

**SUMMERFIELD AT SOUTH EAST PARK,
PHASE 16 and PHASE 22B**

A Replat of RESERVE ACREAGE PHASE 16 and RESERVE ACREAGE PHASE 22B, SUMMERFIELD AT SOUTH EAST PARK, PHASE 17 and PHASE 22A, being located in the Southwest One-quarter and Southeast One-quarter of the Northeast One-quarter of Section 27, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENT, that MAHAR 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 these tracts of land to be surveyed and platted into lots, street rights-of-way and easements, as depicted, and does hereby designate this subdivision as SUMMERFIELD AT SOUTH EAST PARK, PHASE 16 and PHASE 22B. Declarant hereby dedicates to the City of Medford, Waterstone Drive, Limestone Lane, Crystal Springs Drive and Fieldbrook Avenue for right-of-way purposes, and those areas designated as a 1.00-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. Declarant hereby dedicates those areas depicted as Public Utility Easements for public use. Declarant hereby creates the following for Phase 16: those Private Storm Drain Easements being over, under, through and across Lots 489 through 496, 500 through 506, 508 through 510 and 512, for the use and benefit of Lots 490 through 498, 500 through 505, 507, 509 and 511, owner, his/her successors and assigns, of that real property as described in Instrument Number 69-04945 of the Official Records of Jackson County, Oregon, and the future lots located within Reserve Acreage Phase 16, Summerfield At South East Park, Phase 17 and Phase 22A, as recorded December 7, 2018, in Volume 44 of Plats at Page 23 of the Records of Jackson County, Oregon, and filed as Survey Number 22690 in the office of the Jackson County Surveyor; those Private Sanitary Sewer Easements being over, under, through and across Lots 494, 495, 503, 504 and 505, for the use and benefit of Lots 501 and 504, aforesaid owner, his/her successors and assigns, of that real property as described in said Instrument Number 69-04945 and aforesaid future lots located within Reserve Acreage Phase 16. Declarant hereby creates the following for Phase 22B: those Private Storm Drain Easements being over, under, through and across Lots 635 through 639, for the use and benefit of Lots 636 through 638 and aforesaid future lots located within Reserve Acreage Phase 16. SUMMERFIELD AT SOUTH EAST PARK, PHASE 16 and PHASE 22B, are subject to the DECLARATION OF CONDITIONS AND RESTRICTIVE COVENANTS, as set forth in Instrument Number 2019-004124, of the Official Records of Jackson County, Oregon. 2019-004121

PREPARED FOR:

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

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:

RESERVE ACREAGE PHASE 16 and RESERVE ACREAGE PHASE 22B, SUMMERFIELD AT SOUTH EAST PARK, PHASE 17 and PHASE 22A, recorded December 7, 2018, in Volume 44 of Plats at Page 23 of the Records of Jackson County, Oregon, and filed as Survey Number 22690, in the office of the Jackson County Surveyor.

Cael E. Neathamer
Surveyor

APPROVALS:

CITY OF MEDFORD PLANNING FILES NUMBERED: LDS-17-051.

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.

[Signature] FEBRUARY 12, 2019
Planning Director Date
Examined and approved this 7 day of FEBRUARY, 2019.
[Signature] [Signature]
City Engineer City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of Febr. 15th, 2019.

[Signature] Deputy
Tax Collector/Deputy

Examined and approved as required by O.R.S. 92.100 this 15th day of February, 2019.

[Signature] Agent
Assessor/Agent

RECORDING

FILED FOR RECORD THIS 15th DAY OF February, 2019 AT 10:03 O'CLOCK A.M. AND RECORDED IN VOLUME 45 OF PLATS AT PAGE 63 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker Naomi L. Poote
County Clerk Deputy

APPROVED FOR RECORDING: [Signature] 2/15/19
County Commissioner/ Administrator Date

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

Cael E. Neathamer
Surveyor

JACKSON COUNTY SURVEYOR'S FILE NUMBER: 22735

TITLE RELATED NOTES:

SUMMERFIELD AT SOUTH EAST PARK, PHASE 16 AND PHASE 22B MAY BE SUBJECT TO THE FOLLOWING MATTERS OF RECORD PER THE RECEIVED PUBLIC RECORD REPORTS:

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

These premises are situated in the Talent Irrigation District, and may be subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same. Evidence of irrigation ditches, lines and/or appurtenances thereof, are not visible or in use within the boundaries of the subject tracts of land hereof.

Easement granted to California Oregon Power Company, Pacific Power, PacifiCorp or their heirs and assigns thereof, including terms and provisions contained therein, per Volume 426 at Page 194 of the Deed Records of Jackson County, Oregon, has a vague to indiscernible description of their location, and the facilities or appurtenances thereof, were not found 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.

Easement per Volume 572 at Page 506 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.

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.

SHEET INDEX

- SHEET 1: TITLE SHEET (THIS PAGE).
- SHEET 2: LOTS 489-505, PHASE 16.
- SHEET 3: LOTS 506-512, PHASE 16 & LOTS 634-639, PHASE 22B.
- SHEET 4: DETAILS, LEGEND, LINE & CURVE TABLES.

**** RECEIVED ****
DATE 2/15/19 BY PB
This survey consists of:
4 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 12/31/20

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: February 4, 2019 **PROJECT NUMBER:** 12034-9B
12034-15B1
SURVEY DATE: November 5, 2018 Sheet 1 of 4 © MN CN

STATE OF OREGON

County of Jackson

Signed and attested before me on February 4, 2019, by RANDALL D. JONES, Secretary, Mahar Homes, Inc.

[Signature]
NOTARY PUBLIC-OREGON

COMMISSION NO: 949800

MY COMMISSION EXPIRES: 4/20/20

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-17-051).

PROCEDURE: Records utilized: Instrument Number 2017-014587 of the Official Records of Jackson County, Oregon; 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, and filed as Survey Number 21493 in the office of the Jackson County Surveyor; Summerfield at South East Park, Phase 17 and Phase 22A, recorded December 7, 2018, in Volume 44 of Plats at Page 23 of the Records of Jackson County, Oregon, and filed as Survey Number 22690 in the office of the Jackson County Surveyor; and, Survey Number 21390 and Jackson County re-establishment notes, all on file in the office of the Jackson County Surveyor. Equipment/software utilized: Trimble S7 robotic instrument, Trimble SX10 robotic and scanning instrument, Trimble TSC3 and TSC1 data collectors with Trimble Access software, Trimble Business Center and Trimble Terramodel.

Utilizing said Survey Number 21493, established the Basis of Bearings at the centerline of Crystal Springs Drive. Utilizing said Instrument Number 2017-014587 and previous survey control, found monuments and boundary resolutions per said Surveys Numbered 21390, 21493 and 22690, established the subject tracts of land, being RESERVE ACREAGE PHASE 16 and RESERVE ACREAGE PHASE 22B, SUMMERFIELD AT SOUTH EAST PARK, PHASE 17 and PHASE 22A (Survey Number 22690). From which, utilized said approvals by City of Medford to compute streets, lots, easements and etcetera, as depicted on Sheets 2 through 4 hereof.

Completion of establishment of monuments, as depicted on sheets 2 and 3 hereof, were established on November 5, 2018.

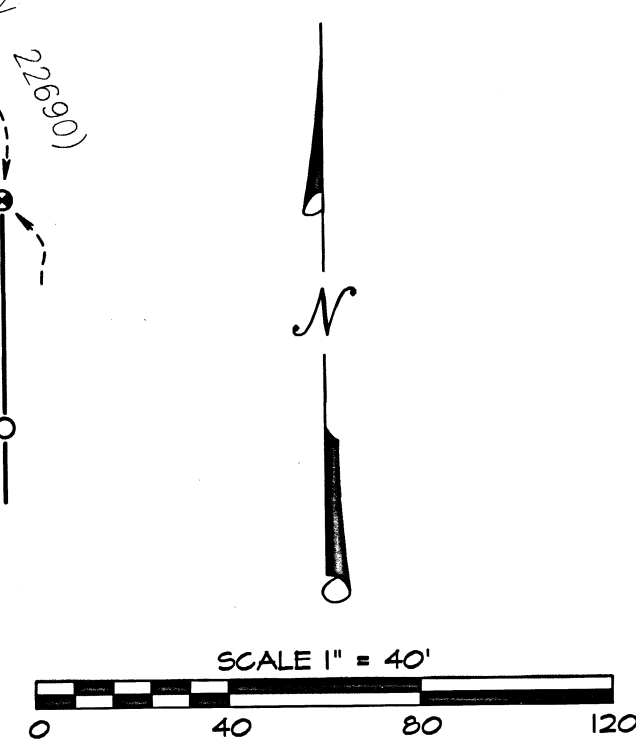
SUMMERFIELD AT SOUTH EAST PARK, PHASE 16 and PHASE 22B

A Replat of RESERVE ACREAGE PHASE 16 and RESERVE ACREAGE PHASE 22B, SUMMERFIELD AT SOUTH EAST PARK, PHASE 17 and PHASE 22A, being located in the Southwest One-quarter and Southeast One-quarter of the Northeast 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:

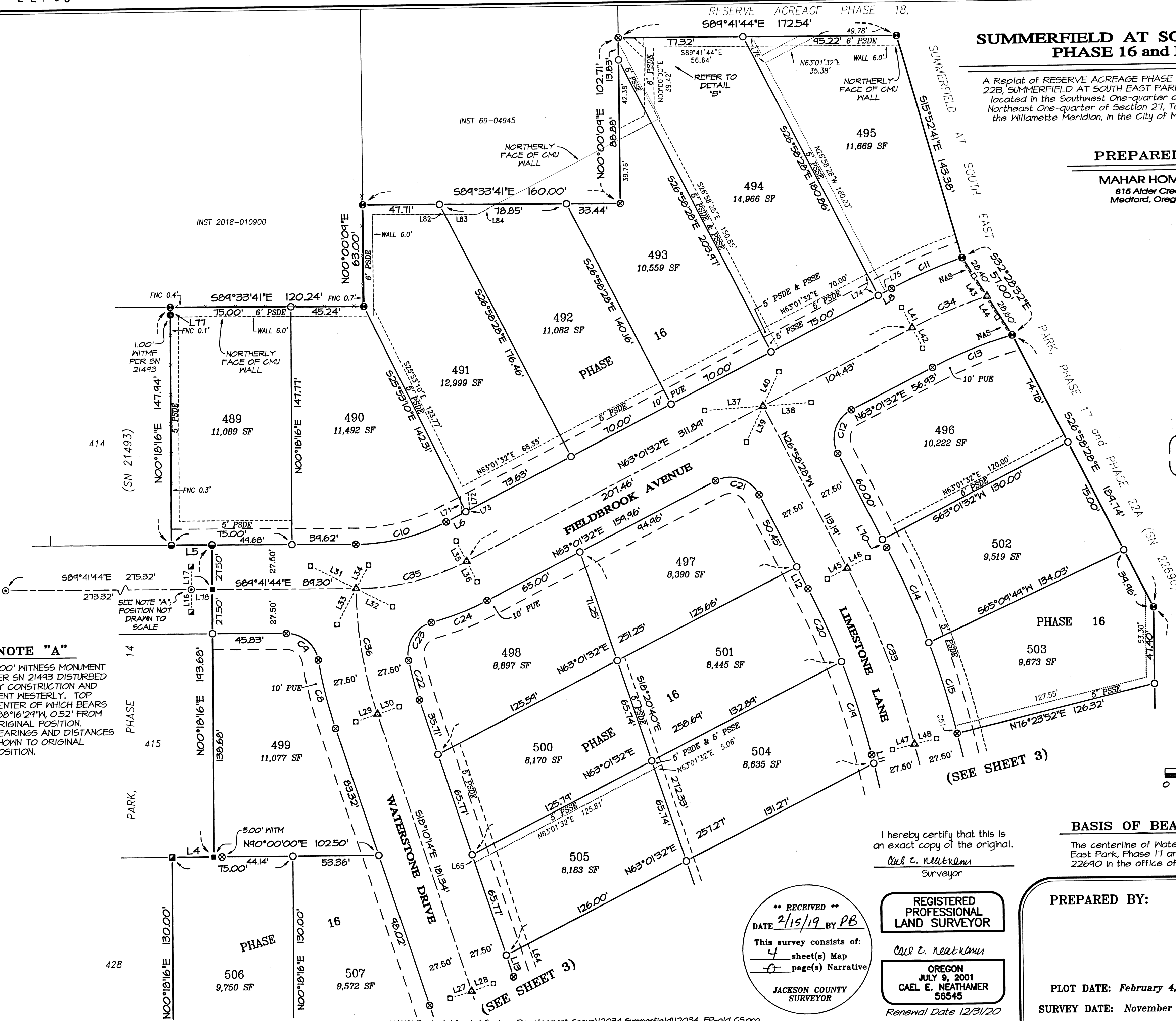
MAHAR HOMES, INC.
815 Alder Creek Drive
Medford, Oregon 97504

SEE SHEET 4 FOR
LEGEND, LINE & CURVE
TABLES



NOTE "A"

2.00' WITNESS MONUMENT PER SN 21493 DISTURBED BY CONSTRUCTION AND BENT WESTERLY. TOP CENTER OF WHICH BEARS N88°16'29"W, 0.52' FROM ORIGINAL POSITION. BEARINGS AND DISTANCES SHOWN TO ORIGINAL POSITION.



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

BASIS OF BEARINGS:

The centerline of Waterstone Drive per Summerfield At South East Park, Phase 17 and Phase 22, filed as Survey Number 22690 in the office of the Jackson County Surveyor.

RECEIVED
DATE 2/15/19 BY PB
This survey consists of:
4 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 12/31/20

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

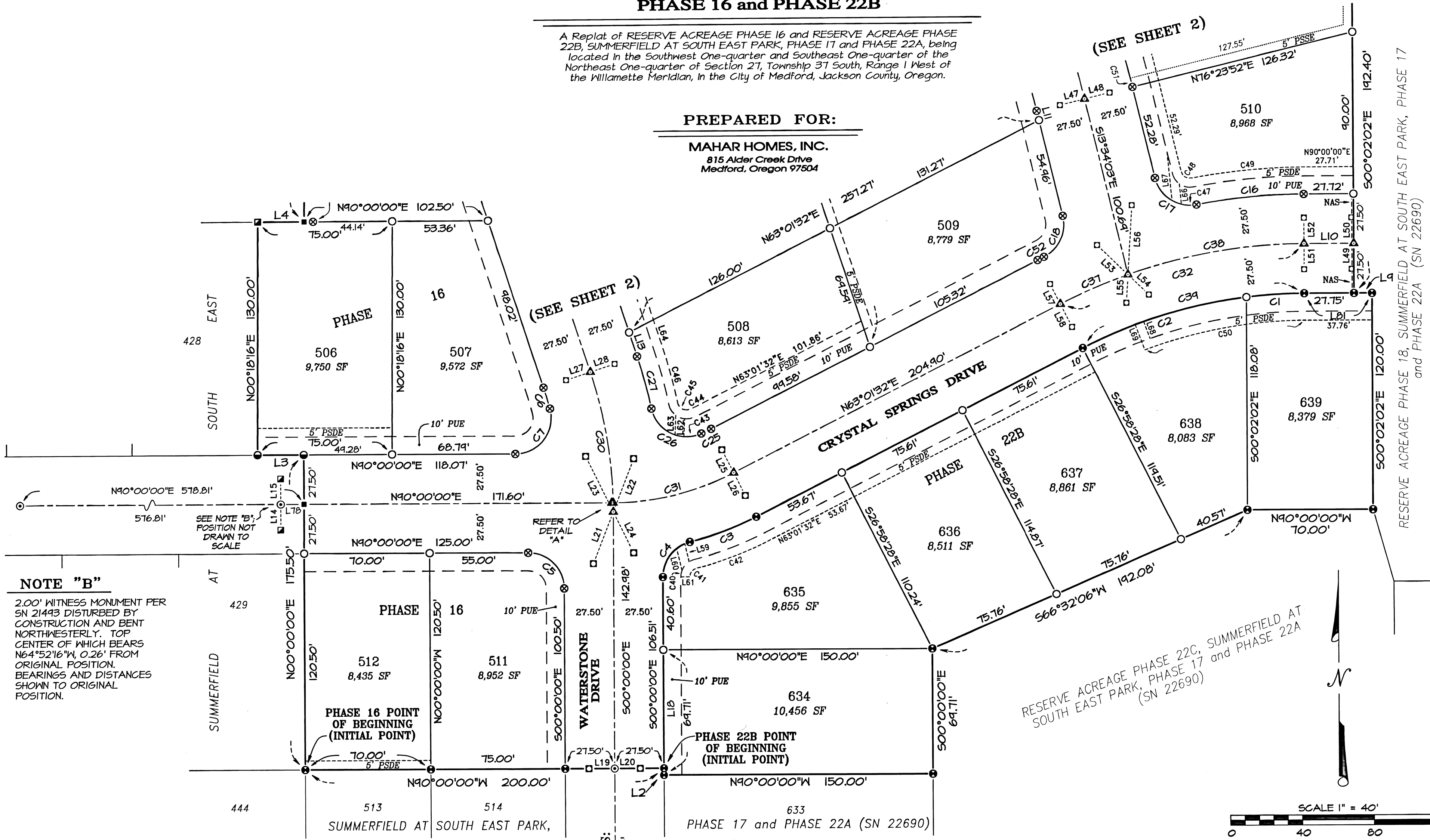
PLOT DATE: February 4, 2019 PROJECT NUMBER: 12034-9B
SURVEY DATE: November 5, 2018 Sheet 2 of 4 12034-15B1

SUMMERFIELD AT SOUTH EAST PARK, PHASE 16 and PHASE 22B

A Replat of RESERVE ACREAGE PHASE 16 and RESERVE ACREAGE PHASE 22B, SUMMERFIELD AT SOUTH EAST PARK, PHASE 17 and PHASE 22A, being located in the Southwest One-quarter and Southeast One-quarter of the Northeast 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

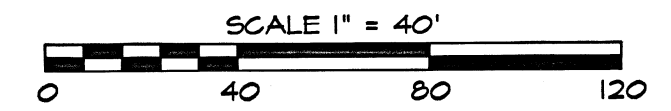
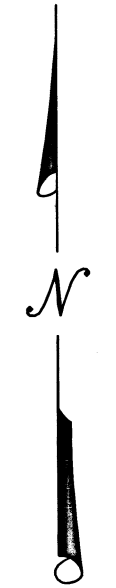


NOTE "B"

2.00' WITNESS MONUMENT PER SN 21493 DISTURBED BY CONSTRUCTION AND BENT NORTHWESTERLY. TOP CENTER OF WHICH BEARS N64°52'16"W, 0.26' FROM ORIGINAL POSITION. BEARINGS AND DISTANCES SHOWN TO ORIGINAL POSITION.

SEE SHEET 4 FOR
LEGEND, LINE & CURVE
TABLES

RESERVE ACREAGE PHASE 22C, SUMMERFIELD AT SOUTH EAST PARK, PHASE 17 and PHASE 22A (SN 22690)



BASIS OF BEARINGS:

The centerline of Waterstone Drive per Summerfield At South East Park, Phase 17 and Phase 22, filed as Survey Number 22690 in the office of the Jackson County Surveyor.

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

**** RECEIVED ****
DATE 2/15/19 BY PB
This survey consists of:
4 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Carl E. Neathamer
OREGON
JULY 9, 2001
CAEL E. NEATHAMER
56545
Renewal Date 12/31/20

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: February 4, 2019 PROJECT NUMBER: 12034-9B
SURVEY DATE: November 5, 2018 Sheet 3 of 4 12034-15B1

SUMMERFIELD AT SOUTH EAST PARK, PHASE 16 and PHASE 22B

A Replot of RESERVE ACREAGE PHASE 16 and RESERVE ACREAGE PHASE 22B, SUMMERFIELD AT SOUTH EAST PARK, PHASE 17 and PHASE 22A, being located in the Southwest One-quarter and Southeast One-quarter of the Northeast One-quarter of Section 27, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

CURVE TABLE

Table with columns: CURVE, DELTA, RADIUS, ARC, CHORD BEARING, CHORD. Lists curves C1 through C52 with their respective measurements.

PREPARED FOR:

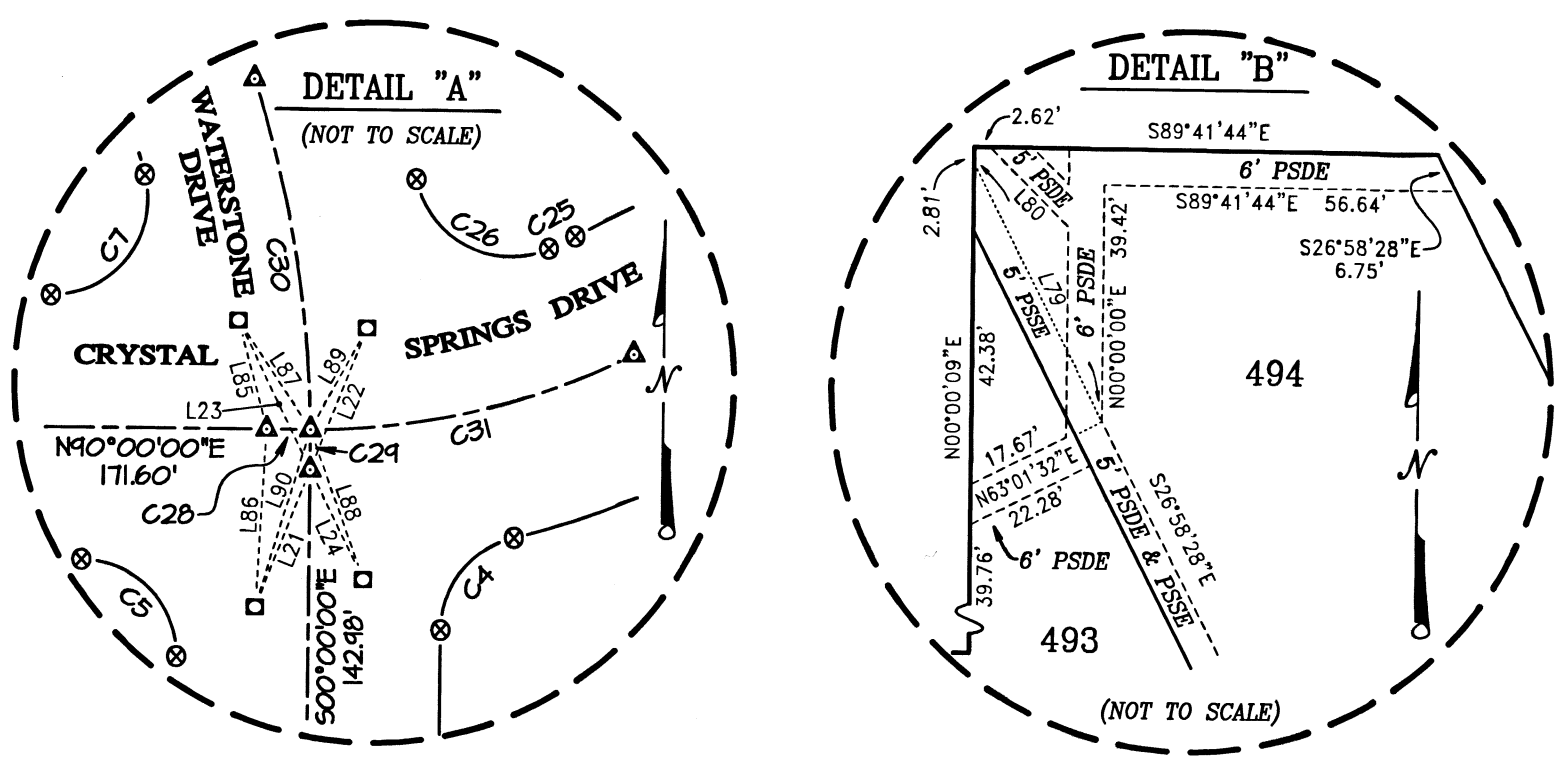
MAHAR HOMES, INC. 815 Alder Creek Drive Medford, Oregon 97504

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L45 with their respective bearings and distances.

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 30-inch long iron pin with an aluminum cap marked "NEATHAMER SURVEYING".
Indicates a set 0.40 shell casing in concrete.
Indicates a found 0.40 shell casing with a tack and brass washer in concrete marked "NEATHAMER SURVEYING", per SN 21493 (Phase 14), or SN 22690 (Phase 17 and Phase 22A).
Indicates a found 5/8-inch diameter iron pin with plastic cap marked "NEATHAMER SURVEYING", per SN 22690 (Phase 17 and Phase 22A).
Indicates a found aluminum cap marked "NEATHAMER SURVEYING", per SN 21493 (Phase 14) and/or SN 22690 (Phase 17 and Phase 22A).
Indicates a found 5/8-inch diameter iron pin with plastic cap marked "NEATHAMER SURVEYING", being a 1.00' WITM, per SN 21493 (Phase 14).
Indicates a found 5/8-inch diameter iron pin with plastic cap marked "NEATHAMER SURVEYING", per SN 21337 (Phase 11A) and/or SN 21390.
Indicates a computed position, nothing found or set.
Indicates a Concrete Masonry Unit (wall).
Indicates an Instrument recorded by number of the Official Records of Jackson County, Oregon.
Indicates a 1.00-foot-wide Non-Access Strip (refer to declaration).
Indicates a Private Storm Drain Easement, being created hereon (refer to declaration).
Indicates a Private Sanitary Sewer Easement, being created hereon (refer to declaration).
Indicates a Public Utility Easement, being created hereon (refer to declaration).
Indicates the number of square feet within a closed area.
Indicates a survey filed by number in the office of the Jackson County Surveyor.
Indicates a found or set Witness Monument (as noted).
Indicates the centerline of an existing fence line.
Indicates the distance and which side from the boundary line that the centerline of a fence is located.
Indicates the distance and which side from the boundary line that the northerly face of a wall is located.



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

Cael E. Neatham Surveyor

RECEIVED DATE 2/15/19 BY PB This survey consists of: 4 sheet(s) Map 1 page(s) Narrative

REGISTERED PROFESSIONAL LAND SURVEYOR Cael E. Neatham

OREGON JULY 9, 2001 CAEL E. NEATHAM 56545

Renewal Date 12/31/20

BASIS OF BEARINGS:

The centerline of Waterstone Drive per Summerfield At South East Park, Phase 17 and Phase 22, filed as Survey Number 22690 in the office of the Jackson County Surveyor.

PREPARED BY: Neatham Surveying, Inc. 3126 State St, Suite 203 P.O. Box 1584 Medford, Oregon 97501 Phone (541) 732-2869 FAX (541) 732-1382

PLOT DATE: February 4, 2019 PROJECT NUMBER: 12034-9B 12034-15B1 SURVEY DATE: November 5, 2018 Sheet 4 of 4