

DECLARATION

KNOW ALL PERSONS BY THESE PRESENT, that MICHAEL T. MAHAR, 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, Common Area, easements and Remainder Tract Reserve Acreage, as depicted hereon, and hereby designates this subdivision as 10TH FAIRWAY OFFICE PARK. Declarant hereby dedicates that area depicted as a 15.00 foot wide Public Utility Easement, a 6.00 foot wide Storm Drain Easement across a portion of Lots 4 and 5, a 10.00 foot wide Storm Drain Easement across a portion of Lot 5, a 10.00 foot wide Sanitary Sewer Easement, and a 15.00 foot wide Sanitary Sewer Easement across a portion of the Common Area, all for public use and as depicted hereon. Declarant hereby creates: a 5.00 foot wide Private Storm Drain Easement across a portion of Lot 3, for the use and benefit of Lot 2; and the Common Area for the use and benefit of Lots 1 through 5, and shall allow for vehicular, pedestrian, public and emergency access, private utilities and service lines for and serving said Lots 1 through 5. This subdivision is subject to those Covenants, Conditions and Restrictions per Instrument Number 2018-004571, of the Official Records of Jackson County, Oregon.

[Signature] MICHAEL T. MAHAR

STATE OF OREGON
County of Jackson

Signed or attested before me on December 18, 2018, by MICHAEL T. MAHAR.

[Signature] NOTARY PUBLIC-OREGON

COMMISSION NO: 930771
MY COMMISSION EXPIRES: 7-29-22

TITLE RELATED NOTES:

10TH FAIRWAY OFFICE PARK MAY BE SUBJECT TO THE FOLLOWING MATTERS OF RECORD PER THE RECEIVED TITLE REPORT:

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.

These premises are situated in the Medford Irrigation District, and are 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 Medford Irrigation District, per Volume 130 at Page 120 of the Deed Records of Jackson County, Oregon. Easement described as being along an existing Medford Irrigation District canal. No Medford Irrigation District canals exist on the property that is being platted.

Easements, including terms and provisions contained therein, granted to the California Oregon Power Company, Pacific Power and Light Company, PacificCorp, or their heirs and assigns thereof, for transmission and distribution of electricity, per Volume 283 at Page 605, Volume 328 at Page 65, and Volume 466 at Page 201, all of the Deed Records of Jackson County, Oregon. (Not located within subject boundaries).

A Water Line Easement, including terms and provisions contained therein, per Instrument Number 69-008718 and modified by Instrument Number 70-004455, both of the Official Records of Jackson County, Oregon. Modified by. (Depicted on Sheet 3).

Agreement relative to sewer lines and the terms and conditions therein, per Instrument Number 70-002007, of the Official Records of Jackson County, Oregon. (Not located within subject boundaries).

Easement, including terms and provisions contained therein, per Instruments Numbered 71-007054 and 71-007056, of the Official Records of Jackson County, Oregon, depicted on sheet 3 herewith, does not contain a sanitary sewer line or any other facilities. An easement at the correct location for the existing sanitary sewer is being created hereon, also depicted on sheet 3 herewith. Owner/Declarant is in the process of extinguishing first said easements.

Easement, including terms and provisions contained therein, in favor of the City of Medford, Oregon, per Instrument Number 2002-001887 of the Official Records of Jackson County, Oregon. (Depicted on Sheet 2).

Restrictive Covenant and Development Cooperation Agreement, including terms and provisions thereof, per Instrument Number 2004-010553 of the Official Records of Jackson County, Oregon.

Declaration of Restrictive Covenant Restricting the Use of Real Property, including terms and provisions thereof, per Instrument Number 2004-030431 of the Official Records of Jackson County, Oregon.

Building Site Improvement Agreement and the terms and conditions thereof, between Mahar Homes, Incorporated and the City of Medford per Instrument Number 2005-063441 of the Official Records of Jackson County, Oregon.

Easement, including terms and provisions contained therein per Instrument Number 2007-040370 of the Official Records of Jackson County, Oregon. (Not located within subject boundaries).

A PLANNED UNIT DEVELOPMENT NAMED:
10TH FAIRWAY OFFICE PARK

Located within Donation Land Claim No. 61 in the Northeast One-quarter of the Northeast One-quarter of Section 28, Township 37 South Range 1 West of the Willamette Meridian, in the city of Medford, Jackson County, Oregon.

PREPARED FOR:

10TH FAIRWAY OFFICE PARK
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, 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:

Those tracts of land as described in Instruments Numbered 2003-023478 and 2018-021242 of the Official Records of Jackson County, Oregon. The exterior boundary of those instruments, as now surveyed, is as follows:

Commencing at the corner common to Sections 21, 22, 27 and 28, said Township and Range; thence along the northerly boundary of said Section 28, North 89°52'28" West, 792.44 feet; thence leaving said northerly boundary, South 00°37'55" West, 396.47 feet to the southerly right-of-way of North Phoenix Road, being the northeast corner of said Instrument Number 2018-021242 and the northwest corner of Tract B per said Instrument Number 2003-023478, and being the TRUE POINT OF BEGINNING; thence along the southerly right-of-way and northerly boundary of said Instrument Number 2003-023478 the following courses and distances: North 71°06'46" East, 4.54 feet to the beginning of a tangent curve to the right, having a radius of 500.00 feet and a central angle of 56°21'26" (the long chord of which bears South 74°42'31" East, 472.22 feet); thence along the arc of said curve, 491.81 feet to the southeast corner of said instrument; thence South 43°55'00" West, 8.54 feet; thence leaving said right-of-way, South 77°19'48" West, 467.93 feet to the southwest corner of said Instrument Number 2003-023478 and being the southeast corner of said Instrument Number 2018-021242; thence South 77°36'42" West, along the southerly boundary of said Instrument Number 2018-021242, 164.48 feet to the easterly boundary of Tract "B" per TENTH FAIRWAY ESTATES, PHASE I, filed for record on August 28, 2006 and recorded in Volume 32 of Plats at Page 70 of the Records of Jackson County, Oregon, and filed as Survey Number 19311 in the Office of the Jackson County Surveyor; thence along the easterly boundary of said Tract "B" the following courses and distances: North 13°44'48" West, 58.52 feet to the beginning of a non-tangent curve concave to the northeast, having a radius of 29.50 feet and a central angle of 91°43'23" (the long chord of which bears North 58°44'55" West 42.34 feet); thence along the arc of said curve, 47.23 feet; thence North 12°53'14" West, 118.55 feet to the beginning of a non-tangent curve concave to the east having a radius of 34.50 feet and a central angle of 31°18'59" (the long chord of which bears North 02°45'15" East 18.62 feet); thence along the arc of said curve, 18.86 feet to the southerly right-of-way of North Phoenix Road; thence leaving said Tract "B", North 77°06'46" East, along said right-of-way, 245.03 feet to the Point of Beginning.

TOGETHER WITH THE FOLLOWING:

Commencing at the corner common to Sections 21, 22, 27 and 28, said Township and Range; thence along the northerly boundary of said Section 28, North 89°52'28" West, 792.44 feet; thence leaving said northerly boundary, South 00°37'55" West, 396.47 feet to the southerly right-of-way of North Phoenix Road, being the northeast corner of said Instrument Number 2018-021242 and the northwest corner of Tract B per said Instrument Number 2003-023478; thence along the southerly right-of-way and northerly boundary of said Instrument Number 2003-023478 the following courses and distances: North 77°06'46" East, 4.54 feet to the beginning of a tangent curve to the right, having a radius of 500.00 feet and a central angle of 56°21'26" (the long chord of which bears South 74°42'31" East, 472.22 feet); thence along the arc of said curve, 491.81 feet to the southeast corner of said instrument; thence South 43°55'00" West, 8.54 feet; thence South 39°15'02" East, 117.45 feet to the TRUE POINT OF BEGINNING; thence continuing along said right-of-way, the following courses and distances: North 57°16'31" East, 4.34 feet to a point on a curve concave southwesterly, having a radius of 500.00 feet and a central angle of 03°36'21" (the long chord of which bears South 30°56'17" East, 31.46 feet); thence along the arc of said curve, 31.47 feet; thence South 29°08'06" East, 283.81 feet to the beginning of a tangent curve to the left, having a radius of 600.00 feet and a central angle of 02°26'08" (the long chord of which bears South 30°21'10" East, 25.50 feet); thence along the arc of said curve, 25.50 feet; thence leaving said right-of-way, and along the southerly and westerly boundaries of said Tract B of Instrument Number 2003-023478, the following courses and distances: South 77°20'04" West, 37.64 feet to the beginning of a curve concave northwesterly, having a radius of 38.00 feet and a central angle of 221°14'42" (the long chord of which bears South 31°07'55" West, 71.13 feet); thence along the arc of said curve, 146.74 feet; thence South 77°20'04" West, 44.38 feet to the southwest corner of said instrument; thence North 01°26'08" West, 381.76 feet to the Point of Beginning.

Cael E. Neathamer
Surveyor

Table with 2 columns: SHEET INDEX, Description. SHEET 1: TITLE SHEET (THIS PAGE), SHEET 2: Lots 1-5 and Survey Narrative, SHEET 3: Reserve Acreage, Curve Table, Line Table & Legend.

RECEIVED
DATE 2/21/19 BY PB
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
CAEL E. NEATHAMER
56545
Renewal Date 12/31/18

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

POST MONUMENTATION CERTIFICATE

All monuments listed hereon as being deferred, shall be established on or before June 1, 2020.

All monuments are now set, on this 8th day of March, 2022. Refer to Instrument Number 2022-007830 of the Official Records of Jackson County, Oregon.

[Signature] Jackson County Surveyor City

See Survey # 23603

APPROVALS:

CITY OF MEDFORD PLANNING FILE NUMBERS: PUD-15-011, LDS-15-012

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] Acting Planning Director
Date 12/26/2018

Examined and approved this 28 day of December, 2018.

[Signatures] Acting City Engineer, Acting City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 2-21-19, 2018.9

[Signature] Deputy Tax Collector/Deputy

Examined and approved as required by O.R.S. 92.100 this 21st day of February, 2018.9

[Signature] Assessor/Agent

RECORDING

FILED FOR RECORD THIS 21st DAY OF February, 2018 AT 10:40 O'CLOCK A.M. AND RECORDED IN VOLUME 45 OF PLATS AT PAGE 05 OF THE RECORDS OF JACKSON COUNTY, OREGON.

[Signatures] County Clerk, Deputy

APPROVED FOR RECORDING: [Signature] County Commissioner/Administrator
Date 2/21/19

JACKSON COUNTY SURVEYOR'S FILE NUMBER: 22741

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

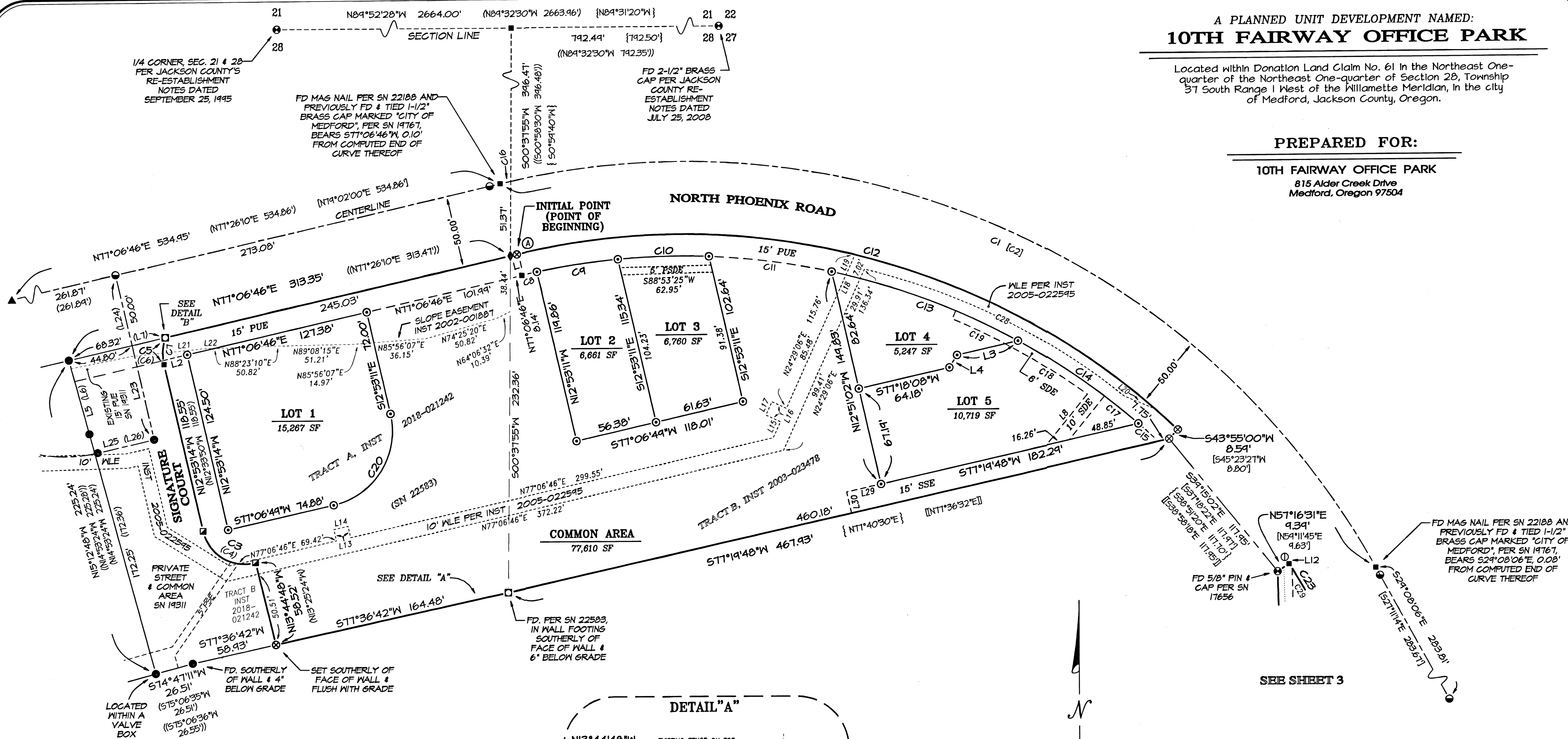
PLOT DATE: December 17, 2018 PROJECT NUMBER: 14036-A1
DATE OF SURVEY: May 18, 2018 Sheet 1 of 3 © CN

A PLANNED UNIT DEVELOPMENT NAMED:
10TH FAIRWAY OFFICE PARK

Located within Donation Land Claim No. 61 in the Northeast One-quarter of the Northeast One-quarter of Section 28, Township 37 South Range 1 West of the Millamette Meridian, in the city of Medford, Jackson County, Oregon.

PREPARED FOR:

10TH FAIRWAY OFFICE PARK
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 the Client's instructions and as approved by the City of Medford Planning Commission (File Numbers PUD-15-011, LDS-15-012).

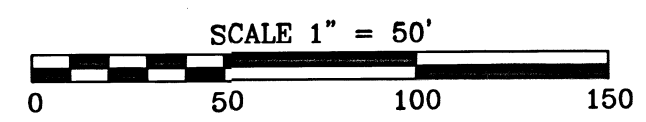
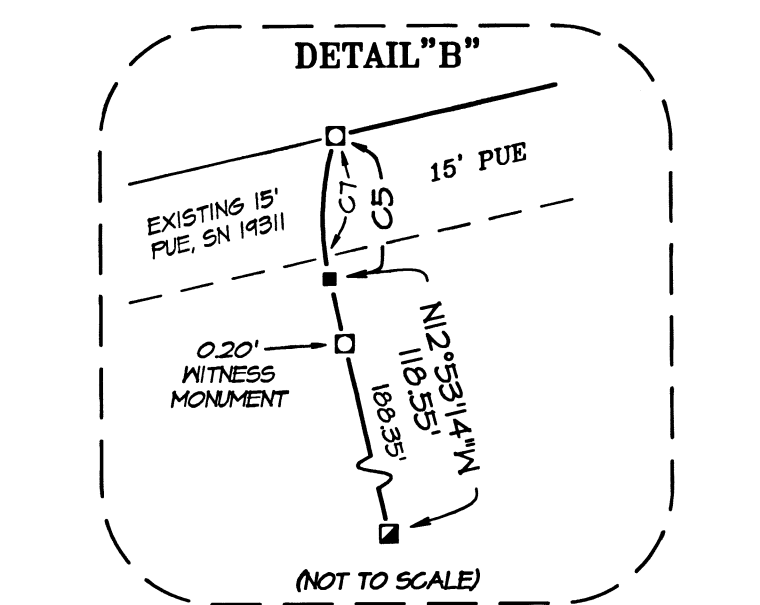
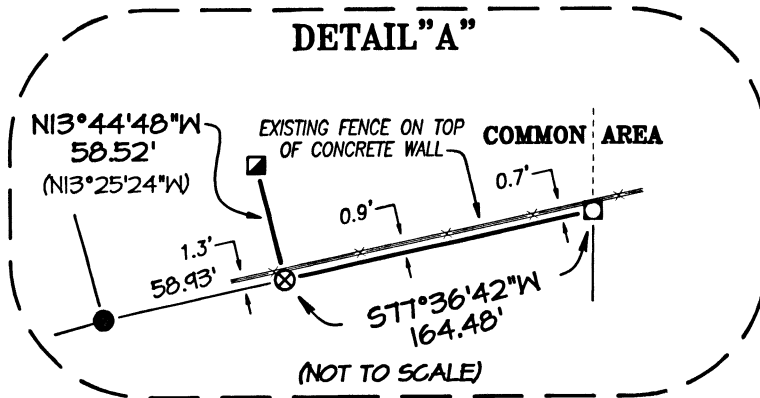
PROCEDURE: Records utilized: Instruments Numbered 2003-023478 and 2018-021242 of the Official Records of Jackson County, Oregon; TENTH FAIRWAY ESTATES, PHASE I, recorded August 28, 2006, in Volume 32 of Plats at Page 70 of the Records of Jackson County, Oregon, also being filed as Survey Number 19311 in the office of the Jackson County Surveyor; Jackson County Surveyors re-establishment notes and Surveys Numbered 19564, 19767, 22188 and 22583, all as filed in the office of the Jackson County Surveyor. Equipment/Software utilized: Trimble R10 GNSS System, Trimble TSC3 data collectors with Trimble Access Software; Trimble S7 Robotic Instrument, Trimble Business Center and Trimble Terramodel. Linear unit (horizontal) is International Foot (ft); Linear unit (vertical) is U.S. Survey Foot (usft); Vertical datum is the North American Datum of 1988 (NAVD88); Geodetic Information: Datum is the North American Datum (NAD) of 1983 (2011) Epoch 2010.00; System is the Oregon Coordinate Reference System; Zone is the Grants Pass-Ashland (Refer to ORS, Chapter 93.312(c)).

All bearings and distances shown on the accompanying map are projected (grid) values based on the projection definition herein and above. This projection was utilized in order to minimize the difference between projected (grid) distances and horizontal (ground) distances at the topographic surface within the design area of this coordinate system.

The basis of bearings is Geodetic North. Note that the grid bearings depicted do not equal geodetic bearings due to meridian convergence.

Utilized Instruments Numbered 2003-023478 and 2018-021242 and the following to resolve the boundaries of the subject tracts herein: Utilized Surveys Numbered 19564, 19767 and 22188 to locate the centerline and rights-of-way of North Phoenix Road, thereby resolving the northerly and easterly boundaries of the subject tracts. Utilized said data and Surveys Numbered 19564 and 22583 to resolve the remaining exterior boundaries of the subject tracts.

Computed interior lot corners and locations of easements. Monuments were set on, and the date of this survey is May 18, 2018.



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

BASIS OF BEARINGS:
Geodetic North referenced to the NAD83 2011 (Epoch 2010.00) datum (refer to the Survey Narrative for a complete description).

RECEIVED
DATE 2/21/19 BY PB
This survey consists of:
3 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: December 17, 2018 PROJECT NUMBER: 14036-A1
DATE OF SURVEY: May 18, 2018 Sheet 2 of 3 © CN

A PLANNED UNIT DEVELOPMENT NAMED:
10TH FAIRWAY OFFICE PARK

Located within Donation Land Claim No. 61 in the Northeast One-quarter of the Northeast One-quarter of Section 28, Township 37 South Range 1 West of the Willamette Meridian, in the city of Medford, Jackson County, Oregon.

PREPARED FOR:

10TH FAIRWAY OFFICE PARK
 815 Alder Creek Drive
 Medford, Oregon 97504

* See Survey # 23603

LEGEND:

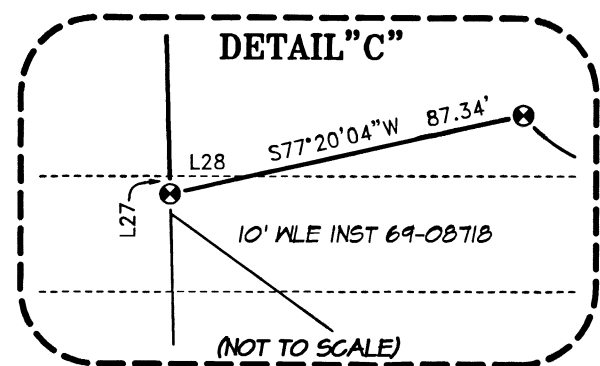
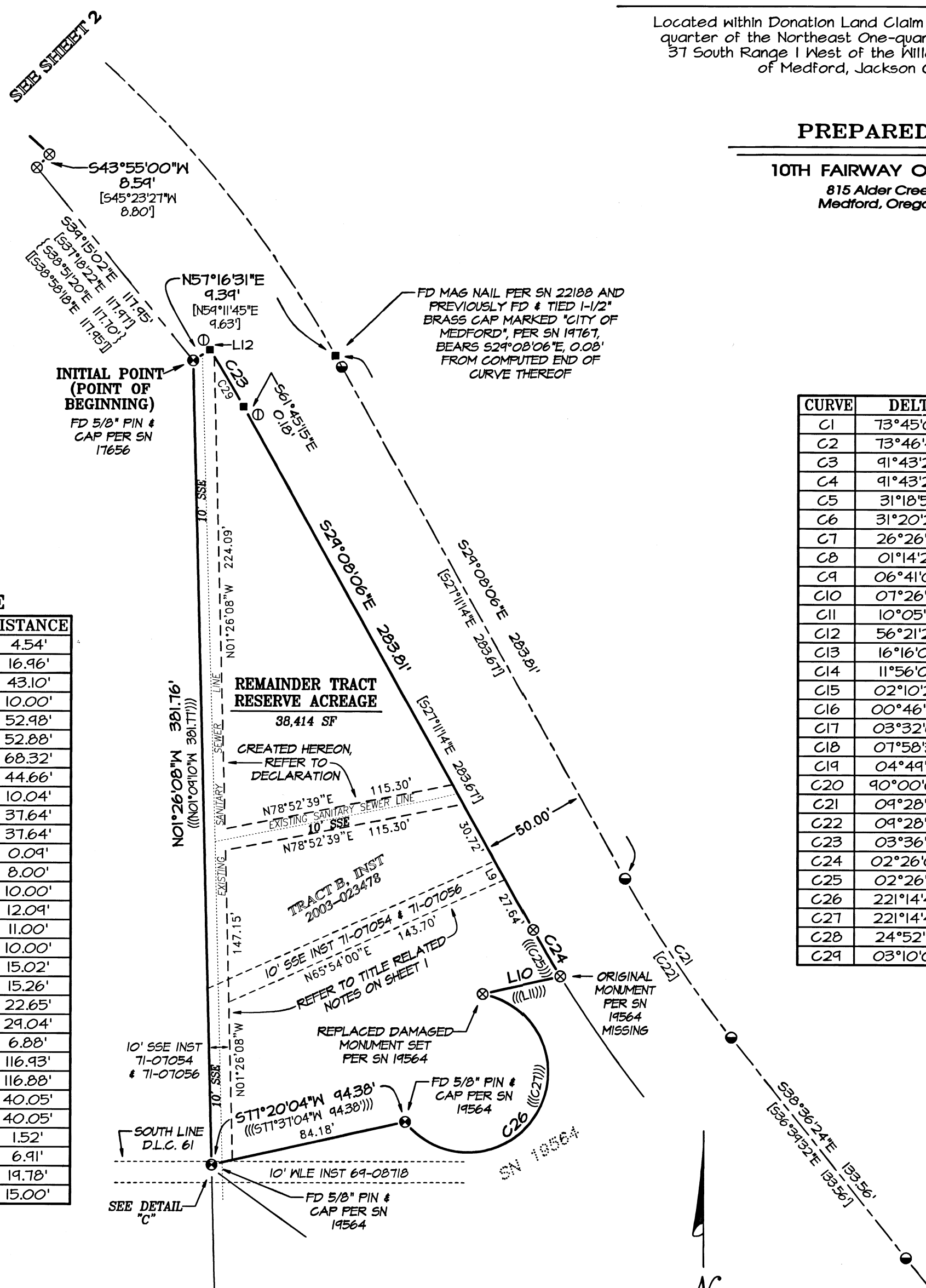
- ⊙ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- * ⊙ Indicates a deferred monument (Refer to Post Monument Certificate on Sheet 1).
- Indicates a found 5/8-inch diameter iron pin with a blue plastic cap marked "D. MINNECI LS 2349", per SN 19311.
- Indicates a found brass tag marked "D. MINNECI LS 2349", in concrete, per SN 19311.
- Indicates a found mag nail with tag per SN 22188.
- ⊙ Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "MEDFORD CITY SURVEYOR", per SN 19767.
- ▲ Indicates a found brass tag marked "City of Medford", per SN 19767.
- ◆ Indicates a found 5/8-inch diameter iron pin with an orange plastic cap marked "NEATHAMER SURVEYING", per SN 22583.
- Indicates a found 040 caliber shell casing, tack and brass washer marked "NEATHAMER SURVEYING", per SN 22583.
- ⊙ Indicates a found monument as noted hereon.
- Indicates a computed position, nothing found or set.
- Ⓐ Indicates a found 5/8-inch diameter iron pin with a blue plastic cap marked "D. MINNECI LS 2349", origin is unknown, bears S83°03'24"W, 0.13' from corner.
- { } Indicates record information per SN 1345 and/or SN 3048.
- [] Indicates record information per SN 17656.
- () Indicates record information per SN 19311.
- (()) Indicates record information per SN 19564.
- [] Indicates record information per SN 19767.
- (()) Indicates record information per INST 2004-010556.
- INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- PUE Indicates a Public Utility Easement.
- PSSE Indicates a Private Sanitary Sewer Easement being created.
- PSDE Indicates a Private Storm Drain Easement being created.
- PSE Indicates an existing Private sanitary Sewer Easement per SN 19311.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- SDE Indicates a Storm Drain Easement.
- SSE Indicates a Sanitary Sewer Easement.
- WLE Indicates a Water Line Easement.
- x— Indicates centerline of an existing fence line.
- 1.3'— Indicates the distance between the boundary line and the location of the outside edge of a concrete wall.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	73°45'08"	550.00'	707.97'	S66°00'40"E	660.04'
C2	73°46'45"	550.00'	708.23'	S64°04'31"E	660.30'
C3	91°43'23"	29.50'	47.23'	N58°44'55"W	42.34'
C4	91°43'23"	29.50'	47.23'	N58°25'31"W	42.34'
C5	31°18'59"	34.50'	18.86'	N02°45'15"E	18.62'
C6	31°20'25"	34.50'	18.87'	N03°06'23"E	18.64'
C7	26°26'21"	34.50'	15.92'	N05°11'34"E	15.78'
C8	01°14'22"	485.00'	10.49'	N77°43'57"E	10.49'
C9	06°41'08"	485.00'	56.59'	N81°41'42"E	56.56'
C10	07°26'18"	485.00'	62.97'	N88°45'26"E	62.92'
C11	10°05'51"	485.00'	85.47'	S82°28'30"E	85.36'
C12	56°21'26"	500.00'	491.81'	S74°42'31"E	472.22'
C13	16°16'06"	485.00'	137.71'	S69°17'31"E	137.25'
C14	11°56'03"	485.00'	101.02'	S55°11'27"E	100.84'
C15	02°10'28"	485.00'	18.41'	S48°08'11"E	18.41'
C16	00°46'46"	550.00'	7.48'	N77°30'09"E	7.48'
C17	03°32'65"	485.00'	30.04'	N50°54'53"W	30.04'
C18	01°58'39"	479.00'	66.69'	N57°59'09"W	66.64'
C19	04°49'16"	479.00'	40.30'	N64°23'06"W	40.29'
C20	90°00'00"	52.50'	82.47'	S32°06'49"W	74.25'
C21	09°28'18"	550.00'	90.92'	S33°52'15"E	90.82'
C22	09°28'18"	550.00'	90.92'	S31°55'23"E	90.82'
C23	03°36'21"	500.00'	31.47'	S30°56'17"E	31.46'
C24	02°26'08"	600.00'	25.50'	S30°21'10"E	25.50'
C25	02°26'21"	600.00'	25.54'	S30°03'56"E	25.54'
C26	221°14'42"	38.00'	146.74'	S31°07'55"W	71.13'
C27	221°14'42"	38.00'	146.74'	S31°24'55"W	71.13'
C28	24°52'10"	464.41'	201.58'	S63°34'28"E	200.00'
C29	03°10'06"	500.00'	27.65'	S30°43'09"E	27.64'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N77°06'46"E	4.54'
L2	N77°06'46"E	16.96'
L3	S77°18'08"W	43.10'
L4	S32°18'08"W	10.00'
L5	N15°12'48"W	52.98'
L6	N14°53'24"W	52.88'
L7	N77°26'10"E	68.32'
L8	N39°23'19"E	44.66'
L9	N29°08'06"W	10.04'
L10	S77°20'04"W	37.64'
L11	S77°37'04"W	37.64'
L12	N33°03'36"W	0.09'
L13	N12°53'14"W	8.00'
L14	N77°06'46"E	10.00'
L15	N24°29'06"E	12.09'
L16	N65°30'54"W	11.00'
L17	N24°29'06"E	10.00'
L18	N24°29'06"E	15.02'
L19	N24°29'06"E	15.26'
L20	S67°20'50"E	22.65'
L21	N84°27'42"E	29.04'
L22	N88°23'10"E	6.88'
L23	S12°53'14"E	116.93'
L24	S12°33'50"E	116.88'
L25	S77°06'46"W	40.05'
L26	S77°26'10"W	40.05'
L27	N01°26'08"W	1.52'
L28	N89°49'48"E	6.91'
L29	S77°19'48"W	19.78'
L30	S12°40'12"E	15.00'



SEE SHEET 2 FOR SURVEY NARRATIVE

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

RECEIVED
 DATE 2/21/19 BY PB
 This survey consists of:
 3 sheet(s) Map
 1 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

BASIS OF BEARINGS:
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PLOT DATE: December 17, 2018 PROJECT NUMBER: 14036-A1
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