

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that VISION 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 on Sheets 2 and 3 hereof, and hereby designates this subdivision as FRANKLIN PLACE. Declarant hereby dedicates to the City of Medford, for right-of-way purposes, Aspen Street, Brock Way and Kings Highway. Declarant hereby dedicates, for public use, those areas portrayed hereon as 5.00-foot and 10.00-foot wide Public Utility Easements. Declarant hereby creates a 20.00-foot wide Minimum Access Easement within Lots 4, 10, 11 and 12, for the private use and benefit of Lots 10, 11 and 12. Said easement shall allow for vehicular, pedestrian and emergency access, private utilities and service lines for said Lots 10 and 11. Furthermore, said easement shall allow for a private storm drain line servicing said Lot 12. This subdivision is subject to those Covenants, Conditions and Restrictions per Instrument Number 2018-030510 of the Official Records of Jackson County, Oregon.

Mark Wickman, President VISION HOMES, INC.

STATE OF OREGON

County of Jackson

Signed or attested before me on August 18th, 2018, by MARK WICKMAN.

Notary Public-Oregon Commission No. 973147 Expires April 04, 2022

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-17-005).

PROCEDURE: Equipment/Software Utilized: Trimble S7 Robotic Instruments, Trimble TSC3 data collectors with Trimble Access Software, Trimble Business Center and Trimble Terramodel. Records utilized: Instrument Number 2016-037157, of the Official Records of Jackson County, Oregon; Milkshirre Village Subdivision, recorded October 4, 1993, in Volume 18 of Plats at Page 35 of the Records of Jackson County, Oregon, and filed as Survey Number 13667; Kings Meadow Subdivision, recorded October 4, 1997, in Volume 22 of Plats at Page 40 of the Records of Jackson County, Oregon, and filed as Survey Number 13667; Scott Valley Estates Subdivision, recorded on December 23, 1998, in Volume 24 of Plats at Page 50 of the Records of Jackson County, Oregon, and filed as Survey Number 15993; Wolff Run Subdivision, recorded on August 5, 1999, in Volume 25 of Plats at Page 23 of the Records of Jackson County, Oregon, and filed as Survey Number 16241; and Survey Number 18756, as filed in the office of the Jackson County Surveyor.

Utilized previously set control and found monuments per Survey Number 18756 to establish the Basis of Bearings along the centerline of Kings Highway. Utilizing said Instrument Number 2016-037157, found monuments and previous boundary resolutions per Survey Number 18756, established the exterior boundaries of the subject tract.

From the herein and above described boundary resolutions, computed the exterior boundary, interior lot corners and centerlines of the plat as depicted on Sheets 2 and 3. Completed setting monuments on June 11, 2018.

It should be noted that: (1) 24-inch long pins were set at three centerline points on Aspen Street at the ends of curves depicted as C14 and C15, due to location and depth of installed storm water detention and treatment facility; and, (2) witness monuments were established at: (A) the southeast corner of the exterior boundary of the subdivision, due to location of subsurface utility; (B) the rear of Lots 4 and 5, and 18 and 19, due to an existing fence post being located at each corner position; (C) the northwest corner of Lot 12 due to a tree root; and (D) the southwest corner of Lot 12 due to thick blackberry patch on neighboring property.

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:

All that real property as described in Instrument Number 2016-037157 of the Official Records of Jackson County, Oregon, being located within Donation Land Claim Number 84 (DLC 84), in the Northeast One-quarter of the Southeast One-quarter of Section 36, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon. The tract of and, as now surveyed, is more particularly described as follows:

Commencing at the Northeast corner of that certain real property described in Volume 144, Page 599 of the Deed Records of Jackson County, Oregon, said point being on the East Line of said DLC 84, South 00°07'35" West, 1326.40 feet from the Northeast corner of said DLC 84; thence leaving said claim line, North 89°55'56" West, 20.00 feet to the westerly right-of-way of Kings Highway, a public road, and being the TRUE POINT OF BEGINNING; thence South 00°07'35" West, along said right-of-way, 251.25 feet; thence leaving said right-of-way, South 89°18'58" West, 64.00 feet; thence South 01°54'40" West, 8.95 feet; thence South 88°54'10" West, 31.29 feet; thence South 15°26'46" West, 1.48 feet; thence South 88°45'56" West, 129.55 feet; thence South 89°21'23" West, 257.60 feet; thence South 00°07'35" West, 149.93 feet to that certain Boundary Line Agreement, as recorded in Instrument Number 2005-030075 of the Official Records of Jackson County, Oregon; thence along said Boundary Line Agreement and Boundary Line Agreements contained in Instruments Numbered 2005-030077, 2005-030076 and 2005-030078 of the Official Records of Jackson County, Oregon, South 89°42'35" West, 116.17 feet to the westerly line of Instrument Number 2000-18438 of the Official Records of Jackson County, Oregon; thence North 00°07'35" East, along said west line, 420.01 feet to the North line of that certain real property described in said Volume 144, Page 599; thence South 89°55'56" East, along said North Line, 605.20 feet to the Point of Beginning.

FRANKLIN PLACE

Located within Donation Land Claim Number 84 in the Northeast One-quarter of the Southeast One-quarter of Section 36, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

VISION HOMES, INC. P.O. Box 3550 Central Point, OR. 97502

TITLE RELATED NOTES

FRANKLIN PLACE IS SUBJECT TO THE FOLLOWING MATTERS OF RECORD AS CONTAINED IN THE TITLE REPORT SUPPLIED FOR THIS SUBDIVISION:

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.

City liens, if any, of the City of Medford.

The premises herein described are within and subject to the statutory powers of the Rogue Valley Sewer Services.

These premises are situated in the Medford Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same pursuant to an instrument recorded February 15, 2011, as Instrument Number 2011-005117 of the Official Records of Jackson County, Oregon, 2.00 acres of the herein described land is no longer subject to levies and assessments imposed by said district.

The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

Easements, including terms and provisions contained therein, granted to the California Oregon Power Company, Pacific Power and Light Company, PacifiCorp, or their heirs and assigns thereof, for transmission and distribution of electricity, per Volume 408 at Page 437 of the Deed Records of Jackson County, Oregon, and Instrument Number 66-06147 of the Official Records of Jackson County, Oregon, not located due to vague location within document and no physical evidence of utilities or appurtenances located within the subject tract of land.

Easements, including terms and provisions contained therein, granted to the Bear Creek Valley Sanitary Authority, to construct, reconstruct, operate, repair and maintain sewer lines and all necessary related facilities, pursuant to an instrument recorded August 22, 1977 as Instrument Number 77-17184 of the Official Records of Jackson County, Oregon. Depicted on Sheet 2.

Easement, including terms and provisions contained therein, granted to City of Medford, for Storm Sewer Purposes, pursuant to an instrument recorded July 01, 1993, as Instrument Number 93-21577 of the Official Records of Jackson County, Oregon. Depicted on Sheet 2.

Easement, including terms and provisions contained therein, granted to PacifiCorp, and Oregon Corporation, per Instrument Number 2018-016935 of the Official Records of Jackson County, Oregon. Depicted at westerly side of Lot 6 on Sheet 2.

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

CAEL E. NEATHAMER Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 9, 2001 CAEL E. NEATHAMER 56545

Renewal Date 12/31/18

SHEET INDEX table with 3 rows: SHEET 1: TITLE SHEET (THIS PAGE), SHEET 2: Franklin Place Subdivision, Lots 1-21, SHEET 3: Legend and Details, Centerline References, Curve and Lot Line Tables.

** RECEIVED ** DATE 10/1/18 BY PB This survey consists of: 3 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

APPROVALS:

CITY OF MEDFORD PLANNING FILE NUMBER: LDS-17-005

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.

Planning Director 9-27-18 Date

Examined and approved this 25 day of SEPTEMBER 2018.

City Engineer City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of Oct 1, 2018.

Tax Collector/Deputy

Examined and approved as required by O.R.S. 92.100 this 1st day of October, 2018.

Assessor/Agent

RECORDING

FILED FOR RECORD THIS 1st DAY OF October, 2018 AT 9:25 O'CLOCK A.M. AND RECORDED IN VOLUME 44 OF PLATS AT PAGE 16 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christina D. Walker County Clerk Naomi Poote Deputy

APPROVED FOR RECORDING: County Commissioner/Administrator 10/1/18 Date

JACKSON COUNTY SURVEYOR'S FILE NUMBER: 22641

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: September 12, 2018 PROJECT NUMBER: 16046 DATE OF SURVEY: June 11, 2018

FRANKLIN PLACE

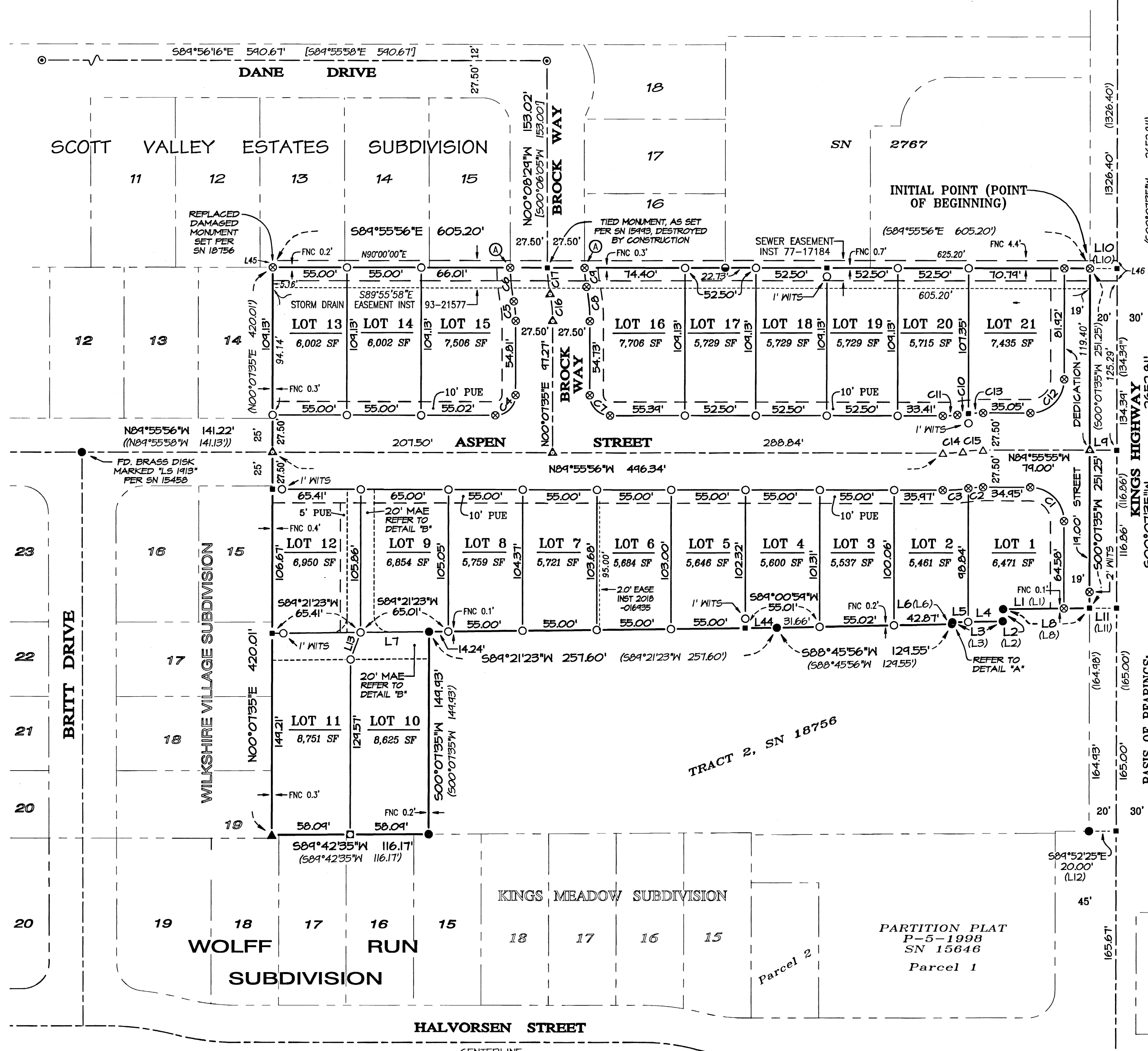
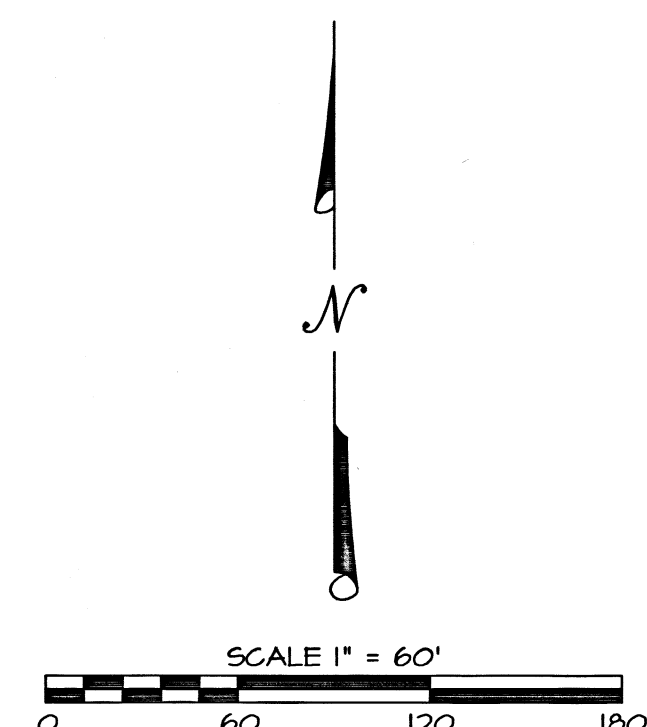
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PREPARED FOR:

VISION HOMES, INC.
 P.O. Box 3550
 Central Point, OR.
 97502

NOTE:

Medford Land Development Code 10.383 prohibits direct vehicular access for Lots 1 and 21 onto Kings Highway.



FOUND NORTHEAST CORNER OF D.L.C. NO. 84, PER JACKSON COUNTY'S RE-ESTABLISHMENT NOTES DATED OCTOBER 23, 1995

FOUND SOUTHEAST CORNER OF D.L.C. NO. 84, PER JACKSON COUNTY'S RE-ESTABLISHMENT NOTES DATED JUNE 05, 2013

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

**** RECEIVED ****
 DATE 10/1/18 BY PB
 This survey consists of:
 3 sheet(s) Map
 2 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

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

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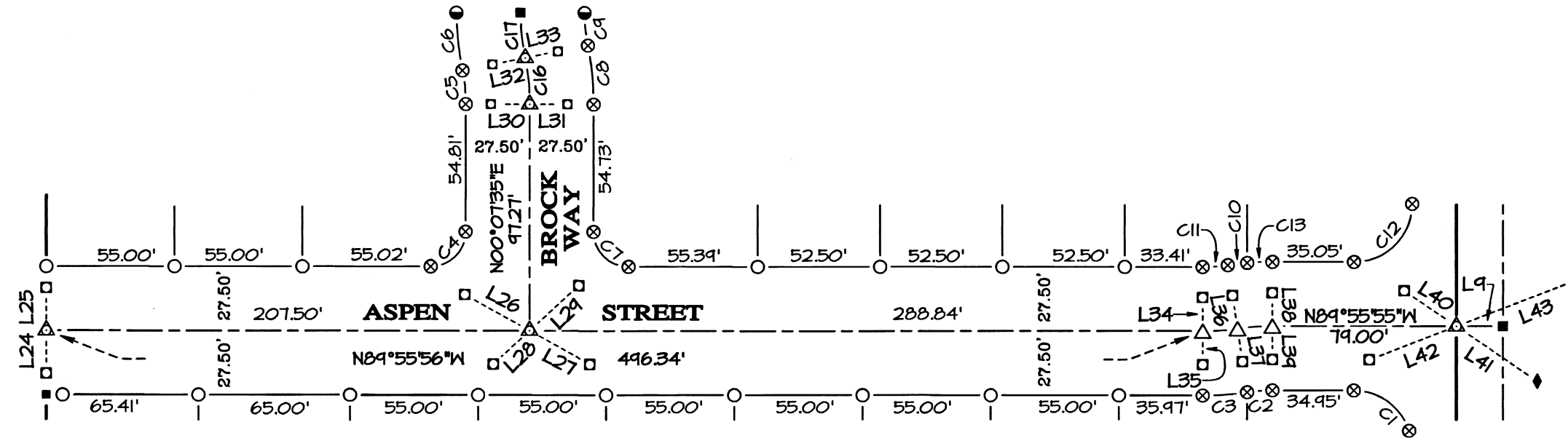
Sheet 2 of 3 © MN CN

FRANKLIN PLACE

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CURVE TABLE

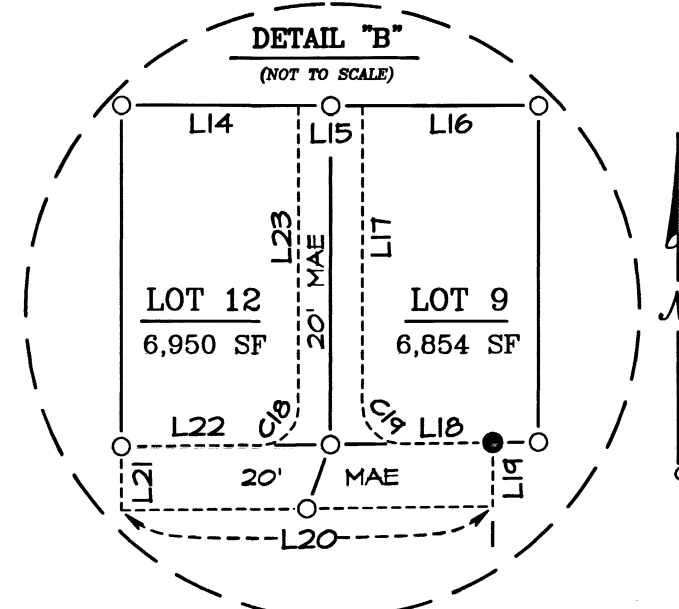
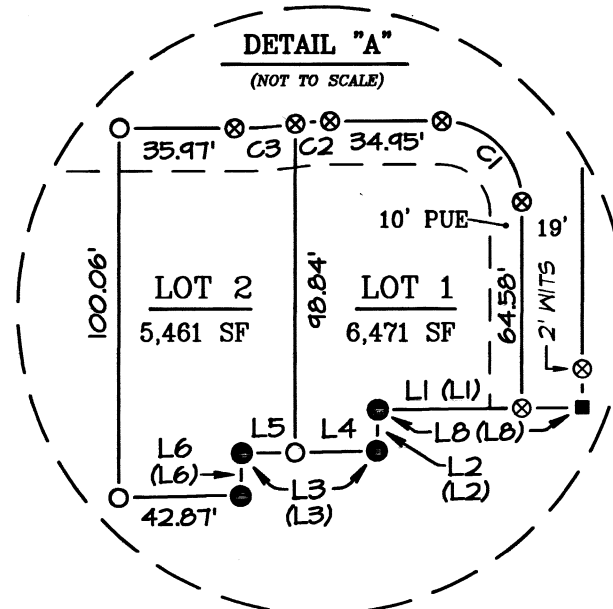
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	90°03'31"	25.00'	34.30'	S44°54'10"E	35.37'
C2	8°35'04"	72.50'	10.86'	N85°46'30"E	10.85'
C3	8°35'04"	127.50'	19.11'	N85°46'30"E	19.09'
C4	89°56'24"	15.00'	23.55'	S45°05'50"W	21.20'
C5	11°27'55"	72.50'	14.51'	S05°36'22"E	14.48'
C6	11°16'28"	127.50'	25.09'	S05°42'05"E	25.05'
C7	90°03'31"	15.00'	23.58'	N44°54'10"W	21.22'
C8	11°27'55"	127.50'	25.51'	N05°36'22"W	25.47'
C9	11°10'26"	72.50'	14.14'	N05°45'06"W	14.12'
C10	3°44'30"	127.50'	8.33'	S83°21'10"W	8.32'
C11	8°35'04"	72.50'	10.86'	S85°46'30"W	10.85'
C12	89°56'24"	25.00'	34.24'	S45°05'50"W	35.34'
C13	4°50'39"	127.50'	10.78'	S87°38'45"W	10.78'
C14	8°35'04"	100.00'	14.99'	S85°46'30"W	14.97'
C15	8°35'04"	100.00'	14.99'	S85°46'30"W	14.97'
C16	11°27'55"	100.00'	20.01'	N05°36'22"W	19.98'
C17	11°14'17"	100.00'	19.61'	N05°43'11"W	19.58'
C18	89°13'48"	12.00'	18.69'	S44°44'29"W	16.86'
C19	90°46'12"	12.00'	19.01'	S45°15'31"E	17.08'

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S89°18'58"W	44.99'	L24	S00°04'04"W	18.28'
L2	S01°54'40"W	8.95'	L25	N00°04'04"E	18.32'
L3	S88°54'10"W	37.29'	L26	N60°56'35"W	31.86'
L4	S88°54'10"W	25.53'	L27	S60°56'35"E	29.63'
L5	S88°54'10"W	11.76'	L28	S47°29'33"W	21.06'
L6	S15°26'46"W	1.48'	L29	N47°29'33"E	28.66'
L7	N89°21'23"E	50.77'	L30	N89°52'25"W	16.61'
L8	S89°18'58"W	64.00'	L31	S89°52'25"E	16.18'
L9	S89°55'55"E	20.00'	L32	S78°39'41"W	14.27'
L10	N89°55'56"W	20.00'	L33	N78°39'41"E	14.26'
L11	N89°55'56"W	20.00'	L34	N00°04'04"E	14.38'
L12	S89°42'35"W	20.00'	L35	S00°04'04"W	14.30'
L13	N20°08'14"E	21.39'	L36	N08°31'45"W	14.30'
L14	S89°55'56"E	55.41'	L37	S08°31'45"E	14.26'
L15	S89°55'56"E	20.00'	L38	N00°04'05"E	14.22'
L16	S89°55'56"E	55.00'	L39	S00°04'05"W	14.33'
L17	S00°07'35"W	43.57'	L40	N55°52'54"W	27.01'
L18	N89°21'23"E	28.61'	L41	S55°52'54"E	41.84'
L19	S00°07'35"W	20.00'	L42	S69°00'55"W	40.06'
L20	S89°21'23"W	116.18'	L43	N69°00'55"E	55.15'
L21	N00°07'35"E	20.00'	L44	S89°21'23"W	23.35'
L22	N89°21'23"E	43.57'	L45	N00°07'35"E	5.16'
L23	N00°07'35"E	94.14'	L46	N00°07'35"E	15.00'

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 24-inch long iron pin with an aluminum 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 set mag nail in asphalt for centerline reference point.
- Indicates a found 5/8-inch diameter iron pin with an orange plastic cap marked "C. NEATHAMER SURVEYING LS 56545", per SN 18756, or as otherwise noted.
- Indicates a found 5/8-inch diameter iron pin with plastic cap marked "D. McMahan LS 1913", per "SCOTT VALLEY ESTATES SUBDIVISION", SN 15493.
- Indicates a found 2-1/2-inch diameter brass disc in monument case marked "LS 1913", per "SCOTT VALLEY ESTATES SUBDIVISION", SN 15493.
- ▲ Indicates a found 5/8-inch diameter iron pin with a red plastic cap marked "D. McMahan LS 1913", per "WOLFF RUN SUBDIVISION", SN 16241.
- Ⓐ Indicates a monument per SN 15493, as previously tied per SN 18756, that was reset due to being disturbed by construction.
- ⊕ Indicates a found 2-inch diameter brass cap in monument case, as noted hereon.
- Indicates a computed position, nothing found or set.
- WITS Indicates a set Witness Monument.
- INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- () Indicates record information per SN 18756.
- [] Indicates record information per "SCOTT VALLEY ESTATES SUBDIVISION", SN 15493.
- (()) Indicates record information per "WILKSHIRE VILLAGE SUBDIVISION", SN 13667.
- MAE Indicates a Private Minimum Access Easement and Private Utility Easement, being created hereon.
- PUE Indicates a Public Utility 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.
- x— Indicates the centerline of an existing fence.
- FN 1.8'-> Indicates the distance and which side from the boundary line that the centerline of an existing fence line is located.



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

BASIS OF BEARINGS:

The centerline of Kings Highway per SN 18756.

RECEIVED
DATE 10/1/18 BY PB
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
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REGISTERED PROFESSIONAL LAND SURVEYOR

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Sheet 3 of 3 © MN CN