

STONEGATE ESTATES, PHASE 2B (A PLANNED COMMUNITY)

LOCATED IN:
A Portion of the RESERVE ACREAGE of
STONEGATE ESTATES, PHASE 2A
in the Northwest 1/4 of Section 34,
Township 37 South, Range 1 West, Willamette Meridian
in the City of Medford, Jackson County, Oregon

INDEX OF SHEETS

SHEET 1 OF 3	DECLARATION, SIGNATURES, APPROVALS, CERTIFICATION
SHEET 2 OF 3	SUBDIVISION PLAT
SHEET 3 OF 3	RESERVE ACREAGE

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
COUNTY OF JACKSON) SS

I, DAVID M. MINNECI, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS APPROVED BY LAW THE TRACT OF LAND HEREON SHOWN AND THE PLAT IS A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE SUBJECT PROPERTY.

RESERVE ACREAGE IN STONEGATE ESTATES, PHASE 2A, A PLANNED COMMUNITY, IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 41, PAGE 6, PLAT RECORDS.

David M. Minnici
SURVEYOR

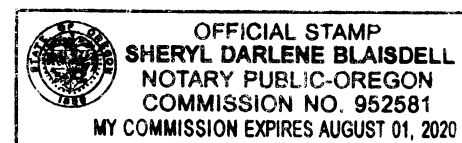
KNOW ALL MEN BY THESE PRESENTS, THAT MAHAR BROTHERS CONSTRUCTION CO., LLC, AN OREGON LIMITED LIABILITY COMPANY, HEREAFTER REFERRED TO AS DECLARANT, IS THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED AND HAS SUBDIVIDED THE SAME INTO LOTS, STREETS, OPEN SPACES AND RESERVE ACREAGE AS SHOWN HEREON AND THE NUMBER OF EACH LOT, DESIGNATION OF EACH OPEN SPACE AND RESERVE ACREAGE AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. DECLARANT DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS SHOWN HEREON TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. DECLARANT DOES HEREBY GRANT TO THE CITY OF MEDFORD IN FEE SIMPLE THE AREAS PORTRAYED AND DESIGNATED HEREON AS 1-FOOT RESERVE STRIPS. BY ITS APPROVAL OF THIS PLAT THE CITY OF MEDFORD DECLARES THAT UPON DEDICATION OF THE EXTENSION OF THE AFFECTED STREETS, IT THEREBY DEDICATES THE RESERVE STRIPS FOR PUBLIC STREET PURPOSES. DECLARANT HEREBY GRANTS TO THE CITY OF MEDFORD A PUBLIC STORM DRAIN EASEMENT OVER AND ACROSS LOT 134 AND OPEN SPACE F. DECLARANT HEREBY GRANTS TO THE CITY OF MEDFORD, A PUBLIC SANITARY SEWER EASEMENT OVER AND ACROSS LOT 135. DECLARANT HEREBY CREATES FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS, OF LOTS 109, 110 AND 111, A PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS LOTS 108, 109 AND 110. DECLARANT HEREBY CREATES FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 113 AND 114, A PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS LOTS 112 AND 113. DECLARANT HEREBY CREATES FOR THE OWNERS, THEIR HEIRS AND ASSIGNS, OF LOTS 133 AND 134, A PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS LOTS 132 AND 133. DECLARANT HEREBY CREATES FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF THE RESERVE ACREAGE EAST OF LOT 132, A PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS LOT 132. DECLARANT HEREBY DESIGNATES SAID SUBDIVISION AS STONEGATE ESTATES, PHASE 2B.

MAHAR BROTHERS CONSTRUCTION CO., LLC, AN OREGON LIMITED LIABILITY COMPANY:

Louis F. Mahar, II
LOUIS F. MAHAR, II, MEMBER
MAHAR BROTHERS CONSTRUCTION CO., LLC

STATE OF OREGON)
County of Jackson) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 9 DAY OF June, 2017, BY LOUIS F. MAHAR, II, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF MAHAR BROTHERS CONSTRUCTION CO., LLC, AN OREGON LIMITED LIABILITY COMPANY, AS HIS VOLUNTARY ACT AND DEED.

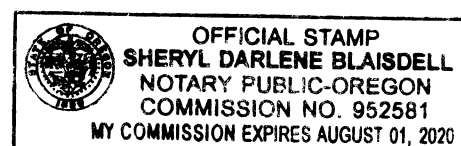


Sheryl Darlene Blaisdell
NOTARY PUBLIC FOR OREGON
COMMISSION NO.: 952581
MY COMMISSION EXPIRES: 8/1/20

Charles C. Mahar
CHARLES C. MAHAR, MEMBER
MAHAR BROTHERS CONSTRUCTION CO., LLC

STATE OF OREGON)
County of Jackson) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 9 DAY OF June, 2017, BY CHARLES C. MAHAR, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF MAHAR BROTHERS CONSTRUCTION CO., LLC, AN OREGON LIMITED LIABILITY COMPANY, AS HIS VOLUNTARY ACT AND DEED.



Sheryl Darlene Blaisdell
NOTARY PUBLIC FOR OREGON
COMMISSION NO.: 952581
MY COMMISSION EXPIRES: 8/1/20

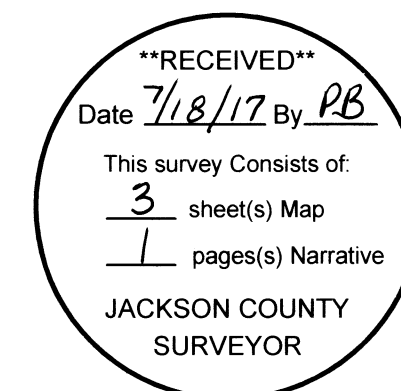
AFFIDAVIT OF CONSENT:

FOR AFFIDAVIT OF CONSENT OF EVERGREEN FEDERAL SAVINGS AND LOAN, BENEFICIARIES OF A TRUST DEED RECORDED MARCH 2, 2016 AS DOC. NO. 2016-006633, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, SEE DOC. NO. 2017-024293.

FOR AFFIDAVIT OF CONSENT OF LOUIS F. MAHAR, BENEFICIARY OF A TRUST DEED RECORDED JUNE 28, 2016 AS DOC. NO. 2016-020510, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, SEE DOC. NO. 2017-024294.



I certify this plat to be an exact photocopy of the original.
David M. Minnici
SURVEYOR



*** APPROVALS ***

(RE: MEDFORD PLANNING FILE NO. LDS-16-045)

MEDFORD CITY PLANNING:

I CERTIFY THAT, PURSUANT TO AUTHORITY GRANTED IN ORDINANCE NO. 5785 THIS PLAT IS HEREBY APPROVED.

[Signature]
PLANNING DIRECTOR
DATE 7-11-2017

EXAMINED AND APPROVED THIS 14 DAY OF JUNE, 2017.

[Signature]
CITY ENGINEER
[Signature]
CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 17th DAY OF July, 2017.

[Signature]
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 17 DAY OF July, 2017.

[Signature]
TAX COLLECTOR

APPROVED FOR RECORDING:

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR
DATE 7/13/17

RECORDER:

FILED FOR RECORD THIS 18th DAY OF July, 2017 AT 9:02 O'CLOCK A.M. AND RECORDED IN VOLUME 43 OF PLATS AT PAGE 12 OF RECORDS OF JACKSON COUNTY, OREGON.

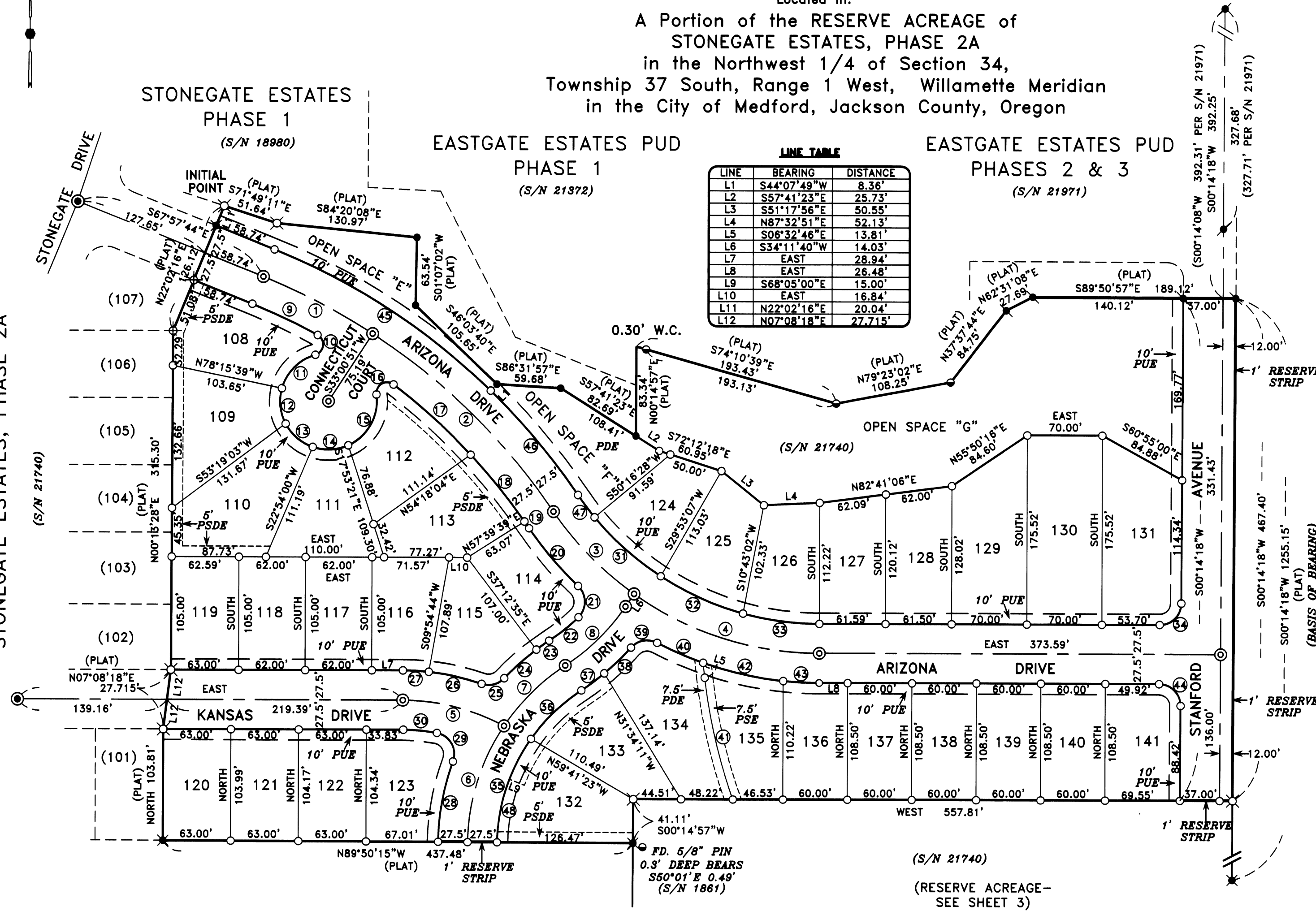
Christine D. Walker
COUNTY CLERK
Wai'oni L. Foote
DEPUTY

STONEGATE ESTATES, PHASE 2B (A PLANNED COMMUNITY)

(NARRATIVE ON SEPERATE SHEET)

Located in:
A Portion of the RESERVE ACREAGE of
STONEGATE ESTATES, PHASE 2A
in the Northwest 1/4 of Section 34,
Township 37 South, Range 1 West, Willamette Meridian
in the City of Medford, Jackson County, Oregon

STONEGATE ESTATES, PHASE 2A
(S/N 21740)



LINE TABLE

LINE	BEARING	DISTANCE
L1	S44°07'49"W	8.36'
L2	S57°41'23"E	25.73'
L3	S51°17'56"E	50.55'
L4	N87°32'51"E	52.13'
L5	S06°32'46"E	13.81'
L6	S34°11'40"W	14.03'
L7	EAST	28.94'
L8	EAST	26.48'
L9	S68°05'00"E	15.00'
L10	EAST	16.84'
L11	N22°02'16"E	20.04'
L12	N07°08'18"E	27.715'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	10°58'35"	600.00'	114.94'	114.77'	S62°28'26"E
2	22°41'20"	600.00'	237.60'	236.05'	S45°38'29"E
3	20°34'30"	300.00'	107.73'	107.15'	S44°35'04"E
4	35°07'41"	300.00'	183.93'	181.06'	S72°26'09"E
5	28°08'48"	200.00'	98.25'	97.27'	S75°55'36"E
6	32°59'19"	200.00'	115.15'	113.57'	N17°14'47"E
7	23°04'04"	200.00'	80.52'	79.98'	N45°16'28"E
8	22°36'50"	200.00'	78.94'	78.43'	N45°30'05"E
9	06°45'06"	572.50'	67.46'	67.42'	S64°35'11"E
10	135°20'13"	10.00'	23.62'	18.50'	S06°27'29"W
11	58°45'53"	45.00'	46.15'	44.16'	S44°44'39"W
12	43°10'36"	45.00'	33.91'	33.11'	S06°13'36"E
13	43°17'24"	45.00'	34.00'	33.20'	S49°27'36"E
14	43°17'24"	45.00'	34.00'	33.20'	S87°14'59"W
15	73°42'10"	45.00'	57.89'	53.98'	N28°45'12"E
16	135°20'13"	10.00'	23.62'	18.50'	N59°34'13"E
17	09°42'59"	572.50'	97.09'	96.97'	S47°54'11"E
18	07°59'30"	572.50'	79.85'	79.79'	N39°02'56"W
19	00°45'23"	572.50'	7.56'	7.56'	S34°40'30"E
20	12°22'13"	327.50'	70.71'	70.57'	S40°28'55"E
21	91°51'45"	20.00'	32.07'	28.74'	S00°44'08"E
22	11°36'46"	172.50'	34.96'	34.90'	S51°00'08"W
23	03°40'17"	227.50'	14.58'	14.58'	S54°58'21"W
24	10°04'13"	227.50'	39.99'	39.93'	S48°06'07"W
25	65°45'14"	20.00'	22.95'	21.71'	S75°56'37"W
26	12°45'04"	227.50'	50.63'	50.53'	N77°33'19"W
27	06°04'09"	227.50'	24.10'	24.09'	S86°57'55"E
28	19°18'52"	227.50'	76.69'	76.33'	N10°20'17"E
29	99°23'10"	20.00'	34.69'	30.50'	N29°41'52"W
30	10°36'33"	172.50'	31.94'	31.90'	N84°41'43"W
31	17°24'56"	272.50'	82.83'	82.51'	N48°26'00"W
32	17°43'57"	272.50'	84.34'	84.00'	S66°00'27"E
33	15°07'35"	272.50'	71.94'	71.73'	N82°26'13"W
34	89°45'42"	20.00'	31.33'	28.23'	S45°07'09"W
35	34°12'13"	172.50'	102.98'	101.45'	N17°56'52"E
36	21°45'32"	172.50'	65.51'	65.12'	S45°55'44"W
37	06°41'02"	227.50'	26.54'	26.52'	S53°28'00"W
38	08°42'19"	227.50'	34.57'	34.53'	N45°46'19"E
39	76°03'28"	20.00'	26.55'	24.64'	N79°26'54"E
40	08°11'47"	327.50'	46.85'	46.81'	S66°37'15"E
41	13°16'50"	502.50'	116.47'	116.21'	S13°11'11"E
42	13°24'20"	327.50'	76.63'	76.45'	N77°25'19"W
43	05°52'31"	327.50'	33.58'	33.57'	S87°03'44"E
44	90°14'18"	20.00'	31.50'	28.34'	N44°52'51"W
45	22°05'32"	627.50'	241.95'	240.46'	N56°54'58"W
46	11°34'23"	627.50'	126.75'	126.53'	N40°05'00"W
47	05°25'43"	272.50'	25.82'	25.81'	N37°00'40"W
48	20°04'27"	172.50'	60.44'	60.13'	N10°52'59"E

HOFFBUHR & ASSOCIATES, INC.

880 GOLF VIEW DRIVE #201 MEDFORD, OREGON
(541) 779-4641 97504
SCALE: 1 INCH = 80 FEET APRIL 16, 2017
BASIS OF BEARING: EAST LINE OF STONEGATE ESTATES,
PHASE 2A (RESERVE ACREAGE) PER SURVEY NO. 21740

- = SET 5/8" x 24" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR & ASSOCIATES, INC."
- ⊗ = SET 5/8" x 30" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR & ASSOCIATES, INC."
- ⊕ = SET LEAD PLUG, TACK AND METAL WASHER STAMPED "LS 2349" IN CONCRETE OF FENCE POST.
- ⊙ = SET 5/8" x 30" REBAR WITH ALUMINUM CAP STAMPED "HOFFBUHR & ASSOCIATES, INC."
- ⊗ = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER S/N 21740.
- = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER PLAT OF STONEGATE ESTATES, PHASE 1.
- ⊗ = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "NEATHAMER SURVEYING" PER S/N 19489 OR 21971.
- ⊗ = FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED "NEATHAMER SURVEYING" PER S/N 21971.
- ⊙ = FOUND 5/8" PIN PER S/N 2391 UNLESS OTHERWISE NOTED.
- ⊙ = FOUND 5/8" REBAR WITH METAL CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER S/N 21740.

(PLAT) = RECORD PER STONEGATE ESTATES, PHASE 2A (S/N 21740).
J.C.D.R. = JACKSON COUNTY DEED RECORDS OR OFFICIAL RECORDS.

S/N = FILED SURVEY NUMBER
W.C. = WITNESS CORNER
PUE = PUBLIC UTILITY EASEMENT GRANTED HEREON.
PDE = PUBLIC STORM DRAIN EASEMENT GRANTED HEREON.
PSE = PUBLIC SANITARY SEWER EASEMENT GRANTED HEREON.
PSDE = PRIVATE STORM DRAIN EASEMENT CREATED HEREON.

LOT SIZE

LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET
108	8,589	127	7,154
109	8,546	128	7,630
110	9,515	129	10,624
111	7,314	130	12,286
112	7,611	131	11,367
113	7,986	132	8,593
114	6,609	133	7,653
115	7,086	134	9,771
116	6,562	135	7,304
117	6,510	136	6,529
118	6,510	137	6,510
119	6,594	138	6,510
120	6,546	139	6,510
121	6,557	140	6,510
122	6,568	141	7,484
123	7,625	OPEN SPACE "E"	8,971
124	6,671	OPEN SPACE "F"	8,789
125	7,189	OPEN SPACE "G"	56,697
126	7,016		

I certify this plat to be an exact copy of the original
David M. Minnici
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

David M. Minnici
OREGON
JULY 28, 1988
DAVID M. MINNECI
2349
EXPIRES 12/31/18

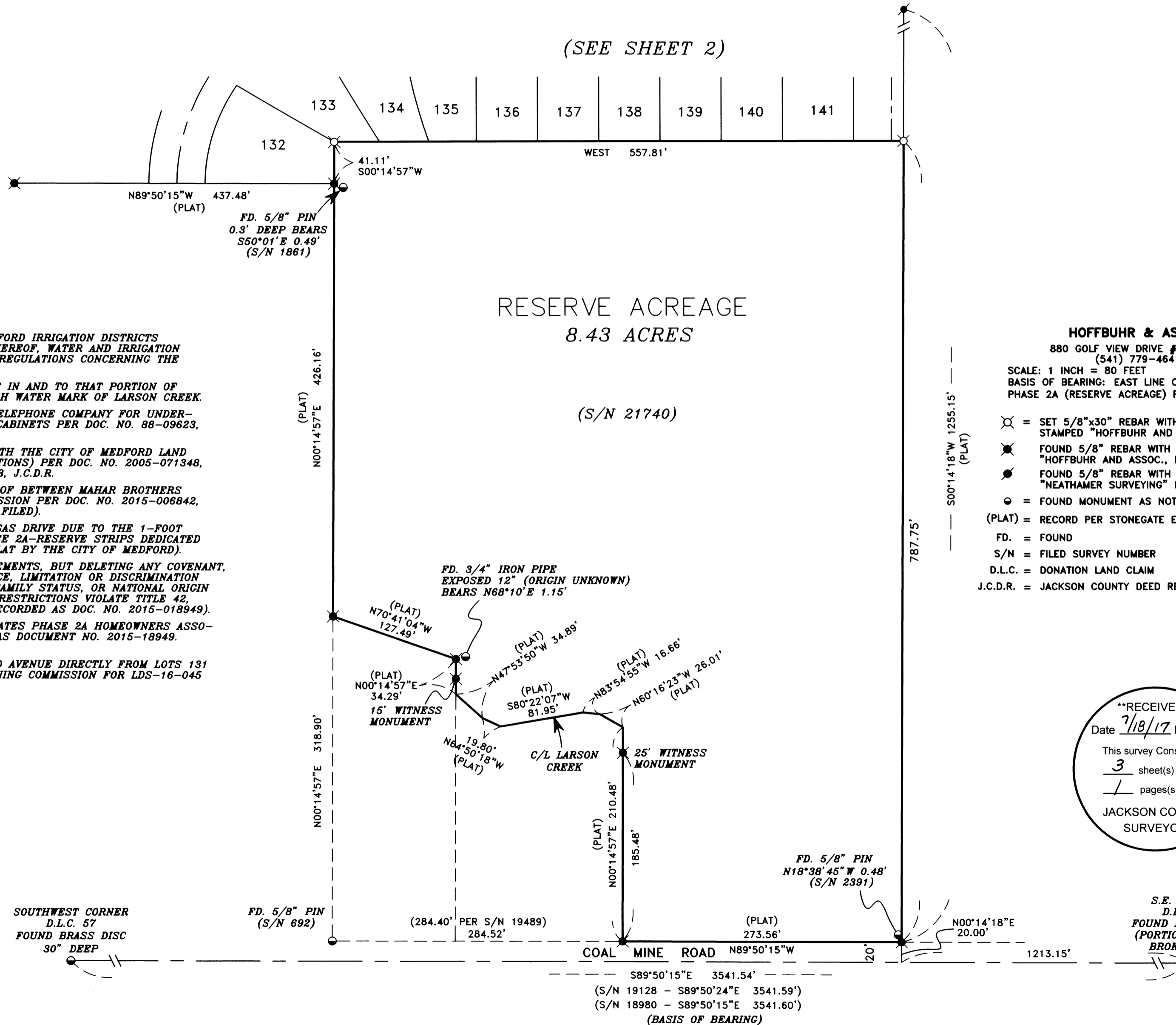
****RECEIVED****
Date 7/18/17 By PB
This survey consists of:
3 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

STONEGATE ESTATES, PHASE 2B (A PLANNED COMMUNITY)

(NARRATIVE ON SEPERATE SHEET)

Located in:
A Portion of the RESERVE ACREAGE of
STONEGATE ESTATES, PHASE 2A
in the Northwest 1/4 of Section 34,
Township 37 South, Range 1 West, Willamette Meridian
in the City of Medford, Jackson County, Oregon

(SEE SHEET 2)



EXCEPTIONS:

- 1.) THESE PREMISES ARE WITHIN THE TALENT AND MEDFORD IRRIGATION DISTRICTS AND SUBJECT TO THE LEVIES, AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.
- 2.) RIGHTS OF THE PUBLIC AND OF GOVERNMENT BODIES IN AND TO THAT PORTION OF PREMISES HEREIN DESCRIBED LYING BELOW THE HIGH WATER MARK OF LARSON CREEK.
- 3.) EASEMENT IN FAVOR OF PACIFIC NORTHWEST BELL TELEPHONE COMPANY FOR UNDERGROUND COMMUNICATION LINES AND ABOVE GROUND CABINETS PER DOC. NO. 88-09623, J.C.D.R. (DOES NOT AFFECT SUBJECT PROPERTY.)
- 4.) RESTRICTIVE COVENANT EXECUTED IN COMPLIANCE WITH THE CITY OF MEDFORD LAND DEVELOPMENT ORDINANCE (TRIP LIMITATION RESTRICTIONS) PER DOC. NO. 2005-071348, J.C.D.R. AND RE-RECORDED AS DOC. NO. 2005-722188, J.C.D.R.
- 5.) AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN MAHAR BROTHERS CONSTRUCTION CO., LLC AND MEDFORD WATER COMMISSION PER DOC. NO. 2015-006842, J.C.D.R. (AUTOMATICALLY RELEASES AT TIME PLAT IS FILED).
- 6.) LIMITATIONS OF ACCESS TO ARIZONA DRIVE AND KANSAS DRIVE DUE TO THE 1-FOOT RESERVE STRIPS AS SET FORTH ON THE PLAT (PHASE 2A-RESERVE STRIPS DEDICATED FOR STREET PURPOSES UPON APPROVAL OF FINAL PLAT BY THE CITY OF MEDFORD).
- 7.) 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 AS DOC. NO. 2015-018949).
- 8.) REGULATIONS AND ASSESSMENTS OF STONEGATE ESTATES PHASE 2A HOMEOWNERS ASSOCIATION, AS SET FORTH IN DECLARATION RECORDED AS DOCUMENT NO. 2015-18949. (INCLUDES "RESERVE ACREAGE").
- 9.) RESTRICTIONS OF ACCESS BY VEHICLES TO STANFORD AVENUE DIRECTLY FROM LOTS 131 AND 141 BY ORDER OF THE CITY OF MEDFORD PLANNING COMMISSION FOR LDS-16-045 ON MAY 26, 2016.

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE #201 MEDFORD, OREGON
(541) 779-4641 97504
SCALE: 1 INCH = 80 FEET DATE: APRIL 16, 2017
BASIS OF BEARING: EAST LINE OF STONEGATE ESTATES,
PHASE 2A (RESERVE ACREAGE) PER SURVEY NO. 21740

⊗ = SET 5/8"x30" REBAR WITH PLASTIC CAP
STAMPED "HOFFBUHR AND ASSOC., INC."
⊗ = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED
"HOFFBUHR AND ASSOC., INC." PER S/N 21740.
⊗ = FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED
"NEATHAMER SURVEYING" PER S/N 21971.
⊙ = FOUND MONUMENT AS NOTED NOTED.
(PLAT) = RECORD PER STONEGATE ESTATES, PHASE 2A (S/N 21740).
FD. = FOUND
S/N = FILED SURVEY NUMBER
D.L.C. = DONATION LAND CLAIM
J.C.D.R. = JACKSON COUNTY DEED RECORDS OR OFFICIAL RECORDS.

****RECEIVED****
Date 7/18/17 By PB
This survey consists of:
3 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
David M. Minnecci
OREGON
JULY 24, 1988
DAVID M. MINNECCI
2349
EXPIRES 12/31/18

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: **Mahar Brothers Construction Co., LLC**
4102 Southview Terrace
Medford, Oregon 97504

Location: A portion of the **RESERVE ACREAGE** of **STONEGATE ESTATES, PHASE 2A** in the Northwest one-quarter (1/4) of Section 34, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon.

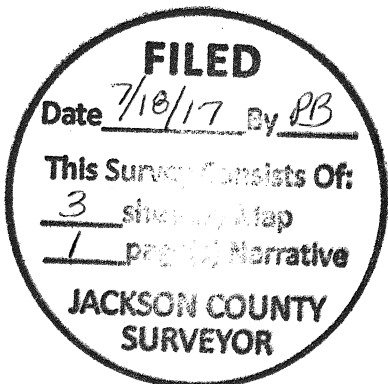
Purpose: To survey, monument and record a Subdivision **Plat for STONEGATE ESTATES, PHASE 2B**. (City of Medford Planning File No. LDS-16-045).

Procedure: The North, East, West and the Westerly side of the South line of the Subdivision were established from monuments comprising the boundary of a portion of the **RESERVE ACREAGE** in the recording of **STONEGATE ESTATES, PHASE 2A**. A few of the existing monuments had been destroyed by fence and road construction and replaced at record position. The remainder of the South line was established to accommodate the desired composition of the Subdivision lots and facilitate future development to the South.

This property is described in Document No. 2016-029204 of the Official Records of Jackson County, Oregon.

Basis of Bearing: East line of **STONEGATE ESTATES, PHASE 2A (RESERVE ACREAGE)** per Survey No. 21740.

Date: April 16, 2017



David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/18
880 Golf View Dr. St., Ste. 201
Medford, Oregon 97504