

SURVEYOR'S CERTIFICATE (CONTINUED)

SUMMERFIELD AT SOUTH EAST PARK, PHASE 17 and PHASE 22A, & RESERVE ACREAGE PHASES 16, 18, 19, 20, 21, 22B, 22C, 22D, and 23-29

Located in the Northeast One-quarter and the Southeast One-quarter of Section 21, 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

SHEET INDEX

- SHEET 1: TITLE SHEET (THIS PAGE). SHEET 2: SURVEYOR'S CERTIFICATE (CONTINUED). SHEET 3: SURVEY NARRATIVE, EXTERIOR OF RESERVE ACREAGES & DETAIL "A". SHEET 4: PHASES 17 (LOTS 513-517), & 22A (LOTS 628-633). SHEET 5: PHASES 17 (LOTS 518-526), & 22A (LOT 627), AND DETAILS "B" & "C". SHEET 6: TITLE RELATED NOTES, LEGEND, LINE & CURVE TABLES.

APPROVALS:

CITY OF MEDFORD PLANNING FILES NUMBERED: LDS-15-055; LDS-17-051, LDS-17-133, E-17-052

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 12-5-18 Date City Engineer City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of December 7th, 2018.

Tax Collector/Deputy Examined and approved as required by O.R.S. 92.100 this 7th day of December, 2018.

Assessor/Agent

RECORDING

FILED FOR RECORD THIS 07 DAY OF December, 2018 AT 11:19 O'CLOCK A.M. AND RECORDED IN VOLUME 44 OF PLATS AT PAGE 23 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker County Clerk Tonya J. Morgan Deputy

APPROVED FOR RECORDING: County Commissioner/Administrator 12/7/18 Date

JACKSON COUNTY SURVEYOR'S FILE NUMBER: 22690

DECLARATION

KNOW ALL PERSONS BY THESE PRESENT, that MICHAEL T. MAHAR, MARY L. MAHAR, CRYSTAL SPRINGS DEVELOPMENT, A JOINT VENTURE, MAHAR HOMES, INC., an Oregon corporation, and hereinafter referred to as DECLARANTS, are the owners in fee simple of the lands as described in the "Surveyor's Certificate" herewith. Declarants have caused these tracts of land to be surveyed and platted into lots, phased reserve acreages, street rights-of-way and easements, as depicted, and do hereby designate this subdivision as SUMMERFIELD AT SOUTH EAST PARK, PHASE 17 and PHASE 22A. Declarants hereby dedicate to the City of Medford, Shamrock Drive, Sunleaf Avenue, Sunleaf Lane, Windgate Street, Calle Vista Drive and Waterstone Drive for right-of-way purposes, and those areas designated as a 100-foot Wide Non-Access Strip. By the approval of this plat, the City of Medford declares that upon dedication of the extension of the affected streets, that said Non-Access Strips shall be dedicated for public street purposes. Declarants hereby dedicate those areas depicted as Public Utility Easements, that area depicted as 12' Pedestrian Way, for public use. Declarants hereby create; that 5.00 foot wide Private Waterline Easement across Lot 630 for the use and benefit of lots within the future Phase 22C plat; that 5.00 foot wide Private Sanitary Sewer Easement across Lot 631 for the use and benefit of lots within future Phase 22C plat; and those Private Storm Drain Easements, being over, through and across Lots 513, 516, 517, 522, 523, 525 and 629 through 633, for the use and benefit of Lots 514, 515, 516, 523, 524, 526, 627, 629 through 633 and the lots within future Phase 22C plat. SUMMERFIELD AT SOUTH EAST PARK, PHASE 17, is subject to the DECLARATION OF CONDITIONS AND RESTRICTIVE COVENANTS, as set forth in Instrument Number 2018-37382, of the Official Records of Jackson County, Oregon. SUMMERFIELD AT SOUTH EAST PARK, PHASE 22A, is subject to the DECLARATION OF CONDITIONS AND RESTRICTIVE COVENANTS, as set forth in Instrument Number 2018-37383, of the Official Records of Jackson County, Oregon.

Signatures of Michael T. Mahar, Louis F. Mahar, Mary L. Mahar, and Michael T. Mahar.

Louis F. Mahar, as Grantee and Beneficiary under that certain Trust Deed recorded May 10, 2017, as Instrument Number 2017-015671 of Official Records of Jackson County, Oregon, does hereby consent to release from lien of said Trust Deeds all property described and/or depicted hereon as being dedicated for public use.

Signature of Louis F. Mahar, Grantee and Beneficiary.

STATE OF OREGON County of Jackson

Signed or attested before me on November 21, 2018, by MICHAEL T. MAHAR and MARY L. MAHAR. Notary Public-Oregon. Commission No: 977471. My Commission Expires: July 29, 2022.

STATE OF OREGON County of Jackson

Signed or attested before me on November 21, 2018, by LOUIS F. MAHAR. Notary Public-Oregon. Commission No: 973070. My Commission Expires: March 20, 2022.

SURVEYOR'S CERTIFICATE

I, Cacl 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 tracts of land as set forth hereon:

RESERVE ACREAGE FUTURE PHASES 17, 19, 20, 21 & 22A, Summerfield At South East Park, Phase 15, recorded June 4, 2016, in Volume 42 of Plats at Page 15 of the Records of Jackson County, Oregon, and filed as Survey Number 21464 in the office of the Jackson County Surveyor; Tract 2 as described in Instrument Number 2013-041635, and those tracts of land, or portions thereof, per Instruments Numbered 84-10043, 94-28304, 2002-05140, 2004-041948 and 2007-019433, all of the Official Records of Jackson County, Oregon. Said properties being located in the Northeast One-quarter and the Southeast One-quarter of Section 21, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon. The exterior boundaries of Phase 17, Phase 22A and the phased Reserve Acreages (exterior boundaries of the future Phases of 16, 18, 19, 20, 21, 22B, 22C and 22D), are more particularly described as follows:

PHASE 17:

A portion of said RESERVE ACREAGE FUTURE PHASES 17, 19, 20, 21 & 22A, Summerfield At South East Park, Phase 15, and said Instruments Numbered 84-10043 and 2013-041635. The exterior boundary of which is more particularly described as follows:

Beginning at the southeast corner of Lot 444, SUMMERFIELD AT SOUTH EAST PARK, PHASE 14, recorded June 10, 2014, in Volume 40 of Plats at Page 6 of the Records of Jackson County, Oregon (also filed as Survey Number 21443 in the office of the Jackson County Surveyor); thence North 00°00'00" East, along the easterly boundary of said lot, 120.50 feet to the northeast corner thereof; thence leaving said Phase 14 boundary, North 90°00'00" East, 200.00 feet; thence South 00°00'00" East, 261.54 feet to the beginning of a tangent curve to the right, having a radius of 271.50 feet and a central angle of 22°05'42" (the long chord of which bears South 11°02'51" West, 106.35 feet); thence along the arc of said curve, 107.01 feet; thence South 22°05'42" West, 224.68 feet; thence South 67°54'18" East, 160.02 feet; thence South 22°05'42" West, 137.97 feet; thence South 00°32'16" East, 42.34 feet; thence South 00°00'00" East, 254.91 feet; thence North 90°00'00" West, 210.00 feet to the southeast corner of that right-of-way dedication per Instrument Number 2017-030245 of the Official Records of Jackson County, Oregon; thence North 00°00'00" East, along the easterly lines of said Instrument Number 2017-030245, right-of-way dedication per Instrument Number 2015-007144 of the Official Records of Jackson County, Oregon, and easterly boundary of said Phase 15 304.02 feet to the northeast corner of Lot 475 of said Phase 15; thence continuing along the easterly boundary of said Phase 15 the following courses and distances: South 84°54'54" East, 10.00 feet; thence North 00°00'00" East, 175.05 feet to the northeast corner of Lot 474 thereof; thence North 90°00'00" East, 35.00 feet to the southeast corner of Lot 461 thereof; thence North 00°00'00" East, 120.04 feet to the northeast corner of Lot 461 thereof; thence North 90°00'00" East, 45.00 feet; thence North 00°00'00" East, 170.65 feet to the northeast corner of said Phase 15, being common with the southeast corner of said Phase 14; thence leaving said Phase 15 boundary and along the exterior boundary of said Phase 14, the following courses and distances: North 00°00'00" East, 178.75 feet; thence North 90°00'00" West, 10.00 feet to the Point of Beginning.

Contains 5.37 acres, more or less.

PHASE 22A:

A portion of said RESERVE ACREAGE FUTURE PHASES 17, 19, 20, 21 & 22A, Summerfield At South East Park, Phase 15, and said Instruments Numbered 84-10043, 94-28307 and 2013-041635. The exterior boundary of which is more particularly described as follows:

Commencing at the southeast corner of Lot 444, SUMMERFIELD AT SOUTH EAST PARK, PHASE 14, recorded June 10, 2014, in Volume 40 of Plats at Page 6 of the Records of Jackson County, Oregon (also filed as Survey Number 21443 in the office of the Jackson County Surveyor); thence North 00°00'00" East, along the easterly boundary of said lot, 120.50 feet to the northeast corner thereof; thence leaving said Phase 14 boundary, North 90°00'00" East, 200.00 feet; thence South 00°00'00" East, 3.80 feet to the TRUE POINT OF BEGINNING; thence North 90°00'00" East, 150.00 feet; thence South 00°00'00" East, 221.12 feet; thence North 90°00'00" East, 42.37 feet; thence South 20°47'14" West, 106.48 feet; thence South 21°00'23" West, 113.42 feet; thence South 21°51'30" West, 110.00 feet; thence South 22°07'33" West, 80.30 feet to the beginning of a non-tangent curve concave to the northeast, having a radius of 95.00 feet and a central angle of 28°40'51" (the long chord of which bears South 28°46'19" East, 47.06 feet); thence southeasterly along the arc of said curve, 47.56 feet; thence North 67°54'18" West, 185.41 feet; thence North 22°05'42" East, 224.68 feet to the beginning of a tangent curve to the left, having a radius of 271.50 feet and a central angle of 22°05'42" (the long chord of which bears North 11°02'51" East, 106.35 feet); thence along the arc of said curve, 107.01 feet; then North 00°00'00" East, 257.14 feet to the Point of Beginning.

Contains 2.21 acres, more or less.

RESERVE ACREAGE PHASE 16:

A portion of said RESERVE ACREAGE FUTURE PHASES 17, 19, 20, 21 & 22A, Summerfield At South East Park, Phase 15, and said Instrument Number 2013-041635. The exterior boundary of which is more particularly described as follows:

Commencing at the southeast corner of Lot 444, SUMMERFIELD AT SOUTH EAST PARK, PHASE 14, recorded June 10, 2014, in Volume 40 of Plats at Page 6 of the Records of Jackson County, Oregon (also filed as Survey Number 21443 in the office of the Jackson County Surveyor); thence North 00°00'00" East, along the easterly boundary of said lot, 120.50 feet to the northeast corner thereof and being the TRUE POINT OF BEGINNING; thence continuing along the easterly boundary of said Phase 14, the following courses and distances: North 00°00'00" East, 175.50 feet; thence North 90°00'00" West, 25.72 feet to the southeast corner of Lot 428 thereof; thence North 00°18'16" East, 130.00 feet to the northeast corner of Lot 428 thereof; thence North 90°00'00" East, 25.86 feet to the southeast corner of Lot 415 thereof; thence North 00°18'16" East, 193.68 feet; thence North 84°41'44" West, 25.32 feet to the southeast corner of Lot 414 thereof; thence North 00°18'16" East, 147.94 feet to the northeast corner of said Phase 14, being common with an angle point of said Instrument Number 2013-041635; thence leaving said Phase 14 boundary and along the exterior boundary per said Instrument Number 2013-041635, the following courses and distances: South 84°33'41" East, 120.24 feet; thence North 00°00'04" East, 63.00 feet; thence South 84°33'41" East, 160.00 feet; thence North 00°00'04" East, 102.71 feet; thence leaving said Instrument boundary, South 84°41'44" East, 172.54 feet; thence South 15°52'41" East, 143.38 feet; thence South 32°28'32" East, 57.00 feet; thence South 26°58'28" East, 184.74 feet; thence South 00°02'02" East, 142.40 feet; thence North 90°00'00" West, 27.75 feet to the beginning of a tangent curve to the left, having a radius of 272.50 feet and a central angle of 26°58'28" (the long chord of which bears South 76°30'46" West, 127.11 feet); thence along the arc of said curve, 128.29 feet; thence South 63°01'32" West, 204.90 feet to the beginning of a tangent curve to the right, having a radius of 177.50 feet and a central angle of 12°48'16" (the long chord of which bears South 64°25'38" West, 34.54 feet); thence along the arc of said curve, 34.67 feet the beginning of a tangent curve to the left, having a radius of 20.00 feet and a central angle of 75°49'46" (the long chord of which bears South 37°54'53" West, 24.58 feet); thence along the arc of said curve, 26.47 feet; thence South 00°00'00" East, 106.51 feet; thence North 90°00'00" West, 200.00 feet to the Point of Beginning.

Contains 7.78 acres, more or less.

(CONTINUED ON SHEET 2)

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

RECEIVED DATE 12/7/18 BY SS This survey consists of: 6 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR Cacl 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: November 21, 2018 PROJECT NUMBER: 12034-10B SURVEY DATE: September 10, 2018 Sheet 1 of 6 12034-15A1 MN CN

SUMMERFIELD AT SOUTH EAST PARK, PHASE 17 and PHASE 22A, & RESERVE ACREAGE PHASES 16, 18, 19, 20, 21, 22B, 22C, 22D, and 23-29

Located in the Northeast 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.

(SURVEYOR'S CERTIFICATE CONTINUED FROM SHEET 1)

RESERVE ACREAGE PHASE 1B:

A portion of said Instruments Numbered 89-10093, 99-28309 and 2013-041635. The exterior boundary of which is more particularly described as follows:

Commencing at the southeast corner of Lot 444, SUMMERFIELD AT SOUTH EAST PARK, PHASE 14, recorded June 10, 2014, in Volume 40 of Plats at Page 6 of the Records of Jackson County, Oregon (also filed as Survey Number 21493 in the office of the Jackson County Surveyor);

Contains 9.15 acres, more or less.

RESERVE ACREAGE PHASE 14:

A portion of said RESERVE ACREAGE FUTURE PHASES 17, 19, 20, 21 & 22A, Summerfield At South East Park, Phase 15, and said Instruments Numbered 89-10093 and 99-28309. The exterior boundary of which is more particularly described as follows:

Commencing at the southeast corner of Lot 444, SUMMERFIELD AT SOUTH EAST PARK, PHASE 14, recorded June 10, 2014, in Volume 40 of Plats at Page 6 of the Records of Jackson County, Oregon (also filed as Survey Number 21493 in the office of the Jackson County Surveyor);

Contains 8.76 acres, more or less.

RESERVE ACREAGE PHASE 20:

A portion of said RESERVE ACREAGE FUTURE PHASES 17, 19, 20, 21 & 22A, Summerfield At South East Park, Phase 15, and said Instruments Numbered 89-10093 and 99-28309. The exterior boundary of which is more particularly described as follows:

Commencing at the southeast corner of Lot 444, SUMMERFIELD AT SOUTH EAST PARK, PHASE 14, recorded June 10, 2014, in Volume 40 of Plats at Page 6 of the Records of Jackson County, Oregon (also filed as Survey Number 21493 in the office of the Jackson County Surveyor);

Contains 6.47 acres, more or less.

RESERVE ACREAGE PHASE 21:

A portion of said RESERVE ACREAGE FUTURE PHASES 17, 19, 20, 21 & 22A, Summerfield At South East Park, Phase 15, and said Instruments Numbered 89-10093, 99-28309 and 2004-041948. The exterior boundary of which is more particularly described as follows:

Commencing at the southeast corner of Lot 444, SUMMERFIELD AT SOUTH EAST PARK, PHASE 14, recorded June 10, 2014, in Volume 40 of Plats at Page 6 of the Records of Jackson County, Oregon (also filed as Survey Number 21493 in the office of the Jackson County Surveyor);

Contains 8.97 acres, more or less.

RESERVE ACREAGE PHASE 22B:

A portion of said Instrument Number 2013-041635. The exterior boundary of which is more particularly described as follows:

Commencing at the southeast corner of Lot 444, SUMMERFIELD AT SOUTH EAST PARK, PHASE 14, recorded June 10, 2014, in Volume 40 of Plats at Page 6 of the Records of Jackson County, Oregon (also filed as Survey Number 21493 in the office of the Jackson County Surveyor);

Contains 1.24 acres, more or less.

RESERVE ACREAGE PHASE 22C:

A portion of said Instruments Numbered 89-10093, 99-28309 and 2013-041635. The exterior boundary of which is more particularly described as follows:

Commencing at the southeast corner of Lot 444, SUMMERFIELD AT SOUTH EAST PARK, PHASE 14, recorded June 10, 2014, in Volume 40 of Plats at Page 6 of the Records of Jackson County, Oregon (also filed as Survey Number 21493 in the office of the Jackson County Surveyor);

Contains 5.55 acres, more or less.

PREPARED FOR:

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

RESERVE ACREAGE PHASE 22D:

A portion of said Instruments Numbered 89-10093, 99-28309 and 2013-041635. The exterior boundary of which is more particularly described as follows:

Commencing at the southeast corner of Lot 444, SUMMERFIELD AT SOUTH EAST PARK, PHASE 14, recorded June 10, 2014, in Volume 40 of Plats at Page 6 of the Records of Jackson County, Oregon (also filed as Survey Number 21493 in the office of the Jackson County Surveyor);

Contains 1.07 acres, more or less.

RESERVE ACREAGE PHASES 23-29:

Those portions of the RESERVE ACREAGE FUTURE PHASES 17, 19, 20, SUMMERFIELD AT SOUTH EAST PARK, PHASE 15, recorded May 4, 2016, in Volume 42 of Plats at Page 15 of the Records of Jackson County, Oregon, and filed as Survey Number 21969 and said Instrument Number 2013-041635, all of that real property per Instruments Numbered 2002-059740, 2004-041948 and 2004-041949, together with a portion of that right-of-way vacation per Instrument Number 2007-019933, all of the Official Records of Jackson County, Oregon. The exterior boundary of which is more particularly described as follows:

Commencing at a 7/8-inch square iron bar at the accepted One-quarter corner common to Sections 26 and 27 per Surveys Numbered 13369 and 21390 as filed in the office of the Jackson County Surveyor;

Contains 64.37 acres, more or less.

Carl E. Neathamer Surveyor

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

Stamp: ** RECEIVED ** DATE 12/7/18 BY SS This survey consists of 6 sheet(s) Map 1 page(s) Narrative JACSON COUNTY SURVEYOR

Stamp: 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

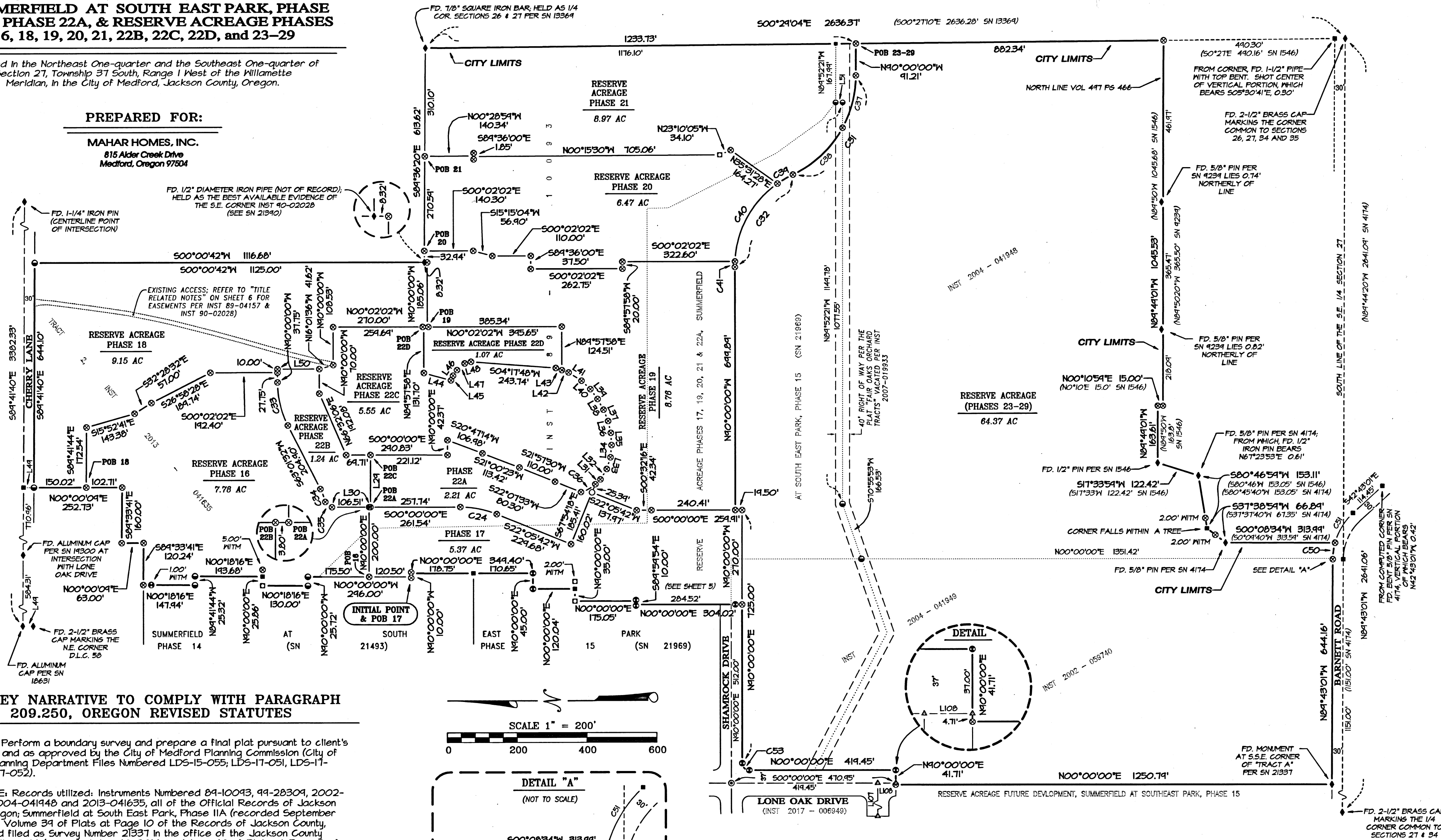
PLOT DATE: November 21, 2018 PROJECT NUMBER: 12034-10B 12034-15A1 SURVEY DATE: September 10, 2018 Sheet 2 of 6

SUMMERFIELD AT SOUTH EAST PARK, PHASE 17 and PHASE 22A, & RESERVE ACREAGE PHASES 16, 18, 19, 20, 21, 22B, 22C, 22D, and 23-29

Located in the Northeast 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.

PREPARED FOR:

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



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 (City of Medford Planning Department Files Numbered LDS-15-055; LDS-17-051, LDS-17-133 and E-17-052).

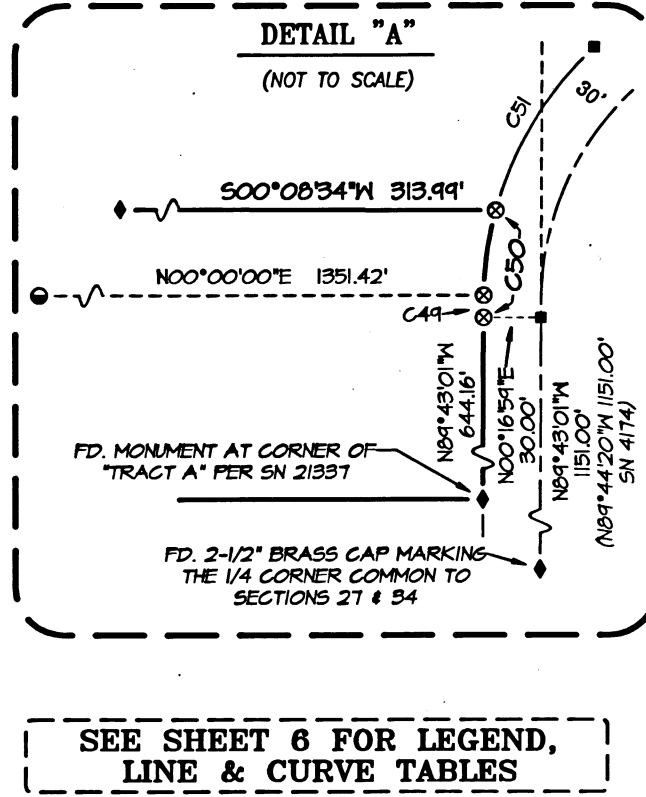
PROCEDURE: Records utilized: Instruments Numbered 89-10093, 99-28304, 2002-054740, 2004-041948 and 2013-041635, all of the Official Records of Jackson County, Oregon; Summerfield at South East Park, Phase IIA (recorded September 26, 2013, in Volume 39 of Plats at Page 10 of the Records of Jackson County, Oregon, and filed as Survey Number 21337 in the office of the Jackson County Surveyor), Phase 14 (recorded June 10, 2014, in Volume 40 of Plats at Page 6 of the Records of Jackson County, Oregon, and filed as Survey Number 21493 in the Office of the Jackson County Surveyor), and Phase 15 (recorded May 4, 2016, in Volume 42 of Plats at Page 15 of the Records of Jackson County, Oregon, and filed as Survey Number 21969 in the office of the Jackson County Surveyor); Surveys Numbered 21390 and 22194, and Jackson County re-establishment notes, all on file in the office of the Jackson County Surveyor. Equipment/software utilized: Trimble S7 robotic instruments, Trimble SX-10 robotic instrument and scanner, Trimble TSC3 data collectors with Trimble Access software, Trimble Business Center and Trimble Terramodel.

Basis of Bearings established at the centerline of Calle Vista Drive per Summerfield at South East Park, Phase IIA (Survey Number 21337). Utilizing previous boundary resolutions, established control, found monuments and set monuments per said Surveys Numbered 21337, 21390, 21493, 21969 and 22194, as performed by this firm, record instruments listed herein and above, and Surveys Numbered 1546 and 4174, established the existing boundaries of record. From which utilized said approvals by the City of Medford to compute streets, lots, easements and etcetera, as depicted. Survey Number 9239 was not utilized for this survey and two of its monuments were found to lie northerly of the deed line.

Completed establishing monuments as depicted on Sheets 3 through 5 hereof, on September 10, 2018 and on November 5, 2018.

Jackson County Assessor's Map: 31 IW 27, Tax Lots 1000, 1001, 1013, 1101, 1103, 1200 & 1202; 31 IW 27A, Tax Lots 2300, 2313 & 2314

Drawing N:\51 Projects\Crystal Springs Development Group\12034 Summerfield\12034_FP-old CSpro



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 12/31/18

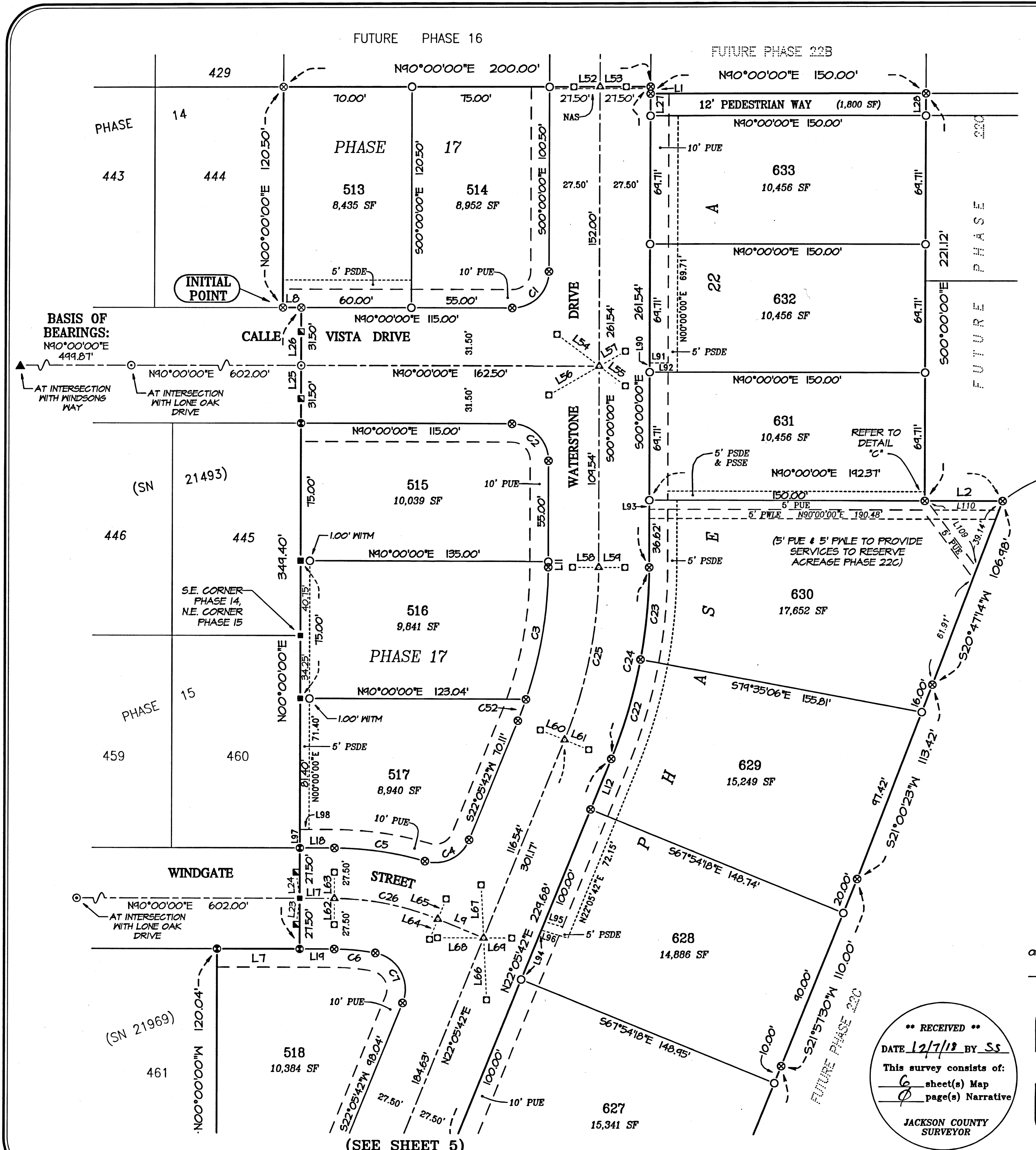
**** RECEIVED ****
DATE 12/7/18 BY SS
This survey consists of:
6 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

BASIS OF BEARINGS:

The centerline of Calle Vista Drive per Summerfield At South East Park, Phase IIA, filed as Survey Number 21337 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: November 21, 2018 PROJECT NUMBER: 12034-10B
SURVEY DATE: September 10, 2018 12034-15A1
Sheet 3 of 6 © MN CN

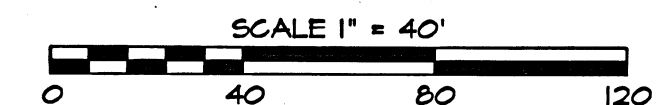
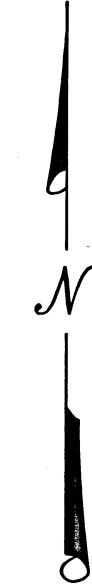


SUMMERFIELD AT SOUTH EAST PARK, PHASE 17 and PHASE 22A, & RESERVE ACREAGE PHASES 16, 18, 19, 20, 21, 22B, 22C, 22D, and 23-29

Located in the Northeast 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.

PREPARED FOR:

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



SEE SHEET 6 FOR LEGEND, LINE & CURVE TABLES

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

CAEL E. NEATHAMER
Surveyor

BASIS OF BEARINGS:

The centerline of Calle Vista Drive per Summerfield At South East Park, Phase 11A, filed as Survey Number 21337 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: November 21, 2018 PROJECT NUMBER: 12034-10B
SURVEY DATE: September 10, 2018 12034-15A1
Sheet 4 of 6

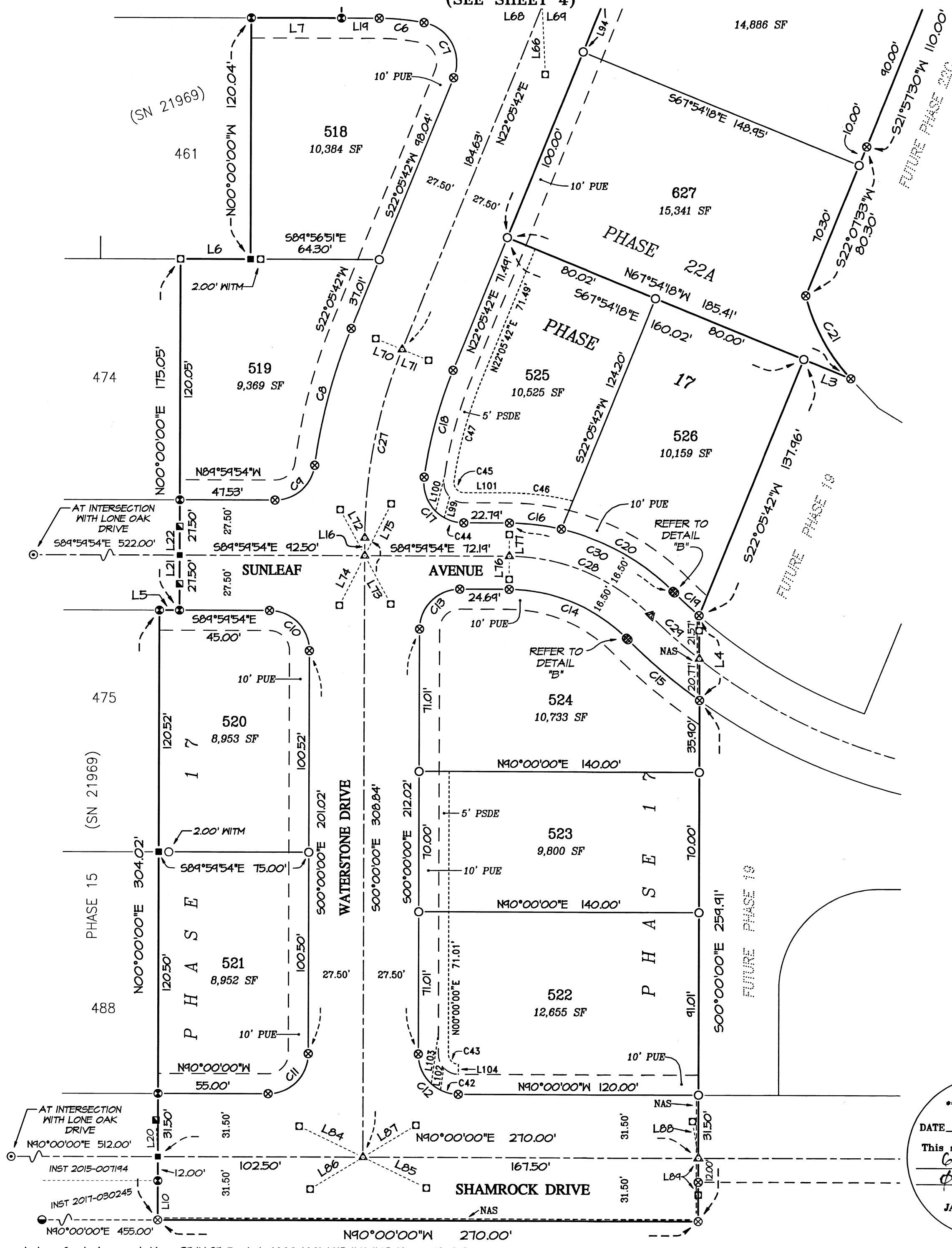
REGISTERED PROFESSIONAL LAND SURVEYOR

CAEL E. NEATHAMER
OREGON
JULY 9, 2001
CAEL E. NEATHAMER
56545

Renewal Date 12/31/18

**** RECEIVED ****
DATE 12/7/18 BY SS
This survey consists of:
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0 page(s) Narrative
JACKSON COUNTY SURVEYOR

(SEE SHEET 4)

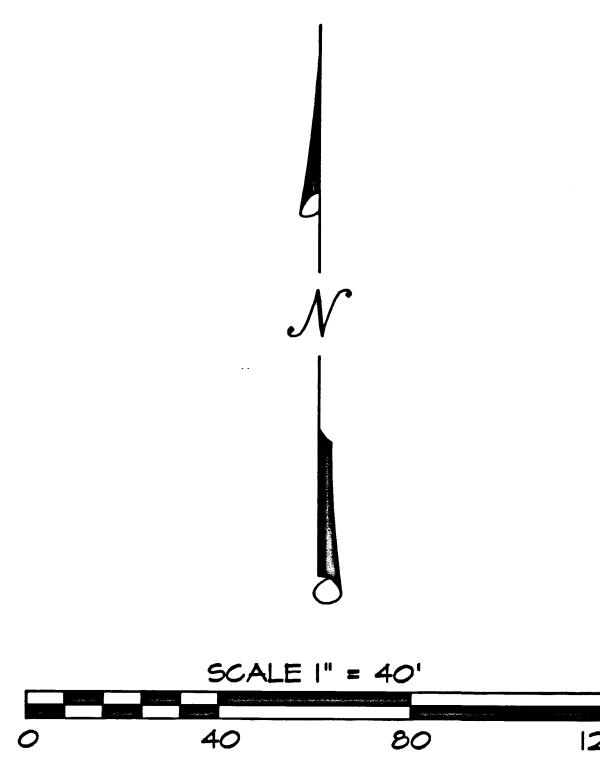
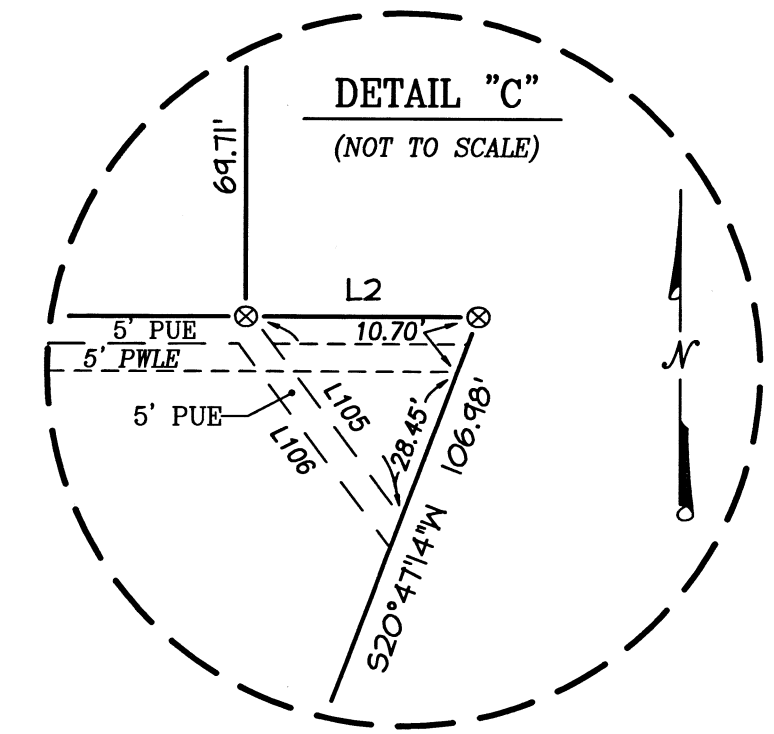
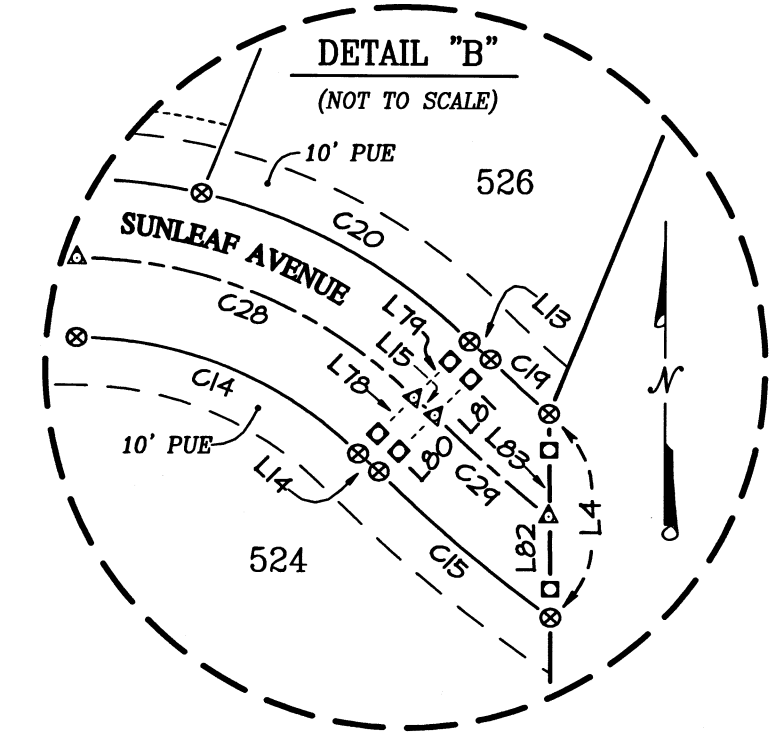


SUMMERFIELD AT SOUTH EAST PARK, PHASE 17 and PHASE 22A, & RESERVE ACREAGE PHASES 16, 18, 19, 20, 21, 22B, 22C, 22D, and 23-29

Located in the Northeast 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.

PREPARED FOR:

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



SEE SHEET 6 FOR LEGEND, LINE & CURVE TABLES

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

Cael E. Neathamer
Surveyor

BASIS OF BEARINGS:

The centerline of Calle Vista Drive per Summerfield At South East Park, Phase 11A, filed as Survey Number 21337 in the office of the Jackson County Surveyor.

**** RECEIVED ****
DATE 12/7/18 BY SS
This survey consists of:
6 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 12/31/18

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: November 21, 2018 **PROJECT NUMBER:** 12034-10B
SURVEY DATE: September 10, 2018 **Sheet 5 of 6** 12034-15A1
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SUMMERFIELD AT SOUTH EAST PARK, PHASE 17 and PHASE 22A, & RESERVE ACREAGE PHASES 16, 18, 19, 20, 21, 22B, 22C, 22D, and 23-29

Located in the Northeast 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.

LEGEND:

- O Indicates a set 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
VOL PG Indicates an instrument recorded by Volume and Page of the Deed Records of Jackson County, Oregon.
NAS Indicates a 1.00 foot wide Non-Access Strip (refer to declaration).
POB Indicates the Point Of Beginning for each Phase on Sheet 2.
PSDE Indicates a Private Storm Drain Easement, being created hereon.
PSSE Indicates a Private Sanitary Sewer Easement, being created hereon.
PWLE Indicates a Private Water Line 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.
WITM Indicates a set Witness Monument.
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 0.40 shell casing with brass washer in concrete marked "NEATHAMER SURVEYING", per SN 21493 (Phases 14); and or SN 21469 (Phase 15).
Indicates a found 5/8-inch diameter iron pin with plastic cap marked "NEATHAMER SURVEYING", per SN 21493 (Phases 14) and or SN 21469 (Phase 15).
Indicates a found aluminum cap marked "NEATHAMER SURVEYING", per SN 21493 (Phase 14), SN 21461 (Phase 10), and/or SN 21469 (Phase 15).
Indicates a found monument aluminum cap marked "HOFFBUHR & ASSOC INC", per SN 19538, SN 21337 (Phase 11A) and SN 21469 (Phase 15).
Indicates a found 5/8-inch diameter iron pin with plastic cap marked "NEATHAMER SURVEYING", per SN 21337 Phase 11A, SN 21340 and/or SN 22194.
Indicates a found monument as noted.
Indicates a computed position, nothing found or set.

PREPARED FOR:

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

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Contains 55 line items (L1-L55) with bearings and distances.

CURVE TABLE

Table with columns: CURVE, DELTA, RADIUS, ARC, CHORD BEARING, CHORD. Contains 55 curve items (C1-C55) with various curve data.

TITLE RELATED NOTES:

SUMMERFIELD AT SOUTH EAST PARK, PHASE 17 AND PHASE 22A MAY BE SUBJECT TO THE FOLLOWING MATTERS OF RECORD PER THE RECEIVED TITLE REPORTS:

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

These premises are situated in the Talent Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.

Easements granted to California Oregon Power Company, PacifiCorp, Pacific Power or their heirs and assigns thereof, including terms and provisions contained therein, per Volume 426 at Page 144, Volume 487 at Page 5, Volume 538 at Page 132, Volume 527 at Page 118 and Volume 527 at Page 125, all of the Deed Records of Jackson County, Oregon, have vague to indiscernible descriptions of their location and the facilities or appurtenances thereof, were not found within the bounds of the subject properties. Easement per Instrument Number 80-22304 of the Official Records of Jackson County, Oregon, is not located within the bounds of the subject properties.

Easement granted to Talent Irrigation District per Volume 469 at Page 428 of the Deed Records of Jackson County, Oregon, has been extinguished per Instrument Number 2018-034442 of the Official Records of Jackson County, Oregon.

Easements per Volume 470 at Page 39 and Volume 572 at Page 506, both of the Deed Records of Jackson County, Oregon, including terms and provisions contained therein, does not provide a specific location, and the use, facilities and appurtenances for the purpose of said easement, no longer exist within the bounds of the subject property.

Ingress and egress easements per Instruments Numbered 89-04157 and 90-02028 of the Official Record of Jackson County, Oregon. The location and shape (dimensions and etcetera), of each are not specified in either description; therefore, the location of which Depicted on Sheet 3 hereof, is based on review of historic and current aerial data and is located along an existing access way. Additionally, said easements shall be extinguished upon dedication and acceptance of a public right-of-way to serve RESERVE ACREAGE PHASE 22C.

Easement granted to PacifiCorp, their heirs and assigns thereof, including terms and provisions contained therein, per Instrument Number 90-26241 of the Official Records of Jackson County, Oregon, has a vague to indiscernible description for its location, and that the location and use of the facilities and appurtenances thereto, have been changed and/or replaced by the improvements completed for this subdivision.

Restrictive Covenant with the City of Medford per Instrument Number 2003-013157 of the Official Records of Jackson County, Oregon.

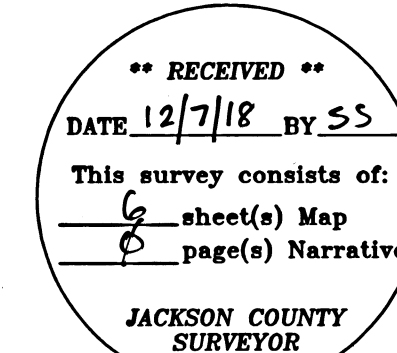
Agreement for Provision of Public Facilities and the terms and conditions thereof, per Instrument Number 2004-020762 of the Official Records of Jackson County, Oregon.

Reservation of utilities in vacated street area and the right to maintain the same, including the terms and provisions thereof, as set forth in City of Medford Ordinance Number 2007-83, and recorded in Instrument Number 2007-014933 of the Official Records of Jackson County, Oregon. Depicted on Sheet 3.

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, per Instrument Number 2013-033849 of the Official Records of Jackson County, Oregon.

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

Cael E. Neethamer
Surveyor



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 9, 2001 CAEL E. NEATHAMER 56545

Renewal Date 12/31/18

BASIS OF BEARINGS:

The centerline of Calle Vista Drive per Summerfield At South East Park, Phase 11A, filed as Survey Number 21337 in the office of the Jackson County Surveyor.

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PLOT DATE: November 21, 2018 PROJECT NUMBER: 12034-10B 12034-15A1 SURVEY DATE: September 10, 2018 Sheet 6 of 6