

### 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

#### 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.

I hereby designate said subdivision as Delta Estates, Phase 8A.

In witness whereof, I have set our hand and seal this 1st day of July, 2020.

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

#### ACKNOWLEDGEMENT:

New York  
State of Oregon ) S.S:  
County of Jackson New York

This certifies that on this 1st day of July, 2020, that before me, a Notary Public, personally appeared Andrew Brausa and acknowledged the foregoing instrument to be his voluntary act and deed.

[Signature]  
Notary Signature  
Commission No. \_\_\_\_\_

Notary Public - Oregon  
My Commission Expires \_\_\_\_\_

**BRIAN B KO**  
Notary Public-State of New York  
No. 01K06371841  
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 AUGUST, 2020 as Instrument No. 2020-029789.

#### 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)

#### 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 for Delta Estates: Phase 8a" shown on filed survey 23045 Jackson County Surveyors office.

[Signature]  
John R. Pariani, PLS

#### 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 their respective record positions.

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

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

Monuments were set as of May, 2020.

#### DEFERRED MONUMENTATION STATEMENT:

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

John R. Pariani, PLS

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

of Official Records of Jackson County this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Deferred Monumentation Approved:

City Surveyor

\*\* RECEIVED \*\*  
DATE 8/10/20 BY [Signature]  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

#### RECORDER'S CERTIFICATE:

Filed for record this 20th day of August, 2020 at 1:25 P.M., and

recorded in Volume 46, of Plats on page 17 of the Records of Jackson County, Oregon

By: [Signature] County Clerk  
[Signature] Deputy

#### APPROVALS:

All taxes, fees, assessments or other charges as required by ORS 92.095 have been paid in full as of

the 12 day of August, 2020.

[Signature] Tax Collector  
08/12/20 Date

Examined and approved as required by ORS 92.100 this 12 day of August, 2020.

[Signature] Assessor, Department of Assessment

Examined and approved this 20th day of August, 2020.

[Signature]  
County Commissioner/Administrator

Examined and approved this 24 day of July, 2020.

[Signature]  
Medford Planning Department

Examined and recommended for approval this 21 day of JULY, 2020.

[Signature]  
City Engineer

Examined and recommended for approval this 15 day of JULY, 2020.

[Signature]  
City Surveyor

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

[Signature]  
Surveyor

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
July 13, 1999  
JOHN R. PARIANI  
#51382  
Renews: December 31, 2020

### Pariani Land Surveying

17 South Platt Street, Suite A  
Eagle Point, Oregon 97524  
541-890-1131

Date: June 25, 2020	Scale: N/A	Job No.: 2015 - 261	Sheet: 1 of 2
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