

DECLARATION

KNOW ALL PERSONS BY THESE PRESENT, that DENNIS SULLIVAN AND DIANE SULLIVAN herein-after referred to as DECLARANTS, are the owners in fee simple of the lands as described in the "Surveyor's Certificate" herewith.

Dennis B. Sullivan, Diane K. Sullivan

STATE OF OREGON County of Jackson

Signed or attested before me on June 3rd, 2019 by DENNIS B. SULLIVAN.

Notary Public-Oregon, Commission No: 973147, My Commission Expires: April 04, 2022

STATE OF OREGON County of Jackson

Signed or attested before me on June 3rd, 2019 by DIANE K. SULLIVAN.

Notary Public-Oregon, Commission No: 973147, My Commission Expires: April 04, 2022

TITLE RELATED NOTES

KING ARTHUR VILLAGE IS SUBJECT TO THE FOLLOWING MATTERS OF RECORD AS CONTAINED IN THE TITLE REPORT SUPPLIED FOR THIS SUBDIVISION:

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

The subject property lies within the boundaries of Rogue Valley Sewer Services and is subject to the levies and assessments thereof.

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.

The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

Matter of Developments Standards for Oakdale Park Addition, subject to the terms and provisions thereof, as set out by Order of the Jackson County Board of Commissioners, recorded on December 14, 1978, as Instrument Number 78-28216 of the Official Records of Jackson County, Oregon.

Restrictive Covenant to comply with the City of Medford Drainage Master Plan, Medford Building Division and Ground Water Drainage, including terms and provisions thereof, recorded on April 24, 2006, as Instrument Number 2006-021245 of the Official Records of Jackson County, Oregon.

Slope Easement, including terms and provisions contained therein, in favor of the City of Medford, recorded on August 8, 2012, as Instrument Number 2012-026482 of the Official Records of Jackson County, Oregon. Depicted on Sheet 2; affects Parcel I.

Easement, including terms and provisions contained therein, in favor of the City of Medford, a perpetual easement for the installation and maintenance of water mains and water facilities, recorded on March 22, 2018, as Instrument Number 2018-009099 of the Official Records of Jackson County, Oregon. Depicted on Sheet 3; Affects Parcel II.

Agreement and the terms and conditions thereof, to defer fees associated with the construction of Sanitary Sewer for King Arthur Village, Ph. I and 2 RV55 Project No. 17-24, in favor of Rogue Valley Sewer Services, recorded on May 29, 2018, as Instrument Number 2018-016354, of the Official Records of Jackson County, Oregon.

SURVEYOR'S CERTIFICATE

* Affidavit of Correction Doc 2019-020495 07/17/2019

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 tracts 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:

Those tracts of land as described in Instruments Numbered 99-26799 and 2000-045529 of the Official Records of Jackson County, Oregon, being all of Block 9, OAKDALE PARK ADDITION (recorded December 8, 1910, in Volume 3 of Plats at Page 9 of the Records of Jackson County, Oregon), portions of Lots 1 through 7, Block 2, Lots 1 through 12 and a portion of that vacated alley, Block 12, AMENDED PLAT OF BLOCKS 2, 3, 5, 7, 8, 11, 12, 13, 14, 16, 17, 20, 21, 22 and 23 OF OAKDALE PARK ADDITION (recorded June 7, 1912, in Volume 4 of Plats at Page 11 of the Records of Jackson County, Oregon), located in the Southeast One-quarter of the Southeast One-quarter Section 36, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon. The exterior boundary of which, as now surveyed, is more particularly described as follows:

Commencing at the northeast corner of Lot 1 of said Amended Plat of Oakdale Park Addition; thence South 00°05'47" West, along the east boundary of Lot 1, 8.50 feet to the southeast corner of that right-of-way dedication for Garfield Street per Instrument Number 2012-026482 of the Official Records of Jackson County, Oregon, and being the Initial Point and TRUE POINT OF BEGINNING; thence South 00°05'47" West, along the easterly boundary of said Lot 1, being common with the westerly right-of-way of Powhatan Avenue, 347.71 feet to intersect the northerly right-of-way of Prospect Street; thence North 89°57'37" West, along the southerly boundary of said Lot 1 and the northerly right-of-way of Prospect Street, 35.00 feet; thence leaving said boundary and right-of-way, North 00°05'44" East, 347.71 feet to a point on the southerly right-of-way of Garfield Street and being the southwest corner of said Instrument Number 2012-026482; thence South 89°57'32" East, along said southerly right-of-way and Instrument, 35.01 feet to the Point of Beginning.

ALSO, Beginning at the northwest corner of Block 9 of said Oakdale Addition; thence South 89°57'37" E, along the northerly boundary of said block, 290.01 feet to the northeast corner thereof; thence South 00°05'47" West, along the easterly boundary of said block, 356.21 feet to the southeast corner thereof; thence North 89°57'41" West, along the southerly boundary of said block, 290.00 feet to the southwest corner thereof; thence North 00°05'40" East, along the westerly boundary of said block, 356.21 feet to the Point of Beginning.

ALSO, Commencing at the northwest corner of Lot 14 of said Block 12, AMENDED PLAT OF BLOCKS 2, 3, 5, 7, 8, 11, 12, 13, 14, 16, 17, 20, 21, 22 and 23 OF OAKDALE PARK ADDITION, from which a 5/8-inch diameter iron pin per Survey Number 6714, as filed in the office of the Jackson County Surveyor, bears North 72°30'26" West, 0.54 feet; thence South 89°57'41" East, along the north boundary of said Block 12, 145.00 feet to the centerline of that vacated alley per Volume 16, Pages 216 through 218 of the Jackson County Commissioners Journal dated November 1916, and being the True Point of Beginning; thence continuing South 89°57'41" East, along the north boundary of said Block 12 and extension thereof, 165.00 feet to northeast corner of that right-of-way vacation of Powhatan Avenue per Instrument Number 70-06441 of the Official Records of Jackson County, Oregon; thence leaving said boundary of Block 12, South 00°05'47" West, along the centerline of vacated Powhatan Avenue per said Instrument Number 70-06441, 253.15 feet; thence leaving said centerline, North 89°57'44" West, along the northerly boundary and extension thereof of Lot 6 of aforesaid Block 12, 164.99 feet to intersect the centerline of aforesaid vacated alley; thence South 00°05'44" West, along said vacated alley centerline, 93.06 feet to intersect the northerly right-of-way of Diamond Street per Jackson County Certificate of Title Number 7033; thence North 89°57'45" West, along said northerly right-of-way of Diamond Street, 164.99 feet to intersect the easterly right-of-way of Lillian Street per Instrument Number 78-13884 of the Official Records of Jackson County, Oregon; thence along said easterly right-of-way of Lillian Street the following courses and distances: North 00°05'40" East, 155.99 feet to the beginning of a tangent curve to the right, having a radius of 70.00 feet and a central angle of 25°50'31" (the long chord of which bears North 13°00'56" East, 31.30 feet); thence along the arc of said curve, 31.57 feet to the beginning of a tangent curve to the left, having a radius of 130.00 feet and a central angle of 25°50'31" (the long chord of which bears North 13°00'56" East, 58.14 feet); thence along the arc of said curve, 58.63 feet to the southwest corner of Lot 13 of aforesaid Block 12; thence leaving last said instrument and easterly right-of-way of Lillian Street, South 89°57'43" East, along the common boundary and extension thereof of Lots 12 and 13 of said Block 12, 145.00 feet to intersect the centerline of the aforesaid vacated alley; thence North 00°05'44" East, along said centerline of the vacated alley, 103.06 feet to the Point of Beginning.

Cael E. Neathamer, Surveyor

RELEASE:

All existing irrigation lines and associated facilities within the subject tract have been relocated within the streets that are shown hereon and are being dedicated for right-of-way purposes. As such, Medford Irrigation District hereby releases all right, title and interest of any existing easements and/or reservations located within the boundaries of the subject tract being subdivided herein with the understanding that in doing so, Medford Irrigation District shall be able to continue to use, operate, maintain and repair the relocated pipelines and facilities for irrigation purposes.

Jack Friend, District Manager

6/4/2019 Date

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

JACKSON COUNTY SURVEYOR'S FILE NUMBER: 22850

SHEET INDEX table with 5 rows: SHEET 1: TITLE SHEET (THIS PAGE), SHEET 2: PHASES 1 (LOTS 1-21). LOT AREA TABLE, SHEET 3: PHASES 2 (LOTS 22-34), SHEET 4: CENTERLINE REFERENCE TABLE, SHEET 5: NOTES, LINE & CURVE TABLES, LEGEND, DETAILS "A" & "B".

RECEIVED stamp: DATE 6/27/19 BY PB, This survey consists of: 5 sheet(s) Map, 6 page(s) Narrative, JACKSON COUNTY SURVEYOR

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

KING ARTHUR VILLAGE PHASES 1 AND 2

A REPLAT of Block 9, OAKDALE PARK ADDITION, portions of Lots 1 through 7, Block 2, Lots 1 through 5 and 8 through 12, Block 12, AMENDED PLAT OF BLOCKS 2, 3, 5, 7, 8, 11, 12, 13, 14, 16, 17, 20, 21, 22 and 23 OF OAKDALE PARK ADDITION, located in the Southeast One-quarter of the Southeast One-quarter Section 36, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon

PREPARED FOR:

SULLIVAN DEVELOPMENT, LLC 1985 ROSSANLEY DRIVE MEDFORD, OREGON. 97501

APPROVALS:

I certify that, pursuant to the authority granted to me by Rogue Valley Sewer Services, that this plat is hereby approved.

Signature of Rogue Valley Sewer Services, Date June 5, 2019

CITY OF MEDFORD PLANNING FILES NUMBERED: LDS-16-070

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 of Planning Director, Date 6/26/2019

Examined and approved this 25 day of JUNE, 2019.

Signatures of City Engineer and City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of June 27, 2019.

Signature of Carol Elkins - Deputy Tax Collector/Deputy

Examined and approved as required by O.R.S. 92.100 this 27th day of June, 2019.

Signature of Assessor/Agent

RECORDING

FILED FOR RECORD THIS 27th DAY OF June, 2019 AT 1:48 O'CLOCK P.M. AND RECORDED IN VOLUME 45 OF PLATS AT PAGE 14 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Signatures of Christine D. Walker (County Clerk) and Jean Shungo (Deputy)

APPROVED FOR RECORDING: County Commissioner/Administrator, Date 6/27/19

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: May 14, 2019 PROJECT NUMBER: 04048-B SURVEY DATE: December 26, 2018 Sheet 1 of 5

KING ARTHUR VILLAGE PHASES 1 AND 2

A REPLAT of Block 9, OAKDALE PARK ADDITION, portions of Lots 1 through 7, Block 2, Lots 1 through 5 and 8 through 12, Block 12, AMENDED PLAT OF BLOCKS 2, 3, 5, 7, 8, 11, 12, 13, 14, 16, 17, 20, 21, 22 and 23 OF OAKDALE PARK ADDITION, located in the Southeast One-quarter of the Southeast One-quarter Section 36, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon

FD. SOUTHEAST CORNER OF D.L.C. 84, PER JCSRN DATED JUNE 5, 2018

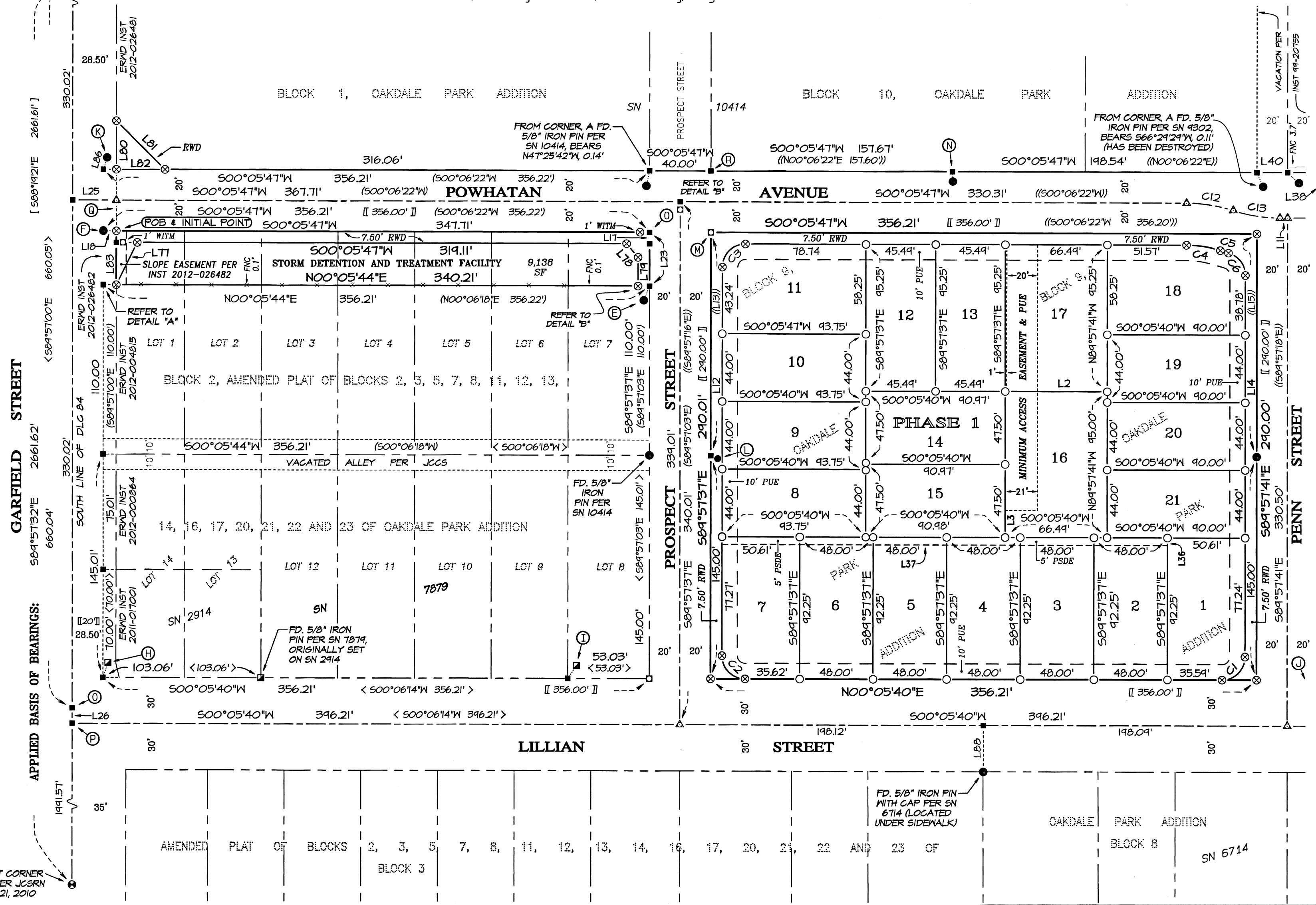
PREPARED FOR:

SULLIVAN DEVELOPMENT, LLC
1985 ROSSANLEY DRIVE
MEDFORD, OREGON. 97501

LOT AREA TABLE

LOT	SQ FT	LOT	SQ FT
1	4,620	18	5,098
2	4,428	19	3,960
3	4,428	20	3,960
4	4,428	21	3,960
5	4,428	22	4,109
6	4,428	23	4,109
7	4,620	24	4,713
8	4,125	25	4,828
9	4,125	26	4,828
10	4,125	27	4,828
11	5,413	28	4,873
12	4,333	29	5,053
13	4,333	30	5,053
14	4,321	31	8,101
15	4,321	32	7,616
16	6,316	33	7,743
17	6,333	34	5,430

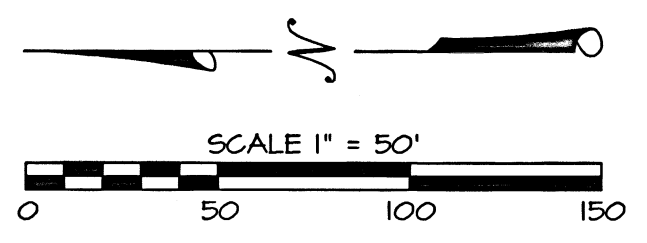
SHEET 4 FOR CENTERLINE REFERENCE TABLE, SHEET 5 FOR NOTES, LEGEND, CURVE AND LINE TABLES, DETAILS "A" AND "B".



APPLIED BASIS OF BEARINGS:

BASIS OF BEARINGS:

Survey Number 19087. Basis applied to the south line of Donation Land Claim Number 84.



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

** RECEIVED **
DATE 6/27/19 BY PB
This survey consists of:
5 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 12/31/20

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: May 14, 2019 PROJECT NUMBER: 04048-B
SURVEY DATE: December 26, 2018 Sheet 2 of 5 © MN CN

KING ARTHUR VILLAGE PHASES 1 AND 2

A REPLAT of Block 9, OAKDALE PARK ADDITION, portions of Lots 1 through 7, Block 2, Lots 1 through 5 and 8 through 12, Block 12, AMENDED PLAT OF BLOCKS 2, 3, 5, 7, 8, 11, 12, 13, 14, 16, 17, 20, 21, 22 and 23 OF OAKDALE PARK ADDITION, located in the Southeast One-quarter of the Southeast One-quarter Section 36, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon

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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. LD5-16-070).

PROCEDURE: Equipment/software utilized: Trimble S7 robotic instrument, Trimble SX10 robotic and scanning instrument, Trimble TSC3 and TSC7 data collectors with Trimble Access software, Trimble Business Center and Trimble Terramodel. Records utilized: Volume 16, Pages 216 through 218 of Jackson County Commissioner's Journal dated November 1916 (refer to Instrument Number 2019-011937 of the Official Records of Jackson County, Oregon); Jackson County Certificate of Title Number 7033; Instruments Numbered 70-06491, 78-13889, 78-23479, 99-26799, 2000-045529 and 2012-026482 of the Official Records of Jackson County, Oregon; OAKDALE PARK ADDITION, recorded December 8, 1910, in Volume 3 of Plats at Page 9 of the Records of Jackson County, Oregon; AMENDED PLAT OF BLOCKS 2, 3, 5, 7, 8, 11, 12, 13, 14, 16, 17, 20, 21, 22 and 23 OF OAKDALE PARK ADDITION (recorded June 7, 1912, in Volume 4 of Plats at Page 11 of the Records of Jackson County, Oregon); and, Surveys Numbered 2914, 6714, 7840, 7879, 8458, 9302, 10039, 10414, 16281, 19087, 20795 and 21311 and Jackson County re-establishment notes, all on file in the office of the Jackson County Surveyor.

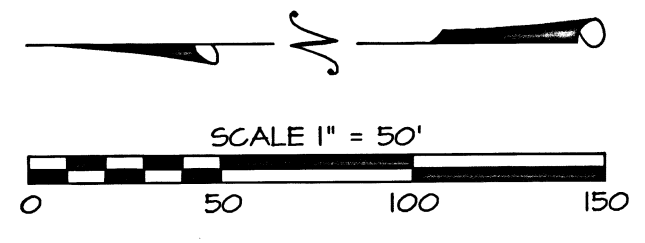
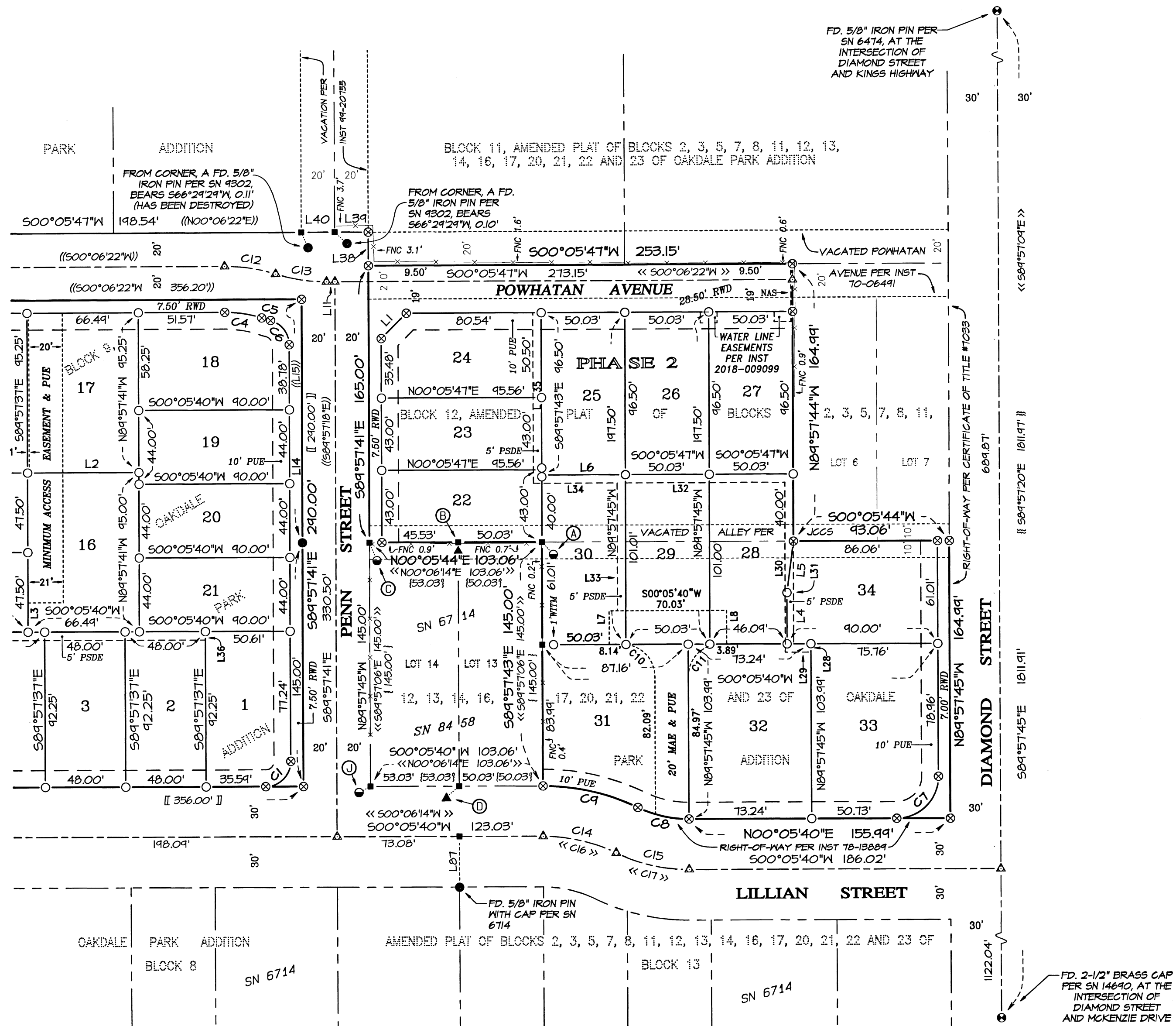
Field work consisting of establishing control, search and ties to monuments and capturing topographic data began in May of 2005. Utilizing the control network established by this firm per Survey Number 19087, established control and tied into the southeast and southwest corners of Donation Land Claim Number 84. From which, applied the Basis of Bearings for this project at the south boundary of said claim line, thereby also resolving the location of the centerline of Garfield Street.

Utilized said Oakdale Park Addition and said Amended plat of Oakdale Park Addition as the primary records to establish boundary lines. From which, utilized: said Volume 16, Pages 216 through 218 of the Jackson County Commissioner's Journal, dated November 1916 (refer to Instrument Number 2019-011937 of the Official Records of Jackson County, Oregon), for the vacation of that alley within Block 12 of said Amended plat of Oakdale Park Addition; Jackson County Certificate of Title Number 7033 for the dedication of right-of-way at the northerly side of Diamond Street; said Instrument Number 70-06491 for the vacation of a portion of Powhatan Avenue (from Penn Street, southerly to Diamond Street); Instrument Number 78-13889 for the vacation of the right-of-way at the easterly side of Lillian Street (from Diamond Street, northerly to the southwest corner of Lot 13 of aforesaid Amended plat of Oakdale Park Addition; research, coordination with Jackson County Assessor's Department and said Instrument Number 78-23479 to validate that the vacation of Penn Street (from Lillian Street, easterly to Kings Highway) per said Instrument Number 78-13889, was set aside and rescinded; Instrument Number 99-20755 for the vacation of Penn Street from Powhatan Avenue, easterly to Kings Highway; and, Instrument Number 2012-026482 for the right-of-way dedication at the southerly side of Garfield Street.

Resolved the location of the centerline of Diamond Street utilizing the found monuments at its intersection with Kings Highway per Survey Number 6474 and at its intersection with McKenzie Drive per Survey Number 14690 to establish the centerline of Diamond Street. Utilizing said Instrument Number 78-13889, found monuments and Surveys Numbered 2914, 6474, 6714, 7236 and 7879, resolved the location of right-of-way lines of Lillian Street. Utilizing Surveys Numbered 2914, 6714, 7840, 7879 and 10039, resolved the centerlines and rights-of-way of Penn Street, Prospect Street and Powhatan Avenue.

Utilizing all of the resolved street rights-of-way and etcetera, as described herein and above, utilized said instruments Numbered 99-26799, 2000-045529 to resolve the location of the exterior boundaries of the subject tracts hereof.

Completion of establishment of monuments on December 26, 2018.



BASIS OF BEARINGS:
Survey Number 19087. Basis applied to the south line of Donation Land Claim Number 84.

SHEET 4 FOR CENTERLINE REFERENCE TABLE, SHEET 5 FOR NOTES, LEGEND, CURVE AND LINE TABLES, DETAILS "A" AND "B".

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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.*
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P.O. Box 1584
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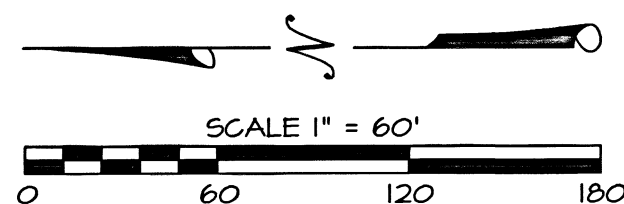
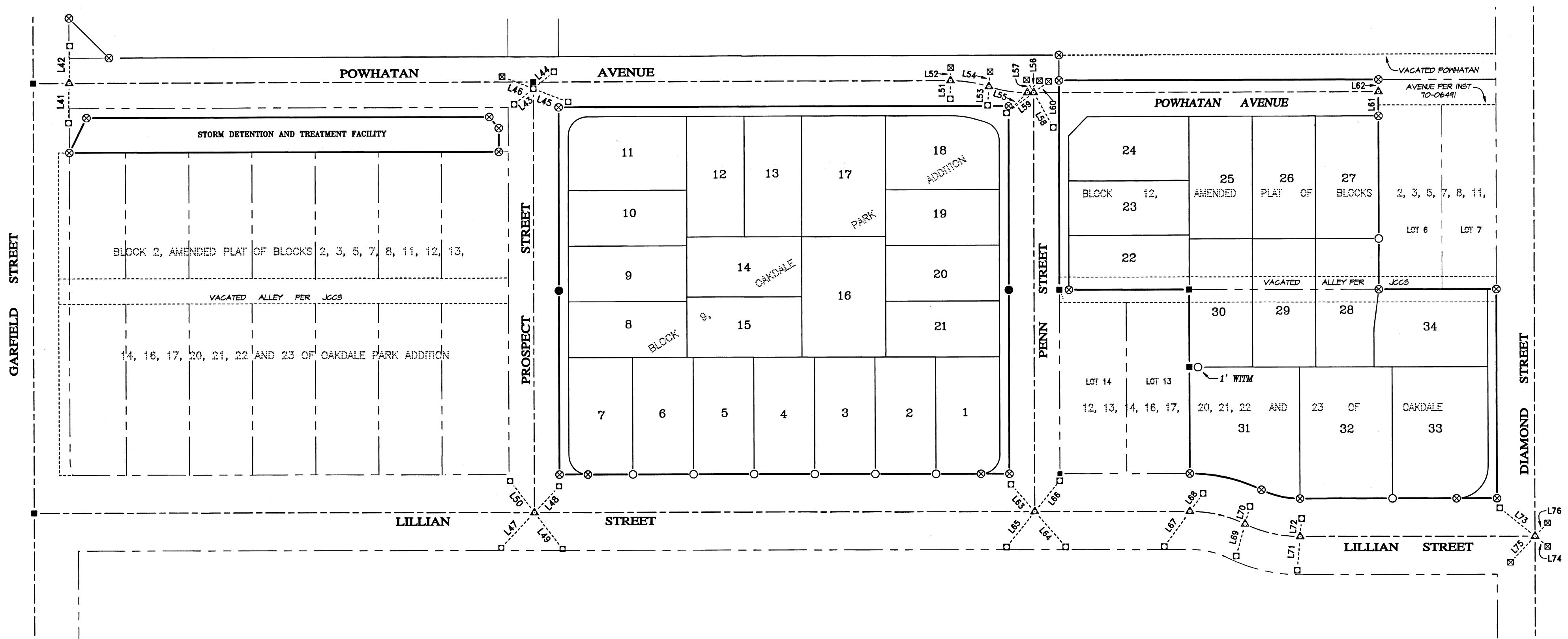
PLOT DATE: May 14, 2019 PROJECT NUMBER: 04048-B
SURVEY DATE: December 26, 2018 Sheet 3 of 5

KING ARTHUR VILLAGE PHASES 1 AND 2

A REPLAT of Block 9, OAKDALE PARK ADDITION, portions of Lots 1 through 7, Block 2, Lots 1 through 5 and 8 through 12, Block 12, AMENDED PLAT OF BLOCKS 2, 3, 5, 7, 8, 11, 12, 13, 14, 16, 17, 20, 21, 22 and 23 OF OAKDALE PARK ADDITION, located in the Southeast One-quarter of the Southeast One-quarter Section 36, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon

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SURVEY DATE: December 26, 2018 Sheet 4 of 5

KING ARTHUR VILLAGE PHASES 1 AND 2

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NOTES:

ITEMS A THROUGH J ARE MONUMENTS THAT POSITIONS WERE ESTABLISHED ON AS EARLY AS 2004. RECENTLY, ALL WERE SEARCHED AND THOSE THAT ARE STILL IN EXISTANCE, WERE CHECKED. CONDITIONS OF WHICH ARE AS FOLLOWS:

- (A) FROM CORNER, FD. 5/8" IRON PIN PER SN 6714, BEARS N89°57'43"W, 0.20'.
- (B) FROM CORNER, FD. 5/8" IRON PIN PER SN 8458, BEARS N89°57'42"W, 0.17'.
- (C) FROM CORNER, FD. 5/8" IRON PIN PER SN 6714, BEARS N89°57'41"W, 0.20'.
- (D) FROM CORNER, FD. 5/8" IRON PIN PER SN 8458, BEARS N40°25'53"W, 0.14'. (HAS SINCE BEEN DESTROYED).
- (E) FROM CORNER, FD. 5/8" IRON PIN PER SN 10414, BEARS N31°20'34"W, 0.13'. (HAS SINCE BEEN DESTROYED).
- (F) FD. MONUMENT PER SN 10414 AT THE NORTHEAST CORNER LOT 1, BLOCK 2, AMENDED PLAT OF BLOCKS 2, 3, 5, 7, 8, 11, 12, 13, 14, 16, 17, 20, 21, 22 and 23 OF OAKDALE PARK ADDITION. (HAS SINCE BEEN DESTROYED).
- (G) FROM SOUTHWEST CORNER OF INSTRUMENT NUMBER 2012-026482 (ITEM Q BELOW), FD. MONUMENT PER SN 10414 (5.00' WITNESS MONUMENT), BEARS N00°05'44"E, 3.50'. (HAS SINCE BEEN DESTROYED).
- (H) FROM CORNER, FD. 1/2" IRON PIN BEARS S71°00'49"E, 0.31'. SN 2914 SET AND SN 7879 FD. A 5/8" IRON PIN. (HAS SINCE BEEN DESTROYED).
- (I) FROM CORNER, FD. 5/8" IRON PIN PER SN 7879, BEARS S55°40'44"E, 0.54'.
- (J) FROM CORNER, FD. 5/8" IRON PIN PER SN 6714, BEARS N22°30'26"W, 0.20'.
- (K) FROM SOUTHERLY R/W INTERSECTION OF GARFIELD STREET WITH THE EASTERLY R/W OF POWHATAN AVENUE, PER OAKDALE ADDITION, FD. MONUMENT PER SN 10414 BEARS S00°05'47"W, 0.22'. (HAS SINCE BEEN DESTROYED).
- (L) FD. MONUMENT PER SN 10039, HAS SINCE BEEN DISTURBED AND BEARS S23°51'17"W, 0.17'.
- (M) AT CORNER, FD. MONUMENT PER SN 10039 AT NORTHEAST CORNER OF BLOCK 9 OAKDALE PARK ADDITION, WHICH HAS SINCE BEEN DESTROYED AND REPLACED WITH MONUMENT AS DEPICTED ON SHEET 2.
- (N) FD. MONUMENT PER SN 10039, HAS SINCE BEEN DISTURBED AND BEARS S87°06'40"W, 0.15'.
- (O) COMPUTED CENTERLINE OF 40 FOOT RIGHT-OF-WAY (PER OAKDALE PARK ADDITION) AT INTERSECTION WITH GARFIELD STREET, FD. ANGLE IRON OF UNKNOWN ORIGIN. (HAS SINCE BEEN DESTROYED).
- (P) CENTERLINE OF 60 FOOT RIGHT-OF-WAY OF LILLIAN STREET AT INTERSECTION WITH GARFIELD STREET.
- (Q) INDICATES SOUTHERLY RIGHT-OF-WAY OF GARFIELD STREET PER INSTRUMENT NUMBER 2012-026482 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- (R) AT CORNER, FD. MONUMENT PER SN 10039 AT NORTHWEST CORNER OF BLOCK 10 OAKDALE PARK ADDITION, HAS SINCE BEEN DESTROYED.

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S44°55'57"E	21.22'	L45	S28°04'42"W	31.19'
L2	S00°05'40"W	66.49'	L46	N28°04'42"E	26.48'
L3	S89°57'37"E	17.50'	L47	N46°29'07"W	38.30'
L4	S89°57'45"E	30.41'	L48	S46°29'07"E	28.54'
L5	S82°37'32"E	30.84'	L49	S52°27'46"W	36.32'
L6	S00°05'47"W	50.03'	L50	N52°27'46"E	35.56'
L7	N89°57'45"W	20.00'	L51	N88°57'39"W	14.26'
L8	S89°57'45"E	20.00'	L52	S88°57'39"E	10.20'
L9	S00°05'47"W	13.63'	L53	N85°34'41"W	14.64'
L10	S00°05'44"W	7.50'	L54	S85°34'41"E	11.73'
L11	S00°05'47"W	5.00'	L55	N43°56'32"W	22.98'
L12	S89°57'37"E	145.00'	L56	S43°56'32"E	13.31'
L13	S89°57'16"E	145.00'	L57	N60°43'04"E	11.51'
L14	S89°57'41"E	145.00'	L58	S60°43'04"W	31.48'
L15	S89°57'18"E	145.00'	L59	N36°29'01"W	26.80'
L16	S89°57'32"E	7.50'	L60	S36°29'01"E	14.61'
L17	S89°57'37"E	7.50'	L61	N89°56'34"W	19.00'
L18	S00°05'47"W	8.50'	L62	S89°59'38"E	9.51'
L19	S00°05'47"W	8.50'	L63	N48°56'44"E	28.69'
L20	S00°05'44"W	8.50'	L64	S48°56'44"W	36.92'
L21	S89°57'32"E	35.01'	L65	N51°02'25"W	35.82'
L22	S89°57'00"E	35.02'	L66	S51°02'25"E	32.28'
L23	S89°57'37"E	35.00'	L67	N53°31'46"W	34.40'
L24	S89°57'03"E	35.01'	L68	S53°31'46"E	17.62'
L25	S00°05'47"W	28.50'	L69	N74°05'18"W	26.29'
L26	S89°57'32"E	10.00'	L70	S74°05'18"E	14.39'
L27	S89°57'37"E	1.00'	L71	N84°49'08"W	26.54'
L28	N89°57'45"W	5.00'	L72	S84°49'08"E	14.34'
L29	S00°05'40"W	15.30'	L73	N38°50'27"E	40.55'
L30	N89°57'44"W	101.00'	L74	S38°50'27"W	12.79'
L31	N89°57'44"W	61.01'	L75	N46°14'59"W	28.22'
L32	S00°05'47"W	95.06'	L76	S46°14'59"E	14.41'
L33	N89°57'45"W	76.01'	L77	S63°35'06"E	30.69'
L34	S00°05'47"W	50.03'	L78	S49°55'25"W	11.59'
L35	S89°57'43"E	101.50'	L79	N89°57'37"W	18.65'
L36	N89°57'37"W	5.00'	L80	S89°57'32"E	31.68'
L37	S00°05'40"W	290.61'	L81	S45°05'39"W	44.80'
L38	S89°57'41"E	20.00'	L82	S00°05'47"W	31.65'
L39	S00°05'47"W	20.00'	L83	S89°57'32"E	27.51'
L40	S00°05'47"W	20.00'	L84	N89°57'37"W	27.50'
L41	N88°49'19"W	31.46'	L85	S00°05'47"W	14.97'
L42	S88°49'19"E	29.66'	L86	S00°05'47"W	0.22'
L43	N47°06'54"W	27.93'	L87	S89°54'20"E	30.00'
L44	S47°06'54"E	21.11'	L88	S89°54'20"E	30.00'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	90°03'21"	15.00'	23.58'	N44°56'00"W	21.22'
C2	89°56'43"	15.00'	23.55'	N45°04'02"E	21.20'
C3	90°03'24"	15.00'	23.58'	S44°55'55"E	21.22'
C4	17°43'49"	72.50'	22.44'	S08°57'42"W	22.35'
C5	02°24'19"	127.50'	5.54'	S16°34'57"W	5.54'
C6	74°42'01"	15.00'	19.56'	S52°41'18"W	18.20'
C7	90°03'26"	25.00'	39.29'	N44°56'02"W	35.37'
C8	25°50'31"	70.00'	31.57'	N13°00'56"E	31.30'
C9	25°50'31"	130.00'	58.63'	N13°00'56"E	58.14'
C10	89°56'34"	19.00'	29.83'	N45°03'58"E	26.86'
C11	90°03'26"	19.00'	29.86'	N44°56'02"E	26.88'
C12	17°43'49"	100.00'	30.95'	S08°57'42"W	30.82'
C13	17°43'49"	100.00'	30.95'	S08°57'42"W	30.82'
C14	25°50'31"	100.00'	45.10'	S13°00'56"W	44.72'
C15	25°50'31"	100.00'	45.10'	S13°00'56"W	44.72'
C16	25°50'31"	100.00'	-	-	-
C17	25°50'31"	100.00'	-	-	-

PREPARED FOR:

SULLIVAN DEVELOPMENT, LLC
1985 ROSSANLEY DRIVE
MEDFORD, OREGON. 97501

SEE SHEET 2 FOR
LOT AREA TABLE

RECEIVED
DATE 6/27/19 BY PB
This survey consists of:
5 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

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 12/31/20

LEGEND:

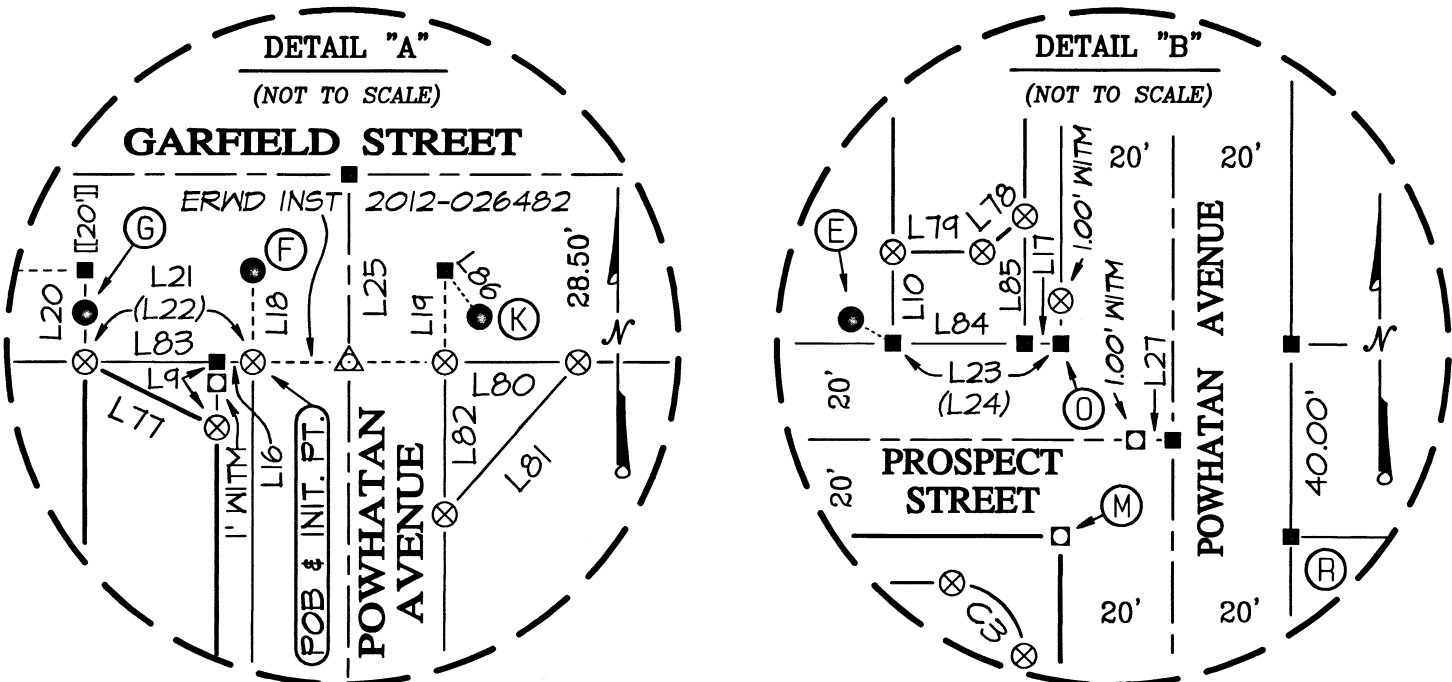
- Indicates a set 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- △ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an aluminum cap marked "NEATHAMER SURVEYING".
- Indicates a set 0.40 shell casing in concrete with a tack and brass washer marked "NEATHAMER SURVEYING".
- ⊠ Indicates a set 2-inch magnetic nail in asphalt.
- ▲ Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "R BATH LS 1069", per SN 8458.
- Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "LS 505", per SN 10039, unless noted otherwise.
- ⦿ Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "MOFFIT 944", per SN 6714.
- Indicates a found 5/8-inch diameter iron pin, per SN 7879, unless noted otherwise.
- ⦿ Indicates a found 2-inch diameter brass cap, unless noted otherwise.
- Indicates a computed position, nothing found or set.
- [] Indicates record information per Amended Plat Blocks 2, 3, 5, 7, 8, 11-14, 16, 17, 20-23, Oakdale Park Addition to Medford, Oregon.
- << >> Indicates record information per SN 6714.
- < > Indicates record information per SN 7879.
- { } Indicates record information per SN 8458.
- (()) Indicates record information per SN 10039.
- () Indicates record information per SN 10414.
- ||} Indicates record information per SN 16281.
- [] Indicates record information per SN 20795 and SN 21311.
- INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- JCCS Indicates a reference to Volume 16, Pages 216 through 218 of Jackson County Commissioner Journal dated November 1916. Recorded as Instrument Number 2019-011937 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.
- ERWD Indicates an Existing Right-of-Way Dedication.
- 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.
- RWD Indicates an area to be Dedicated for Right of Way purposes.
- 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.
- VOL PG Indicates an instrument recorded by Volume and Page of the Deed Records of Jackson County, Oregon.
- WITM Indicates a found or set Witness Monument.
- x— Indicates the centerline of an existing fence.
- FNC 1.8'— Indicates the distance and which side from the boundary line that the centerline of an existing fence line is located.

BASIS OF BEARINGS:

Survey Number 19087. Basis applied to the south line of Donation Land Claim Number 84.

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: May 14, 2019 PROJECT NUMBER: 04048-B
SURVEY DATE: December 26, 2018 Sheet 5 of 5

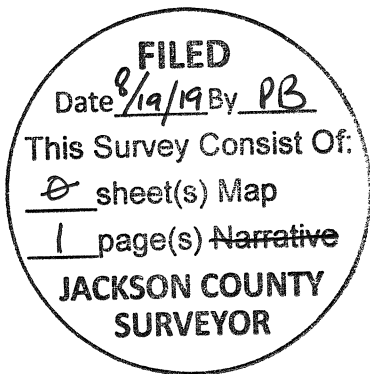


AFTER RECORDING RETURN TO:
Neathamer Surveying, Inc.
P.O. Box 1584
Medford, OR 97501

Jackson County Official Records **2019-020495**
R-ACO
Cnt=1 SHINGLJS **07/17/2019 01:20:18 PM**
\$5.00 \$10.00 \$5.00 \$8.00 \$11.00 **Total: \$123.00**
\$60.00 \$4.00 \$20.00



I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Christine Walker - County Clerk



22850

AFFIDAVIT OF CORRECTION
Pursuant to O.R.S. 92-170(1)(c)

For:

KING ARTHUR VILLAGE, PHASES 1 AND 2

I, Cael E. Neathamer, being duly sworn, depose and say that I am the surveyor of record that surveyed, stamped and signed the plat **KING ARTHUR VILLAGE, PHASES 1 AND 2** recorded June 27, 2019 in Volume 45 of Plats at Page 14 of the Records of Jackson County, Oregon, also filed as Survey Number 22850 in the office of the Jackson County Surveyor, and that the following description was omitted under the Surveyor's Certificate as follows:

A portion of that real property described in Instrument Number 99-26799 of the Official Records of Jackson County, Oregon, being more particularly described as follows:

Commencing at the northwest corner of Lot 6, Block 1, OAKDALE PARK ADDITION, recorded December 8, 1910, in Volume 3 of Plats at Page 9 of the Records of Jackson County, Oregon, also being the northwest corner of that right-of-way dedication per Instrument Number 2012-026481 of the Official Records of Jackson County, Oregon; thence South 00°05'47" West, along the westerly line of said dedication, 8.50 feet to the southwest corner thereof and being the **True Point of Beginning**; thence South 89°57'32" East, along the southerly line of said dedication, 31.68 feet; thence leaving said dedication line, South 45°05'39" West, 44.80 feet to a point on the easterly right-of-way of Powhatan Avenue per said Oakdale Park Addition; thence North 00°05'47" East, along said easterly right-of-way, 31.65 feet to the Point of Beginning.

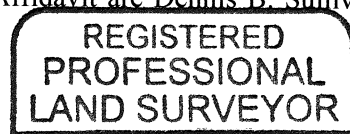
Contains 501 square feet, more or less.

The present fee owner of the property materially affected by said Affidavit are Dennis B. Sullivan and Diane K. Sullivan.

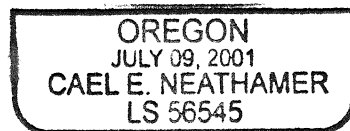
Date: July 12, 2019

Cael E. Neathamer

Cael E. Neathamer, Oregon PLS 56545



Cael E. Neathamer

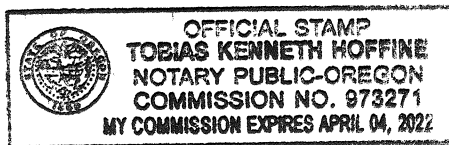


RENEWAL: DEC. 31, 2020

STATE OF OREGON
County of Jackson

Signed or attested before me on July 12, 2019, by Cael E. Neathamer, an Oregon Registered Professional Land Surveyor.

Tobias Kenneth Hoffine
Notary Public - State of Oregon



I, Jon M. Proud, Medford City Surveyor, serving in lieu of the Jackson County Surveyor pursuant to O.R.S. 92.100(1)(b) and City of Medford Resolution 6500 dated December 7, 1989, do hereby certify that I have examined this Affidavit of Correction and that the changes are permitted in accordance O.R.S. 92.170(1)(c).

[Signature]
Medford City Surveyor

7/16/19
Date