

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that CARRICO FAMILY FOUNDATION, an Oregon non-profit corporation, hereinafter referred to as DECLARANT, is the owner in fee simple of the lands as described in the "Surveyor's Certificate" herewith. The Declarant has caused this tract of land to be surveyed and platted into lots, street rights-of-way and easements as depicted, and hereby designates this subdivision as BOSC VIEW EAST. Declarant does hereby dedicate Pearl Eye Lane, Dragon Tail Place and that 150 feet wide dedication along the southerly side of Hondeleau Lane for right-of-way purposes and those areas designated as a Non-Access (each 1.00-foot-wide) 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 strips shall be dedicated for public street purposes. Declarant hereby dedicates for public use those areas depicted as Public Utility and Public Storm Drain Easements. Declarant hereby dedicates to the Medford Irrigation District those areas depicted as 10.00 feet wide Irrigation Easements. Declarant hereby creates: those 5.00 feet wide Private Storm Drain easements being over, under, through and across Lots 1 and 2, and Lots 7 and 8, being for the use and benefit of Lots 2 and 3, and Lots 8 and 9 respectively; and, that area depicted as a 20.00 feet wide Minimum Access Easement (MAE), being over, through and across Lots 14 through 17, being for the use and benefit of Lots 16 and 17. BOSC VIEW EAST shall be subject to the Declaration of Conditions and Restrictive Covenants per Instrument Number 2019-2196, of the Official Records of Jackson County, Oregon (refer to Pages 4 and 5 for maintenance of MAE).

IN WITNESS WHEREOF, signed this 21 day of December, 2018.

Magna O. Carrico - PRES.
Magna O. Carrico, President
CARRICO FAMILY FOUNDATION

STATE OF OREGON }
County of Jackson } ss

Signed or attested before me on December 21, 2018, by Magna O. Carrico, President of CARRICO FAMILY FOUNDATION, an Oregon non-profit organization.

Derrick Jordan Neathamer
NOTARY PUBLIC - OREGON

COMMISSION NO: 973147

MY COMMISSION EXPIRES: April 04, 2022

RELEASE:

I declare that Medford Irrigation District hereby releases and relinquishes all right, title and interest of any and all existing easements and/or reservations that were granted and located within the boundaries of the subject tract being subdivided herein.

Jack Friend
District Manager
Date: 1/24/19

TITLE RELATED NOTES

BOSC VIEW EAST IS SUBJECT TO THE FOLLOWING MATTERS OF RECORD AS CONTAINED IN THE TITLE PLANT RECORD REPORT SUPPLIED FOR THIS SUBDIVISION:

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

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.

Easements, including terms and provisions contained therein, granted to the adjoining owners of other tracts, for the use of irrigation ditches and/or pipes, per Volume 165 at Page 181 of the Deed Records of Jackson County, Oregon. Shown.

Easements, including terms and provisions contained therein, granted to PacifiCorp or their heirs and assigns thereof, for transmission and distribution of electricity, per Volume 565 at Page 451 and Volume 572 at Page 132, of the Deed Records of Jackson County, Oregon. Exact location not given.

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 Volume 571 at Pages 328-330 and corrected per Volume 572 at Page 434, of the Official Records of Jackson County, Oregon. Exact location not given.

Right of way for service utilities and irrigation ditch contiguous with the southerly line of a 30 foot road, including terms and provisions thereof, per Volume 580 at Page 445, of the Official Records of Jackson County, Oregon.

BOSC VIEW EAST

Located in the Southeast One-Quarter of the Northwest One-Quarter of Section 8, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

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 17-028).

PROCEDURE: Equipment/software utilized: Trimble S7 robotic instrument and Trimble SX10 robotic and scanning instrument, Trimble TSC3 and Trimble Tablet Rugged PC data collectors with Trimble Access software, Trimble Business Center and Trimble Terramodel. Records utilized: Instrument Number 2016-010792 of the Official Records of Jackson County, Oregon; Survey Number 2600, as filed in the office of the Jackson County Surveyor; OWEN PARK SUBDIVISION, UNIT 2, recorded September 17, 1992, in Volume 17 of Plats at Page 24 of the Records of Jackson County, Oregon, and filed as Survey Number 13153 in the office of the Jackson County Surveyor; HUSKER BUTTE SUBDIVISION, recorded September 11, 1997, in Volume 22 of Plats at Page 25 of the Records of Jackson County, Oregon, and filed as Survey Number 15504 in the office of the Jackson County Surveyor; NORTHEAST ESTATES, recorded August 11, 2006, in Volume 32 of Plats at Page 63 of the Records of Jackson County, Oregon, and filed as Survey Number 19287; HONDELEAU VILLAGE PHASES 1 and 2, recorded August 30, 2006, in Volume 32 of Plats at Page 72 of the Records of Jackson County, Oregon, and filed as Survey Number 19320 in the office of the Jackson County Surveyor; and, HEIGHTS AT HONDELEAU, recorded January 11, 2018, in Volume 44 of Plats at Page 02 of the Records of Jackson County, Oregon, and filed as Survey Number 22448 in the office of the Jackson County Surveyor.

Utilizing said Instrument Number 2016-010792 and previous control, found monuments and boundary resolutions as performed by this firm per said Surveys Numbered 19287 and 19320, resolved the exterior boundary of the subject tract hereof as follows: Located, tied into and verified previous control and monuments to validate said previous boundary resolutions per said Survey Number 19320. From which computed interior lots, streets and easements, as depicted on Sheet 2 of this plat.

Monuments depicted as set were established on August 28, 2018.

SURVEYOR'S CERTIFICATE

I, Robert V. 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:

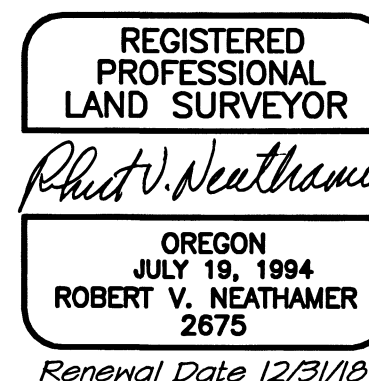
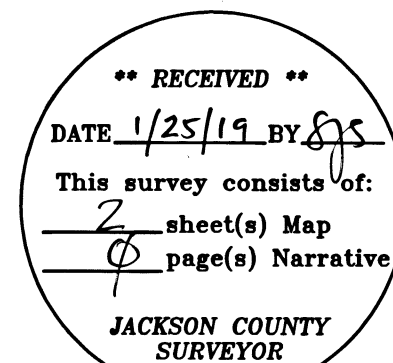
All that real property located within the Southeast One-quarter of the Northwest One-quarter of Section 8, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, being more particularly described as follows:

Commencing at the One-quarter corner common to Sections 5 and 8 in Township 37 South, Range 1 West of the Willamette Meridian, in Jackson County, Oregon; thence South 00°06'35" East, along the east line of the Northwest One-quarter of said Section 8, 1335.82 feet to the Centerline of Hondeleau Lane; thence continuing along said east line, South 00°06'35" East, 30.00 feet to the southerly right-of-way for Hondeleau Lane, a public road, and the TRUE POINT OF BEGINNING; thence continuing along said east line, South 00°06'35" East, 728.18; thence leaving said east line, North 79°58'05" West, 119.42 feet; thence North 56°28'05" West, 83.41 feet to the southeast corner of Lot 14, Hondeleau Village Phases 1 & 2, filed for record August 30, 2006, in Volume 32 of Plats at Page 72 of the Records of Jackson County, Oregon, and filed as Survey Number 19320 in the office of the Jackson County Surveyor; thence North 00°06'35" West, along said east boundary of said plat, 660.80 feet to the northeast corner of Lot 1 thereof, being a point on the southerly right-of-way of said Hondeleau Lane; thence leaving said plat boundary and continuing along said right-of-way, the following courses and distances: North 00°06'35" West, 150 feet to an angle point thereof; thence South 89°40'05" East, 187.49 feet to the Point of Beginning.

Robert V. Neathamer, PLS
Surveyor

I hereby certify that this is an exact copy of the original.
Robert V. Neathamer, PLS
Surveyor

Table with 2 columns: SHEET INDEX, SHEET 1: TITLE SHEET (THIS PAGE), SHEET 2: BOSC VIEW EAST SUBDIVISION, LOTS 1-17, LEGEND AND DETAILS A, B AND C, CURVE AND LOT LINE TABLES.



PREPARED FOR:

CARRICO FAMILY FOUNDATION
an Oregon non-profit corporation
1818 E. MCANDREWS ROAD
MEDFORD, OR 97504

APPROVALS:

CITY OF MEDFORD PLANNING FILE NUMBER: LDS 17-028

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.

Signatures and dates for Planning Director, City Engineer, and City Surveyor.

All taxes, fees, assessments, or other charges as required by O.R.S. 92.045

have been paid as of January 25, 2019

Signature of Tax Collector/Deputy

Examined and approved as required by O.R.S. 92.100 this 25th day of

January, 2019.

Signature of Assessor/Agent

RECORDING

FILED FOR RECORD THIS 25th DAY OF January, 2019, AT 11:03 O'CLOCK A.M. AND RECORDED IN VOLUME 45 OF PLATS AT PAGE 02 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Signatures of County Clerk and Deputy

APPROVED FOR RECORDING: Signature of County Commissioner/Administrator, Date: 1/25/19

JACKSON COUNTY SURVEYOR'S FILE NUMBER:

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

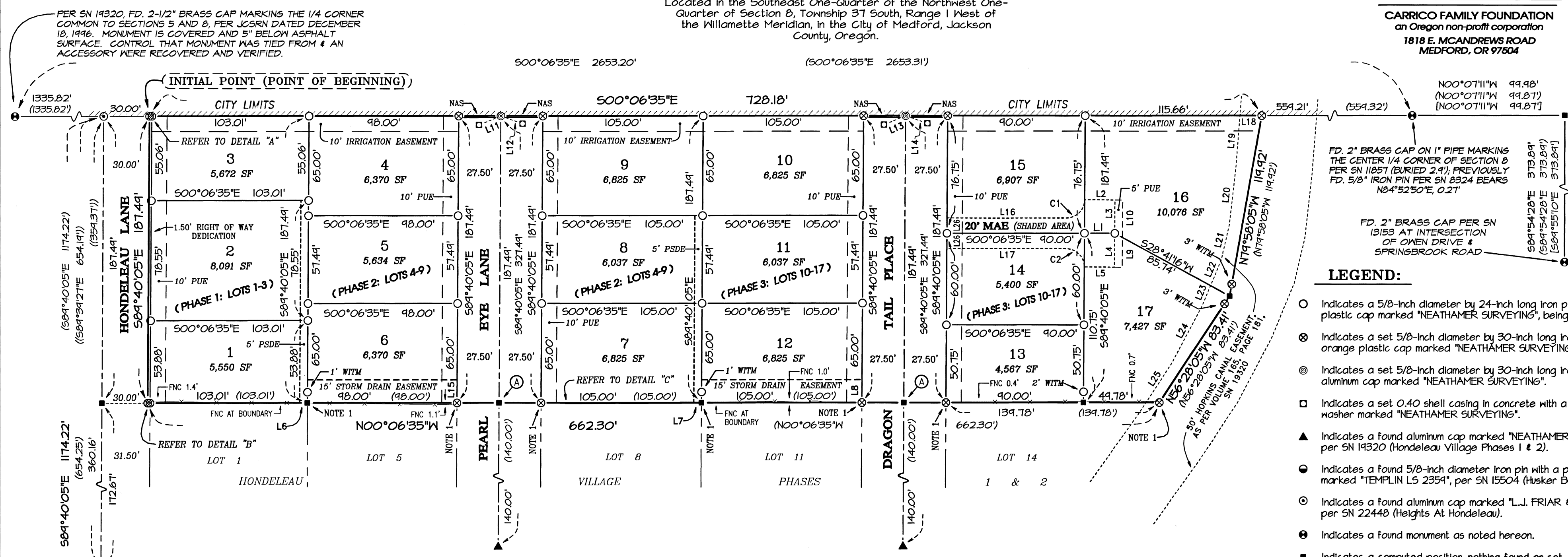
PLOT DATE: December 17, 2018 PROJECT NUMBER: 15058-A SURVEY DATE: August 28, 2018 Sheet 1 of 2

# BOSC VIEW EAST

Located in the Southeast One-Quarter of the Northwest One-Quarter of Section 8, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

**CARRICO FAMILY FOUNDATION**  
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1818 E. MCANDREWS ROAD  
MEDFORD, OR 97504



FD. 2" BRASS CAP ON 1" PIPE MARKING THE CENTER 1/4 CORNER OF SECTION 8 PER SN 11857 (BURIED 2.4'); PREVIOUSLY FD. 5/8" IRON PIN PER SN 8324 BEARS N84°52'50"E, 0.27'

FD. 2" BRASS CAP PER SN 13153 AT INTERSECTION OF OWEN DRIVE & SPRINGBROOK ROAD

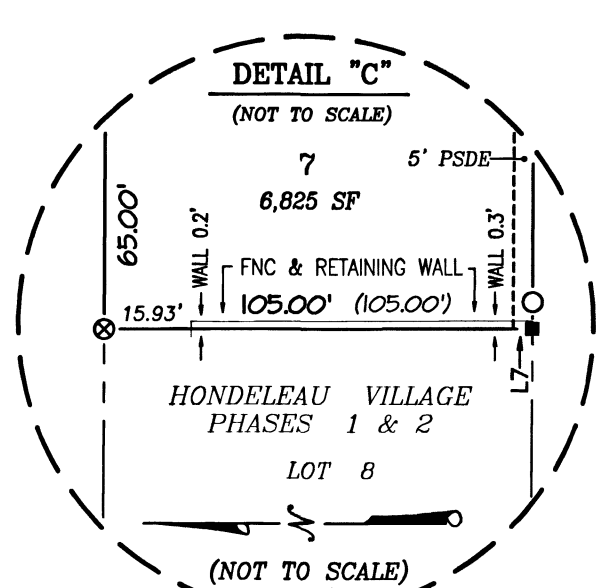
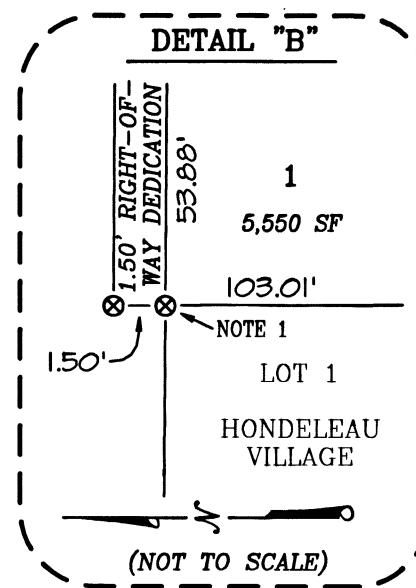
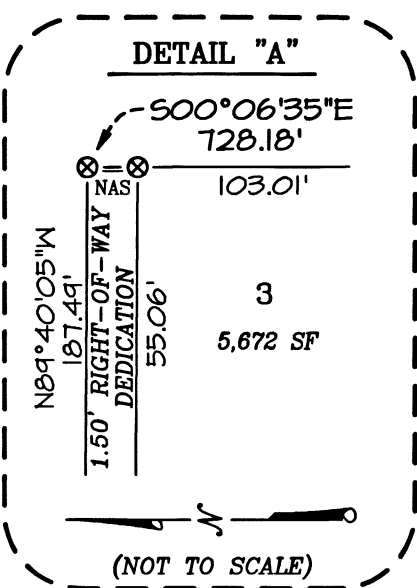
509°54'20"E 373.89'  
(509°54'20"E 373.89')  
[509°55'10"E 373.89']

**LEGEND:**

- Indicates a 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING", being deferred hereon.
- ⊗ 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 aluminum cap marked "NEATHAMER SURVEYING" per SN 14320 (Hondeleau Village Phases 1 & 2).
- Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "TEMPLIN LS 2354", per SN 15504 (Husker Butte Subdivision).
- ⊕ Indicates a found aluminum cap marked "L.J. FRIAR & ASSOC." per SN 22448 (Heights At Hondeleau).
- Indicates a found monument as noted hereon.
- Indicates a computed position, nothing found or set.
- Ⓐ Indicates a found monument per SN 14320, that has since been destroyed by construction and not reset.
- [ ] Indicates record information as per SN 13153, (Owen Park, Unit 2).
- { } Indicates record information as per SN 15504.
- ( ) Indicates record information as per SN 14320.
- (( )) Indicates record information as per SN 22448.
- SF Indicates the number of square feet within a closed area such as a lot.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- JCSRN Indicates a reference to the Jackson County Surveyor Re-establishment Notes, on file in the office of the Jackson County Surveyor.
- MAE Indicates a Private Minimum Access Easement and Private Utility Easement, being created hereon.
- NAS Indicates a 1.00-foot-wide Non-Access Strip (refer to declaration).
- PSDE Indicates a Private Storm Drain Easement being created hereon.
- PUE Indicates a Public Utility Easement, being created hereon.
- VOL PG Indicates an instrument recorded by Volume and Page of the Deed Records of Jackson County, Oregon.
- WITM Indicates a set Witness Monument.
- x- Indicates the centerline of an existing fence.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S00°06'35"E	20.00'
L2	S00°19'55"W	20.00'
L3	N89°40'05"W	21.75'
L4	N89°40'05"W	22.25'
L5	S00°19'55"W	20.00'
L6	S00°06'35"E	5.00'
L7	S00°06'35"E	5.00'
L8	S89°40'05"E	15.00'
L9	N89°40'05"W	19.55'
L10	N89°40'05"W	24.45'
L11	N22°18'39"W	15.39'
L12	S19°06'04"W	15.11'
L13	N22°19'14"W	15.40'
L14	S19°04'12"W	15.07'
L15	S89°40'05"E	15.00'
L16	S00°06'35"E	78.09'
L17	S00°06'35"E	77.91'
L18	N00°06'35"W	14.23'
L19	N85°31'29"W	34.33'
L20	N83°35'26"W	37.07'
L21	N76°56'13"W	23.82'
L22	N67°25'06"W	18.32'
L23	N67°25'06"W	14.39'
L24	N62°08'48"W	42.09'
L25	N56°39'04"W	31.05'
L26	S89°40'05"E	10.00'



**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	89°33'30"	12.00'	18.76'	S44°53'20"E	16.91'
C2	90°26'31"	12.00'	18.94'	N45°06'40"E	17.04'

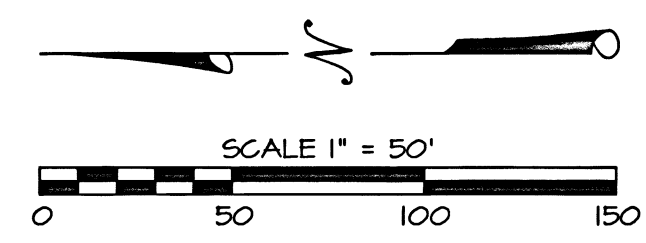
I hereby certify that this is an exact copy of the original.  
*Robert V. Neathamer, PLS*  
Surveyor

**NOTE 1:**

Exterior lot corners originally set on SN 14320, Hondeleau Village Phases 1 & 2 were destroyed during construction and reset on this survey.

**BASIS OF BEARINGS:**

Applied to the centerline of Hondeleau Lane per Survey Number 14320, as filed in the office of the Jackson County Surveyor.



**\*\* RECEIVED \*\***  
DATE 1/25/19 BY *88*  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

*Robert V. Neathamer*  
OREGON  
JULY 19, 1994  
ROBERT V. NEATHAMER  
2675  
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: December 17, 2018 PROJECT NUMBER: 15058-A  
SURVEY DATE: August 28, 2018 Sheet 2 of 2 © MN