

SUMMERFIELD AT SOUTH EAST PARK, PHASE 10

A REPLAT of the remainder of RESERVE ACREAGE, SUMMERFIELD AT SOUTH EAST PARK, PHASE IIB, partially located within Donation Land Claim Number 58, in the Southwest One-quarter and 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.

DECLARATION

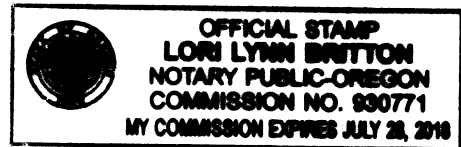
KNOW ALL PERSONS BY THESE PRESENT, that MAHAR HOMES, INC., an Oregon corporation, hereinafter referred to as DECLARANT, is the owner in fee simple of the lands as described in the "Surveyor's Certificate" herewith. Declarant has caused this tract of land to be surveyed and platted into lots, street rights-of-way and easements as depicted; and hereby designate this subdivision as SUMMERFIELD AT SOUTH EAST PARK, PHASE 10. Declarant hereby dedicates Windsong Way, Shamrock Drive and the Alleys for right-of-way purposes and those areas designated as a 100-foot Wide Non-Access Strip to the City of Medford. 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 depicted as Public Utility Easements, and a 10.00 foot wide public Storm Drain Easement being over, through, across and under Lots 325-328. Declarant hereby creates: those Private Storm Drain Easements being over, through, across and under Lots 329 through 334 and Lots 337 through 342, for the use and benefit of Lots 330 through 335 and Lots 336 through 341.

[Signature]
MICHAEL T. MAHAR
PRESIDENT, MAHAR HOMES, INC.

STATE OF OREGON
County of Jackson

Signed or attested before me on April 8, 2016, by MICHAEL T. MAHAR.

[Signature]
NOTARY PUBLIC-OREGON



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, 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:

RESERVE ACREAGE, SUMMERFIELD AT SOUTH EAST PARK, PHASE IIB, recorded June 13, 2014, in Volume 40 of Plats at Page 7 of the Records of Jackson County, Oregon, and filed as Survey Number 21496 in the office of the Jackson County Surveyor (consists of 14.81 acres, more or less). EXCEPTING THEREFROM, that Dedication per Instrument Number 2015-007194 of the Official Records of Jackson County, Oregon.

[Signature]
Surveyor

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: Perform a boundary survey and prepare a Final Plat pursuant to the Client's instructions and as approved by the City of Medford Planning Commission (File No. LDS-11-036).

PROCEDURE: Records utilized: Instrument Number 2015-007194 of the Official Records of Jackson County, Oregon; 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; Summerfield At South East Park, Phase IIB, recorded June 13, 2014, in Volume 40 of Plats at Page 7 of the Records of Jackson County, Oregon, and filed as Survey Number 21496 in the Office of the Jackson County Surveyor; and Survey Number 21340 as filed in the office of the Jackson County Surveyor. Equipment/software utilized: Trimble S6 and S7 robotic instruments, Trimble TSC3 data collectors with Trimble Access software, Trimble Business Center and Trimble Terramodel.

Basis of bearings for this survey per the centerline of Sunleaf Avenue, per Survey Number 21496 (Phase IIB). Utilized established control, tied and set monuments, and boundary resolutions as previously performed on said Surveys Numbered 21337, 21390 and 21496 to define and resolve the location of "Reserve Acreage, Summerfield At South East Park, Phase IIB". From which, utilized said Instrument Number 2015-007194 to locate the dedicated right-of-way of Lone Oak Drive and Shamrock Drive, thereby defining the subject tract of land.

From said resolutions, computed the exterior boundary of Phase 10 and exterior boundary of "Reserve Acreage Future Phase 9". From which, computed the Windsong Way, Shamrock Drive and alleys rights-of-way, lot corners, easements and etcetera.

Completed establishing monuments on February 22, 2016.

PREPARED FOR:

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

TITLE RELATED NOTES:

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

SUMMERFIELD AT SOUTH EAST PARK, PHASE 10 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.

These premises are situated in the talent irrigation district, and are 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, including the terms and conditions thereof, per Instrument Number 2004-020762 of the Official Records of Jackson County, Oregon.

A temporary easement granted to the City of Medford for public utilities and road slopes, including the terms and conditions thereof per Instrument Number 2006-008880 of the Official Records of Jackson County, Oregon. Said easement is completely contained within Lone Oak Drive, as dedicated on previously recorded plats Summerfield At South East Park, Phases IIA, IIB, 14 and 15, and has now been extinguished.

Temporary easement for storm drainage purposes per Instrument Number 2013-015584 of the Official Records of Jackson County, Oregon. The portion crossing the subject tract of land hereof has been extinguished.

Temporary easement for storm drainage purposes per Instrument Number 2013-015585 of the Official Records of Jackson County, Oregon. This easement is extinguished.

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 or restrictions violate Title 42, Section 3604(c), of the United States Codes, per Instruments Numbered 2013-033849, 2014-000812 and 2014-014621 of the Official Records of Jackson County, Oregon.

Perpetual Sanitary Sewer Easement, including the terms and provisions contained therein, per Instrument Number 2015-004223 of the Official Records of Jackson County, Oregon. As depicted on Sheets 2 and 3.

Easement granted to the City of Medford, by and through its Board of Water Commissioners, per Instrument Number 2016-001854 of the Official Records of Jackson County, Oregon. As depicted on Sheet 3 and referenced in the Legend as "MNCE".

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.

[Signature] Planning Director Date 4/20/16
[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 04-22, 2016.

[Signature] Tax Collector Deputy

Examined and approved as required by O.R.S. 92.100 this 22nd day of April, 2016.

[Signature] Assessor Deputy

RECORDING

FILED FOR RECORD THIS 22nd DAY OF April, 2016 AT 3:21 O'CLOCK P.M. AND RECORDED IN VOLUME 42 OF PLATS AT PAGE 14 OF THE RECORDS OF JACKSON COUNTY, OREGON.

[Signature] County Clerk *[Signature]* Deputy

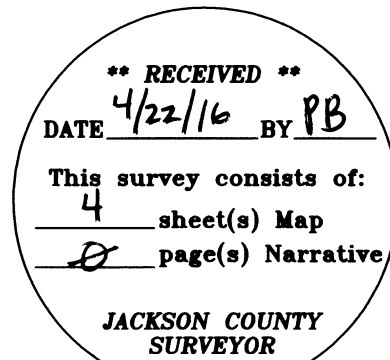
APPROVED FOR RECORDING: *[Signature]* County Commissioner/Administrator Date 4/22/16

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

[Signature]
Surveyor

JACKSON COUNTY SURVEYOR'S FILE NUMBER: 21961

SHEET INDEX
SHEET 1: TITLE SHEET (THIS PAGE)
SHEET 2: PARENT TRACT BOUNDARY
SHEET 3: PHASE 10 PLAT PAGE
SHEET 4: LEGEND, LINE TABLE, CURVE TABLE AND DETAILS



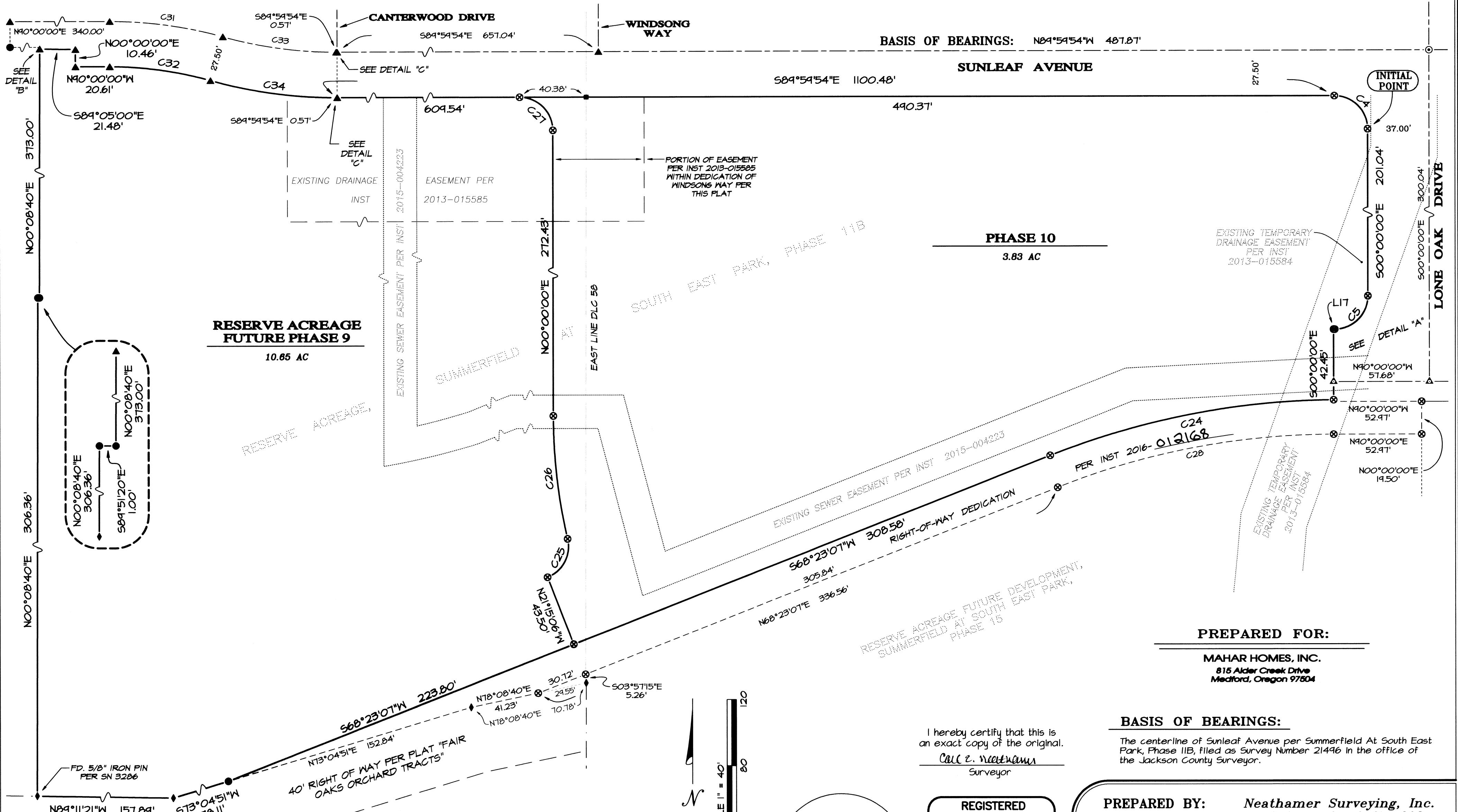
[Signature]
OREGON JULY 9, 2001 CAEL E. NEATHAMER 56545
Renewal Date 12/31/16

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

PLOT DATE: April 7, 2016 PROJECT NUMBER: 12034-6
Sheet 1 of 4 © CN

SUMMERFIELD AT SOUTH EAST PARK, PHASE 10

A REPLAT of the remainder of RESERVE ACREAGE, SUMMERFIELD AT SOUTH EAST PARK, PHASE IIB, partially located within Donation Land Claim Number 58, in the Southwest One-quarter and 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.



BASIS OF BEARINGS: N89°59'54"W 487.87'

SUNLEAF AVENUE

PHASE 10
3.89 AC

RESERVE ACREAGE FUTURE PHASE 9
10.85 AC

PREPARED FOR:

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

BASIS OF BEARINGS:

The centerline of Sunleaf Avenue per Summerfield At South East Park, Phase IIB, filed as Survey Number 21496 in the office of the 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
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Sheet 2 of 4 © CN

SEE SHEET 4 FOR LEGEND, LINE TABLE, CURVE TABLE AND DETAILS

** RECEIVED **
DATE 4/22/16 BY PB
This survey consists of:
4 sheet(s) Map
0 page(s) Narrative

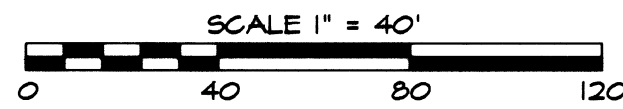
JACKSON COUNTY SURVEYOR

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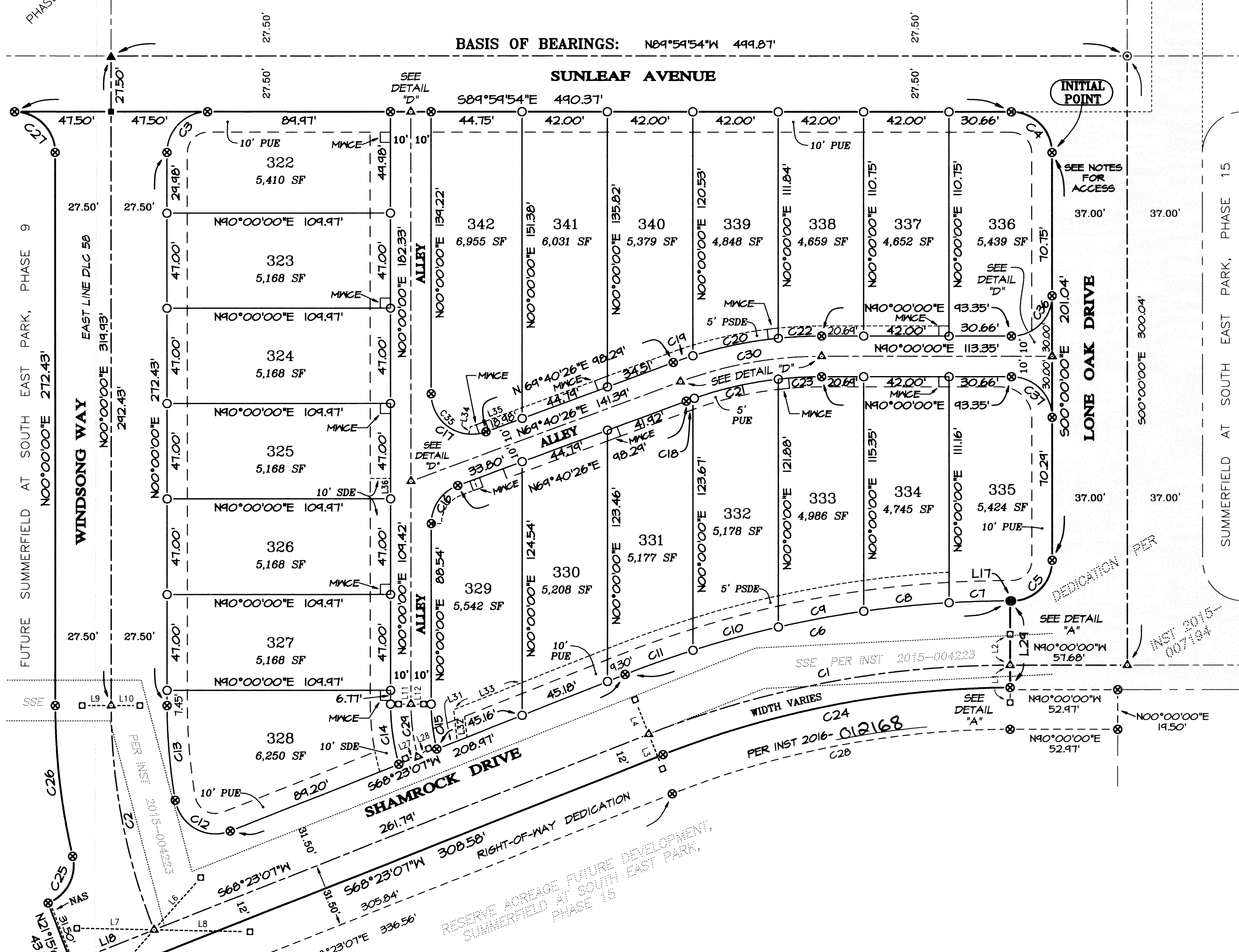


SEE SHEET 4 FOR LEGEND,
LINE TABLE, CURVE TABLE
AND DETAILS

SUMMERFIELD

AT SOUTH EAST PARK, PHASE 11B (SN 21496)

BASIS OF BEARINGS: N89°54'54"W 499.87'



40' RIGHT OF WAY PER FLAT "FAIR
OAKS ORCHARD TRACTS"

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

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Sheet 3 of 4 © CN

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This survey consists of:
4 sheet(s) Map
8 page(s) Narrative

JACKSON COUNTY
SURVEYOR

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

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

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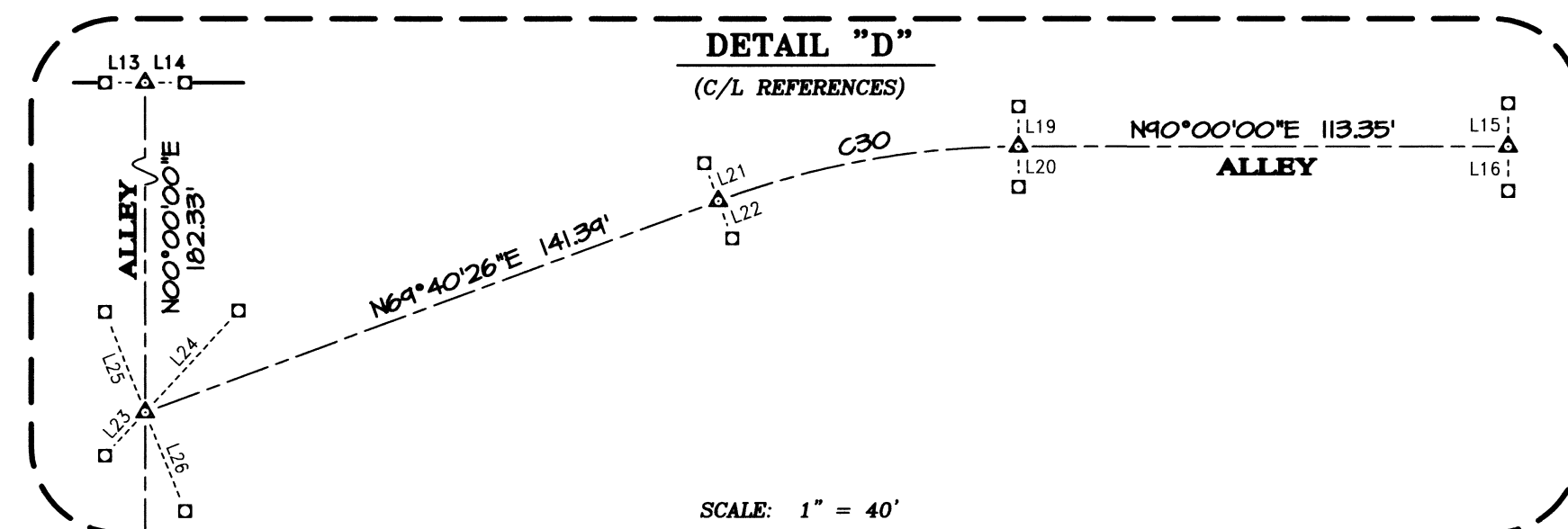
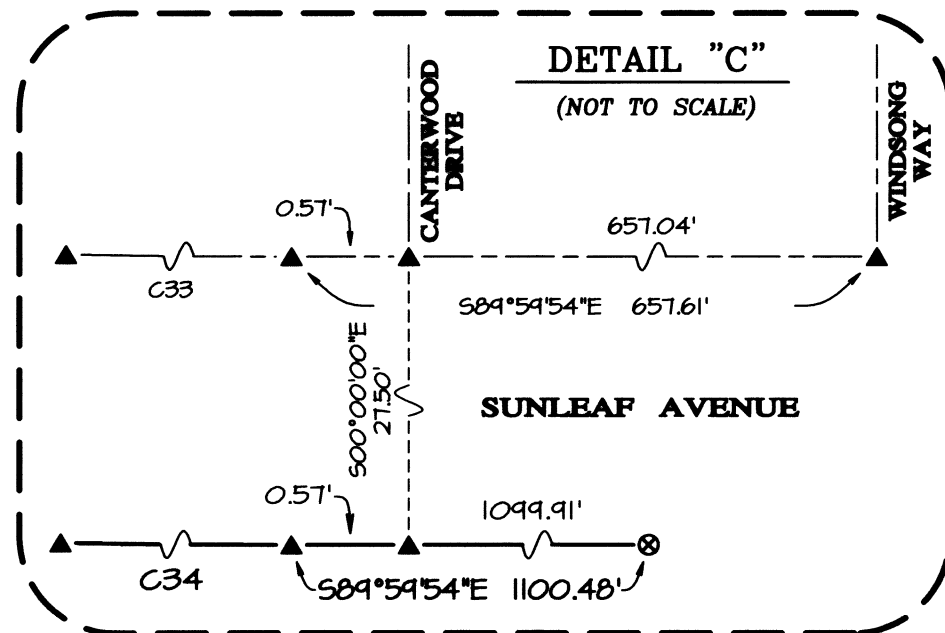
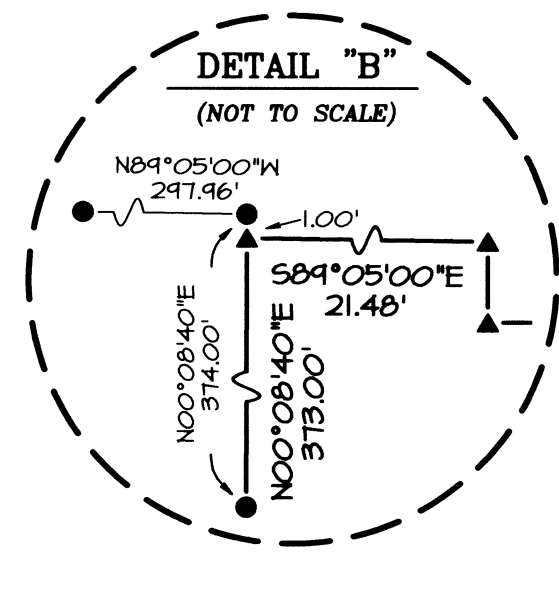
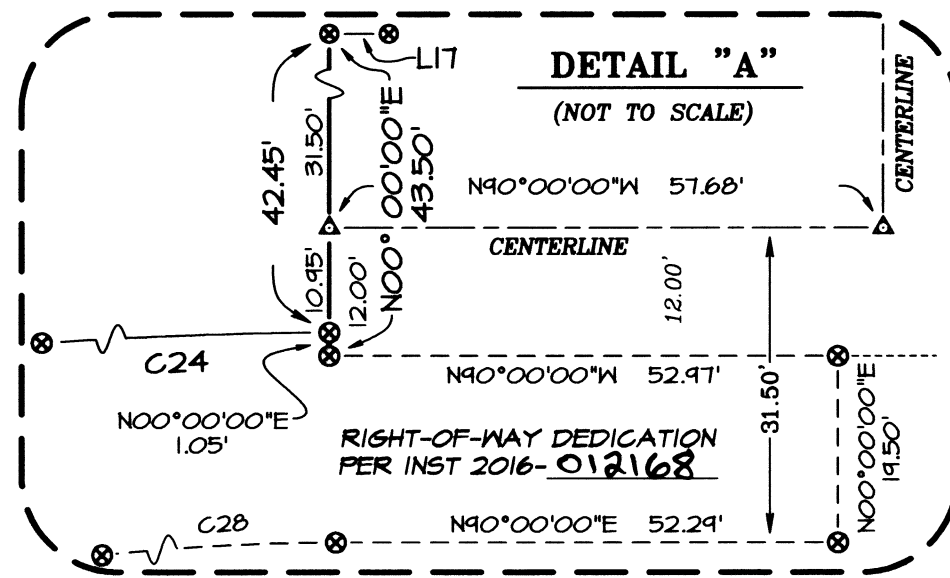
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PREPARED FOR:

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

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	21°36'53"	482.50'	182.02'	S79°11'34"W	180.94'
C2	21°36'34"	300.00'	113.15'	N10°48'17"W	112.48'
C3	90°00'06"	20.00'	31.42'	N45°00'00"E	28.28'
C4	84°54'54"	20.00'	31.42'	S44°54'57"E	28.28'
C5	90°00'00"	20.00'	31.42'	S45°00'00"W	28.28'
C6	21°36'53"	514.00'	193.91'	S79°11'34"W	192.76'
C7	03°20'38"	514.00'	30.00'	S88°19'41"W	29.99'
C8	04°42'23"	514.00'	42.22'	S84°18'10"W	42.21'
C9	04°45'42"	514.00'	42.72'	S79°34'08"W	42.71'
C10	04°51'14"	514.00'	43.54'	S74°45'40"W	43.53'
C11	03°56'56"	514.00'	35.42'	S70°21'35"W	35.42'
C12	101°46'31"	20.00'	35.53'	N60°43'38"W	31.04'
C13	09°50'22"	272.50'	46.80'	N04°55'11"W	46.74'
C14	15°35'18"	110.00'	29.93'	S07°47'39"E	29.84'
C15	14°14'33"	90.00'	22.37'	N07°07'17"W	22.31'
C16	69°40'26"	20.00'	24.32'	N34°50'13"E	22.85'
C17	110°19'34"	20.00'	38.51'	N55°09'47"W	32.83'
C18	00°51'43"	190.00'	2.86'	N70°06'18"E	2.86'
C19	02°46'46"	210.00'	10.19'	S71°03'49"W	10.19'
C20	11°43'20"	210.00'	42.96'	S78°18'52"W	42.89'
C21	13°01'27"	190.00'	43.19'	N77°02'53"E	43.10'
C22	05°49'28"	210.00'	21.35'	S87°05'16"W	21.34'
C23	06°26'24"	190.00'	21.36'	N86°46'48"E	21.34'
C24	21°17'28"	470.50'	174.84'	S79°01'51"W	173.83'
C25	81°28'21"	20.00'	28.44'	N27°38'56"E	26.10'
C26	13°05'14"	327.50'	74.81'	N06°32'37"W	74.64'
C27	84°54'54"	20.00'	31.42'	N44°54'57"W	28.28'
C28	21°36'53"	451.00'	170.14'	N79°11'34"E	169.13'
C29	14°59'00"	100.00'	26.15'	N07°29'30"W	26.08'
C30	20°19'34"	200.00'	70.95'	N74°50'13"E	70.58'
C31	15°49'06"	250.00'	69.02'	S82°05'27"E	68.80'
C32	15°49'06"	222.50'	61.43'	S82°05'27"E	61.23'
C33	15°49'00"	250.00'	69.01'	S82°05'24"E	68.79'
C34	15°49'00"	277.50'	76.60'	S82°05'24"E	76.36'
C35	85°21'45"	20.00'	29.80'	S42°40'52"E	27.12'
C36	90°00'00"	20.00'	31.42'	S45°00'00"W	28.28'
C37	90°00'00"	20.00'	31.42'	S45°00'00"E	28.28'



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 IIA), or, as otherwise noted.
 - Indicates a found monument per SN 21390.
 - ▲ Indicates a found monument per SN 21397 (Phases 6 and 12B).
 - ⊙ Indicates a found monument per SN 21496 (Phase IIB).
 - Indicates a computed position, nothing found or set.
- INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- SF Indicates the number of square feet within a closed area.
- MWCE Indicates a Medford Water Commission Easement per Inst 2016-001854.
- 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.
- SSE Indicates an existing public Sanitary Sewer Easement.

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S00°00'00"W	18.33'	L19	N00°00'00"W	9.36'
L2	N00°00'00"E	15.20'	L20	S00°00'00"E	9.25'
L3	S21°36'53"W	18.32'	L21	N20°19'34"W	9.24'
L4	N21°36'53"W	18.22'	L22	S20°19'34"E	9.27'
L5	S41°38'23"W	40.52'	L23	S42°36'16"W	13.78'
L6	N41°38'23"E	34.60'	L24	N42°36'16"E	31.98'
L7	N88°50'39"W	39.45'	L25	N21°45'46"W	25.03'
L8	S88°50'39"E	47.19'	L26	S21°45'46"E	24.79'
L9	N40°00'00"W	14.29'	L27	S81°48'36"W	9.38'
L10	S40°00'00"E	14.16'	L28	N52°52'48"E	10.29'
L11	N40°00'00"W	9.28'	L29	S00°00'00"E	42.45'
L12	N40°00'00"E	9.29'	L30	S21°15'06"E	19.50'
L13	N40°00'00"W	9.27'	L31	N68°23'07"E	10.76'
L14	N40°00'00"E	9.25'	L32	N06°36'53"W	15.53'
L15	N00°00'00"E	10.07'	L33	N68°23'07"E	36.32'
L16	S00°00'00"W	10.18'	L34	N13°39'38"E	3.78'
L17	N40°00'00"E	0.68'	L35	N64°40'26"E	27.17'
L18	N68°23'07"E	43.86'	L36	N00°00'00"E	10.00'

BASIS OF BEARINGS:

The centerline of Sunleaf Avenue per Summerfield At South East Park, Phase IIB, filed as Survey Number 21496 in the office of the Jackson County Surveyor.

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