

MIDDLEFORK CREEK PUD, PHASE 4

Located within Section 34, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that SOUTH VIEW, LLC, an Oregon limited liability company, hereinafter referred to as DECLARANT, is the owner in fee simple of the lands as described in the "Surveyor's Certificate" herewith.

IN WITNESS WHEREOF, signed this 21 day of April, 2020.

Michael T. Mahar, Member SOUTH VIEW, LLC.

STATE OF OREGON } ss County of Jackson }

Signed or attested before me on April 21, 2020, by Michael T. Mahar as Member for SOUTH VIEW, LLC, an Oregon limited liability company.

Lori L. Britton Notary Public - Oregon

COMMISSION NO: 977471

MY COMMISSION EXPIRES: 7-29-2022

TITLE RELATED NOTES

Pursuant to a Public Records Report prepared by First American Title Insurance Company of Oregon, with an Order Number of 7169-3289093, the subject property may be subject to the following matters of record:

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

These premises are within and subject to the statutory power of the Rogue Valley Sewer Services.

These premises are situated in the Talent 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 lying within the limits of streets, roads and highways.

Deed of Trust, including the terms and conditions thereof, per Instrument Number 2016-040266, of the Official Records of Jackson County, Oregon.

Temporary Turn-Around Access and Storm Drain Easement, including the terms and provisions contained therein, per Instrument Number 2020-011701, of the Official Records of Jackson County, Oregon. (Shown)

Water Easement, including the terms and provisions contained therein, per Instrument Number 2020-012619 of the Official Records of Jackson County, Oregon. (Shown)

AFFIDAVIT OF RELEASE:

Washington Federal, as Beneficiary under that certain Deed of Trust recorded as Instrument Number 2016-040266, of the Official Records of Jackson County, Oregon, has released from lien all property being dedicated for public use as shown hereon via the Affidavit of Release recorded as Instrument Number 2020-21795 of the Official Records of Jackson County, Oregon.

SHEET INDEX

- SHEET 1: TITLE SHEET
SHEET 2: EXTERIOR BOUNDARY OF PHASE 4, RESERVE ACREAGE PHASES 1-3 AND RESERVE ACREAGE PHASES 5-7.
SHEET 3: LOTS 47-66 OF MIDDLEFORK CREEK PUD, PHASE 4.

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-18-156, LDS-18-155, ZC-18-157 & CUP-18-158).

PROCEDURE: Records utilized: Volume 587 at Page 131, Volume 587 at Page 134, of the Deed Records of Jackson County Oregon; Instrument Number 2018-035767, of the Official Records of Jackson County, Oregon; Surveys Numbered 1087, 2319, 4548, 9449, 19489 and 22687, all as filed in the office of the Jackson County Surveyor; EASTGATE ESTATES PUD, PHASES 2 AND 3, filed for record on May 5, 2016 in Volume 42 of Plats at Page 16 of the Records of Jackson County Oregon, and filed as Survey Number 21971 in the office of the Jackson County Surveyor; STONEGATE ESTATES, PHASE 2B, filed for record on July 18, 2017 in Volume 43 of Plats at Page 12 of the Records of Jackson County, Oregon, and filed as Survey Number 22291 in the office of the Jackson County Surveyor; and the Reference Map of Centerline Monuments for STONEGATE ESTATES, PHASE 2B, as on file in the City of Medford.

Equipment/Software utilized: Trimble RIO GNSS equipment, Trimble TSC3 data collector with Trimble Access Software; Trimble 57 Robotic Instruments, 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 hereon 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.

Utilizing the previous boundary resolution, established control, found monuments and set monuments performed by this firm per said Survey Number 22687, established the exterior boundary of the parent tract of land, being Tract 1 per said Instrument Number 2018-035767. From which, computed the streets, lots, reserve acreage and easements as shown hereon pursuant to the approved City of Medford File Numbers PUD-18-156, LDS-18-155, ZC-18-157 and CUP-18-158.

Established monuments, as depicted on the accompanying map, on October 30, 2019.

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 certain real property described as Tract 1 per Instrument Number 2018-035767, of the Official Records of Jackson County, Oregon, located in Section 34, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon. The exterior boundary of which is more particularly described as follows:

Commencing at the North One-quarter corner of Section 34, Township 37 South, Range 1 West of the Willamette Meridian, being South 00°00'43" West, 336.48 feet from the Southeast corner of Donation Land Claim Number 58, said Township, Range and Meridian; thence South 89°49'33" West, 30.00 feet to the westerly right-of-way of Barnett Road; thence along the westerly and southerly right-of-way of Barnett Road the following courses and distances: South 00°00'43" West, 29.94 feet and North 89°56'06" East, 571.16 feet; thence leaving said right-of-way, South 00°06'13" East, 1589.48 feet to the TRUE POINT OF BEGINNING; thence continuing, South 00°06'13" East, 1504.25 feet; thence South 00°07'01" East, 306.00 feet to the northerly right-of-way of Coal Mine Road; thence along said right-of-way, South 89°48'19" West, 603.04 feet; thence leaving said right of way, North 00°07'21" West, 787.62 feet to the southeast corner of STONEGATE ESTATES, PHASE 2B, filed on July 18, 2017 in Volume 43 at Page 12 of the Plat Records of Jackson County, Oregon, and filed as Survey Number 22291 in the office of the Jackson County Surveyor; thence along the easterly boundary thereof, North 00°07'21" West, 467.44 feet to the corner common to said STONEGATE ESTATES, PHASE 2B and EASTGATE ESTATES PUD, PHASES 2 AND 3, filed for May 5, 2016 and record in Volume 42 at Page 16 of the Plat Records of Jackson County, Oregon, and filed as Survey Number 21971 in the office of the Jackson County Surveyor; thence leaving said STONEGATE ESTATES, PHASE 2B, and along east boundary of said EASTGATE ESTATES PUD, PHASES 2 AND 3, North 00°07'21" West, 876.11 feet; thence leaving said east boundary, North 89°56'06" East, 127.26 feet; thence South 46°37'20" East, 193.30 feet; thence South 61°02'01" East, 384.60 feet to the Point of Beginning.

Robert V. Neathamer Surveyor

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

RECEIVED 6/29/20 BY RB This survey consists of: 3 sheet(s) Map 2 page(s) Narrative JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR Robert V. Neathamer OREGON JULY 19, 1994 ROBERT V. NEATHAMER 2675 Renewal Date 12/31/20

PREPARED FOR:

SOUTH VIEW, LLC. 815 ALDER CREEK DRIVE MEDFORD, OR 97504

APPROVALS:

CITY OF MEDFORD PLANNING FILE NUMBERS: PUD-18-156, LDS-18-155, ZC-18-157 & CUP-18-158

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.

Planning Director Date MAY 26, 2020 City Engineer City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of June 23rd, 2020.

Deputy Tax Collector/Deputy

Examined and approved as required by O.R.S. 92.100 this JUNE 23 day of JUNE, 2020.

AGENT Assessor/Agent

RECORDING

FILED FOR RECORD THIS 29th DAY OF June, 2020, AT 12:41 O'CLOCK P.M. AND RECORDED IN VOLUME 46 OF PLATS AT PAGE 12 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christina D. Walker County Clerk Naishi Foote Deputy

APPROVED FOR RECORDING: County Commissioner/Administrator Date 6/23/20

JACKSON COUNTY SURVEYOR'S FILE NUMBER: 23105

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: April 20, 2020 PROJECT NUMBER: 15054-4

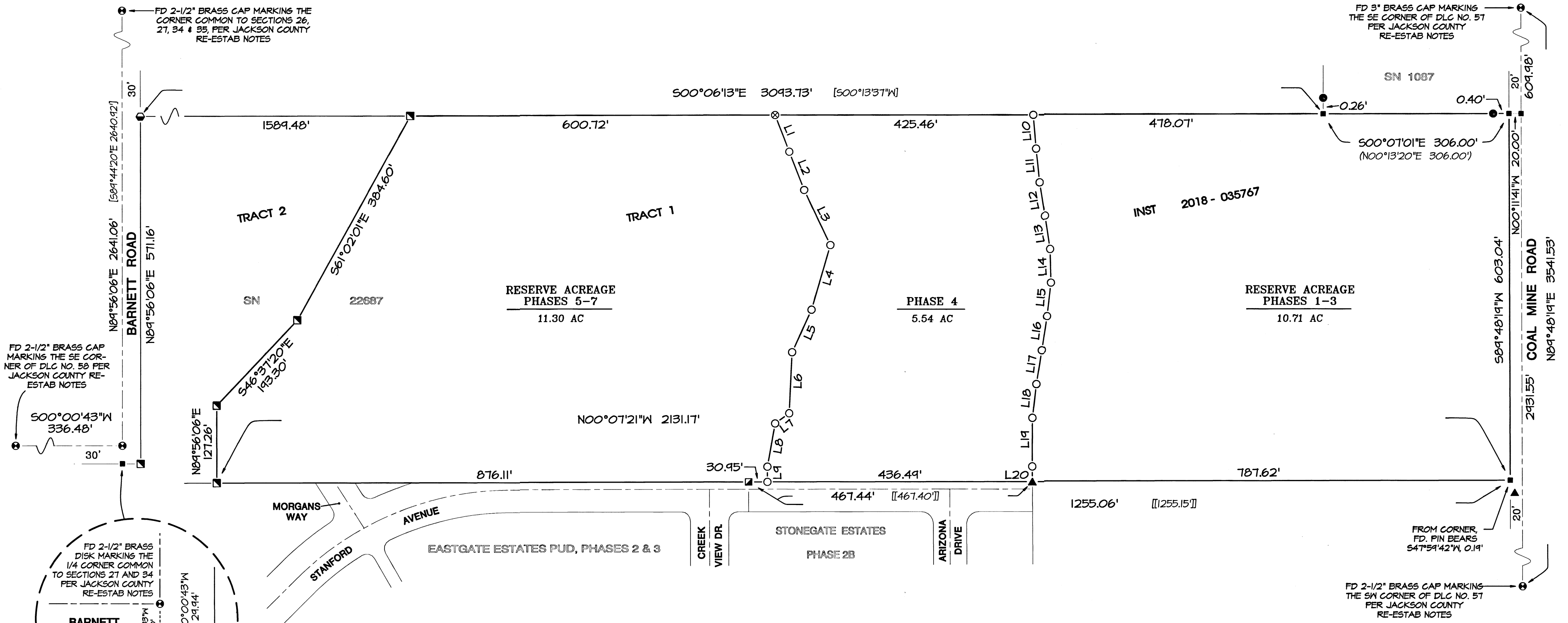
Sheet 1 of 3 © NR

MIDDLEFORK CREEK PUD, PHASE 4

Located within Section 34, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

SOUTH VIEW, LLC.
815 ALDER CREEK DRIVE
MEDFORD, OR 97504



REFER TO SHEET 3 FOR LEGEND

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

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

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

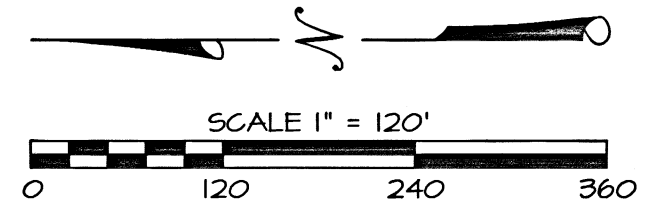
PLOT DATE: April 20, 2020 **PROJECT NUMBER:** 15054-4

Sheet 2 of 3 © NR

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S68°46'28"W	64.66'	L11	S83°55'35"W	55.64'
L2	S68°39'41"W	67.54'	L12	S81°00'37"W	56.01'
L3	S64°30'55"W	100.39'	L13	S81°12'56"W	55.98'
L4	N73°45'58"W	110.81'	L14	S88°33'21"W	55.35'
L5	N65°26'14"W	77.04'	L15	N83°25'27"W	55.72'
L6	N87°12'31"W	100.40'	L16	N81°06'45"W	56.03'
L7	N35°46'06"W	28.60'	L17	N80°46'35"W	56.08'
L8	N79°53'45"W	72.25'	L18	N83°13'05"W	55.74'
L9	S89°52'39"W	25.00'	L19	N89°51'15"W	80.00'
L10	S85°17'34"W	55.69'	L20	S89°38'21"W	25.00'

**** RECEIVED ****
DATE 10/29/20 BY PB
This survey consists of:
3 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 12/31/20



MIDDLEFORK CREEK PUD, PHASE 4

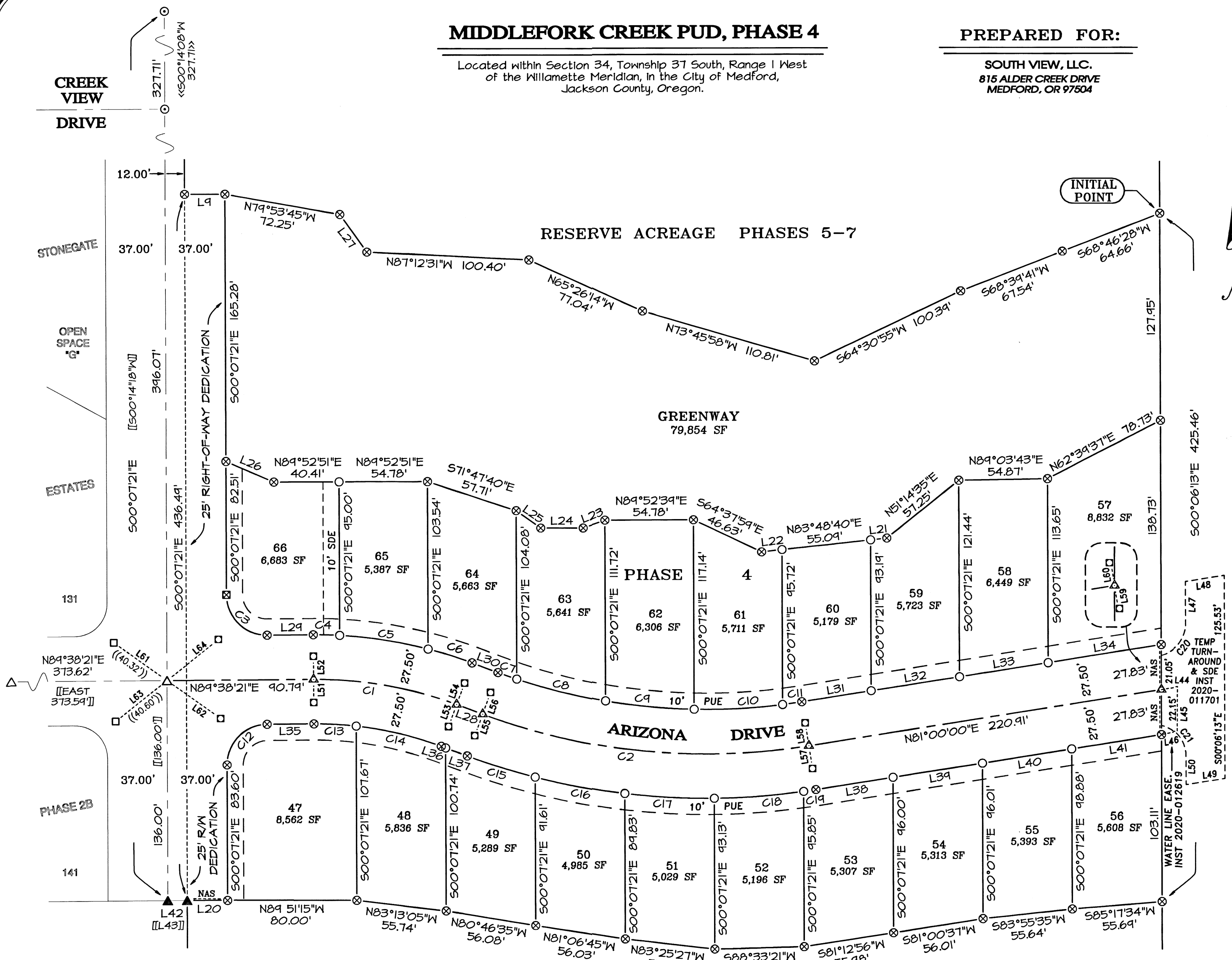
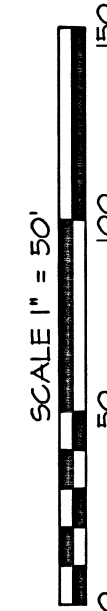
Located within Section 34, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

SOUTH VIEW, LLC.
815 ALDER CREEK DRIVE
MEDFORD, OR 97504

LEGEND:

- Indicates a set 5/8-inch diameter by 24 inches long iron pin with a plastic cap marked "NEATHAMER SURVEYING".
- ⊗ Indicates a set 5/8-inch diameter by 30 inches long iron pin with a plastic 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 5/8-inch diameter by 30 inches long iron pin with an aluminum cap marked "NEATHAMER SURVEYING".
- Indicates a set 0.40 shell casing in concrete.
- Indicates a found 5/8-inch diameter iron pin per SN 1087.
- Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "RLS 759", per SN 4548.
- Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "R. BATH LS 1069", or as noted hereon, per SN 9444.
- Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "NEATHAMER SURVEYING", per SN 19489 or SN 22687.
- Indicates a found aluminum cap marked "NEATHAMER SURVEYING", per SN 21971.
- △ Indicates a found aluminum cap marked "HOFFBUHR & ASSOCIATES", per SN 22291.
- ▲ Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "HOFFBUHR & ASSOCIATES", per SN 21740 or SN 22291.
- Indicates a found lead plug and tack per the Reference Map of Centerline Monuments for Stonegate Estates, Phase 2B.
- Indicates a found brass cap as noted hereon.
- Indicates a computed position, nothing found or set.
- INST Indicates an instrument recorded by number pursuant to the Official Records of Jackson County, Oregon.
- NAS Indicates a 1.00-foot wide Non-Access Strip.
- PUE Indicates a Public Utility Easement.
- SDE Indicates a Public Storm Drain Easement.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- () Indicates record data per Survey Number 1087.
- [] Indicates record data per Survey Number 9444.
- << >> Indicates record data per Survey Number 21971.
- [[]] Indicates record data per Survey Number 22291.
- (()) Indicates record data per the Reference Map of Centerline Monuments for Stonegate Estates, Phase 2B.



BASIS OF BEARINGS:

Geodetic North referenced to the NAD83 2011 (Epoch 2010.00) datum. Refer to Survey Narrative for complete description.

RESERVE ACREAGE PHASES 1-3

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	20°42'45"	250.00'	40.37'	S80°00'16"E	84.88'	C12	89°45'42"	25.00'	39.17'	N44°45'30"E	35.28'
C2	29°21'06"	400.00'	204.91'	S84°19'27"E	202.68'	C13	06°44'02"	222.50'	26.15'	S86°59'38"E	26.13'
C3	90°14'18"	25.00'	34.37'	S45°14'30"E	35.43'	C14	13°58'43"	222.50'	54.28'	S76°38'15"E	54.15'
C4	03°22'20"	271.50'	16.33'	S88°40'29"E	16.33'	C15	05°53'52"	427.50'	44.01'	S72°35'50"E	43.99'
C5	11°27'57"	271.50'	55.33'	S81°15'20"E	55.44'	C16	07°33'22"	427.50'	56.38'	S79°19'27"E	56.34'
C6	05°52'28"	271.50'	28.45'	S72°35'08"E	28.44'	C17	07°26'04"	427.50'	55.47'	S86°49'10"E	55.43'
C7	01°53'26"	372.50'	12.29'	S70°35'37"E	12.29'	C18	07°26'29"	427.50'	55.52'	N85°44'34"E	55.48'
C8	08°42'03"	372.50'	56.57'	S75°53'21"E	56.51'	C19	01°01'19"	427.50'	7.63'	N81°30'40"E	7.62'
C9	08°28'28"	372.50'	55.10'	S84°28'36"E	55.04'	C20	75°52'36"	20.00'	26.44'	N37°50'05"E	24.54'
C10	08°26'36"	372.50'	54.84'	N87°03'52"E	54.84'	C21	75°52'28"	20.00'	26.44'	N38°02'32"W	24.54'
C11	01°50'34"	372.50'	11.98'	N81°55'17"E	11.98'						

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

Robert V. Neathamer
Surveyor

**** RECEIVED ****
DATE 4/29/20 BY PB
This survey consists of:
3 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Robert V. Neathamer
OREGON JULY 19, 1994 ROBERT V. NEATHAMER 2675
Renewal Date 12/31/20

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L21	S83°48'40"W	10.11'	L43	WEST	12.00'
L22	S83°48'40"W	12.75'	L44	N81°00'00"E	10.00'
L23	S70°49'23"W	14.09'	L45	S00°15'20"W	27.50'
L24	S89°55'41"W	26.30'	L46	S78°55'30"W	9.84'
L25	N54°35'42"W	18.63'	L47	N00°06'13"W	25.83'
L26	N66°44'07"W	32.24'	L48	N81°00'00"E	24.24'
L27	S35°46'06"E	28.60'	L49	S81°02'40"W	24.24'
L28	S69°38'54"E	17.16'	L50	N00°06'18"W	17.68'
L29	N89°38'21"E	28.57'	L51	S00°21'39"E	14.33'
L30	S69°38'54"E	17.16'	L52	N00°21'39"W	14.23'
L31	N81°00'00"E	43.43'	L53	S20°21'06"W	14.42'
L32	N81°00'00"E	55.44'	L54	N20°21'06"E	14.18'
L33	N81°00'00"E	55.53'	L55	S20°21'06"W	14.18'
L34	N81°00'00"E	70.81'	L56	N20°21'06"E	14.25'
L35	N89°38'21"E	29.01'	L57	S09°00'00"E	14.30'
L36	S69°38'54"E	2.86'	L58	N09°00'00"W	14.28'
L37	S69°38'54"E	14.30'	L59	S09°00'00"E	14.40'
L38	N81°00'00"E	48.38'	L60	N09°00'00"W	14.22'
L39	N81°00'00"E	56.01'	L61	N54°38'23"W	40.33'
L40	N81°00'00"E	56.01'	L62	S54°38'23"E	40.67'
L41	N81°00'00"E	56.21'	L63	S51°32'03"W	40.62'
L42	S89°38'21"W	12.00'	L64	N51°32'03"E	40.70'

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: April 20, 2020 **PROJECT NUMBER:** 15054-4

Sheet 3 of 3 © NR