

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that Brookfield Holdings (Hayden I), LLC is the owner of the lands hereon described and has caused the same to be subdivided into lots and streets as shown on Sheet 2 of this Plat and the number and size of the lots and course and lengths of all lines are plainly set forth and this map is a correct representation of the subdivision.

- * Private Storm Drain Easement (6' wide) over Lot 104, Lot 105, and Lot 106 for the benefit of Lot 103, Lot 104, Lot 105, Lot 106 and Lot 107.
* Private Storm Drain Easement (4' wide) over Lot 117, Lot 118, Lot 119 and Lot 120 for the benefit of Lot 116, Lot 117, Lot 118, Lot 119 and Lot 120.
* Private Sanitary Sewer Easement over Lot 108 for the benefit of Lot 107.
* Public Utility Easement (10' wide) along all dedicated street frontages.
* Public Storm Drain Easement (15' wide) over Lot 107 and Lot 108.
* TRACT A in entirety to be dedicated to the Public of the City of Medford, with an Irrigation Easement encompassing all of TRACT A for the benefit of Rogue River Valley Irrigation District and the City of Medford for the construction, use, access and maintenance of the irrigation and storm drain lines, fixtures and facilities.

I hereby designate said subdivision as Delta Estates, Phase 4 and 5.

In witness whereof, I have set our hand and seal this 12 day of December, 2018.

Signature of Andrew Brausa, Sr. Vice President, Brookfield Holdings (Hayden I) LLC

ACKNOWLEDGEMENT:

State of Oregon)
)S.S.
County of Jackson)

This certifies that on this 12 day of December, 2018, that before me, a Notary Public, personally appeared Andrew Brausa and acknowledged the foregoing instrument to be his voluntary act and deed.

Signature of Brian Kr, Notary Signature, Notary Public - Oregon, New York

01K06371841 Commission No. 3/5/2022 My Commission Expires

NOTES:

Per final order of Medford Planning Commission and M.L.D.C. 10.383 there shall be no direct vehicular access from any of the lots fronting Owen Drive.

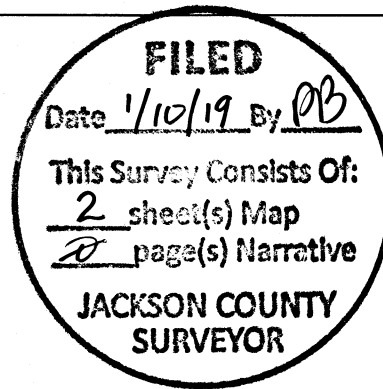
Subject to Declaration of Covenants, Conditions and Restrictions, recorded this 10th day of January, 2018, as Instrument No. 2018-000736.

Subject to Shared Access Maintenance Agreements, recorded this day of 2018, as Instrument No. 2018-.

TITLE REPORT

The following encumbrances noted in Amerititle Subdivision Guarantee Title Report, Report, File Number 266012AM and dated December 7, 2018, either does not affect the subject property or is ambiguous in nature as to accurately draft on this plat.

- Item 3: City liens, if any, of the City of Medford.
Item 4: City liens, if any, of the City of Medford Utility Department.
Item 5: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Medford Irrigation District.
Item 6: PacificCorp Easement does not affect the subject property. (Bk 257, Pg 458)
Item 7: Restrictive Covenants (Instrument. No. 2014-024351 & 2014-024352)
Item 8: Public Storm Water Easement, Blanket Coverage (Partition Plat No. P-26-2014)
Item 9: Public Utility Easement, per Partition Plat No. P-24-2018)
Item 10: Memorandum of Option Agreement (2018-025065)



Delta Estates Phase 4 and 5 Located In: Southeast Quarter of Section 8, Township 37 South, Range 1 West, Willamette Meridian in the City of Medford, Jackson County, Oregon

SURVEY FOR:

Hayden Homes LLC, 2464 SW Glacier Place, Ste. 110, Redmond, OR 97756

SURVEY BY:

Pariani Land Surveying, P.O. Box 551, Shady Cove, Oregon 97539

SURVEYOR'S CERTIFICATE:

I, John R. Pariani, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me and marked with the proper monuments as provided by law. The parcel of land is shown on Sheet 2 of this plat, of which is a correct representation of the same and the following is an accurate description of the parent parcel, as set forth hereon:

Parcel One (1) of Partition Plat No. P-24-2018, of the Records of Jackson County, Oregon, recorded August 2, 2018, Index Volume 29, Page 24, Survey No. 22598 in "Records of Partition Plats."

Signature of John R. Pariani, PLS

SURVEY NARRATIVE: to comply with ORS 209.250 & ORS 92

The purpose of this survey is to survey and monument a subdivision of that tract of land described as Parcel 1 of Partition Plat No. P-24-2018 Jackson County Official Records and as approved in tentative plat for Delta Estates, Phase 4 and 5.

Utilizing a Trimble S6, fully robotic total station for establishing the control network and monument ties, I surveyed this tract of land and set corners as depicted on Sheet 2 of this plat. Corners of Parcel 2 and 3 were recovered as well as those set per Partition Plat No. P-24-2018, filed as FS 22598 Jackson County Surveyor's Records. Property corners fit well with their respective record positions and were subsequently held to control the boundaries as shown.

The basis of bearing for this project is the center line of Cheltenham Street per FS 22490, as shown hereon.

Surveying equipment used: Trimble S6, fully robotic, total station.

Monuments were set in December 2018.

Table with 6 columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Contains 43 rows of survey data.

DEFERRED MONUMENTATION STATEMENT:

All deferred monuments will be set by March 1, 2019.

Signature of John R. Pariani, PLS

All deferred monuments are now set, see Instrument No. 2019-009924

of Official Records of Jackson County this 11 day of April, 2019.

Deferred Monumentation Approved: Signature of City Surveyor

See S/N 22795

RECORDER'S CERTIFICATE:

Filed for record this 10th day of January, 2018 at 8:26 A.M., and recorded in Volume 45, of Plats on page 01 of the Records of Jackson County, Oregon

By: Christine D. Walker County Clerk, Vainoni Foote Deputy

APPROVALS:

All taxes, fees, assessments or other charges as required by ORS 92.095 have been paid in full as of

the 9 day of January, 2018

Signature of Carol Elkins, Deputy Tax Collector, 1-9-19

Examined and approved as required by ORS 92.100 this 9 day of January, 2018

Signature of Adly Thomas, agent, Assessor, Department of Assessment

Examined and approved this 9 day of January, 2018

Signature of Colleen Roberts, County Commissioner/Administrator

Examined and approved this 4th day of January, 2018

Signature of Brian Kr, Acting Planning Director, Medford Planning Department

Examined and recommended for approval this 2 day of JANUARY, 2018

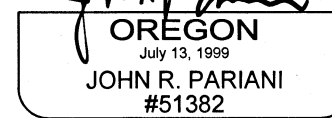
Signature of City Engineer

Examined and recommended for approval this 28 day of December, 2018

Signature of Sean P. Metzger, Acting City Surveyor

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

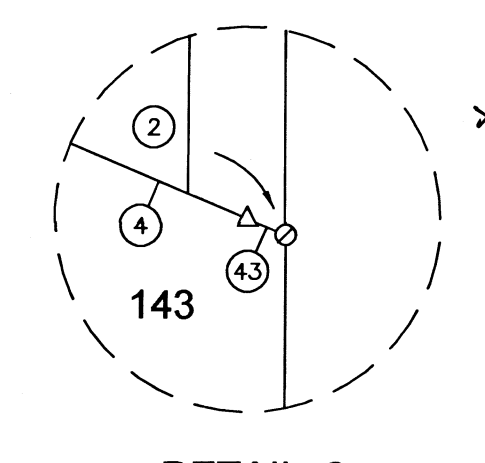
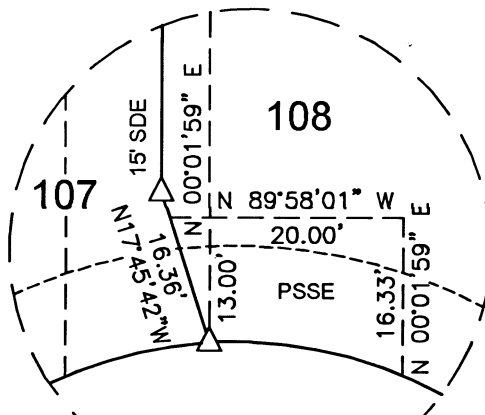
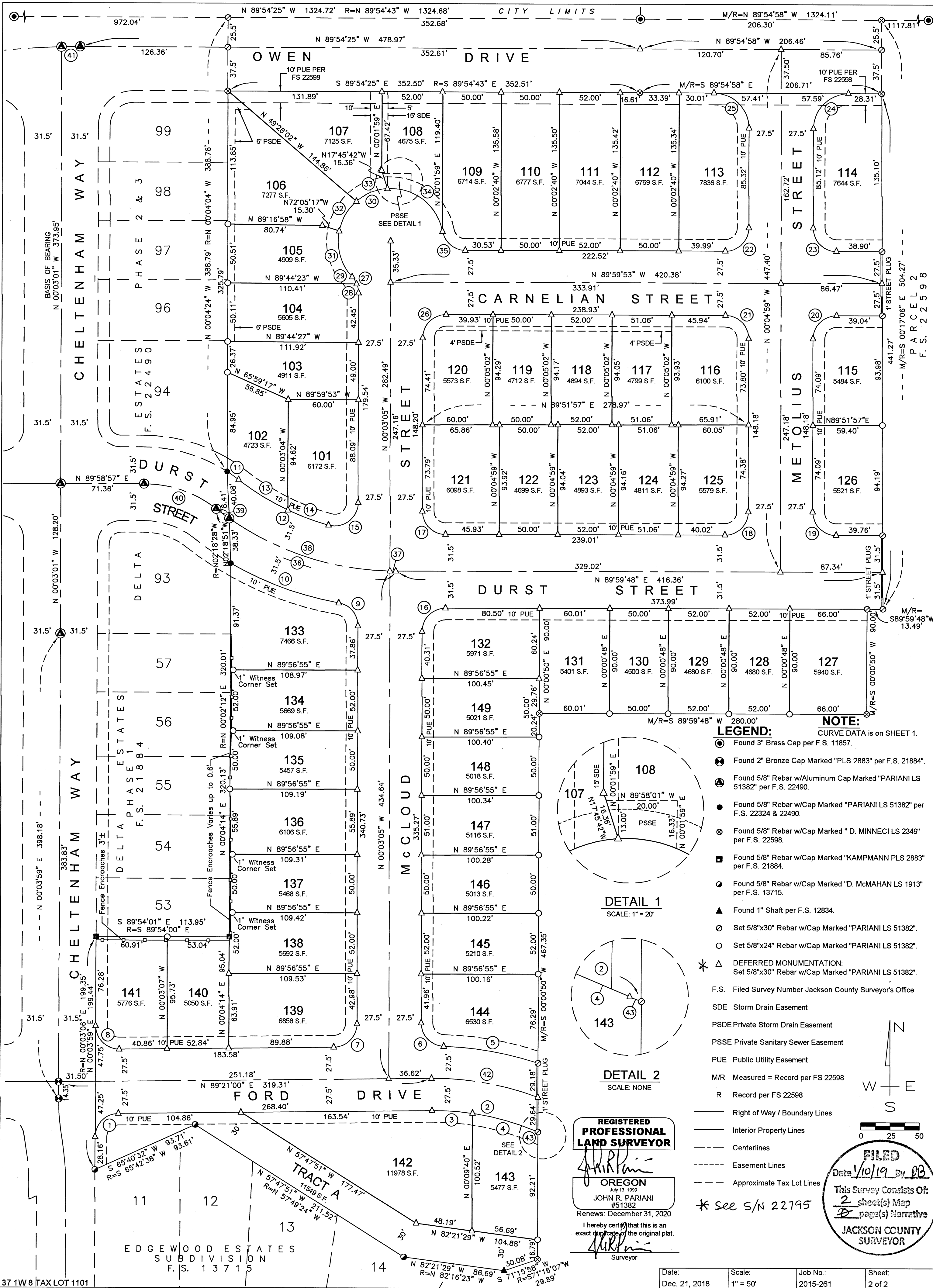
Signature of John R. Pariani, Surveyor



Pariani Land Surveying

P.O. Box 551, Shady Cove, OR 97539, 541-890-1131

Table with 4 columns: Date, Scale, Job No., Sheet. Values: December 7, 2018, N/A, 2015 - 261, 1 of 2



- NOTE:** CURVE DATA is on SHEET 1.
- LEGEND:**
- Found 3" Brass Cap per F.S. 11857.
 - ⊙ Found 2" Bronze Cap Marked "PLS 2883" per F.S. 21884.
 - ⊙ Found 5/8" Rebar w/Aluminum Cap Marked "PARIANI LS 51382" per F.S. 22490.
 - Found 5/8" Rebar w/Cap Marked "PARIANI LS 51382" per F.S. 22324 & 22490.
 - ⊙ Found 5/8" Rebar w/Cap Marked "D. MINNECI LS 2349" per F.S. 22598.
 - Found 5/8" Rebar w/Cap Marked "KAMPMANN PLS 2883" per F.S. 21884.
 - Found 5/8" Rebar w/Cap Marked "D. McMAHAN LS 1913" per F.S. 13715.
 - ▲ Found 1" Shaft per F.S. 12834.
 - ⊙ Set 5/8"x30" Rebar w/Cap Marked "PARIANI LS 51382".
 - Set 5/8"x24" Rebar w/Cap Marked "PARIANI LS 51382".
 - * Δ DEFERRED MONUMENTATION: Set 5/8"x30" Rebar w/Cap Marked "PARIANI LS 51382".
- F.S. Filed Survey Number Jackson County Surveyor's Office
 SDE Storm Drain Easement
 PSDE Private Storm Drain Easement
 PSSE Private Sanitary Sewer Easement
 PUE Public Utility Easement
 M/R Measured = Record per FS 22598
 R Record per FS 22598
 --- Right of Way / Boundary Lines
 --- Interior Property Lines
 --- Centerlines
 --- Easement Lines
 --- Approximate Tax Lot Lines

REGISTERED PROFESSIONAL LAND SURVEYOR
John R. Pariani
OREGON
 July 13, 1999
JOHN R. PARIANI
 #51382
 Renew: December 31, 2020
 I hereby certify that this is an exact duplicate of the original plat.
John R. Pariani
 Surveyor

FILED
 Date 10/19/19 By PB
 This Survey Consists Of:
 2 sheet(s) Map
 2 page(s) Narrative
JACKSON COUNTY SURVEYOR

Date: Dec. 21, 2018	Scale: 1" = 50'	Job No.: 2015-261	Sheet: 2 of 2
---------------------	-----------------	-------------------	---------------

22709
17L/25