

HORSE ARENA SUBDIVISION, PHASE 2

A re-plot of RESERVE ACREAGE FUTURE GREENWAY and RESERVE ACREAGE FUTURE PHASE 2 of HORSE ARENA SUBDIVISION, PHASE 1, 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 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

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. Declarant hereby dedicates Arena Drive, Juanipero Way, Packhorse Street, Quarter Lane, Wrangler Street, the 750-foot wide and the 1700-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 100-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 15.00-foot 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 500-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 500-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 2021-017041, 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 of Medford Municipal Code, that this plat is hereby approved.

[Signature] Planning Director

4-6-21 Date

Examined and approved this 31 day of MARCH 2021

[Signature] City Engineer

[Signature] City Surveyor

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).

PROCEDURE: Records utilized: Instruments Numbered 2015-035813, 2017-014866, 2020-046353 and 2021-222222 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 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 SX10 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 1 (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.

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of April 15th, 2021.

[Signature] Tax Collector/Deputy

Examined and approved as required by O.R.S. 92.100 this 15 day of

APRIL 2021. [Signature] Assessor/Agent

RECORDING

FILED FOR RECORD THIS 16th DAY OF April, 2021, AT 9:44 O'CLOCK A.M. AND RECORDED IN VOLUME 47 OF PLATS AT PAGE 07 OF THE RECORDS OF JACKSON COUNTY, OREGON.

[Signature] County Clerk [Signature] Deputy

APPROVED FOR RECORDING: [Signature] County Commissioner/Administrator Date 4/15/21

IN WITNESS WHEREOF, signed this 11 day of March, 2021.

[Signature] Dan Mahar, Member DAN/STEVE HOLDINGS, LLC.

[Signature] James L. Lowman, Trustee THE LOWMAN REVOCABLE TRUST

[Signature] Magna O. Carrico-Lowman, Trustee THE LOWMAN REVOCABLE TRUST

STATE OF OREGON } ss County of Jackson }

Signed or attested before me on March 11, 2021, by Dan Mahar as Member for DAN/STEVE HOLDINGS, LLC., an Oregon limited liability company.

[Signature] Andrea Hogenson NOTARY PUBLIC-OREGON (PRINTED NAME) [Signature] (SIGNATURE)

COMMISSION NO.: 1000922

MY COMMISSION EXPIRES: 6-18-24

STATE OF OREGON } ss County of Jackson }

Signed or attested before me on March 11, 2021, by James L. Lowman as Trustee for THE LOWMAN REVOCABLE TRUST.

[Signature] Andrea Hogenson NOTARY PUBLIC-OREGON (PRINTED NAME) [Signature] (SIGNATURE)

COMMISSION NO.: 1000922

MY COMMISSION EXPIRES: 6-18-24

STATE OF OREGON } ss County of Jackson }

Signed or attested before me on March 11, 2021, by Magna O. Carrico-Lowman as Trustee for THE LOWMAN REVOCABLE TRUST.

[Signature] Andrea Hogenson NOTARY PUBLIC-OREGON (PRINTED NAME) [Signature] (SIGNATURE)

COMMISSION NO.: 1000922

MY COMMISSION EXPIRES: 6-18-24

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 those certain real properties described as RESERVE ACREAGE FUTURE GREENWAY and RESERVE ACREAGE FUTURE PHASE 2 of HORSE ARENA SUBDIVISION, PHASE 1, 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 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

[Signature] Robert V. Neathamer Surveyor

AFFIDAVIT OF RELEASE:

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.

I hereby certify that this is an exact copy of the original. [Signature] Surveyor

RECEIVED DATE 4/16/21 BY EB This survey consists of: 4 sheet(s) Map 0 page(s) Narrative JACSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR [Signature] OREGON JULY 19, 1994 ROBERT V. NEATHAMER 2675 Renewal Date 12/31/22

SHEET INDEX SHEET 1: 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

JACKSON COUNTY SURVEYOR'S FILE NUMBER: 23317

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: January 27, 2021 PROJECT NUMBER: 05011-P2

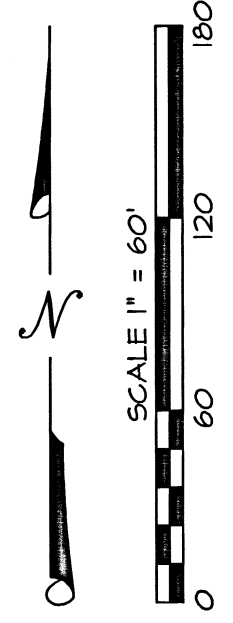
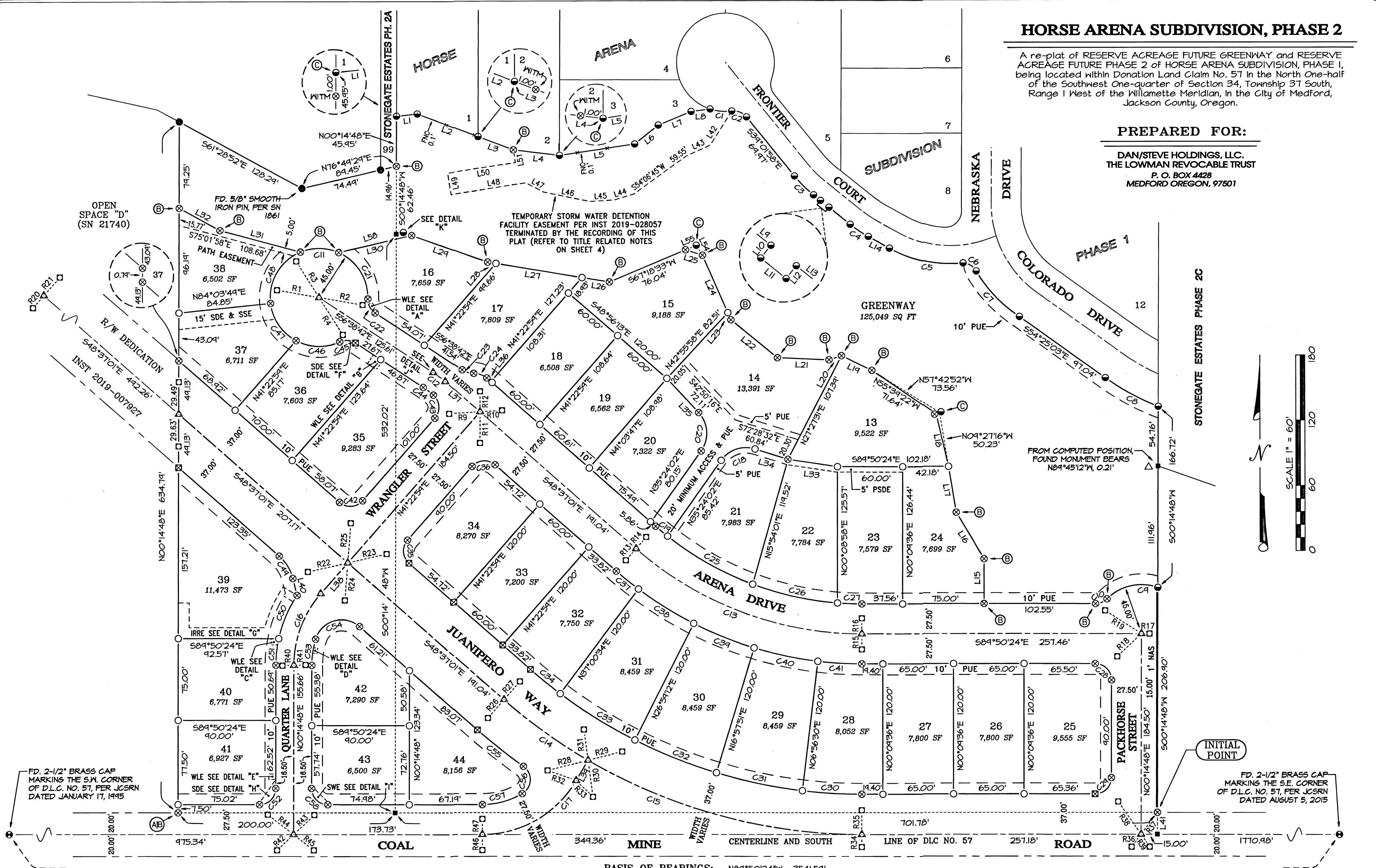
Sheet 1 of 4 © NR

HORSE ARENA SUBDIVISION, PHASE 2

A re-plot of RESERVE ACREAGE FUTURE GREENWAY and RESERVE ACREAGE FUTURE PHASE 2 of HORSE ARENA SUBDIVISION, PHASE 1, 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 1 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: N89°50'24"W 3541.59'

BASIS OF BEARINGS:
The south line of Donation Land Claim No. 57, per Survey Number 14489, as filed in the office of the Jackson County Surveyor.

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

**** RECEIVED ****
DATE 4/16/21 BY PB
This survey consists of:
4 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Rhut V. Neathamer
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
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: January 27, 2021 PROJECT NUMBER: 05011-P2

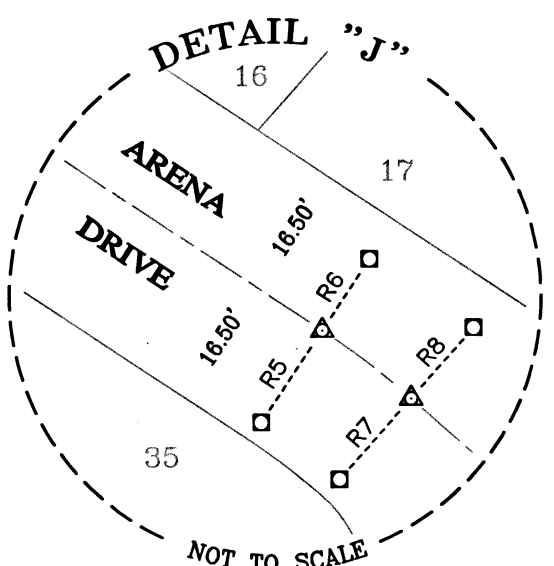
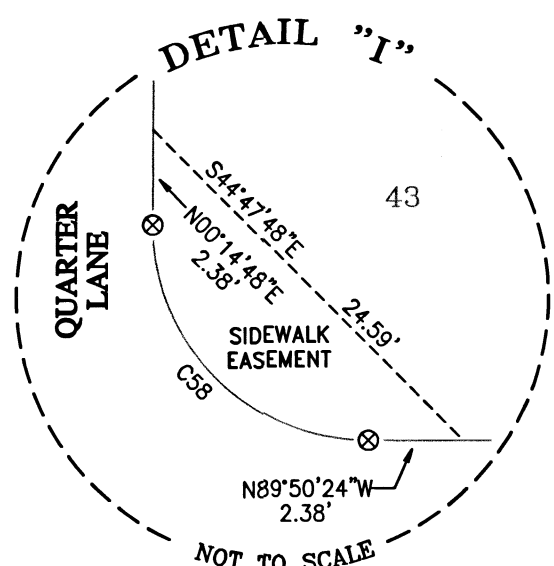
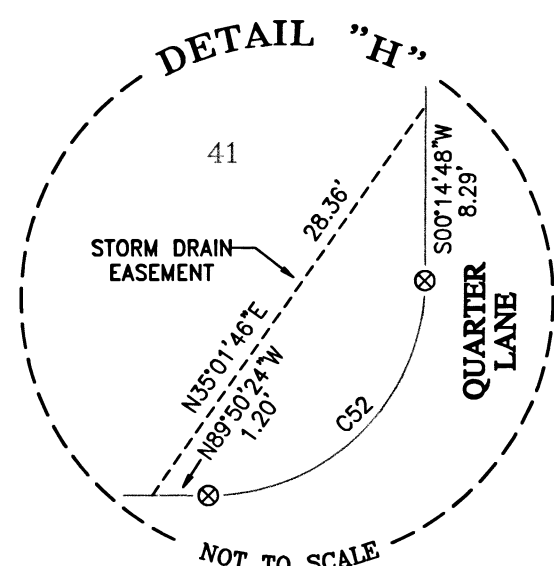
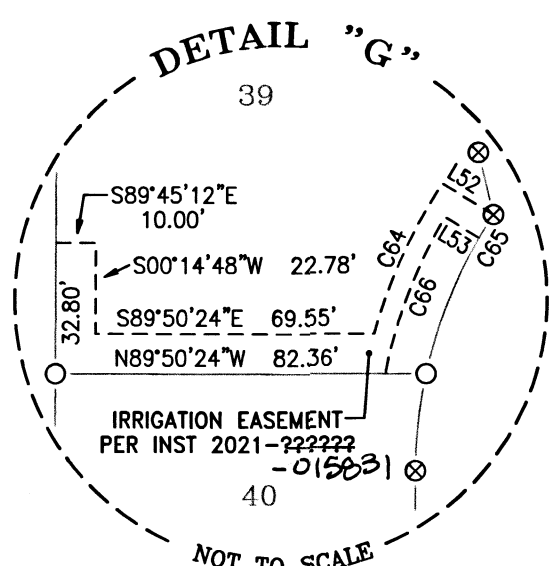
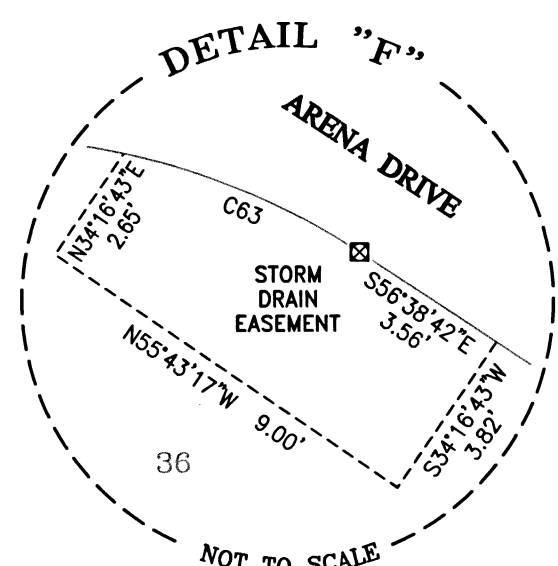
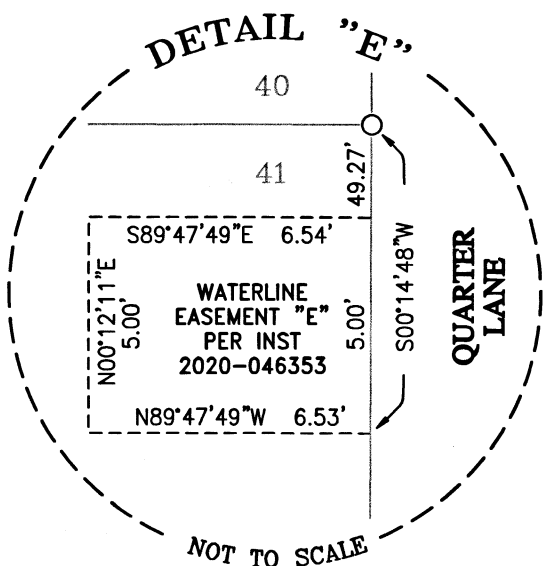
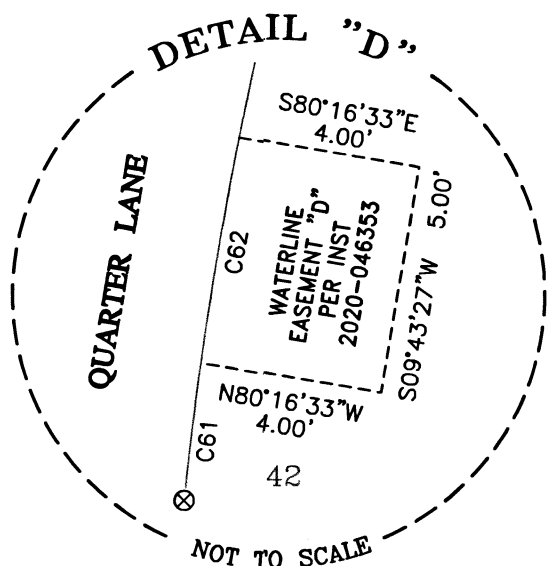
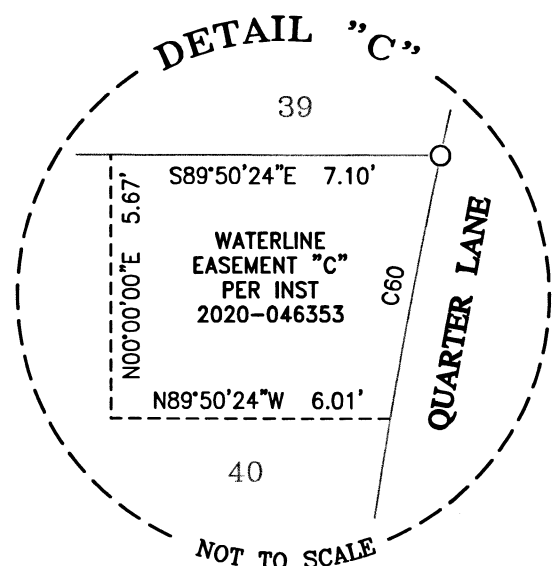
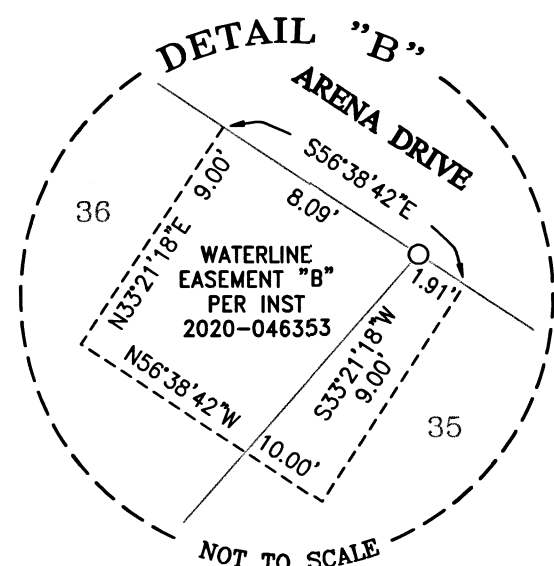
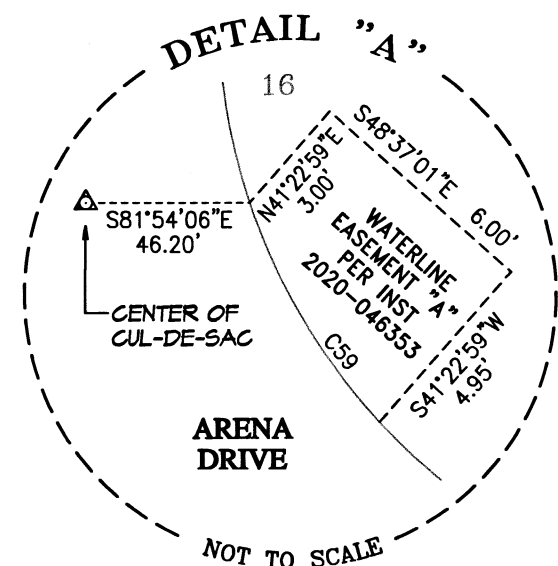
Sheet 2 of 4 © NR

HORSE ARENA SUBDIVISION, PHASE 2

A re-plot of RESERVE ACREAGE FUTURE GREENWAY and RESERVE ACREAGE FUTURE PHASE 2 of HORSE ARENA SUBDIVISION, PHASE 1, 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 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

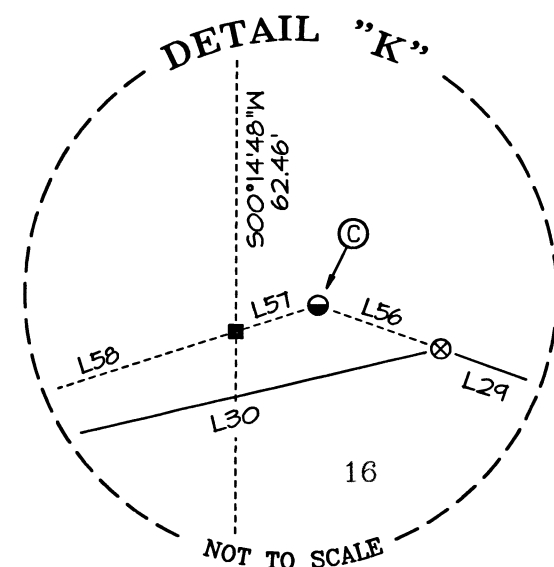
PREPARED FOR:

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



CENTERLINE REFERENCE POINT LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
R1	N80°05'21\"W	34.24'	R25	N04°35'02\"E	36.50'
R2	S80°05'21\"E	40.70'	R26	S41°23'02\"W	22.37'
R3	N32°23'40\"W	34.22'	R27	N41°23'02\"E	22.32'
R4	S32°23'40\"E	43.32'	R28	S75°59'14\"W	38.36'
R5	S33°21'12\"W	15.85'	R29	N75°59'14\"E	32.52'
R6	N33°21'12\"E	10.67'	R30	S07°28'51\"E	34.06'
R7	S41°22'21\"W	15.11'	R31	N07°28'51\"W	28.52'
R8	N41°22'21\"E	11.77'	R32	N70°28'50\"W	27.84'
R9	S86°39'28\"W	28.38'	R33	S45°23'31\"E	21.54'
R10	N86°39'28\"E	20.22'	R34	S00°09'41\"W	11.45'
R11	S00°06'47\"W	28.76'	R35	N00°09'41\"E	22.26'
R12	N00°06'47\"E	18.75'	R36	S37°08'32\"W	14.28'
R13	S41°23'20\"W	14.22'	R37	N37°08'32\"E	25.02'
R14	N41°23'20\"E	14.18'	R38	N34°53'06\"W	36.67'
R15	S00°09'47\"W	14.26'	R39	S34°53'06\"E	13.95'
R16	N00°09'47\"E	14.24'	R40	S88°04'21\"W	15.78'
R17	S89°50'24\"E	7.43'	R41	N88°04'21\"E	10.77'
R18	S46°56'00\"W	30.53'	R42	S46°50'13\"W	20.85'
R19	N57°29'23\"W	34.55'	R43	N46°50'13\"E	26.24'
R20	S41°22'51\"W	6.18'	R44	N52°16'41\"W	24.92'
R21	N41°22'51\"E	22.30'	R45	S52°16'41\"E	23.44'
R22	S77°21'44\"W	37.69'	R46	S00°09'35\"W	14.25'
R23	N77°21'44\"E	36.71'	R47	N00°09'35\"E	14.26'
R24	S04°35'02\"W	34.73'			



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.

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

Robert V. Neathamer
Surveyor

**** RECEIVED ****
DATE 4/11/21 BY RB
This survey consists of:
4 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert V. Neathamer
OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
2675
Renewal Date 12/31/22

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: January 27, 2021 PROJECT NUMBER: 05011-P2

HORSE ARENA SUBDIVISION, PHASE 2

A re-plot of RESERVE ACREAGE FUTURE GREENWAY and RESERVE ACREAGE FUTURE PHASE 2 of HORSE ARENA SUBDIVISION, PHASE 1, 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 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

CURVE TABLE

Table with 6 columns: CURVE, DELTA, RADIUS, ARC, CHORD BEARING, CHORD. Lists curves C1 through C66 with their respective measurements.

LINE TABLE

Table with 3 columns: LINE, BEARING, DISTANCE. Lists lines L1 through L58 with their respective bearings and distances.

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.

These premises are within and subject to the statutory powers of Rogue 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.

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 so created.

Irrigation Easement, including terms and provisions thereof, per Volume 130 at Page 124, of the Deed Records of Jackson County, Oregon.

Power Easement, including terms and provisions thereof, per Volume 513 at Page 416 of the Deed Records of Jackson County, Oregon.

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.

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 1.

Notes and restrictions per Horse Arena Subdivision, Phase 1, 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, Oregon.

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.

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.

NOTES:

- (A) Indicates the Initial Point of Horse Arena Subdivision Phase 1.
(B) Indicates an original monument destroyed due to recent construction, replaced as shown hereon.
(C) Indicates monument has been destroyed due to recent construction.

PREPARED FOR:

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

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 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.
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.
PSDE Indicates a Private Storm Drain Easement.
SDE Indicates a Storm Drain Easement.
SF 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.
FNC 1.8'-- 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.

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

Professional seal for Robert V. Neathamer, Registered Professional Land Surveyor, Oregon, July 19, 1994. Includes date 4/16/21 and sheet count 4.

Professional seal for Robert V. Neathamer, Registered Professional Land Surveyor, Oregon, July 19, 1994. Includes renewal date 12/31/22.

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: January 27, 2021 PROJECT NUMBER: 05011-P2