

Delta Estates Phase 6

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

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that Brookfield Holdings (Hayden II) LLC, a Delaware limited liability company 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. We hereby dedicate to the public of the City of Medford for public use the streets, public utility easements, public storm drain easements and street plugs as shown on Sheet 2 of this Plat. By its approval of this Plat, the City of Medford declares that upon the extension of the affected streets, it thereby dedicates the street plugs for public street purposes. We also hereby grant the private easements as shown on Sheet 2 of this Plat. The dedications and grants are further described thus:

- * Private Storm Drain Easement (4' wide) over Lot 168 and Lot 169 for the benefit of Lot 168 and future lots.
- * Private Storm Drain Easement (4' wide) over Lots 156, 157, 158 and 159 for the benefit of Lots 156, 157, 158 and future lots.
- * Public Utility Easement (10' wide) along all dedicated street frontages.
- * Declare the remainder of Parcel 2, per filed survey 22947, PLA 19-075, that is not a part of Phase 6, as Reserve Acreage to be further subdivided upon the development of Delta Estates, Phase 8a.

I hereby designate said subdivision as Delta Estates, Phase 6.

In witness whereof, I have set our hand and seal this 6 day of February, 2020.

Andrew Brausa, Sr. Vice President
Brookfield Holdings (Hayden II) LLC

ACKNOWLEDGEMENT:

State of Oregon New York
County of ~~Jackson~~ New York

This certifies that on this 6th day of February, 2020, that before me, a Notary Public, personally appeared Andrew Brausa and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Signature _____ Commission No. _____

Notary Public - Oregon My Commission Expires _____
BRIAN B KO
Notary Public-State of New York
No. 01KO6371841
Qualified in New York County
Commission Expires 03/05/2022

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 18th day of March, 2020 as Instrument No. 2020 - 9191.

TITLE REPORT

The following encumbrances noted in Amerititle Subdivision Guarantee Title Report, Report, File Number 315424AM and dated December 11, 2019, either does not affect the subject property or is ambiguous in nature as to accurately draft on this plat.

- Item 4: City liens, if any, of the City of Medford.
- Item 5: City liens, if any, of the City of Medford Utility Department.
- Item 6: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Medford Irrigation District.
- Item 7: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Rogue River Valley Irrigation District.
- Item 8: PacificCorp Easement does not affect the subject property. (Bk 257, Pg 458)
- Item 9: PacificCorp Easement does not affect the subject property. (Bk 510, Pg 80 and Bk 510, Pg 88)
- Item 10: Restrictive Covenants (Instrument. No. 2014-024351 & 2014-024352)
- Item 11: Public Storm Water Easement, Blanket Coverage (Partition Plat No. P-26-2014)
- Item 14: Storm Drain Easement (2019-002768)
- Item 15: Temporary Access Easement (2019-002769)
- Item 16: PacificCorp Easement (2019-023601)
- Item 17: Memorandum of Option Agreement (2019-035751)

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:

Beginning at the northwest corner of Parcel 2, P-24-2018 and filed as survey 22598, Jackson County Surveyor's office; thence along the northerly line thereof South 89°54'58" East, 709.36 feet; thence leaving said northerly line South 00°04'24" East, 173.50 feet; thence South 06°09'16" West, 55.30 feet; thence South 00°04'24" East, 95.00 feet; thence North 89°50'00" West, 10.00 feet; thence South 00°04'24" East, 253.00 feet; thence North 89°50'00" West, 496.00 feet; thence North 00°04'24" West, 10.00 feet; thence North 89°50'00" West, 147.00 feet; thence South 00°04'24" East, 28.83 feet; thence North 89°50'00" West, 62.13 feet, to the southeast corner of Lot 127, Delta Estates Phase 4 and 5 per filed survey 22709, Jackson County Surveyors office; thence along the easterly line of said Delta Estates Phase 4 and 5, North 00°00'50" East, 90.00 feet; thence North 89°59'48" East, 13.49 feet; thence North 00°17'06" West, 504.27 feet to the northwest corner of said Parcel 2 and the point of beginning.

John R. Pariani, PLS

SURVEY NARRATIVE:

to comply with ORS 209.250 & ORS 92
The purpose of this plat is to survey and monument a subdivision of that tract of land described in instrument number 2019-034573 Jackson County Official Records and being Parcel 2 per filed survey 22947, PLA 19-075 and as approved in tentative plat for Delta Estates, Phases 6 and 8a.

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 filed survey 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 Metollius Street between Durst Street and Owen Drive per filed survey 22709, as shown hereon.

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

Monuments were set in December, 2019.

DEFERRED MONUMENTATION STATEMENT:

All deferred monuments will be set by June 1, 2020.

John R. Pariani, PLS

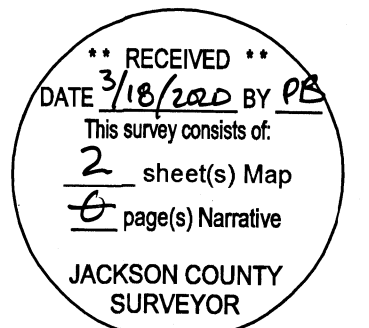
All deferred monuments are now set, see Instrument No. 2020 - 026173

of Official Records of Jackson County this 27th day of July, 2020.

Deferred Monumentation Approved:

City Surveyor

See S/N 23120



RECORDER'S CERTIFICATE:

Filed for record this 18th day of March, 2020 at 11:56 A. M., and recorded in Volume 46 of Plats on page 05 of the Records of Jackson County, Oregon

By: Christine D. Walker County Clerk
Sonya J. Morgan Deputy

APPROVALS:

All taxes, fees, assessments or other charges as required by ORS 92.095 have been paid in full as of the 18th day of March, 2020.

Janisha Dunby, Tax Collector
Date: 3-18-2020

Examined and approved as required by ORS 92.100 this 18 day of MARCH, 2020.

Assessor, Department of Assessment

Examined and approved this 19th day of March, 2020.

County Commissioner/Administrator

Examined and approved this 4th day of March, 2020.

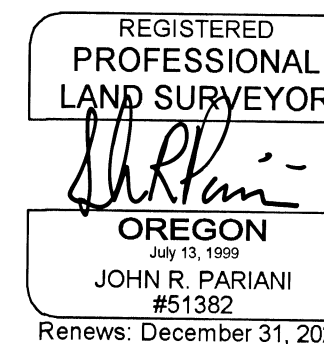
Medford Planning Department

Examined and recommended for approval this 27 day of February, 2020.

(Acting) City Engineer

Examined and recommended for approval this 25 day of FEBRUARY, 2020.

City Surveyor

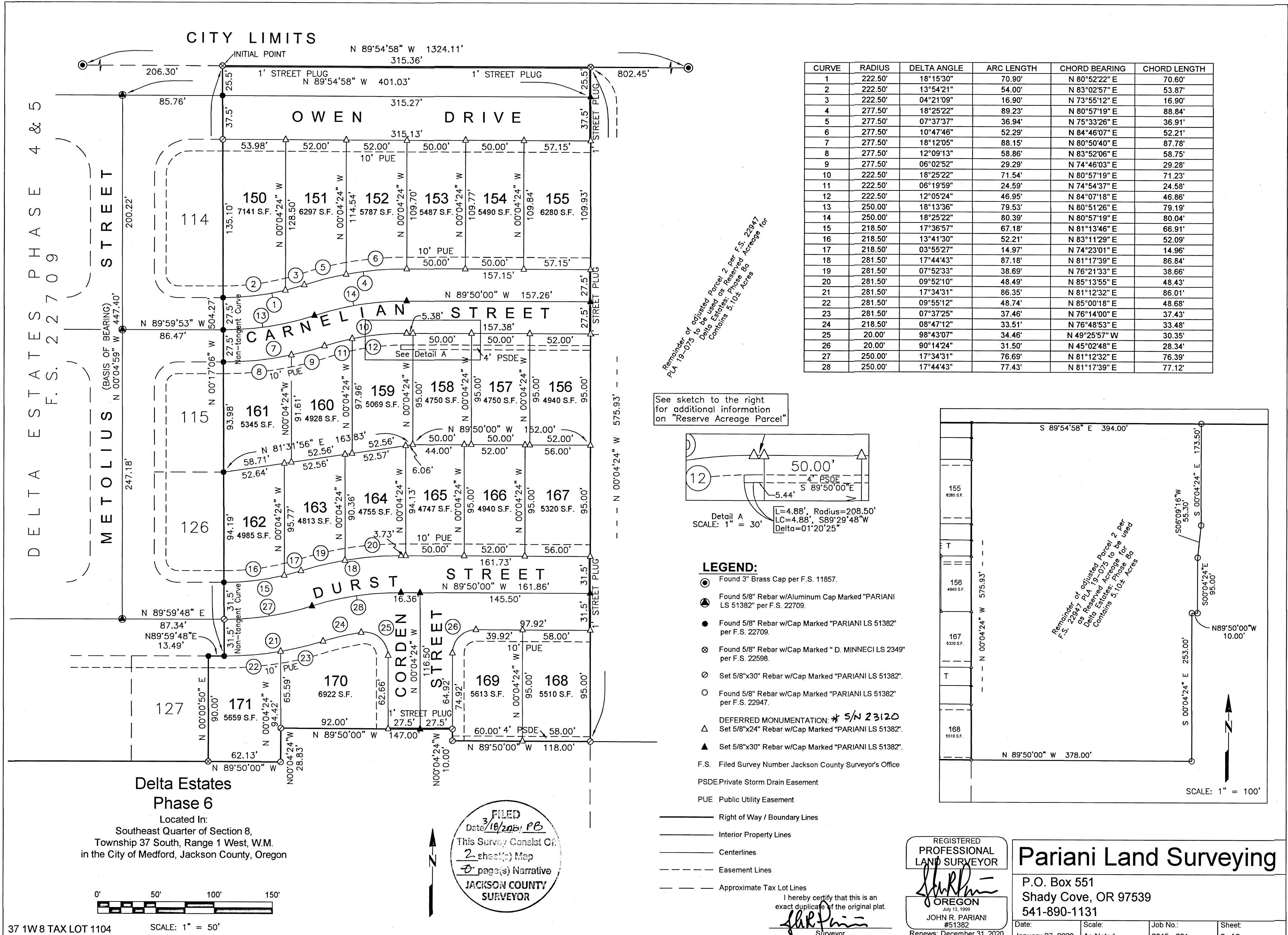


I hereby certify that this is an exact duplicate of the original plat.

Surveyor

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

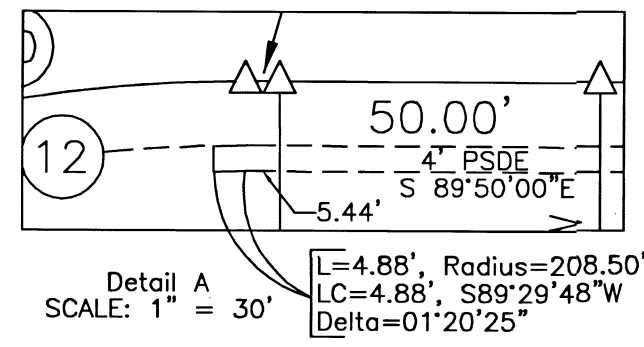
Date: January 27, 2020	Scale: N/A	Job No.: 2015 - 261	Sheet: 1 of 2
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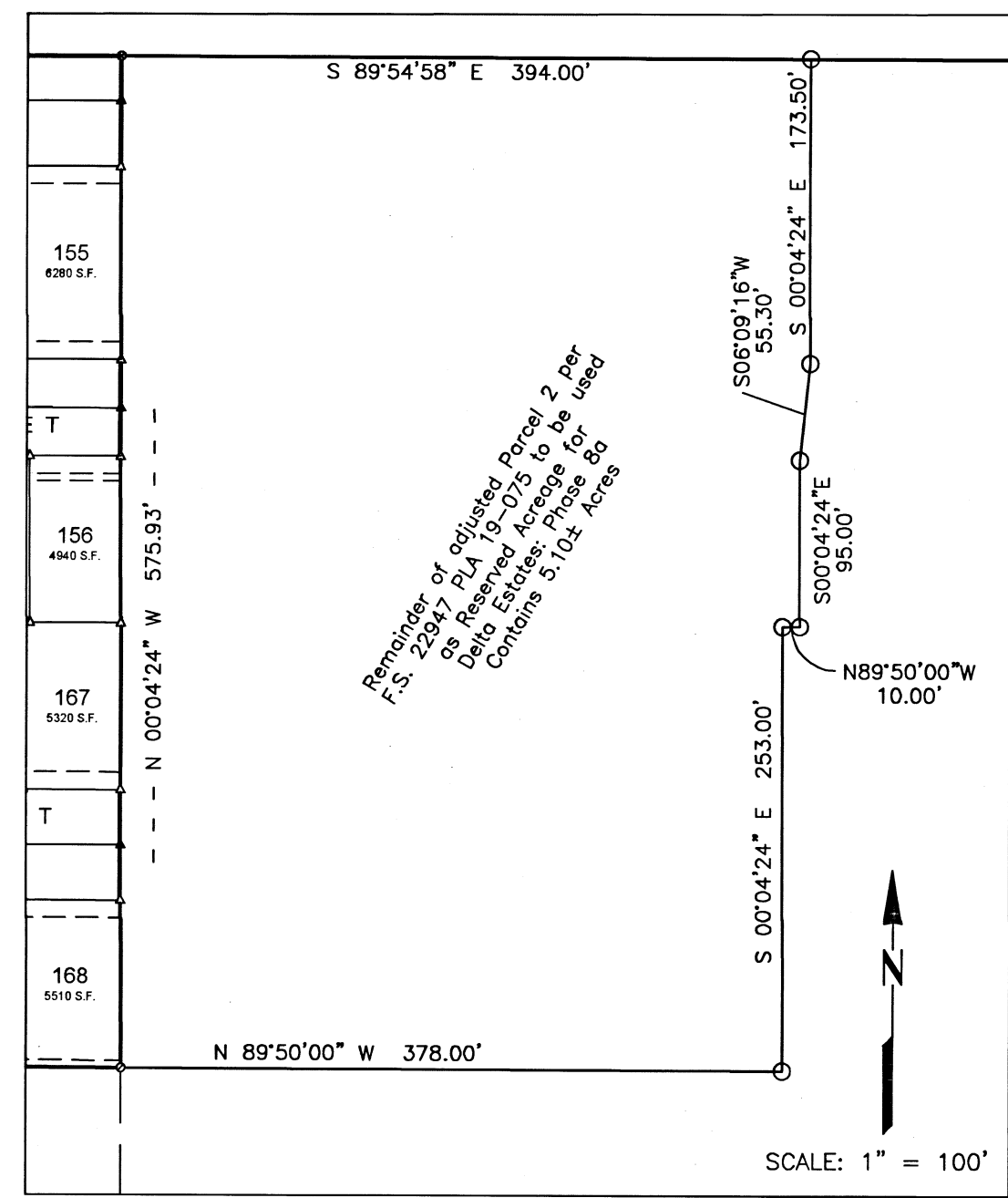
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1	222.50'	18°15'30"	70.90'	N 80°52'22" E	70.60'
2	222.50'	13°54'21"	54.00'	N 83°02'57" E	53.87'
3	222.50'	04°21'09"	16.90'	N 73°55'12" E	16.90'
4	277.50'	18°25'22"	89.23'	N 80°57'19" E	88.84'
5	277.50'	07°37'37"	36.94'	N 75°33'26" E	36.91'
6	277.50'	10°47'46"	52.29'	N 84°46'07" E	52.21'
7	277.50'	18°12'05"	88.15'	N 80°50'40" E	87.78'
8	277.50'	12°09'13"	58.86'	N 83°52'06" E	58.75'
9	277.50'	06°02'52"	29.29'	N 74°46'03" E	29.28'
10	222.50'	18°25'22"	71.54'	N 80°57'19" E	71.23'
11	222.50'	06°19'59"	24.59'	N 74°54'37" E	24.58'
12	222.50'	12°05'24"	46.95'	N 84°07'18" E	46.86'
13	250.00'	18°13'36"	79.53'	N 80°51'26" E	79.19'
14	250.00'	18°25'22"	80.39'	N 80°57'19" E	80.04'
15	218.50'	17°36'57"	67.18'	N 81°13'46" E	66.91'
16	218.50'	13°41'30"	52.21'	N 83°11'29" E	52.09'
17	218.50'	03°55'27"	14.97'	N 74°23'01" E	14.96'
18	281.50'	17°44'43"	87.18'	N 81°17'39" E	86.84'
19	281.50'	07°52'33"	38.69'	N 76°21'33" E	38.66'
20	281.50'	09°52'10"	48.49'	N 85°13'55" E	48.43'
21	281.50'	17°34'31"	86.35'	N 81°12'32" E	86.01'
22	281.50'	09°55'12"	48.74'	N 85°00'18" E	48.68'
23	281.50'	07°37'25"	37.46'	N 76°14'00" E	37.43'
24	218.50'	08°47'12"	33.51'	N 76°48'53" E	33.48'
25	20.00'	98°43'07"	34.46'	N 49°25'57" W	30.35'
26	20.00'	90°14'24"	31.50'	N 45°02'48" E	28.34'
27	250.00'	17°34'31"	76.69'	N 81°12'32" E	76.39'
28	250.00'	17°44'43"	77.43'	N 81°17'39" E	77.12'

Remainder of adjusted Parcel 2 per F.S. 22947
 PLA 19-075 to be used as Reserved Acreage for
 Delta Estates, Phase 6a
 Contains 0.10± Acres

See sketch to the right
 for additional information
 on "Reserve Acreage Parcel"



- LEGEND:**
- Found 3" Brass Cap per F.S. 11857.
 - Found 5/8" Rebar w/Aluminum Cap Marked "PARIANI LS 51382" per F.S. 22709.
 - Found 5/8" Rebar w/Cap Marked "PARIANI LS 51382" per F.S. 22709.
 - ⊗ Found 5/8" Rebar w/Cap Marked "D. MINNECI LS 2349" per F.S. 22598.
 - Set 5/8"x30" Rebar w/Cap Marked "PARIANI LS 51382".
 - Found 5/8" Rebar w/Cap Marked "PARIANI LS 51382" per F.S. 22947.
 - DEFERRED MONUMENTATION: * S/N 23120
 - △ Set 5/8"x24" Rebar w/Cap Marked "PARIANI LS 51382".
 - ▲ Set 5/8"x30" Rebar w/Cap Marked "PARIANI LS 51382".
- F.S. Filed Survey Number Jackson County Surveyor's Office
 PSDE Private Storm Drain Easement
 PUE Public Utility Easement



Delta Estates Phase 6
 Located In:
 Southeast Quarter of Section 8,
 Township 37 South, Range 1 West, W.M.
 in the City of Medford, Jackson County, Oregon

0' 50' 100' 150'
 SCALE: 1" = 50'

FILED
 Date 3/16/2020 PB
 This Survey Consist Of:
 2 sheet(s) Map
 0 page(s) Narrative
JACKSON COUNTY SURVEYOR

- Right of Way / Boundary Lines
- Interior Property Lines
- Centerlines
- - - Easement Lines
- - - Approximate Tax Lot Lines

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

REGISTERED
PROFESSIONAL LAND SURVEYOR
 JOHN R. PARIANI
 #51382
 July 13, 1999
 Renews: December 31, 2020

Pariani Land Surveying

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

Date: January 27, 2020	Scale: As Noted	Job No.: 2015 - 261	Sheet: 2 of 2
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