACT FUTURE PHASE 2, per 42 East McAndrews Village At Vista Pointe, Phase 1, recorded November 25, 2016, in Volume 42 at Page 2 of the Records of Jackson County, Oregon, and filed as Survey Number 21889 in the office of the Jackson County Surveyor. The exterior boundary of which is more particularly described as follows:

Commencing at the Northeast corner of Donation Land Claim Number 60; thence South 00°17'54" East, along the east boundary of said claim line, 1258.38 feet to the southwest corner of said Phase 1, the Initial Point and True Point of Beginning; thence along the exterior boundary of said Phase 1, the following courses and distances: North 89°42'06" East, 119.89 feet; thence South 00°17'54" East, 50.00 feet; thence North 89°42'06" East, 21.22 feet to a point on a curve concave to the northeast, having a radius of 45.00 feet and a central angle of 40°14'45" (the long chord of which bears South 50°39'45" East, 31.02 feet); thence along the arc of said curve, 31.61 feet; thence North 89°42'06" East, 30.00 feet to a point on the boundary common to Parcels 1 and 2 of a plat recorded August 22, 2006 as Partition Plat Number P-80-2006 of the Records of Partition Plats, Jackson County, Oregon, Index Volume 17 at Page 80; thence leaving said Phase 1 boundary, South 00°17'54" East, along the common boundary of said Parcels 1 and 2, 571.36 feet; thence leaving said common boundary and continuing South 00°17'54" East, 10.76 feet to the beginning of a tangent curve to the left, having a radius of 25.00 feet and a central angle of 90°00'00" (the long chord of which bears South 45°17'54" East, 35.36 feet); thence along the arc of said curve, 39.27 feet; thence North 89°42'06" East, 22.27 feet; thence South 00°17'54" East, 20.34 feet; thence South 55°57'14" East, 14.84 feet to a point on the southerly boundary of aforesaid Parcel 2; thence South 61°02'54" West, along said southerly boundary, 290.04 feet to the southwest corner thereof, being a point of the aforesaid easterly boundary of Donation Land Claim Number 60; thence North 00°17'54" West, along the westerly boundary of said Parcel 2 and the easterly boundary of said claim line, 844.69 feet to the Point of Beginning.

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-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 RIO GNSS System, Trimble TSC3 with Trimble Access software, S6 Robotic Instrument, Trimble Business Center and Terramodel. Linear 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 43.312 (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 hereof, on October 2, 2015.

Drawing N: WSI Projects/Silver Oak Ridge LLC/V4039 East McAndrews Village At Vista Pointe/V4039 FP-CS.pro

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, City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 42.095 have been paid as of June 22, 2016.

Tax Collector, Deputy

Examined and approved as required by O.R.S. 42.100 this 22nd day of January, 2016. Assessor, Deputy

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 3 OF THE RECORDS OF JACKSON COUNTY, OREGON.

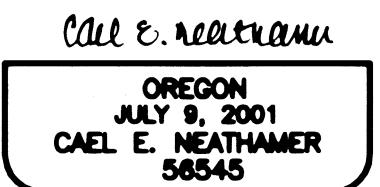
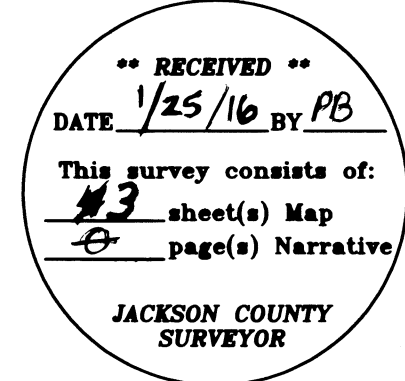
Christine N. Walker, County Clerk; Carmen W. Heenan, Deputy

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

JACKSON COUNTY SURVEYOR'S FILE NUMBER: 21890

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

Cael E. Neathamer, Surveyor



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

PLOT DATE: November 10, 2015 PROJECT NUMBER: 14039-2

Sheet 1 of 3

### EAST MCANDREWS VILLAGE AT VISTA POINTE, PHASE 2

A PLANNED COMMUNITY, being a replat of the RESERVE ACREAGE FUTURE PHASE 2 of East McAndrews Village At Vista Pointe, Phase 1, located within Donation Land Claim Number 62, 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

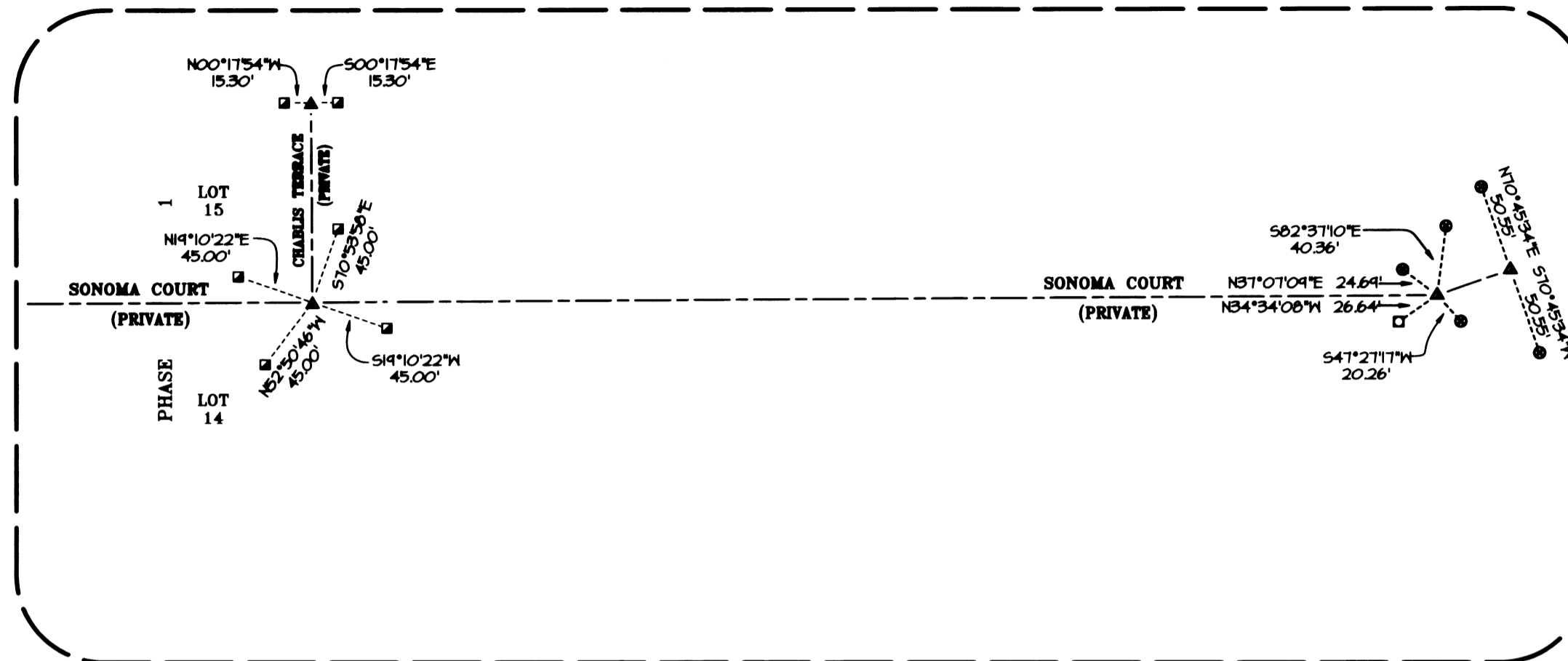
REFER TO SHEET 2 FOR  
LEGEND, CURVE TABLE AND  
LOT AREA TABLE

**LINE TABLE**

LINE	BEARING	DISTANCE
L7	S84°37'46"W	72.55'
L8	S84°42'06"W	30.00'
L9	S84°42'06"W	21.22'
L10	N00°17'54"W	50.00'
L11	N00°04'37"E	50.00'
L44	N84°55'23"W	21.13'
L45	N84°55'23"W	30.00'
L46	S84°54'43"E	72.56'
L44	S84°44'25"E	55.46'
L50	S84°47'10"E	55.33'
L51	S50°31'57"W	30.03'
L52	N15°47'37"W	52.77'
L53	N15°25'05"W	52.67'
L54	S15°24'04"W	0.30'
L55	S00°17'54"E	0.30'
L61	S19°14'26"E	44.56'
L62	S00°17'54"E	20.34'
L63	N84°42'06"E	22.27'
L64	N18°45'47"W	21.01'
L65	S84°42'06"W	15.48'
L66	S00°17'54"E	44.50'
L67	S02°12'46"E	20.54'
L68	S02°12'46"E	13.46'
L69	N00°17'54"W	21.45'
L70	N00°04'37"E	21.73'
L84	S55°57'19"E	14.84'

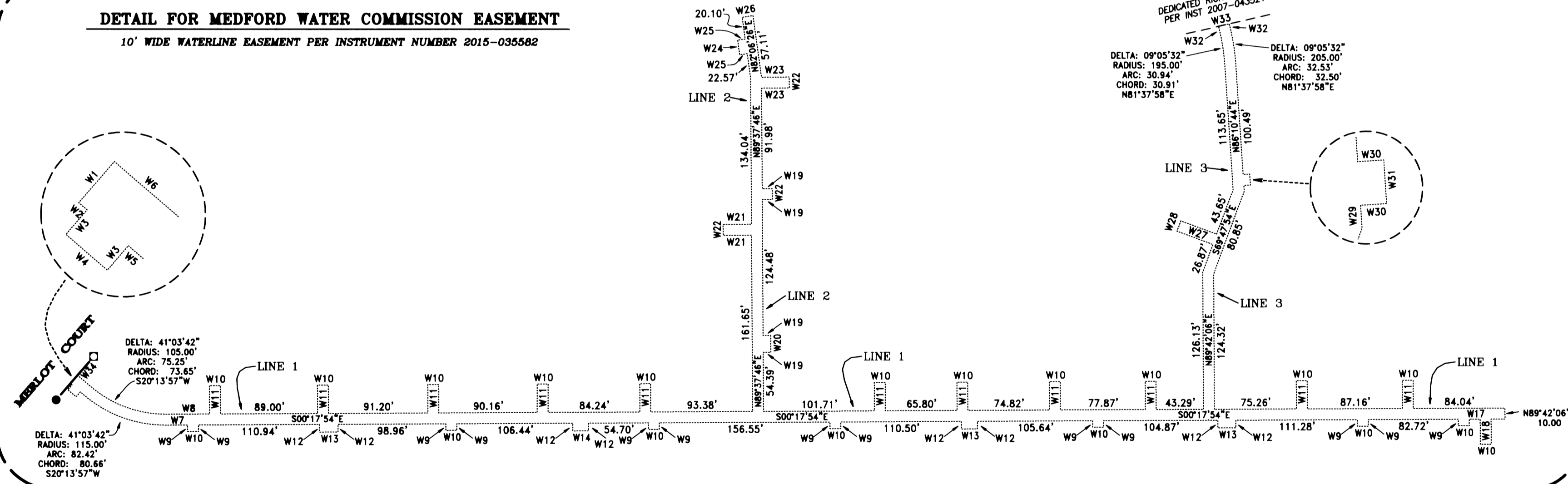
**WATER LINE  
EASEMENT  
LINE TABLE**

LINE	BEARING	DISTANCE
W1	N44°14'12"W	10.00'
W2	S40°45'48"W	2.03'
W3	N44°14'12"W	5.93'
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	S84°42'06"W	6.00'
W10	S00°17'54"E	10.00'
W11	N84°42'06"E	26.00'
W12	S84°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	S84°42'06"W	23.00'
W19	S00°22'14"E	7.00'
W20	N84°37'46"E	15.50'
W21	N00°22'14"W	26.00'
W22	N84°37'46"E	10.00'
W23	S00°22'14"E	23.00'
W24	N82°06'26"E	13.54'
W25	N07°53'34"W	7.00'
W26	S04°20'31"E	10.00'
W27	N20°12'06"E	35.00'
W28	S64°47'54"E	10.00'
W29	N86°10'44"E	5.28'
W30	S03°49'416"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	N44°14'12"W	22.84'



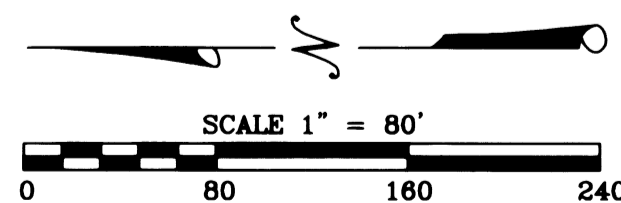
**DETAIL FOR MEDFORD WATER COMMISSION EASEMENT**

10' WIDE WATERLINE EASEMENT PER INSTRUMENT NUMBER 2015-035582



**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 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- ▲ Indicates a found 5/8-inch diameter by 30-inch long iron pin with an aluminum cap marked "NEATHAMER SURVEYING". Per East McAndrews Village At Vista Pointe, Phase 1, SN 21889.
- Indicates a found 0.40 shell casing in concrete with a tack and brass washer marked "NEATHAMER SURVEYING". Per East McAndrews Village At Vista Pointe, Phase 1, SN 21889.



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

Carl E. Neathamer  
Surveyor

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

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

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

**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:** 14039-2



PREPARED FOR:

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

### EAST MCANDREWS VILLAGE AT VISTA POINTE, PHASE 2

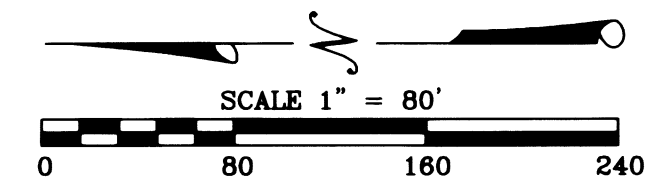
A PLANNED COMMUNITY, being a replat of the RESERVE ACREAGE FUTURE PHASE 2 of East McAndrews Village At Vista Pointe, located within Donation Land Claim Number 62, in the Northeast One-quarter of the Southwest One-quarter of Section 22, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

#### 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 1913" 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 19302 or SN 21535.
- ⊙ Indicates a found monument per East McAndrews Village At Vista Pointe, Phase 1, SN 21889.
- Indicates a found aluminum cap, or brass tack 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, nothing found or set.
- ( ) 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).
- INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- 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.
- EX-PUE Indicates an existing Public Utility Easement as shown and created on SN 17700.
- SF Indicates the number of square feet within a closed area.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- WITM Indicates a set Witness Monument.

#### CURVE TABLE

LINE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
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'
C28	15°51'18"	300.00'	83.02'	N82°26'35"W	82.75'
C29	23°22'38"	215.00'	87.12'	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'	29.43'	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"	486.13'	271.02'	S35°52'48"E	276.11'
C35	07°12'35"	275.00'	34.60'	N63°44'49"W	34.58'
C36	16°26'11"	227.50'	65.27'	N74°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'
C41	16°05'43"	486.13'	271.02'	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'	N74°33'08"W	65.03'
C44	72°21'04"	20.00'	25.26'	N51°35'37"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	30.97'
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	45°42'45"	20.00'	33.41'	N49°34'13"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'
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°34'19"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'
C73	90°00'00"	25.00'	39.27'	S45°17'54"E	35.36'
C74	90°00'00"	25.00'	39.27'	S44°42'06"E	35.36'
C75	18°33'38"	372.50'	120.67'	S07°04'04"W	120.14'
C76	18°33'38"	427.50'	138.44'	S07°04'04"W	137.88'
C77	29°15'41"	427.50'	218.33'	S01°43'02"W	215.96'
C78	29°15'41"	372.50'	190.24'	S01°43'02"W	188.18'



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

REGISTERED PROFESSIONAL LAND SURVEYOR  
Call E. Neathamer  
OREGON JULY 9, 2001  
CAEL E. NEATHAMER 58545  
Renewal Date 12/31/16

#### 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: 14039-2

Sheet 2 of 3

#### LOT AREAS

LOT	AREA (SF)
25	7,323
26	7,865
27	7,865
28	7,865
29	7,865
30	7,865
31	7,865
32	7,865
33	7,865
34	7,865
35	10,754
CP "C"	41,874

