

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that SULLIVAN DEVELOPMENT, LLC, an Oregon limited liability company and CLARK HOMES, LLC, an Oregon limited liability company, hereinafter referred to as Declarants, are the fee title owners of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE".

Declarants have caused a portion of Lot 13 and all of Lots 14-16 of Cox Estates Phase 2, as described in the Surveyor's Certificate herewith, to be surveyed and re-platted to relocate the duplex lot designation from Lots 15 and 16 to Lots 13 and 14. The number of each lot and the course and length of all lines are plainly set forth hereon and this plat is a correct representation of the subdivision. Declarants hereby designate this subdivision as a RE-PLAT OF A PORTION OF LOT 13 AND ALL OF LOTS 14 THRU 16, OF COX ESTATES PHASE 2.

IN WITNESS WHEREOF, signed this 16th day of February, 2016.

Dennis Sullivan, Member/Registered Agent SULLIVAN DEVELOPMENT, LLC.



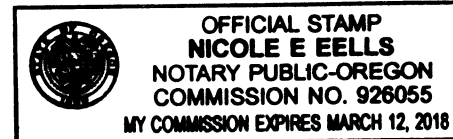
STATE OF OREGON } ss County of Jackson }

Signed or attested before me on Feb 16th, 2016 by DENNIS SULLIVAN.

Nicole E Eells, Notary Public-Oregon

IN WITNESS WHEREOF, signed this 16th day of February, 2016.

Ronald Clark, Member/Registered Agent CLARK HOMES, LLC.



STATE OF OREGON } ss County of Jackson }

Signed or attested before me on Feb 16th, 2016 by RONALD CLARK.

Nicole E Eells, Notary Public-Oregon

NOTES:

The hereon described property is subject to the following matters of record and land use restrictions:

The subject property lies within the boundaries of Rogue Valley Sewer Services and is subject to the levies and assessments thereof.

The herein described property has been excluded from the boundaries of the Medford Irrigation District by instrument recorded as No. 96-10017 of the Official Records of Jackson County, Oregon, however, as set forth therein, the property remains "subject to any lien(s) of the United States government by and through its Bureau of Reclamation for any outstanding contractual indebtedness of the District to the Bureau of Reclamation as provided in ORS 545.620."

An easement created by instrument, including the terms and provisions thereof, recorded November 23, 1948, as Volume 309, pages 178 and 180, of the Deed Records of Jackson County, Oregon, in favor of PacificCorp, an Oregon corporation, or its predecessor in interest, for transmission and distribution of electricity, and other purposes. (Location not given).

Restrictive Covenant executed in compliance with the City of Medford Land Development Ordinance, recorded December 6, 2000, as No. 00-44175 of the Official Records of Jackson County, Oregon, and re-recorded December 8, 2000, as No. 00-44584 of the Official Records of Jackson County, Oregon.

Public utility easement, 10' wide along street boundaries as shown on the Official Plat titled Cox Estates Phase 2, in the City of Medford, Jackson County, Oregon, recorded in Volume 33 Page 57 of Plat Records of Jackson County, Oregon, and filed as Survey Number 19765.

Restrictions shown on the aforementioned recorded Plat of Cox Estates Phase 2, Lots 13, 14, 15, and 16 shall not have direct vehicular access to Lozier Lane.

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, recorded September 19, 2007 as Document No. 2007-043894.

RE-PLAT OF A PORTION OF LOT 13 AND LOTS 14 THRU 16, OF COX ESTATES PHASE 2

A replat of a subdivision being located within Donation Land Claim Number 79 in the Northeast One-quarter of the Southeast One-Quarter of Section 35, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

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 shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary:

Lot 13, COX ESTATES PHASE 2, in the City of Medford, Jackson County, Oregon, according to the Official Plat thereof, recorded in Volume 33, Page 57 of Plat Records. LESS AND EXCEPTING the following described tract; Beginning at a 5/8 inch iron pin marking the southeast corner of Lot 12 of Cox Estates, Phase 2 as recorded in Volume 33, Page 57 of the Plat Records of Jackson County, Oregon; thence South 0°05'47" East, along the east line of Lot 13 of said Phase 2 for a distance of 2.50 feet; thence South 89° 57' 49" West, 106.67 feet to the west line of said Lot 13, also being the east right of way line of Layla Drive; thence along a non tangent curve to the left having a radius of 127.50 feet, a central angle of 01°07'56" for a distance of 2.52 feet (the long chord of which bears North 07°06'09" East, 2.52 feet) to a 5/8 inch iron pin; thence North 89°57'44" East, along the north line of said Lot 13 for a distance of 106.35 feet to the Point of Beginning. TOGETHER WITH Lots 14, 15 and 16, COX ESTATES PHASE 2, in the City of Medford, Jackson County, Oregon, according to the Official Plat thereof, recorded in Volume 33, Page 57 of Plat Records and filed as Survey Number 19765, in the office of the Jackson County Surveyor.

Cael E. Neathamer, Surveyor

NARRATIVE TO COMPLY WITH O.R.S. 209.250

Purpose: To re-plat lots 13-16 of Cox Estates Subdivision, Phase 2, in order to relocate the original duplex lot locations from Lots 15 and 16, to larger lots 13 and 14, as approved by the City of Medford Planning Commission, November 12, 2015.

Procedure: Utilizing a Trimble S7 Robotic Total Station, and Trimble TSC3 Data Collector with Trimble software, all found monuments, as depicted hereon, were tied in a closed loop traverses or by redundant ties.

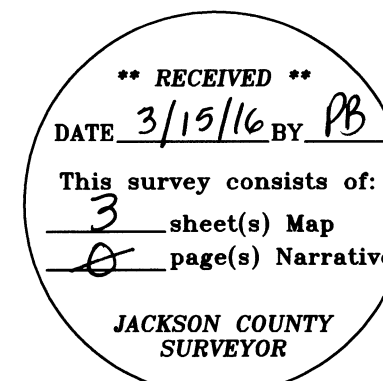
Records utilized for this survey: Documents Numbered Volume 309 Page 164, Volume 402 Page 229 and Volume 491 Page 103 of the Deed Records of Jackson County, Oregon, Documents Numbered 94-9250, 93-32657, 01-11690, 98-60803 and 98-60802 of the Official Records of Jackson County, Oregon, and Surveys Numbered, 15026, 15380, 16052, 17058, 17281, 18948, 19765 and 20986, as filed in the office of the Jackson County Surveyor.

Utilizing said volume and pages, said document numbers, said surveys and previously found and set monuments by this office per Survey Numbers 18948 and 19756, established the northerly, southerly, easterly and westerly boundaries of the subject tract. Controlling Exterior boundary monumentation was not revisited during this survey.

Existing monumentation set by this office in surveys 18948 and 19756 was utilized in order to reset interior corners as depicted hereon.

SHEET INDEX:

- SHEET 1 - TITLE SHEET
SHEET 2 - PLAT SHEET AND LINE TABLES
SHEET 3 - DETAIL AND CURVE TABLE



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

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

PREPARED FOR:

SULLIVAN DEVELOPMENT, LLC, 1985 ROSSANLEY DRIVE, MEDFORD, OREGON. 97501

APPROVALS:

CITY OF MEDFORD PLANNING DEPARTMENT FILE NUMBER: LDS-15-116.

I certify that, pursuant to the authority granted in Ordinance Number 5785, this plat is hereby approved.

James E. Huber, Planning Director, 3/1/16, Date. Examined and approved this 25 day of FEBRUARY, 2016. City Engineer, City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 03.15, 2016.

Shannon Bell, Tax Collector, Deputy

Examined and approved as required by O.R.S. 92.100 this 15th day of March, 2016. Assessor, Deputy

RECORDING

FILED FOR RECORD THIS 15th DAY OF March, 2016 AT 11:12 O'CLOCK A.M. AND RECORDED IN VOLUME 42 OF PLATS AT PAGE 7 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christina D. Walker, County Clerk, Sonya J. Morgan, Deputy

APPROVED FOR RECORDING: County Commissioner/Administrator, 3/15/16, Date

PREPARED BY: Neathamer Surveying, Inc. 3132 State St., Suite 110 Medford, Oregon 97501 Phone (541) 732-2869 FAX (541) 732-1382

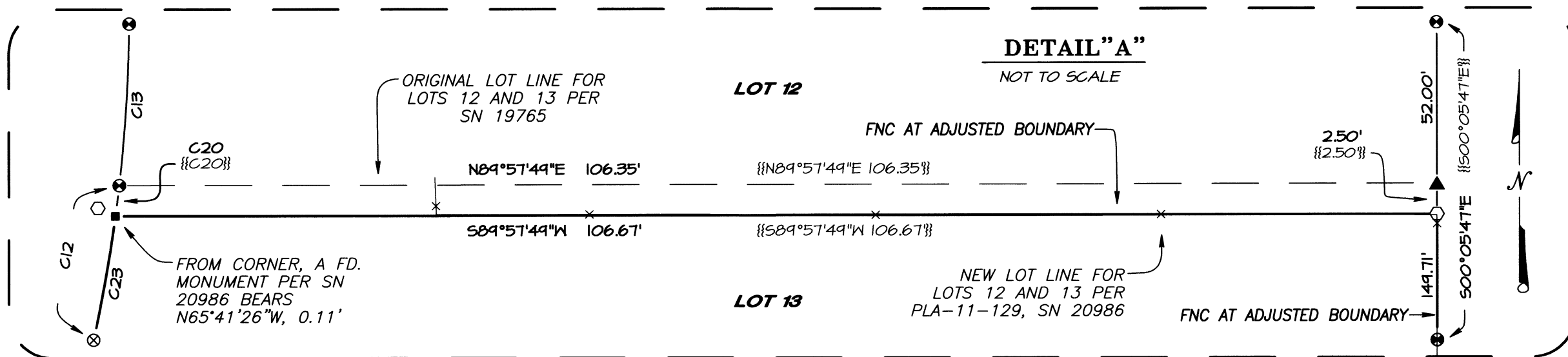
PLOT DATE: February 16, 2016 PROJECT NUMBER: 15028

RE-PLAT OF A PORTION OF LOT 13 AND LOTS 14 THRU 16, OF COX ESTATES PHASE 2

A replat of a subdivision being located within Donation Land Claim Number 79 in the Northeast One-quarter of the Southeast One-quarter of Section 35, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

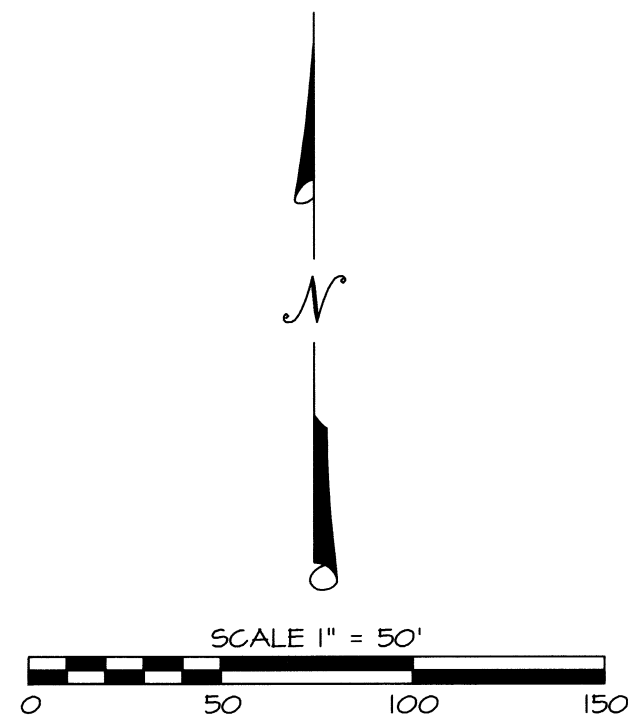
PREPARED FOR:

SULLIVAN DEVELOPMENT, LLC
1985 ROSSANLEY DRIVE
MEDFORD, OREGON. 97501



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	11°05'01"	463.00'	89.56'	N49°06'52"W	89.42'
C2	02°28'50"	463.00'	20.04'	N55°53'48"W	20.04'
C3	105°36'09"	20.00'	36.86'	S70°03'43"W	31.86'
C4	17°21'25"	72.50'	21.96'	S08°34'56"W	21.88'
C5	14°15'02"	72.50'	18.03'	S07°13'18"E	17.98'
[[C6]]	53°00'01"	72.50'	67.06'	S40°50'50"E	64.70'
C6	53°00'01"	72.50'	67.06'	S40°50'50"E	64.70'
[[C7]]	22°18'39"	127.50'	49.65'	S56°11'31"E	49.33'
C7	22°18'39"	127.50'	49.65'	S56°11'31"E	49.33'
[[C8]]	37°04'00"	100.00'	64.69'	S32°52'49"E	63.57'
C8	37°04'00"	100.00'	64.69'	S32°52'49"E	63.57'
C9	14°15'02"	100.00'	24.87'	S07°13'18"E	24.81'
C10	32°57'35"	100.00'	57.52'	N16°23'00"E	56.73'
C11	84°30'23"	20.00'	29.50'	S14°53'01"E	26.90'
C12	20°50'37"	127.50'	46.38'	S16°56'52"E	46.13'
C13	06°37'21"	127.50'	14.74'	N03°12'53"E	14.73'
C14	14°15'02"	127.50'	31.71'	N07°13'18"W	31.63'
C15	10°37'44"	437.00'	81.07'	S51°49'20"E	80.95'
C16	15°54'48"	400.00'	111.09'	S49°10'49"E	110.74'
C17	23°08'32"	363.00'	146.62'	N45°33'57"W	145.62'
C18	08°11'26"	537.00'	76.76'	N53°02'29"W	76.70'
C19	12°00'35"	500.00'	104.80'	S51°07'55"E	104.61'
C20	01°07'56"	127.50'	2.52'	N07°06'09"E	2.52'
[[C20]]	01°07'56"	127.50'	2.52'	N07°06'09"E	2.52'
C21	15°56'01"	100.00'	27.81'	S59°22'50"E	27.72'
[[C21]]	15°56'01"	100.00'	27.81'	S59°22'50"E	27.72'
C22	22°18'39"	100.00'	38.94'	S56°11'31"E	38.69'
[[C22]]	22°18'39"	100.00'	38.94'	S56°11'31"E	38.69'
C23	19°42'41"	127.50'	43.86'	N17°30'50"E	43.65'
C24	02°25'01"	400.00'	16.87'	N42°25'25"W	16.87'
C25	13°29'47"	400.00'	94.22'	N50°23'19"W	94.00'



SEE SHEET 2 FOR
CENTERLINE RP
AND LINE TABLES

** RECEIVED **
DATE 3/15/16 BY PB
This survey consists of:
3 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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

CAEL E. NEATHAMER
Surveyor

REGISTERED
PROFESSIONAL
LAND SURVEYOR

CAEL E. NEATHAMER

OREGON
JULY 9, 2001
CAEL E. NEATHAMER
56545

Renewal Date 12/31/16

LEGEND:

- ⊗ Indicates a set 5/8-inch diameter iron pin, with an orange plastic cap marked "NEATHAMER SURVEYING", "replaced damaged or missing monument per SN 18948 or 19765."
- ▲ Indicates a found 5/8-inch diameter iron pin, with an orange plastic cap marked "NEATHAMER SURVEYING", per SN 19765.
- ⊙ Indicates a found 5/8-inch diameter iron pin, with an aluminum cap marked "NEATHAMER SURVEYING", per SN 19765.
- Indicates a found 38-caliber shell casing with brass tag marked "NEATHAMER SURVEYING", per SN 19765.
- Indicates a found 5/8" iron pin w/ Yellow Plastic Cap marked "Farber PLS 2189", per SN 20986.
- Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "D. McMahan LS 1913", per SN 15026.
- Indicates a found 5/8-inch diameter iron pin with an orange plastic cap marked "C. NEATHAMER LS 56545", per SN 18948.
- ⊙ Indicates a found aluminum cap, flush with the pavement, marked "C/L MON LS 2675", per SN 18948.
- ⊙ Indicates a previously found monument by this office during the original survey for Cox Estates Phase 2, SN 19765, not visited during this survey.
- Indicates a computed position, nothing found or set, unless noted otherwise.
- SN Indicates a Survey Number as filed in the office of the Jackson County Surveyor.
- 10' PUE Indicates an existing Public Utility Easement, per Cox Estates Phase 2, SN 19765.
- Doc. No. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- Vol. Pg. Indicates a Volume and Page of the Deed Records of Jackson County, Oregon.
- SF Indicates the number of square feet within a closed area, such as a lot.
- DLC Indicates Donation Land Claim.
- () Indicates record information per Vol. 402 Pg. 299 & Doc. No. 01-11690.
- (()) Indicates record information per Vol. 309 Pg. 164.
- { } Indicates record information per SN 16052.
- < > Indicates record information per SN 15380.
- << >> Indicates record information per SN 17281.
- [[]] Indicates record information per SN 18948.
- [[]] Indicates Record Information per SN 20986
- x- Indicates an existing fence line.

Basis of Bearings:

Geodetic North as established by Global Positioning System Observations. Bearing applied to the line between found monuments as depicted hereon, per Cox Estates Phase 2, filed as Survey Number 19765, in the office of the Jackson County Surveyor.

PREPARED BY: **Neathamer Surveying, Inc.**
3132 State St., Suite 110
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

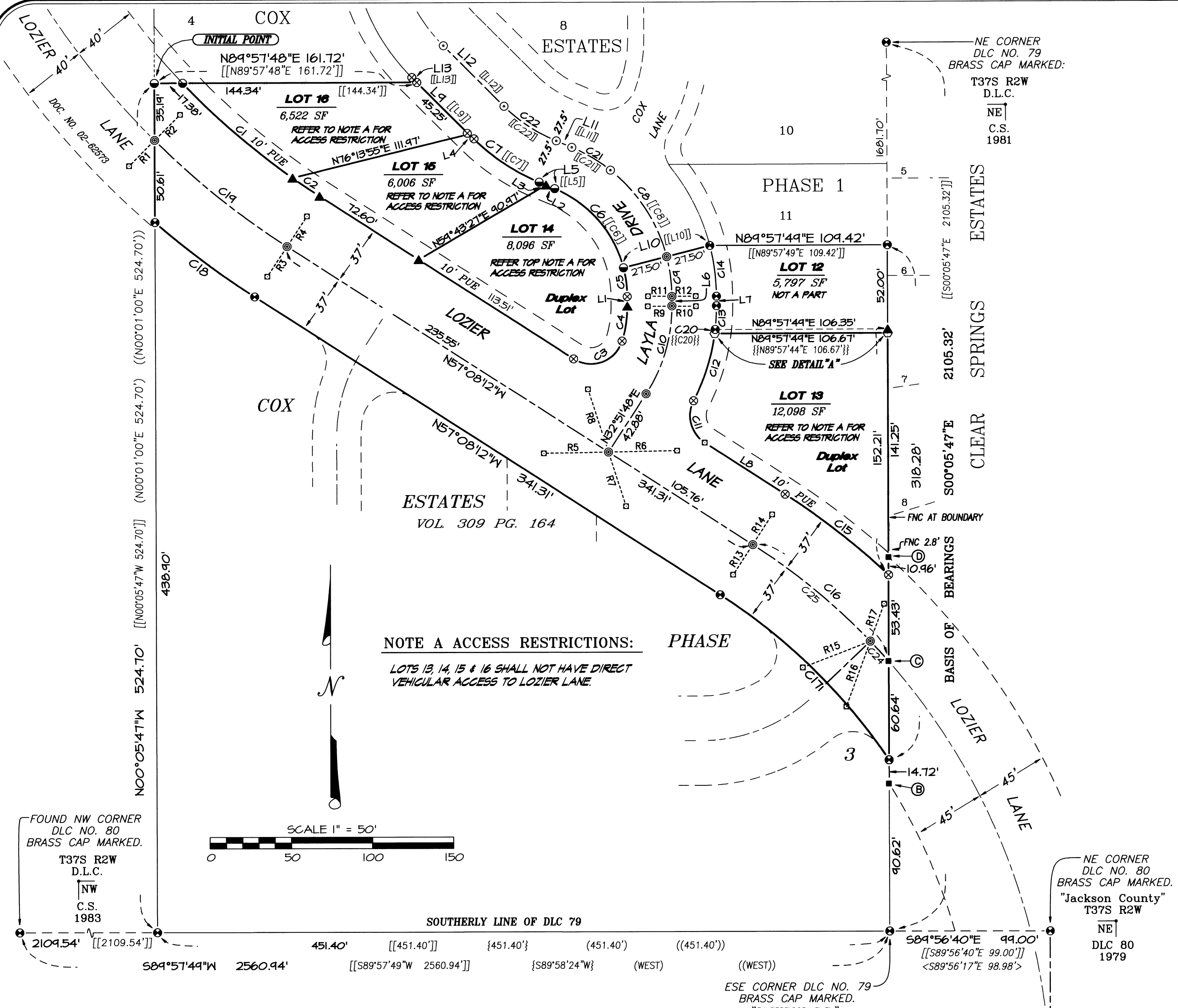
PLOT DATE: February 16, 2016 PROJECT NUMBER: 15028

Sheet 3 of 3 © JLN

RE-PLAT OF A PORTION OF LOT 13 AND LOTS 14 THRU 16, OF COX ESTATES PHASE 2

A replat of a subdivision being located within Donation Land Claim Number 79 in the Northeast One-quarter of the Southeast One-Quarter of Section 35, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

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 1985 ROSSANLEY DRIVE
 MEDFORD, OREGON. 97501



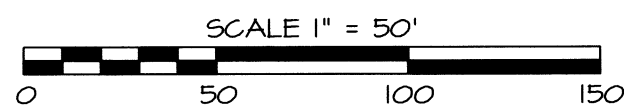
NOTE A ACCESS RESTRICTIONS:
 LOTS 13, 14, 15 & 16 SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO LOZIER LANE.

C/L R.P. LINE TABLE

LINE	BEARING	DISTANCE
R1	S44°51'51"W	22.42'
R2	N44°51'51"E	22.27'
R3	S33°19'40"W	22.19'
R4	N33°19'40"E	22.27'
R5	S88°55'56"W	39.95'
R6	N88°55'56"E	42.27'
R7	S17°51'47"E	35.21'
R8	N17°51'47"W	40.90'
R9	S89°54'49"W	14.44'
R10	N89°54'49"E	14.40'
R11	S89°55'58"W	14.27'
R12	N89°55'58"E	14.28'
R13	S32°52'39"W	22.26'
R14	N32°52'39"E	22.16'
R15	S68°52'44"W	44.64'
R16	S20°15'16"W	42.80'
R17	N20°15'16"E	24.61'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°05'47"E	5.91'
L2	S67°20'51"E	5.86'
L3	S67°20'51"E	4.51'
L4	S45°02'11"E	3.16'
[[L5]]	S67°20'51"E	10.38'
L5	S67°20'51"E	10.38'
L6	S00°05'47"E	5.91'
L7	S00°05'47"E	5.91'
L8	S57°08'12"E	58.94'
L9	S45°02'11"E	48.41'
[[L9]]	S45°02'11"E	48.41'
L10	N75°39'11"E	55.00'
[[L11]]	S67°20'51"E	10.38'
L11	S67°20'51"E	10.38'
[[L12]]	S45°02'11"E	52.69'
L12	S45°02'11"E	52.69'
[[L13]]	S45°02'11"E	4.28'
L13	S45°02'11"E	4.28'



NOTES:

- (B) From which a previously found 5/8-inch diameter iron pin with a yellow plastic cap marked "D. McMahan L5 1913" per SN 15380 bears N51°42'40"W 0.26'.
 - (C) From which a previously found 5/8-inch diameter iron pin with a yellow plastic cap marked "D. McMahan L5 1913" per SN 15380 bears N47°16'22"W 0.22'.
 - (D) From which a previously found brass disc stamped "Initial Point Clear Springs Estates Subdivision L5 1913" per SN 15026 bears N46°24'58"W 0.17'.
- *All measured distances shown hereon are both measured and record per SN 19765, unless noted otherwise.*

SEE SHEET 3 FOR LEGEND AND CURVE TABLE

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

CAEL E. NEATHAMER
 Surveyor

Basis of Bearings:

Geodetic North as established by Global Positioning System Observations. Bearing applied to the line between found monuments as depicted hereon, per Cox Estates Phase 2, filed as Survey Number 19765, in the office of the Jackson County Surveyor.

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 Phone (541) 732-2869
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PLOT DATE: February 16, 2016 **PROJECT NUMBER:** 15028

Sheet 2 of 3 © JW

**** RECEIVED ****
 DATE 3/15/16 BY PB
 This survey consists of:
 3 sheet(s) Map
 0 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