#### DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that that DAN/STEVE HOLDINGS, LLC, an Oregon limited liability company, James L. Lowman and Magna O. Carrico-Lowman, Trustees of THE LOWMAN REVOCABLE TRUST, hereinafter referred to as DECLARANT, are the owners in fee simple of the lands as described in the "Surveyor's Certificate" herewith. The Declarant has caused this tract of land to be surveyed and platted into lots, street rights-of-way, a greenway and easements, and hereby designates this subdivision as HORSE ARENA SUBDIVISION, PHASE 2. and nereby designates this subdivision as HOKSE AKENA SUBDIVISION, PHASE 2. Declarant hereby dedicates Arena Drive, Juanipero Way, Packhorse Street, Quarter Lane, Wrangler Street, the 7.50-foot wide and the 17.00-foot wide strips of land along Coal Mine Road to the City of Medford for right-of-way purposes. Declarant also hereby dedicates to the City of Medford, the Greenway and those areas described as a 1.00-foot wide Non-Access Strip. By the approval of this plat, the City of Medford declares that upon dedication of the extension of the affected streets, said Non-Access strips shall be dedicated for public street purposes. Declarant hereby dedicates for public use those areas designated as Public Utility Easements; a Path Easement being over, under, through and across Lot 38; a 15.00foot wide Storm Drain and Sanitary Sewer Easement being over, under, through and across Lot 37; those Storm Drain Easements being over, under through and across Lot 36 and Lot 41; and a Sidewalk Easement being over, under, through and across Lot 43. The 5.00-foot Public Utility Easement being over, under, through and across the northerly portion of Lot 21 shall be shared with a private storm drain which is located within the easement area. Declarant hereby creates a 5.00-foot wide Private Storm Drain Easement being over, under through and across Lots 22 and 23 for the use and benefit of Lot 13 and Lots 22 through 24; and a 20.00-foot wide Minimum Access Easement being over, under, through and across Lot 14 for the use and benefit of Lots 13 through 15. Maintenance of said Minimum Access Easement shall be shared equally with the owners of Lots 13 through 15. HORSE ARENA SUBDIVISION, PHASE 2 is subject to the Declaration of Covenants, Conditions and Restrictions per Instrument Number 2021-01704, of the Official Records of Jackson County, Oregon

IN WITNESS WHEREOF, signed this <u>I</u> day of <u>March</u>, 2021. Ban Mahar, Member DAN/STEVE HOLDINGS, LLC. Magna O. Carrico-Lowman, Trustee James LL/Lowman, Trustee THE LOWMAN REVOCABLE TRUST THE LOWMAN REVOCABLE TRUST STATE OF OREGON ) County of Jackson) Signed or attested before me on <u>March II</u>, 2021, by Dan Mahar as Member for DAN/STEVE HOLDINGS, LLC., an Oregon limited liability company. andrea Hogenson NOTARY PUBLIC-OREGON (PRINTED NAME) (SIGNATURE) MY COMMISSION EXPIRES: 6-18-24 STATE OF OREGON County of Jackson) Signed or attested before me on March 11, 2021, by James L. Lowman as Trustee for THE LOWMAN REVOCABLE TRUST. andrea Hogenson NOTARY PUBLIC-OREGON (PRINTED NAME) (SIGNATURE) COMMISSION NO.: 1000922 MY COMMISSION EXPIRES: 6-18-24 STATE OF OREGON ) County of Jackson) Signed or attested before me on March 11, 2021, by Magna O. Carrico-Lowman as Trustee for THE LOWMAN REVOCABLE TRUST. andrea Hogenson NOTARY PUBLIC-OREGON (PRINTED NAME) (SIGNATURE) MY COMMISSION EXPIRES: 6-18-24

# HORSE ARENA SUBDIVISION, PHASE 2

A re-plat of RESERVE ACREAGE FUTURE GREENWAY and RESERVE ACREAGE FUTURE PHASE 2 of HORSE ARENA SUBDIVISION, PHASE I, being located within Donation Land Claim No. 57 in the North One-half of the Southwest One-quarter of Section 34, Township 37 South, Range I West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

### PREPARED FOR:

DAN/STEVE HOLDINGS, LLC. THE LOWMAN REVOCABLE TRUST P. O. BOX 4428 MEDFORD OREGON, 97501

## 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 Number LDS-17-139).

lons and as approved by the City of Medford Planning Commission (File Number: LD3-11-134).

PROCEDURE: Records utilized: Instruments Numbered 2015-035813, 2017-014866, 2020-046353 and 2021-??????? of the Official Records of Jackson County, Oregon; Survey Number 19489, as filed in the office of the Jackson County Surveyor; STONEGATE ESTATES, PHASE 2A, recorded June 17, 2015, in Volume 41 of Plats at Page 6 of the Records of Jackson County, Oregon, and filed as Survey Number 21740, in the office of the Jackson County Surveyor; STONEGATE ESTATES, PHASE 2B, recorded 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; HORSE ARENA SUBDIVISION, PHASE 1, filed for record on October 2, 2019, and recorded in Valume 45 of Plats at Page 22 of the Records of Jackson County, Oregon, and filed as Survey Volume 45 of Plats at Page 22, of the Records of Jackson County, Oregon, and filed as Survey Number 22922 in the office of the Jackson County Surveyor; and Jackson County re-establishment notes on file in the office of the Jackson County Surveyor.

Equipment/software utilized: Trimble S7 robotic instrument, Trimble SXIO robotic and scanning instrument, Trimble TSC3 data collector with Trimble Access software; Trimble Business Center and Trimble Terramodel.

Utilizing the previous boundary resolution, established control, found monuments and set monuments performed by this firm per said Surveys Numbered 19489 and 22922, established the exterior boundary of the parent tracts of land, being RESERVE ACREAGE FUTURE GREENWAY and RESERVE ACREAGE FUTURE PHASE 2 OF HORSE ARENA SUBDIVISION, PHASE I (Survey Number 22922). From which, computed the streets, lots, greenway and easements as shown hereon pursuant to the approved City of Medford File Number LDS-17-139.

Established monuments, as depicted on the accompanying map, on January 21, 2021.

# 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

All those certain real properties described as RESERVE ACREAGE FUTURE GREENWAY and RESERVE ACREAGE FUTURE PHASE 2 of HORSE ARENA SUBDIVISION, PHASE I, filed for record on October 2, 2019, and recorded in Volume 45 of Plats at Page 22, of the Records of Jackson County, Oregon, and filed as Survey Number 22922 in the office of the Jackson County Surveyor, being located within Donation Land Claim No. 57 in the North One-half of the Southwest One-quarter of Section 34, Township 37 South, Range I West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

Plut V. Neathaun Ps

## AFFIDAVIT OF RELEASE:

I hereby certify that this is

an exact copy of the original.

Khut V. Neathamer

Surveyor

Evergreen Federal Bank, as Beneficiary under that certain Deed of Trust recorded as Instrument Number 2020-011998, 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 2021-017042, of the Official Records of Jackson County, Oregon.

# **APPROVALS:** CITY OF MEDFORD PLANNING FILE NUMBER: LDS-17-139

I certify that, pursuant to the authority granted in Ordinance No. 5785, of the City Medford Municipal Code, that this plat is hereby approved.

4-6-21

Date

Examined and approved this 31 day of MARCH City Surveyo

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095

Examined and approved as required by O.R.S. 92.100 this \_\_\_\_\_ day of ADRIL Assessor/Adent

RECORDING

FILED FOR RECORD THIS 16 DAY OF Antil O'CLOCK A.M. AND RECORDED IN VOLUME 47 of plats at page 07 of

THE RECORDS OF JACKSON COUNTY, OREGON.

APPROVED FOR RECORDING:

County Commissioner/

————- SHEET INDEX———

Administrator

SHEET I: TITLE SHEET

SHEET 2: LOTS 13 - 44 OF HORSE ARENA SUBDIVISION, PHASE 2

SHEET 3: DETAILS AND CENTERLINE REFERENCE POINT LINE TABLE

SHEET 4: NOTES, LEGEND, LINE AND CURVE TABLES

23317 JACKSON COUNTY SURVEYOR'S FILE NUMBER:

PREPARED BY:

REGISTERED

**PROFESSIONAL** 

LAND SURVEYOR

Rhut V. Newthoner

OREGON
JULY 19, 1994
ROBERT V. NEATHAMER

2675

Renewal Date 12/31/22

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: January 27, 2021

PROJECT NUMBER: 05011-P2

Sheet I of 4 (C) NR

Jackson County Assessor's Map No: 37 IW 34, Tax Lots 2301 and 2300; 37 IW 34CA, Tax Lots 112 and 200

Drawing N:WSI Projects\PacTrend\050II-PI\_Dan-Steve Holdings, LLC, Phase I\050II-PI & P2\_FP-CS.pro

\*\* RECEIVED \*\*

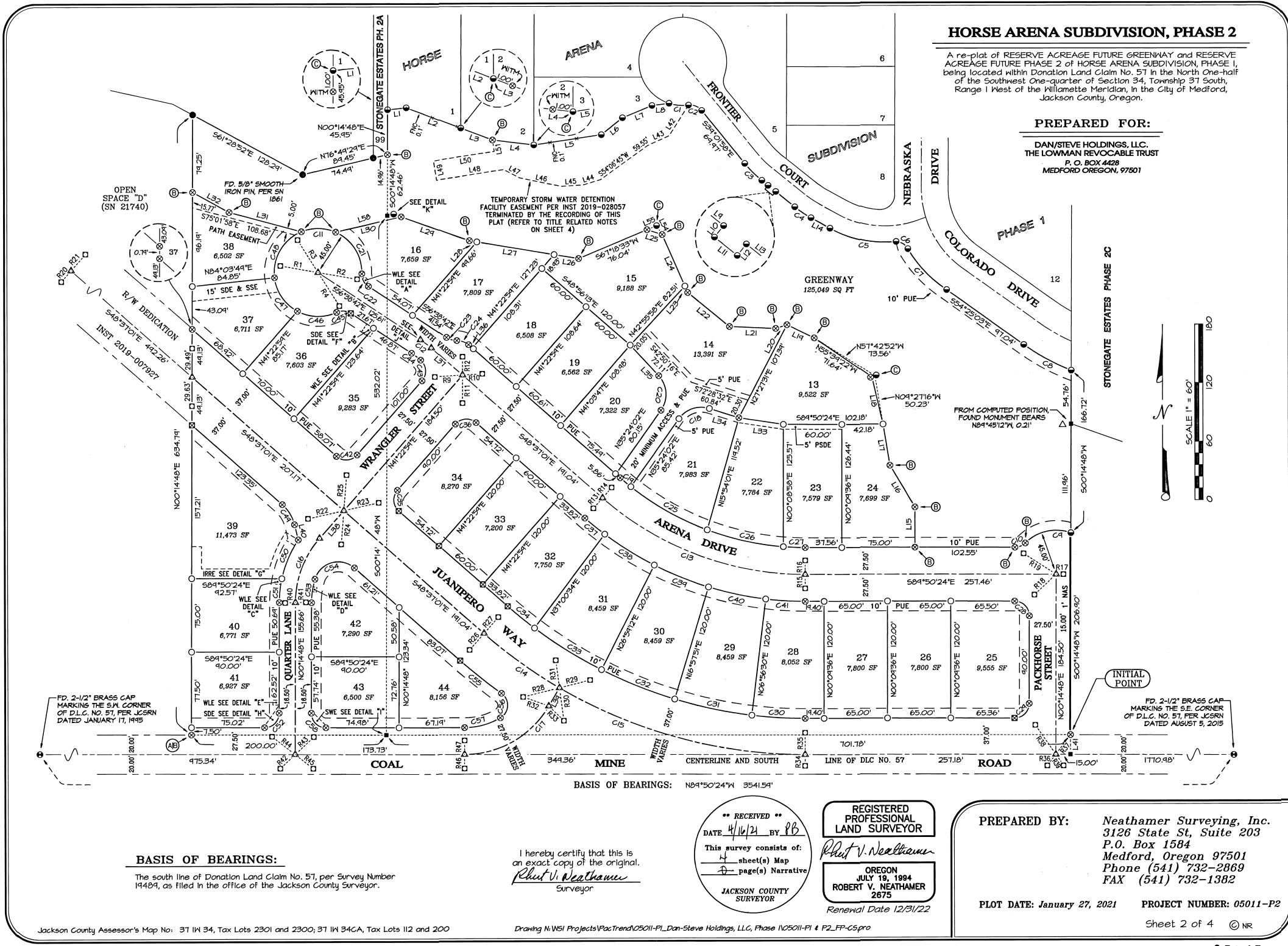
DATE 4/16/21 BY B

This survey consists of:

\_sheet(s) Map

page(s) Narrative

JACKSON COUNTY

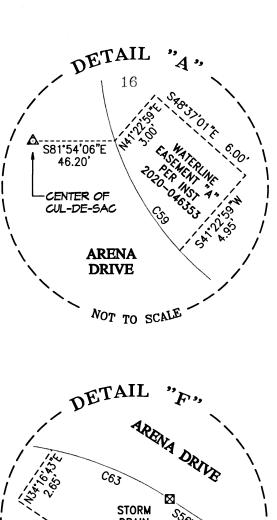


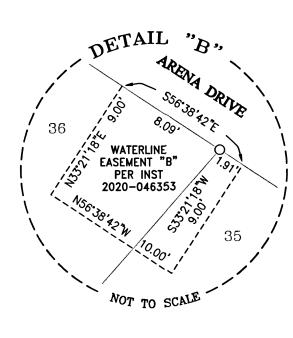
# HORSE ARENA SUBDIVISION, PHASE 2

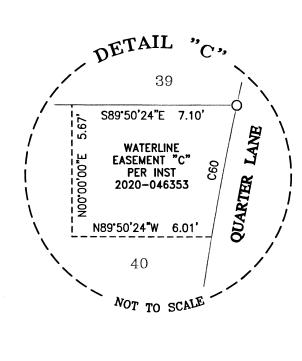
A re-plat of RESERVE ACREAGE FUTURE GREENWAY and RESERVE ACREAGE FUTURE PHASE 2 of HORSE ARENA SUBDIVISION, PHASE I, being located within Donation Land Claim No. 57 in the North One-half of the Southwest One-quarter of Section 34, Township 37 South, Range I West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

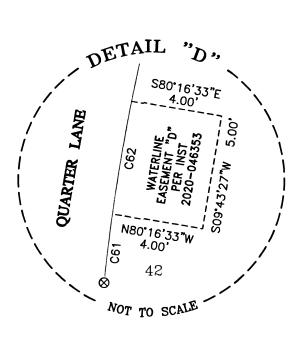
# PREPARED FOR:

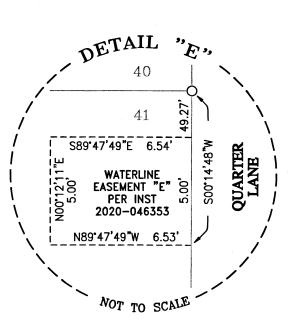
DAN/STEVE HOLDINGS, LLC. THE LOWMAN REVOCABLE TRUST P. O. BOX 4428 MEDFORD OREGON, 97501

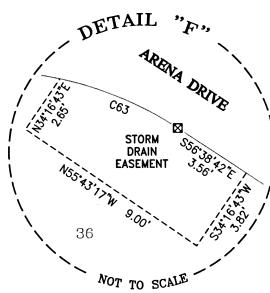


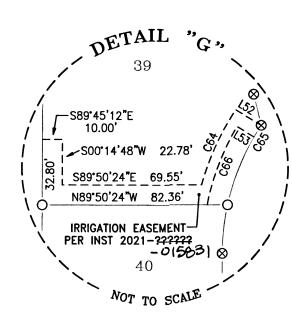


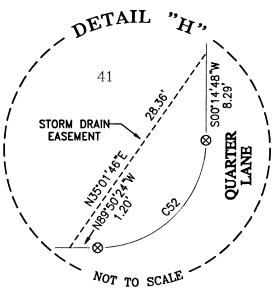


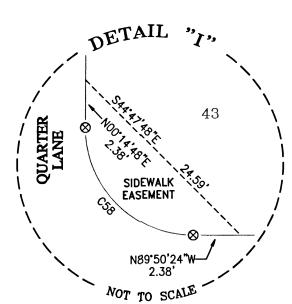


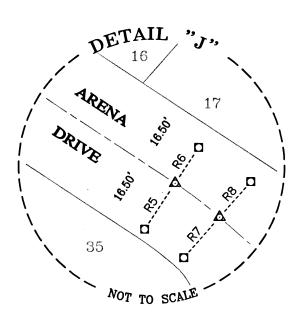












BASIS OF BEARINGS:

Children in the bitting a child build inch	CENTERLINE	REFERENCE	POINT	LINE	<b>TABLE</b>
--	------------	-----------	-------	------	--------------

CEN	IERLINE R.	CLCKEN	C.	e Pu	INI LINE	IADLE
LINE	BEARING	DISTANCE		LINE	BEARING	DISTANCE
RI	N80°05'21"W	39.29'		R25	NO4°35'02"E	36.50'
R2	580°05'21"E	40.70'		R26	541°23'02"W	22.37'
R3	N32°23'40"W	39.22'		R27	N41°23'02"E	22.32'
R4	532°23'40"E	43.32'		R28	S75°59'14"W	38.36'
<b>R</b> 5	533°21'12"W	15.85'		R29	N75°59'14"E	32.52'
R6	N33°21'12"E	10.67'		R30	507°28'51"E	34.06'
R7	541°22'21"W	15.11'		R3I	NO7°28'51"W	28.52'
R8	N41°22'21"E	11.77'		R32	N70°28'50"W	27.89'
R9	586°39'28"W	28.38'		R33	545°23'31"E	21.59'
RIO	N86°39'28"E	20.22'		R34	500°09'41"W	11.45'
RII	500°06'47"W	28.76'		R35	NOO°09'41"E	22.26
RI2	NOO°06'47"E	18.75'		R36	537°08'32"W	14.28'
RI3	541°23'20"W	14.22'		R37	N37°08'32"E	25.02'
RI4	N41°23'20"E	14.18'		R38	N34°53'06"W	36.67'
RI5	500°09'47"W	14.26'		R39	534°53'06"E	13.95'
RI6	NO0°09'47"E	14.24'		R40	588°04'21"W	15.78'
RI7	589°50'24"E	7.43'		R41	N88°04'21"E	10.77
RI8	546°56'00"W	30.53'		R42	546°50'13"W	20.85'
RI9	N57°29'23"W	39.55'		R43	N46°50'13"E	26.24'
R20	541°22'51"W	6.18'		R44	N52°16'41"W	29.92'
R21	N41°22'51"E	22.30'		R45	552°16'41"E	23.44'
R22	S77°21'44"W	37.69'		R46	500°09'35"W	14.25'
R23	N77°21'44"E	36.71'		R47	NOO°09'35"E	14.26
R24	504°35'02"W	34.73'	, '			

DETAIL 157-0-156 16 NOT TO SCALE

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

Phut V. Neathann

Surveyor

\*\* RECEIVED \*\* /DATE 4/16/21\_BY PB This survey consists of: sheet(s) Map \_\_\_\_\_page(s) Narrative/ JACKSON COUNTY SURVEYOR

Drawing N: WSI Projects\PacTrend\0501I-PI\_Dan-Steve Holdings, LLC, Phase I\0501I-PI & P2\_FP-CS.pro

REGISTERED PROFESSIONAL LAND SURVEYOR Rant V. Neutrann

OREGON
JULY 19, 1994
ROBERT V. NEATHAMER 2675 Renewal Date 12/31/22

PREPARED BY:

Neathamer Surveying, Inc. 3126 State St, Suite 203 P.O. Box 1584 Medford, Oregon 97501

The south line of Donation Land Claim No. 57, per Survey Number

19489, as filed in the office of the Jackson County Surveyor.

Phone (541) 732-2869 FAX (541) 732-1382

PLOT DATE: January 27, 2021

PROJECT NUMBER: 05011-P2

Sheet 3 of 4  $\bigcirc$  NR

Jackson County Assessor's Map No: 37 IW 34, Tax Lots 2301 and 2300; 37 IW 34CA, Tax Lots II2 and 200

#### CURVE TABLE

		·			
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
Cl	25°44'31"	45.00'	20.22'	584°29'37"E	20.05'
C2	58°19'54"	15.00'	15.27'	568°11'55"E	14.62'
<i>C</i> 3	12°08'24"	116.50'	24.68'	945°06'10"E	24.64'
C4	09°51'24"	116.50'	20.04'	556°06'04"E	20.02'
<i>C</i> 5	34°31'49"	116.50'	70.21'	578°17'40"E	69.15'
C6	56°25'45"	15.00'	14.77'	958°31'15"E	14.18'
CT	25°48'42"	129.50'	58.34'	543°23'59"E	57.85'
C8	13°59'33"	227.50'	55.56'	561°24'49"E	55.42'
C9	64°27'30"	45.00'	50.63'	577°29'19"W	48.00'
CIO	44°54'02"	15.00'	11.75'	567°42'35"W	11.46'
CII	46°08'19"	45.00'	36.24'	N89°14'38"W	35.27'
CI2	08°01'41"	100.00	14.01'	952°37'52"E	14.00'
CI3	41°13'23"	315.50'	226.99'	569°13'43"E	222.13'
C14	10°56'32"	500.00'	95.49'	954°05'17"E	95.34'
C15	30°16'50"	500.00'	264.25'	574°41'59"E	261.18'
C16	41°08'11"	100.00'	71.80'	N20°48'54"E	70.26'
CIT	59°43'10"	100.00'	104.23'	N60°18'01"E	99.58'
CIB	72°07'26"	28.00'	35.25'	N71°27'45"E	32.97'
C19	02°49'42"	288.00'	14.22'	550°01'52"E	14.22'
C20	78°14'19"	28.00'	38.23'	503°43'07"E	35.33'
C2I	67°51'40"	45.00'	53.30'	532°14'38"E	50.24'
C22	58°19'54"	15.00'	15.27'	S27°28'45"E	14.62'
C23	32°03'22"	20.00'	11.19'	572°40'23"E	11.04
C24	40°05'03"	20.00'	13.99'	568°39'33"E	13.71'
C25	17°58'18"	288.00'	90.34'	560°25'53"E	89.97'
C26	15°57'32"	288.00'	80.22'	577°23'48"E	79.96'
C27	04°27'50"	288.00'	22.44'	587°36'29"E	22.43'
C28	90°05'12"	15.00'	23.58'	S44°47'48"E	21.23'
C29	89°54'48"	15.00'	23.54'	S45°12'12"W	21.20'
C30	06°46'54"	463.00'	54.80'	N86°26'57"W	54.77'
C31	10°01'21"	463.00'	80.99'	N78°02'50"W	80.89'
C32	10°01'21"	463.00'	80.99'	N68°01'28"W	80.89'
C33	10°01'21"	463.00'	80.99'	N58°00'07"W	80.89'
C34	04°22'25"	463.00'	35.34'	N50°48'14"W	35.33'
<i>C</i> 35	90°00'00"	15.00'	23.56'	NO3°37'01"W	21.21'
C36	90°00'00"	15.00'	23.56'	N86°22'59"E	21.21'
C37	04°22'25"	343.00'	26.18'	950°48'14"E	26.18'
C38	10°01'21"	343.00'	60.00'	958°00'07"E	59.92'
C39	10°01'21"	343.00'	60.00'	568°01'28"E	59.92'
C40	10°01'21"	343.00'	60.00'	578°02'50"E	59.92'
	06°46'54"			<del></del>	
C41		343.00'	40.60'	586°26'57"E	40.57'
C42	90°00'00"	15.00'	23.56'	586°22'59"W	21.21'
C43	90°00'00"	15.00'	23.56'	503°37'01"E	21.21'
C44	08°01'41"	83.50'	11.70'	552°37'52"E	11.69'
C45	58°19'54"	15.00'	15.27'	S85°48'40"E	14.62'
C46	53°09'45"	45.00'	41.75'	588°23'44"E	40.27'
C47	54°59'12"	45.00'	43.19'	534°19'16"E	41.55'
C48	74°30'53"	45.00'	58.52'	530°25'46"W	54.49'
C49	34°57'36"	40.00'	24.41'	531°08'13"E	24.03'
C50	21°22'31"	116.50'	43.46'	S22°58'55"W	43.21'
C51	12°02'52"	116.50'	24.50'	506°16'14"W	24.45'
<i>C</i> 52	89°54'48"	15.00'	23.54'	S45°12'12"W	21.20'
C53	16°39'48"	83.50'	24.28'	N08°34'42"E	24.20'
C54	114°28'23"	25.00'	<b>4</b> 9.95'	N74°08'47"E	42.05'
C55	<i>0</i> 5°45'34"	537.00'	53.98'	551°29'48"E	53.96'
C56	114°08'15"	15.00'	29.88'	502°41'33"W	25.18'
C57	30°23'56"	72.50'	38.47'	574°57'38"W	38.02'
C58	90°05'12"	15.00'	23.58'	N44°47'48"W	21.23'
C59	24°17'05"	15.00'	6.36'	N30°34'33"W	6.31'
C60	02°50'09"	116.50'	5.77'	510°52'35"W	5.77'
C61	07°45'42"	83.50'	11.30'	NO4°07'40"E	11.30'
C62	03°25'53"	83.50'	5.00'	NO9°43'27"E	5.00'
C63	21°19'22"	15.00'	5.58'	567°18'23"E	5.55'
C64	18°04'01"	131.50'	41.47'	N24°23'54"E	41.29'
C65	03°22'57"	116.50'	6.88'	531°58'42"W	6.88'
	19°04'03"	126.50'	42.10'	520°51'22"W	41.90'
C66	1-1 0-100	120.00	72.10	JEU JIZZ M	71.70

#### LINE TABLE

LINE	BEARING	DISTANCE
LI	N84°09'01"E	19.281
L2	569°18'19"E	59.58'
L3	569°18'19"E	34.79'
<u>L4</u>	583°04'28"E	42.69'
L5	N81°32'25"E	70.00'
L6	N51°33'51"E	27.80'
L7	N67°29'35"E	32.79'
L8	N82°37'04"E	17.62'
L9	551°10'22"E	8.21'
LIO	538°49'38"W	5.00'
LII	551°10'22"E	10.00'
LI2	N38°49'38"E	5.00'
LI3	551°10'22"E	25.10'
LI4	561°01'46"E	22.24'
LI5	NOO°09'36"E	41.32'
LI6	N30°42'19"W	50.05'
LI7	NO9°27'16"W	42.76'
LIB	NI3°07'34"W	49.72'
LI9	N64°01'34"W	30.97'
L20	571°52'53"W	12.15'
L2I	N87°32'28"W	47.52'
L22	N50°50'38"W	55.14'
L23	N23°39'36"W	7.18'
L24	N23°39'36"W	57.73'
L25	N72°31'23"W	16.34'
L26	N80°37'32"W	25.59'
L27	N80°37'32"W	80.33'
L28	N80°37'32"W	7.67'
L29	N70°26'21"W	74.02'
L30	576°56'01"W	69.07'
L3I	N75°01'58"W	76.74'
L32	N61°09'52"W	42.74'
L33	N81°29'34"W	46.12'
L34	N72°28'32"W	31.73'
L35	N42°50'16"W	42.94'
L36	548°37'01"E	4.02'
L37	548°37'01"E	42.50'
L38	N41°22'59"E	37.77'
L39	N30°26'26"E	21.59'
L40	513°39'25"E	16.03'
		20.00'
L41	NOO°14'48"E	
L42	532°24'45"W	36.90'
L43	565°42'46"W	24.30'
L44	572°42'31"W	19.00'
L45	586°51'21"W	22.70'
L46	N78°19'23"W	43.48'
L47	N62°31'11"W	18.391
L48	581°16'30"W	69.39'
L49	NO8°43'30"W	20.00'
L50	N81°16'30"E	62.86'
L5I	NO8°43'30"W	11.68'
L52	558°24'46"E	15.01
L53	N58°24'46"W	10.00'
L54	N32°21'56"W	10.69'
L55	567°18'33"W	10.69'
	N70°26'21"W	9.04'
L56		
L57	572°23'58"W	5.99'
L58	572°23'58"W	55.66'
	-	

#### TITLE RELATED NOTES

Pursuant to a Public Records Report prepared by First American Title Insurance Company of Oregon, with an Order Number of 7169-3480019, the subject property may be subject to the following matters of record:

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

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 subject property is no longer subject to the levies and assessments imposed by said District pursuant to Instrument Numbers 2019-025485 and 2019-025486, of the Official Records of Jackson County, Oregon).

These premises are within and subject to the statutory powers of Roque Valley Sewer Services.

The herein described property has been disqualified from special assessment as farm use land and is currently assessed at true cash (market) value. ORS 308A.083 et seq. provides that if the property is converted to a use inconsistent with its return to farm purposes, potential tax in the amount of \$1,548.30 will become due and payable.

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

Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Unnamed Creek.

Any adverse claim based upon the assertion that some portion of said land has been removed from or brought within the boundaries thereof by an avulsive movement of the Unnamed Creek or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion

Irrigation Easement, including terms and provisions thereof, per Volume 130 at Page 124, of the Deed Records of Jackson County, Oregon. (No canals are located within the boundaries of the subject property).

Power Easement, including terms and provisions thereof, per Volume 513 at Page 416 of the Deed Records of Jackson County, Oregon. (Exact location not given).

Telecommunication Easements, including terms and provisions thereof, per Instruments Numbered 93-22702, 93-22703, and 93-26079, of the Deed Records of Jackson County, Oregon. (Exact location not given).

Any rights, interest or claims which may exist or arise by reason of the fence along the west, south and east boundary do not follow the property lines as shown on the plat for Horse Arena Subdivision, Phase I. (Said fence lines have been removed during the construction of Phase 2).

Notes and restrictions per Horse Arena Subdivision, Phase I, according to the official plat thereof.

Restrictive Covenants, including the terms and provisions thereof, per Instrument Number 1998-10360, of the Official Records of Jackson County, Oriegon.

The Temporary Storm Water Detention Facility Easement, including the terms and provisions contained therein, per Instrument Number 2019-028057, of the Official Records of Jackson County, Oregon. The dedication of the Greenway contained in the Declaration and shown on Sheet 2 of this plat satisfies the termination clause contained within said instrument, thus terminating the easement.

Deed of Trust, including the terms and conditions thereof, per Instrument Number 2020-011998, of the Official Records of Jackson County, Oregon.

Water Easement, including the terms and provisions thereof, per Instrument Number 2020-046353, of the Official Records of Jackson County, Oregon. (Shown).

# NOTES:

I hereby certify that this is

an exact copy of the original.

Surveyor

- Indicates the Initial Point of Horse Arena Subdivision Phase I.
- Indicates an original monument destroyed due to recent construction, replaced as shown hereon.
- Indicates monument has been destroyed due to recent construction.

\*\* RECEIVED \*\*

DATE 4/16/21 BY PB

This survey consists of:

\_sheet(s) Map

\_\_page(s) Narrative/

JACKSON COUNTY

# HORSE ARENA SUBDIVISION, PHASE 2

A re-plat of RESERVE ACREAGE FUTURE GREENWAY and RESERVE ACREÀGE FUTURE PHASE 2 OF HORSE ARENA SUBDIVISION, PHASE I, being located within Donation Land Claim No. 57 in the North One-half of the Southwest One-quarter of Section 34, Township 37 South, Range I West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

#### PREPARED FOR:

DAN/STEVE HOLDINGS, LLC. THE LOWMAN REVOCABLE TRUST P. O. BOX 4428 MEDFORD OREGON, 97501

#### LEGEND:

- O Indicates a set 5/8-inch diameter by 24 inches long iron pin with a plastic cap marked "NEATHAMER SURVEYING".
- $\otimes$  Indicates a set 5/8-inch diameter by 30 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 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 0.40 shell casing in concrete or asphalt.
- Indicates a found 5/8-inch diameter iron pin with a cap marked "NEATHAMER SURVEYING", per SN 19128 or as noted.
- $\Delta$  Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "HOFFBUHR & ASSOC. INC." per SN 21740.
- Indicates a found 5/8-inch diameter iron pin with a cap marked "NEATHAMER SURVEYING", per SN 22922.
- 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.
- IRRE Indicates an Irrigation Easement.
- NAS Indicates a 1.00-foot wide Non-Access Strip.
- PUE Indicates a Public Utility Easement.
- Indicates a Private Storm Drain Easement.
- Indicates a Storm Drain Easement
- Indicates the number of square feet within a closed area.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- SSE Indicates a Sanitary Sewer Easement.
- SWE Indicates a Sidewalk Easement
- WITM Indicates a Witness Monument.
- WLE Indicates a Water Line Easement
- —x— Indicates the centerline of an existing fence.
- Indicates the distance and which side from the boundary line that the centerline of an existing fence line is located.

## BASIS OF BEARINGS:

The south line of Donation Land Claim No. 57, per Survey Number 19489, as filed in the office of the Jackson County Surveyor.

PREPARED BY:

REGISTERED

**PROFESSIONAL** 

LAND SURVEYOR

that I Neathann

OREGON JULY 19, 1994

ROBERT V. NEATHAMER

Renewal Date 12/31/22

2675

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: January 27, 2021

PROJECT NUMBER: 05011-P2

Sheet 4 of 4 ONR

Drawing N: WSI Projects\PacTrend\050II-PI\_Dan-Steve Holdings, LLC, Phase I\050II-PI & P2\_FP-C5.pro