

SUMMERFIELD AT SOUTH EAST PARK, PHASE 9

A REPLAT of the RESERVE ACREAGE FUTURE PHASE 9, SUMMERFIELD AT SOUTH EAST PARK, PHASE 10, partially located within Donation Land Claim Number 58, in the Southwest 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 9. Declarant hereby dedicates Sunleaf Ave. (that 224.00 square feet area adjacent to Lot 271), Waterbury Way, Canterwood Drive, Shamrock Drive and the Alleys for right-of-way purposes, and those areas designated as a 1.00-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 Strip shall be dedicated for public street purposes. Declarant hereby dedicates for the public use: those areas depicted as Public Utility Easements, and those Public Storm Drain Easements being over, through, across and under Lots 266 and 274. Declarant hereby creates: those Private Storm Drain Easements being over, through, across and under Lots 269 through 272, 275 through 276, 277, 280 through 284, 287 through 288, 296 through 302, 310 through 314 and 317 through 321, for the use and benefit of Lots 270 through 275, 278, 281 through 287, 295 through 301 and 311 through 320; and that Private Sanitary Sewer Easement being over, through, across and under Lots 278 and 279, for the use and benefit of Lots 277 and 278. SUMMERFIELD AT SOUTH EAST PARK, PHASE 9, is subject to the DECLARATION OF CONDITIONS AND RESTRICTIVE COVENANTS, as set forth in Instrument Number 2017-009282, of the Official Records of Jackson County, Oregon.

Randall D. Jones
RANDALL D. JONES
SECRETARY, MAHAR HOMES, INC.

STATE OF OREGON
County of Jackson

Signed or attested before me on 8th March, 2017, by RANDALL D. JONES.

Nicole E. Eells
NOTARY PUBLIC-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 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 FUTURE PHASE 9 SUMMERFIELD AT SOUTH EAST PARK, PHASE 10, recorded April 22, 2016, in Volume 42 of Plats at Page 14 of the Records of Jackson County, Oregon, and filed as Survey Number 21961 in the office of the Jackson County Surveyor. Consists of 10.65 acres, more or less.

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 the Client's instructions and as approved by the City of Medford Planning Commission (File No. LDS-16-074).

PROCEDURE: Records utilized: Instrument Number 2016-012199 of the Official Records of Jackson County, Oregon, Survey Number 21390 as filed in the office of the Jackson County Surveyor, Summerfield At South East Park, Phase 6 and Phase 12B, recorded on January 14, 2014, in Volume 40 of Plats at Page 1 of the Records of Jackson County, Oregon, and filed as Survey Number 21397 in the Office of the Jackson County Surveyor; and Summerfield At South East Park, Phase 10, recorded April 22, 2016, in Volume 42 of Plats at Page 14 of the Records of Jackson County, Oregon, and filed as Survey Number 21961 in the Office of the Jackson County Surveyor. Equipment/software utilized: Trimble S7 robotic instruments, Trimble TSC3 data collectors with Trimble Access software, Trimble Business Center and Trimble Terramodel.

Basis of bearings for this survey is the centerline of Sunleaf Avenue per said Summerfield At South East Park, Phases 6 and 12B, filed as Survey Number 21397 in the office of the Jackson County Surveyor. Utilized established control, tied and set monuments, and boundary resolutions as previously performed on said Surveys Numbered 21397 and 21961 to resolve the exterior boundary. Measured bearings and distances matched those said record surveys.

From said resolution, computed street rights-of-way, (Waterbury Way, Canterwood Drive, Shamrock Drive and Alleys), lot corners, easements and etcetera.

Completed establishing monuments on December 22, 2016.

PREPARED FOR:

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

TITLE RELATED NOTES:

SUMMERFIELD AT SOUTH EAST PARK, PHASE 9 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.

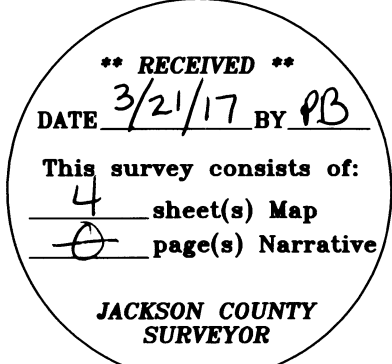
A temporary easement granted to the City of Medford for public utilities and road slopes, including the terms and conditions thereof per Instrument Number 2006-008880 of the Official Records of Jackson County, Oregon. Said easement is completely contained within Lone Oak Drive, as dedicated on previously recorded plats Summerfield At South East Park, Phases 11A, 11B, 14 and 15, and has now 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, hereof.

SHEET INDEX	
SHEET 1:	TITLE SHEET (THIS PAGE)
SHEET 2:	PHASE 9 PLAT PAGE, LOTS 266-302
SHEET 3:	PHASE 9 PLAT PAGE, LOTS 303-321
SHEET 4:	LEGEND, LINE TABLE, CURVE TABLE AND DETAILS



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



APPROVALS:

CITY OF MEDFORD PLANNING FILE NUMBER: LDS-16-079

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 MARCH 17, 2017 Date

Examined and approved this 14 day of MARCH, 2017.

[Signature] City Engineer [Signature] City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 3-21-17, 2017.

[Signature] Tax Collector/Deputy

Examined and approved as required by O.R.S. 92.100 this 21st day of March, 2017.

[Signature] Assessor/Deputy
AGENT-Tax

RECORDING

FILED FOR RECORD THIS 21st DAY OF March, 2017 AT 1:19 O'CLOCK P.M. AND RECORDED IN VOLUME 43 OF PLATS AT PAGE 05 OF THE RECORDS OF JACKSON COUNTY, OREGON.

[Signature] County Clerk [Signature] Deputy

APPROVED FOR RECORDING: [Signature] 3-21-17
County Commissioner/ Administrator Date

JACKSON COUNTY SURVEYOR'S FILE NUMBER: 22200

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

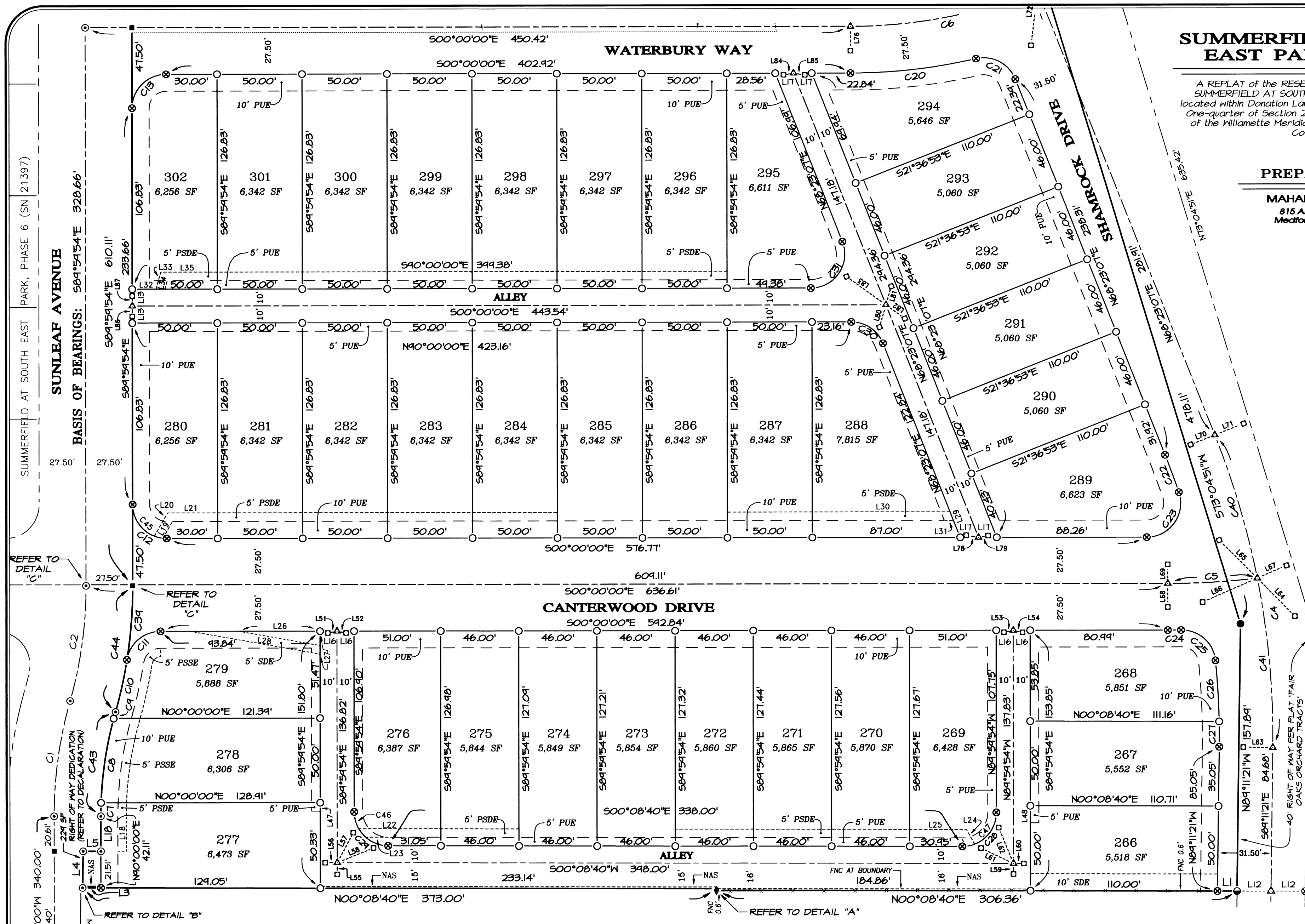
PLOT DATE: March 6, 2017 PROJECT NUMBER: 12034-5

SUMMERFIELD AT SOUTH EAST PARK, PHASE 9

A REPLAT of the RESERVE ACREAGE FUTURE PHASE 9, SUMMERFIELD AT SOUTH EAST PARK, PHASE 10, partially located within Donation Land Claim Number 58, in the Southwest One-quarter of Section 27, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

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



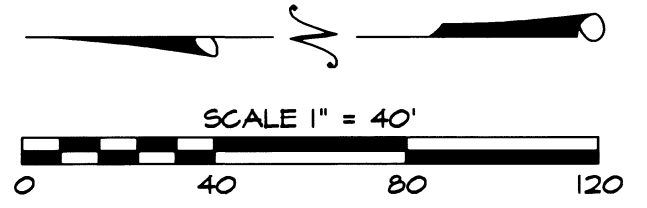
SUMMERFIELD AT SOUTH EAST PARK, PHASE 6 (SN 21397)

SUNLEAF AVENUE
BASIS OF BEARINGS: S09°59'54"E 328.66'

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

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

RECEIVED
DATE 3/2/17 BY PB

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

JACKSON COUNTY SURVEYOR

Renewal Date 12/31/18

REGISTERED PROFESSIONAL LAND SURVEYOR

Cael E. Neathamer

OREGON
JULY 9, 2001
CAEL E. NEATHAMER
56545

Renewal Date 12/31/18

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

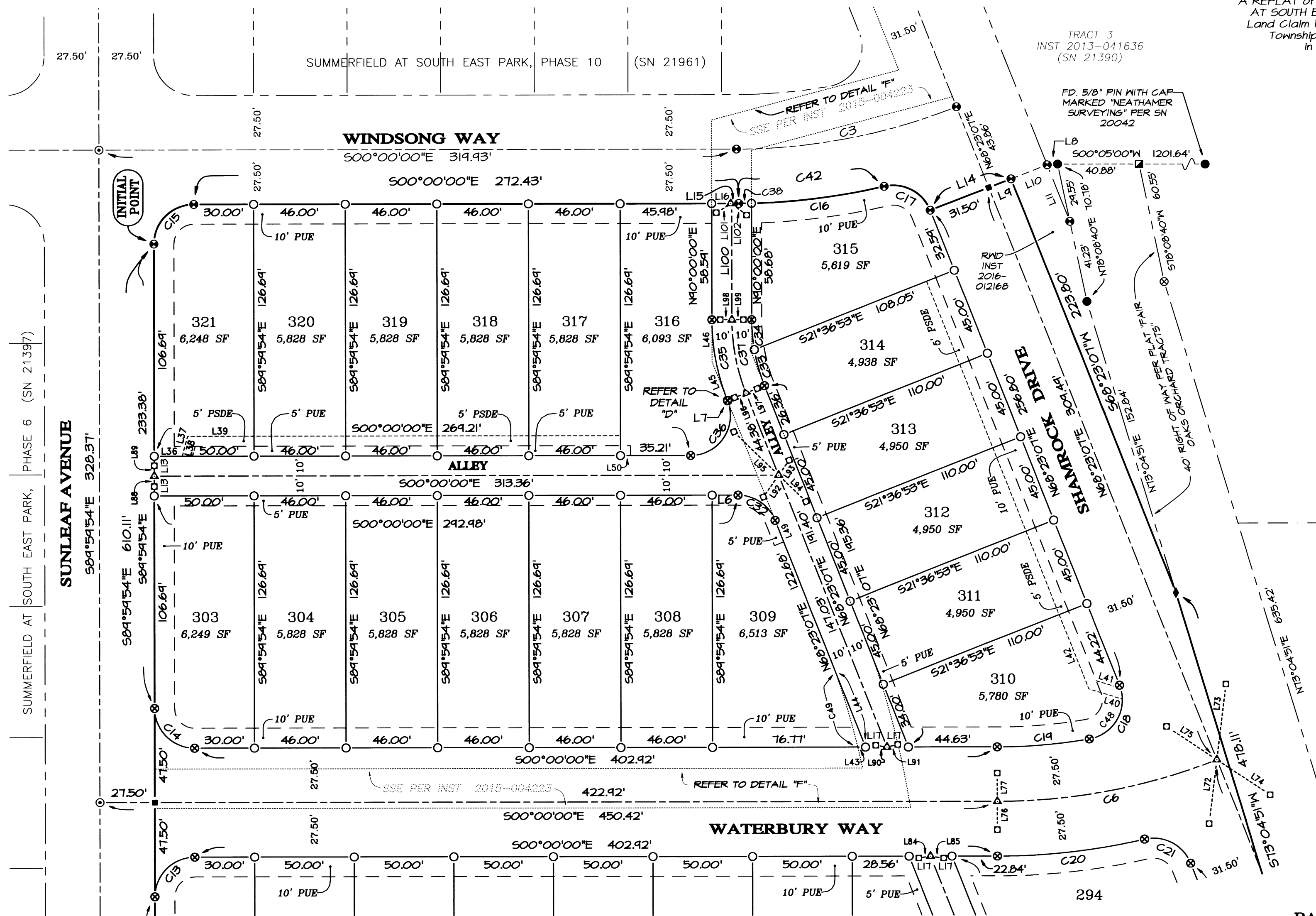
PLOT DATE: March 6, 2017 PROJECT NUMBER: 12034-5
Sheet 2 of 4 © CN

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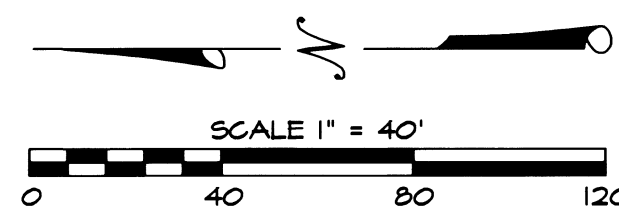
Carl E. Neathamer
Surveyor

PREPARED BY: **Neathamer Surveying, Inc.**
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Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: **March 6, 2017** PROJECT NUMBER: **12034-5**

Sheet 3 of 4 © CN

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



RECEIVED
DATE 3/21/17 BY *CS*

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

JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Carl E. Neathamer

OREGON
JULY 9, 2001
CAEL E. NEATHAMER
56545

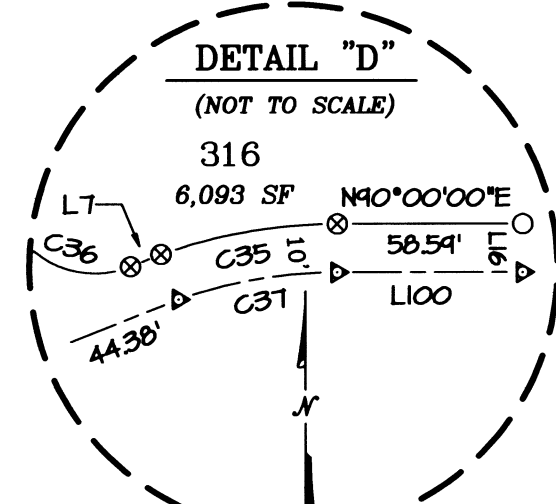
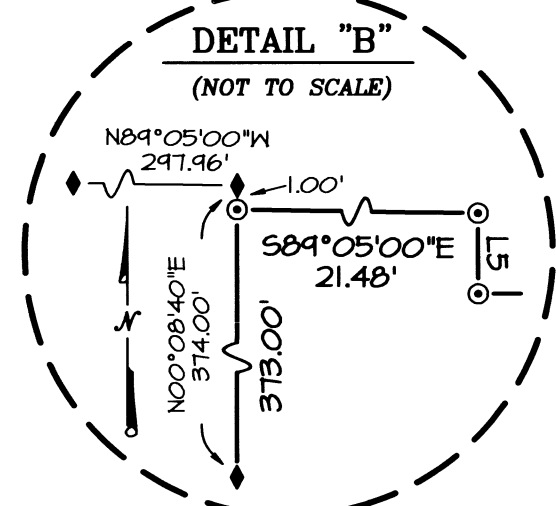
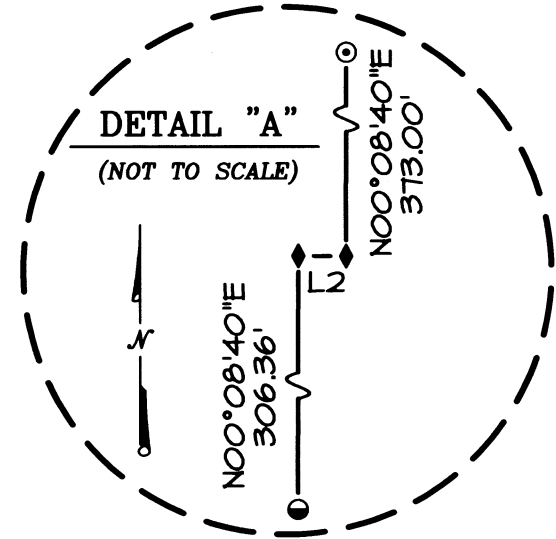
Renewal Date 12/31/18

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CURVE TABLE

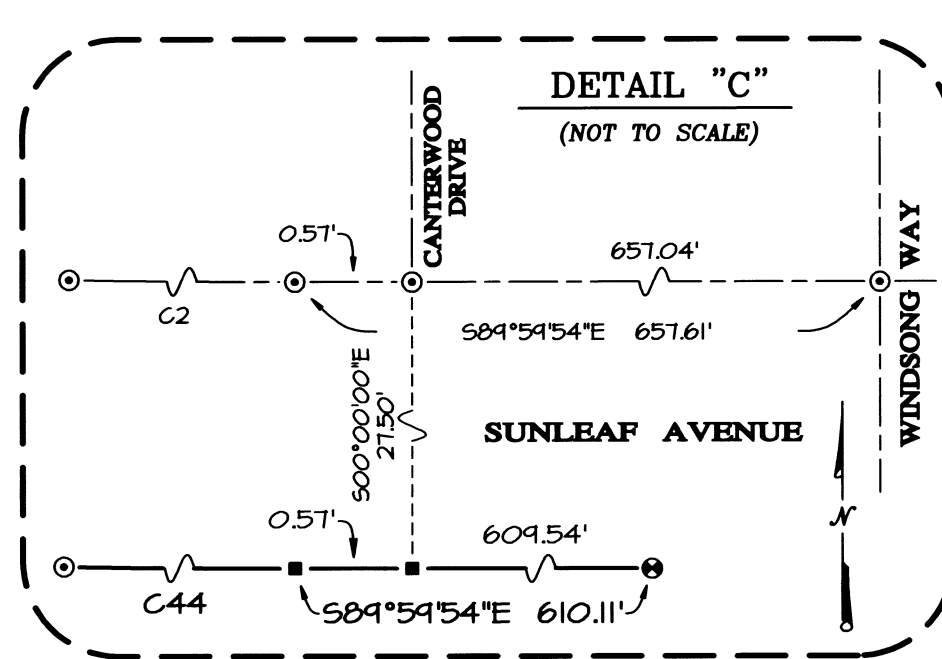
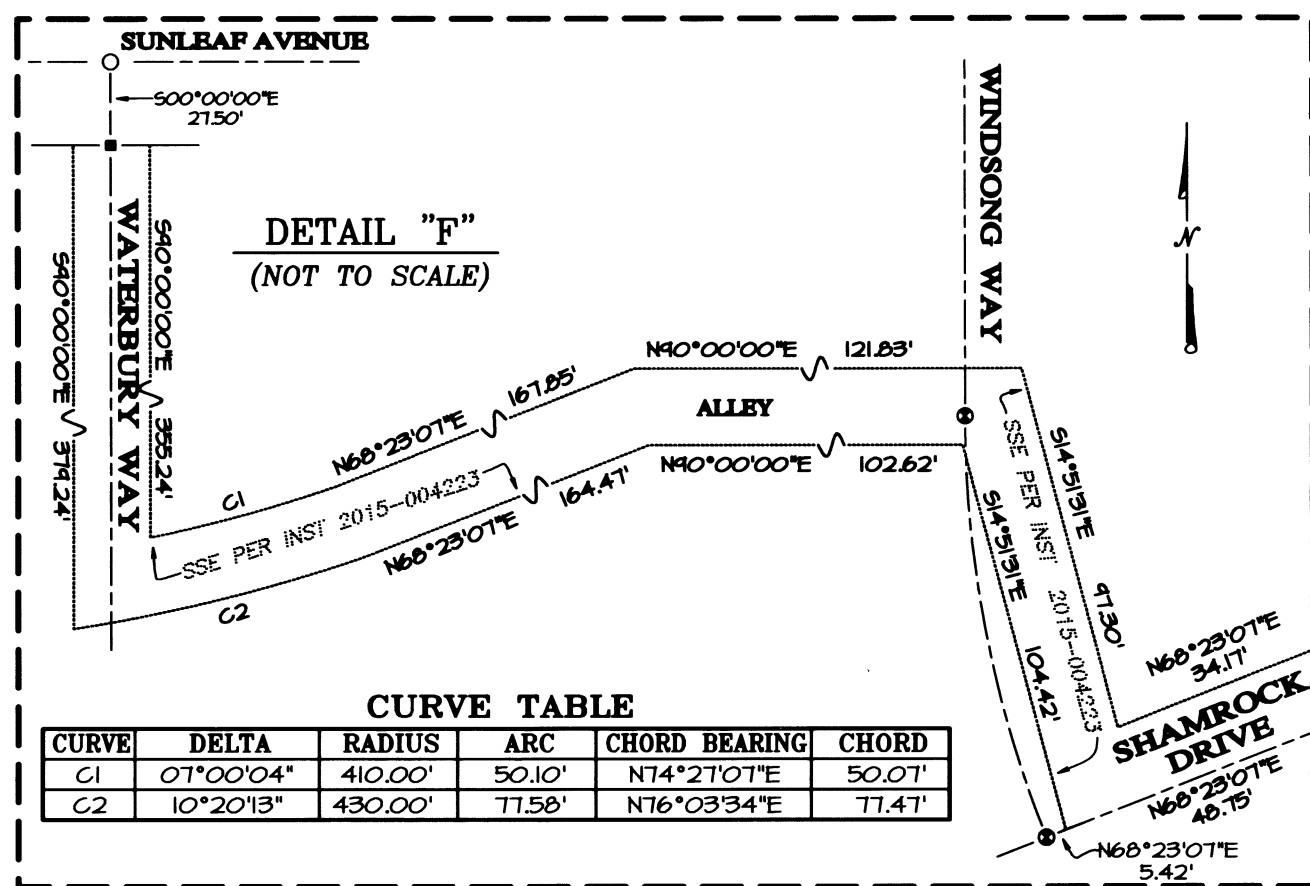
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	15°44'06"	250.00'	64.02'	S82°05'27"E	68.80'
C2	15°44'00"	250.00'	64.01'	S82°05'24"E	68.79'
C3	21°36'34"	300.00'	113.15'	S10°48'17"E	112.48'
C4	22°25'32"	482.50'	188.85'	N79°35'53"E	181.65'
C5	06°43'07"	450.00'	52.77'	S03°21'34"E	52.74'
C6	21°32'36"	300.00'	112.80'	S10°46'18"E	112.14'
C7	02°01'53"	222.50'	7.89'	S88°59'04"E	7.89'
C8	13°02'55"	222.50'	50.67'	S81°26'40"E	50.56'
C9	00°44'18"	222.50'	2.87'	S74°33'03"E	2.87'
C10	06°44'29"	277.50'	32.65'	S77°33'08"E	32.63'
C11	80°55'23"	20.00'	28.25'	S40°27'41"E	25.96'
C12	90°00'06"	20.00'	31.42'	N45°00'03"E	28.28'
C13	89°59'54"	20.00'	31.42'	S44°59'57"E	28.28'
C14	90°00'06"	20.00'	31.42'	N45°00'03"E	28.28'
C15	89°59'54"	20.00'	31.42'	S44°59'57"E	28.28'
C16	11°45'56"	327.50'	67.25'	S07°12'16"E	67.13'
C17	81°28'21"	20.00'	28.44'	S27°38'56"W	26.10'
C18	101°51'19"	20.00'	35.55'	N60°41'14"W	31.05'
C19	09°45'34"	272.50'	46.42'	N04°52'47"E	46.36'
C20	13°01'47"	327.50'	74.48'	S06°30'54"E	74.32'
C21	81°24'54"	20.00'	28.42'	S27°40'40"W	26.09'
C22	02°58'54"	451.00'	23.47'	S69°52'34"W	23.47'
C23	108°31'59"	20.00'	37.92'	N54°18'59"W	32.49'
C24	00°56'09"	477.50'	7.80'	S00°28'05"E	7.80'
C25	85°14'25"	20.00'	24.75'	S41°41'04"W	27.09'
C26	04°36'22"	451.00'	36.26'	S86°36'27"W	36.25'
C27	01°54'01"	451.00'	14.96'	S89°51'39"W	14.96'
C28	90°08'34"	20.00'	31.47'	N44°55'37"W	28.32'
C29	89°51'26"	20.00'	31.37'	N45°04'23"E	28.25'
C30	68°23'07"	20.00'	23.87'	S34°11'34"W	22.48'
C31	111°36'53"	20.00'	38.96'	N55°48'26"W	33.09'
C32	68°23'07"	20.00'	23.87'	S34°11'33"W	22.48'
C33	11°57'04"	90.00'	18.77'	N74°21'39"E	18.74'
C34	09°34'49"	90.00'	15.18'	N85°10'05"E	15.16'
C35	21°36'53"	110.00'	41.50'	S74°11'34"W	41.25'
C36	111°36'53"	20.00'	38.96'	N55°48'26"W	33.09'
C37	21°36'53"	100.00'	37.72'	S74°11'34"W	37.50'
C38	01°19'19"	327.50'	7.56'	S00°39'34"E	7.56'
C39	09°04'32"	277.50'	43.96'	S85°27'34"E	43.91'
C40	10°27'57"	482.50'	88.13'	N73°37'05"E	88.01'
C41	11°57'36"	482.50'	100.72'	N84°49'51"E	100.53'
C42	13°05'14"	327.50'	74.81'	S06°32'37"E	74.64'
C43	15°44'06"	222.50'	61.43'	S82°05'27"E	61.23'
C44	15°44'00"	277.50'	76.81'	S82°05'24"E	76.36'
C45	68°26'53"	20.00'	23.89'	S55°46'34"E	22.50'
C46	29°51'26"	20.00'	10.42'	S75°04'23"W	10.30'
C47	69°04'29"	20.00'	24.11'	N55°27'40"W	22.68'
C48	81°21'04"	20.00'	28.40'	S50°26'06"E	26.07'
C49	05°24'47"	410.00'	34.33'	N73°41'54"E	34.32'

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N00°08'40"E	11.50'	L52	S11°24'12"W	9.43'
L2	S89°51'20"E	1.00'	L53	N12°16'37"W	9.54'
L3	N00°08'40"E	10.81'	L54	S12°54'21"W	9.54'
L4	S89°05'00"E	21.48'	L55	N89°59'54"W	6.91'
L5	S00°00'00"E	10.46'	L56	N00°08'40"E	7.08'
L6	S00°00'00"E	12.98'	L57	S61°48'29"E	23.57'
L7	S88°23'07"W	0.22'	L58	S22°08'57"E	26.53'
L8	S03°57'15"E	5.26'	L59	N89°59'54"W	6.20'
L9	S21°15'06"E	12.00'	L60	S00°08'40"W	6.10'
L10	S21°15'06"E	19.50'	L61	N25°30'44"E	24.61'
L11	S68°23'07"W	30.72'	L62	N67°40'52"E	26.35'
L12	N00°08'40"E	20.00'	L63	N00°47'09"E	18.34'
L13	S89°59'54"E	10.00'	L64	S45°21'14"W	31.38'
L14	S21°15'06"E	43.50'	L65	N45°21'14"E	33.21'
L15	S00°00'00"E	2.45'	L66	N23°33'21"W	35.08'
L16	S00°00'00"E	10.00'	L67	S23°33'21"E	18.81'
L17	S00°00'00"E	10.76'	L68	S89°59'54"W	13.76'
L18	N80°00'00"E	20.61'	L69	N89°59'54"E	11.30'
L19	S60°00'00"E	11.39'	L70	N21°36'54"W	18.32'
L20	S00°00'00"E	15.71'	L71	S21°36'54"E	18.29'
L21	S00°00'00"E	29.49'	L72	N83°06'26"W	32.53'
L22	S00°08'40"W	48.35'	L73	S83°06'26"E	38.35'
L23	S00°08'40"W	13.23'	L74	S33°34'55"W	32.08'
L24	N60°58'17"E	9.92'	L75	N33°34'55"E	30.28'
L25	N00°08'40"E	33.33'	L76	N89°59'54"W	14.31'
L26	N00°00'00"E	47.78'	L77	S89°59'54"E	14.29'
L27	S89°59'54"E	13.60'	L78	N09°53'18"E	10.84'
L28	S10°06'36"W	77.46'	L79	S10°19'15"E	9.34'
L29	N68°23'07"E	16.13'	L80	N73°46'42"W	17.13'
L30	N00°00'00"E	81.06'	L81	S73°46'42"E	15.03'
L31	N00°00'00"E	5.38'	L82	S35°54'21"W	17.24'
L32	S00°00'00"E	14.00'	L83	N35°54'21"E	32.08'
L33	S75°00'00"E	10.35'	L84	N09°02'12"W	9.44'
L34	S75°00'00"E	5.18'	L85	S08°41'40"W	10.75'
L35	S00°00'00"E	33.32'	L86	S89°59'54"W	9.32'
L36	S00°00'00"E	14.00'	L87	N89°59'54"E	9.20'
L37	S75°00'00"E	10.35'	L88	N40°00'00"W	9.29'
L38	S75°00'00"E	5.18'	L89	N40°00'00"E	9.26'
L39	S00°00'00"E	33.32'	L90	N09°01'44"E	10.70'
L40	N17°07'17"E	17.61'	L91	S13°05'08"E	9.41'
L41	N17°07'17"E	12.74'	L92	N54°59'00"W	15.36'
L42	N68°23'07"E	40.21'	L93	S54°59'00"E	11.16'
L43	S00°00'00"E	40.21'	L94	S44°12'56"W	22.57'
L44	N68°23'07"E	40.59'	L95	N44°12'56"E	33.34'
L45	N68°23'07"E	21.00'	L96	N21°36'53"W	9.15'
L46	N90°00'00"E	21.00'	L97	S21°36'53"E	9.33'
L47	S89°59'54"E	5.00'	L98	N00°00'10"W	9.32'
L48	S89°59'54"E	10.00'	L99	S00°00'10"E	9.26'
L49	N68°23'07"E	11.61'	L100	N40°00'00"E	58.59'
L50	S00°00'00"E	5.00'	L101	N12°13'20"W	9.48'
L51	N11°09'57"W	9.47'	L102	S13°16'37"W	9.52'

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 pin as set per SN 3286.
- Indicates a found 3/4-inch pin as set per SN 7254.
- Indicates a found monument as set per SN 21337 (Phases 11A) or as otherwise noted.
- ◆ Indicates a found monument as set per SN 21390.
- ⊙ Indicates a found monument as set per SN 21397 (Phase 6-12B).
- Indicates a found monument as set per SN 21961 (Phase 10).
- Indicates a computed position, nothing found or set.
- 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.
- PSSE Indicates a Private Sanitary Sewer Easement, being created hereon.
- PUE Indicates a Public Utility Easement, being created hereon.
- RWD Indicates an existing Right of Way Dedication.
- SDE Indicates a Public Storm Drain Easement, being created hereon.
- 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.
- SSE Indicates an existing public Sanitary Sewer Easement.
- 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.



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	07°00'04"	410.00'	50.10'	N74°27'07"E	50.07'
C2	10°20'13"	430.00'	77.58'	N76°03'34"E	77.47'

** RECEIVED **
DATE 3/21/17 BY RB
This survey consists of:
4 sheet(s) Map
9 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Carl E. Neathamer
OREGON JULY 9, 2001
CAEL E. NEATHAMER 56545
Renewal Date 12/31/18

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

BASIS OF BEARINGS:

The centerline of Sunleaf Avenue per Summerfield At South East Park, Phase 11B, filed as Survey Number 21446 in the office of the Jackson County Surveyor.

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: March 6, 2017 PROJECT NUMBER: 12034-5

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