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 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 (5' wide) over Lot 234 and Lot 235 for the benefit of Lot 233, 234 and 235.

* Private Storm Drain Easement (5' wide) over Lot 221 for the benefit of Lot 221 and Lot 222.

* Public Utility Easement (10' wide) along all dedicated street frontages.

hereby designate said subdivision as Delta Estates, Phase 8A.		
in witness whereof, I have set our hand and seal this <u>151</u> day of _	July	, 2020.

Brookfield Holdings (Hayden II) LLC

ACKINOVYLEDGEIVIEN	ACKNOWLEDGE	MENT
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County of Jackson) New York

instrument to be his voluntary act and deed.

as Instrument No. 2020 - **29 7 8 9**

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. Also, no direct vehicular access from Lot 214 and Lot 215 to Carnelian Street.

Subject to Declaration of Covenants, Conditions and Restrictions, recorded this 20 day of ANGUST _____, 2020

TITLE REPORT

The following encumbrances noted in Amerititle Subdivision Guarantee Title Report, Report, File Number 361378AM and dated May 20, 2020, either does not affect the subject property or is ambiguous in nature as to accurately draft on this plat.

Item 2: City liens, if any, of the City of Medford.

Item 3: City liens, if any, of the City of Medford Utility Department.

Item 5: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Medford Irrigation District.

Item 6: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Rogue River Valley Irrigation District.

Item 7: PacifiCorp Easement does not affect the subject property. (Bk 257, Pg 458) Item 8: PacifiCorp Easement does not affect the subject property (Bk 510, Pg 88)

Item 9: Restrictive Covenants (Instrument. No. 2014-024351 & 2014-024352)

Item 10: Public Storm Water Easement, Blanket Coverage (Partition Plat No. P-26-2014)

Delta Estates - Phase 8A

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

SURVEY FOR:

Hayden Homes LLC, 2464 SW Glacier Place, Ste. 110 Redmond, OR 97756

SURVEY BY:

Pariani Land Surveying 17 South Platt Street, Suite A Eagle Point, OR 97524

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:

A portion of that property described in instrument number 2019-034573, Jackson County Official Records and shown as "Remainder of Adjusted Parcel 2, per filed survey 22947 PLA 19-075 to be used as Reserve Acreage of Delta Estates: Phase 8a" shown on filed survey 23045 Jackson County Surveyors office.

11 row

SURVEY NARRATIVE: to comply with ORS 209.250 & ORS 92

Purpose:

The purpose of this plat is to subdivide into 24 lots and monument a portion of that tract of land described in instrument number 2019-034573.

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.

Procedure:

Utilizing the found property corners set for the reserve acreage parcel per Official Plat of Delta Estates, Phase 6 and filed as FS 23045 Jackson County Surveyor's Records to control the boundary.

Roadway center lines of Owen Drive, Carnelian Street and Durst Street from said Phase 6 were extended to intersect the east boundary of Phase 8A. Property corners fit well with their respective record positions and were subsequently held to control the boundaries as shown. Some of those monuments set per Delta Estates Phase 6 were destroyed during construction of Phase 8a and were re-set in there respective record positions.

The basis of bearing for this project is the center line of Metolius Street as shown on filed survey 23045,

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

Monuments were set as of May, 2020

DATE **2/20/20** BY **F** DEFERRED MONUMENTATION STATEMENT: This survey consists of: ____ sheet(s) Map All deferred monuments will be set by August 1, 2020. page(s) Narrative R 8-20-22 JACKSON COUNTY SURVEYOR John R. Pariani, PLS All deferred monuments are now set, see Instrument of Official Records of Jackson County this Deferred Monumentation Approved: Sity Surveyor

RECEIVED

RECORDER'S CERTIFICATE:

Filed for record this 20 day of	, 2020 at $_$: $25~ ho$ $_{ ext{M.}}$, and
recorded in Volume, of Plats on page	of the Records of Jackson County_Orego
By: Christing D. Walker County Clerk	Sorya J. Morgan

APPROVALS:

All taxes,	fees,	assessments	or other charge	s as required by	ORS 92.095 have been paid	in full as of
the <u>12</u>	_ day	of Augus	st	, 2020	o.	

metrum	08/12/20
Tax Collector	Date

amined and approved as required b	y ORS 92.100 this 12	day of August	, 2020.

Olly Tumpn, agent Assessor, Department of Assessment	

Examined and approved this 20 day of August	2020

Examined and approved this 24 S/ALL Medford Planning Department

Examined and recommended for approval this 21 day of JULY

Examined and recommended for approval this 15 day of ______

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

REGISTERED **PROFESSIONAL** LAND SURVEYOR

MAThi **OREGON** JOHN R. PARIANI #51382

Pariani Land Surveying

17 South Platt Street, Suite A Eagle Point, Oregon 97524

JOHN R. PARIANI	541-890-	113
#51382	Date:	Sc
Renews: December 31, 2020	luna 25, 2020	N/

June 25, 2020

2015 - 261

37 1W 8 TAX LOT 1104

1 of 2

37S 1W 08 T.L. 1101

RECEIVED ATE <u>& zoho</u> BY 🕰 Delta Estates Phase 8A This survey consists of: 2_ sheet(s) Map Located In: 🍎 page(s) Narrative Southeast Quarter of Section 8, Township 37 South, Range 1 West, Willamette Meridian JACKSON COUNTY SURVEYOR in the City of Medford, Jackson County, Oregon Length Radius Delta Chord Bearing 89'50'34" 28.25' 90'09'26" 28.32' 90'14'24" 28.34' 89'45'36" 28.22' 89'45'36" 28.22' 90'14'24" 28.34' 90'14'24" 28.34' 31.36' 20.00' S44'59'41"E N45°00'19"E 20.00 S45'02'48"W N44'57'12"W S44'57'12"E 31.50' | 20.00 31.33' 20.00' 31.33' 20.00' 31.50' 20.00' 31.50' 20.00' 31.50' 20.00' 31.33' 20.00' 31.50' 20.00' 37 1W 8, TL 1400 N44°57'12"W SKINNER STEVEN W INITIAL LIMITS POINT Basis of Bearing: N 89°54'58" W 394.00' R=N 89°54'58" DRIVE OWEN N89*54'58"W N 89°54'58" W, 394.00' **△** √ 315.27′ 198.50' 203.50' 190.50' Owner: 37.5 ∞ Delta Water Properties, LLC P.O. Box 430 Medford, Oregon 97501 PUE 40.05' 50.00 51.00' **Survey For:** Hayden Homes, LLC 2464 SW Glacier Place, Suite 110 27.5 27.5 Redmond, Oregon 97756 Survey By: 155 216 Pariani Land Surveying 10558 Hwy 62, Suite B-1 5722 S.F. 6435 S.F. Eagle Point, Oregon 97524 6446 S.F. 5518 S.F. 7290 S.F. 10' PUE 39.92' 52.00 51.00' 40.08 66.00 STREET CARNELIAN N89°50'00"W **△** √ 157.26′ N 89°50'00" W 190.50 195.50' N 89°50'00" W LEGEND: _10' PUE 52.00' 51.00' 40.08 45.92' 52.00 Found 5/8" Rebar w/Aluminum Cap Marked "PARIANI LS 51382" per F.S. 23045. Ш Found 5/8" Rebar w/Cap Marked " D. MINNECI LS 2349" -5' Wide PSDE 219 9 4940 S.F. 156 Set 5/8"x30" Rebar w/Cap Marked "PARIANI LS 51382". Y **DEFERRED MONUMENTATION:** 5615 S.F. 4940 S.F. Set 5/8"x24" Rebar w/Cap Marked "PARIANI LS 51382" 00.04 249.00 9 10, S Set 5/8"x30" Rebar w/Cap Marked "PARIANI LS 51382". 0 N 89'50'00" W 170.00' ₽ | | 89°50'00" W 163.00' Record Data per Filed Survey Number 23045 S 52.00' 52.00' 66.00' Pha F.S. Filed Survey Number Jackson County Surveyor's Office 51.00 52.00 60.00 60.00' 50.00' 50.00' 575.93 PSDE Private Storm Drain Easement PUE Public Utility Easement `, 75.08 Right of Way / Boundary Lines 00.04'24' 167 00.04'24" 225 4940 S.F. 226 4750 S.F. Interior Property Lines 4750 S.F. 4845 S.F. 5613 S.F. 5615 S.F. -- - Centerlines S Z te Easement Lines 0 ∑ PUE 39.92' — — Approximate Tax Lot Lines 10' Ø 51.00' 52.00' 40.08 50.00' 10' PUE 50.00' St 142.92' STREET DURST N8<mark>ฺ9*</mark>50'00"พ $\overline{\mathbf{m}}$ 161.86 N 89°50'00" W, 190.50 31.50 N 89°50'00" W, 187.50' Ha 126.50 $\overline{\Phi}$ Ш 40.08 10' PUE 50.00' 51.00 39.92' 10' ×.50 .0. 231 *5,40,00 4750 S.F. .00 233 168 5615 S.F. 4940 S.F. 5613 S.F. 4750 S.F. 1 51.00' 27.5 <u>5</u>2.00' 60.00' 60.00' 50.00 50.00' 1' STREET PLUG ·5' Wide PSDE N 89°50'00" W, 378.00' R=N 89*50'00" W, 378.00' Remainder of Parcel 3, P-24-2018 to be used as Reserved Acreage for Delta Estates: Phase 8b & 9 Contains 14.66± Acres REGISTERED **PROFESSIONAL** Pariani Land Surveying LAND SURVEYOR I hereby certify that this is an exact dupliques of the original plat. 17 South Platt Street, Suite A Non **OREGON** Eagle Point, Oregon 97524 120 JOHN R. PARIANI 541-890-1131 #51382 Renews: December 31, 2020 Job No.: Sheet:

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June 25, 2020