

Delta Estates - Phase 8B

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

DEFERRED MONUMENTATION STATEMENT:

All deferred monuments will be set by December 31, 2021.

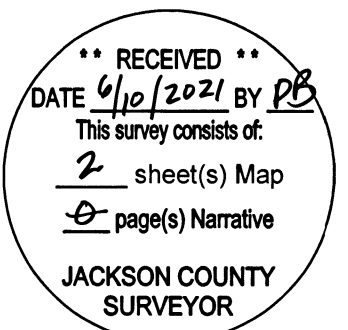
JRP
John R. Pariani, PLS

All deferred monuments are now set, see Instrument No. ~~2021~~ - 2022-001026

of Official Records of Jackson County this 16th day of January, 2021

Deferred Monumentation Approved:
JRP
City Surveyor

* See Survey # 23545



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. The dedications and grants are further described thus:

*Public Roads Owen Drive, Carnelian Street, Durst Street and McLoughlin Drive and 20' Right of Way between Carnelian Street Cul-De-Sac and McLoughlin Drive.

* Public Utility Easement (10' wide) along all dedicated street frontages, excepting along the north side of Owen Drive, along the east side of McLoughlin Drive and the 20' Right of Way.

I hereby designate said subdivision as Delta Estates - Phase 8B.

In witness whereof, I have set our hand and seal this 26th day of April, 2021.

AB
Andrew Brausa, Sr. Vice President
Brookfield Holdings (Hayden II) LLC

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:

Lot 5, DWP Subdivision per filed survey 23161 Jackson County Surveyor's office.

JRP
John R. Pariani, PLS

RECORDER'S CERTIFICATE:

Filed for record this 10th day of June, 2021 at 10:18 A.M., and

recorded in Volume 47, of Plats on page 12 of the Records of Jackson County, Oregon

By: Christine D Walker County Clerk
Heather Simpson Deputy

APPROVALS:

All taxes, fees, assessments or other charges as required by ORS 92.095 have been paid in full as of the 8 day of JUNE, 2021.

Min Thwait
Tax Collector
6/8/21
Date

Examined and approved as required by ORS 92.100 this 8th day of June, 2021.

Delly Thompson
Assessor, Department of Assessment

Examined and approved this 9th day of June, 2021.

S. Thomas
County Commissioner/Administrator

Examined and approved this 28th day of MAY, 2021.

MAA
Medford Planning Department

Examined and recommended for approval this 20 day of MAY, 2021.

[Signature]
City Engineer

Examined and recommended for approval this 17 day of MAY, 2021.

JRP
City Surveyor

ACKNOWLEDGEMENT:

State of NEW YORK
County of JACKSON NEW YORK

This certifies that on this 26th day of April, 2021, that before me, a Notary Public, personally appeared Andrew Brausa and acknowledged the foregoing instrument to be his voluntary act and deed.

Brian Ko
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.

Subject to Declaration of Covenants, Conditions and Restrictions, recorded this 10 day of June, 2021 as Instrument No. 2021 - 025 287

TITLE REPORT

The following encumbrances noted in Amerititle Subdivision Guarantee Title Report, Report, File Number 416458AM and dated March 19, 2021 either does not affect the subject property or is ambiguous in nature as to accurately draft on this plat, unless described otherwise.

- 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 4: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Medford Irrigation District.
- Item 5: PacifiCorp Easement does not affect the subject property. (Bk 257, Pg 458)
- Item 6: PacifiCorp Easement does not affect the subject property (Bk 510, Pg 88)
- Item 7: Restrictive Covenants (Instrument. No. 2014-024351 & 2014-024352)
- Item 8: Public Storm Water Easement, Blanket Coverage (Partition Plat No. P-26-2014/ filed survey #21564)
- Item 9: Verizon Wireless Easement (2017-041423) Exhibit B does not affect the subject property; Exhibit C center line of 20 foot easement is shown and falls within McLoughlin Drive. Pursuant to instrument no. 2017-041423 Jackson Co. Official Records, that upon the approved dedication of the extension of McLoughlin Drive, this Exhibit C access easement shall be automatically dedicated to the public use as part of McLoughlin Drive.
- Item 10: PacifiCorp Easement (2019-023601) Shown on Plat
- Item 11: Extinguishable Easements identified and dedicated on DWP Subdivision (filed survey #23161) (2020-033490)
- Item 12: Memorandum of Options Agreement (2020-042741)

SURVEY NARRATIVE: to comply with ORS 209.250 & ORS 92

Purpose:
The purpose of this plat is to subdivide above Lot 5, DWP Subdivision per filed survey 23161 Jackson County Surveyor's office, into 26 lots and monument the boundary thereof.

Procedure:
Utilizing a Trimble S6, fully robotic total station for establishing the control network and monument ties for the said DWP Subdivision, I surveyed this tract of land and set corners as depicted on Sheet 2 of this plat.

Roadway center lines of Owen Drive, Carnelian Street and Durst Street from Delta Estates - Phase 8A were extended to the east as shown on plat. 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 8A were destroyed during construction of Phase 8B and were re-set in their respective record positions. The quarter corner to sections 8/9, set per filed survey 11857, also being the northeast corner of Lot 5, DWP Subdivision, has been destroyed during construction. A 5/8" x 30" rebar was set in the tied in/record position of that monument as shown on sheet 2 of this plat.

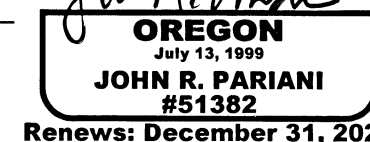
The basis of bearing for this project is the north line of Lot 5, DWP Subdivision as shown on filed survey 23161, and as shown hereon.

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

Monuments were set as of March, 2021.

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

JRP
Surveyor



Pariani Land Surveying

17 South Platt Avenue, Suite C
Eagle Point, Oregon 97524
541-890-1131

Date:	Scale:	Job No.:	Sheet:
April 20, 2021	N/A	2015 - 261	1 of 2

Delta Estates - Phase 8B

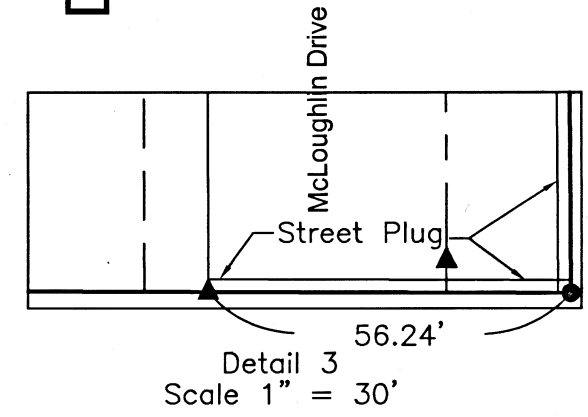
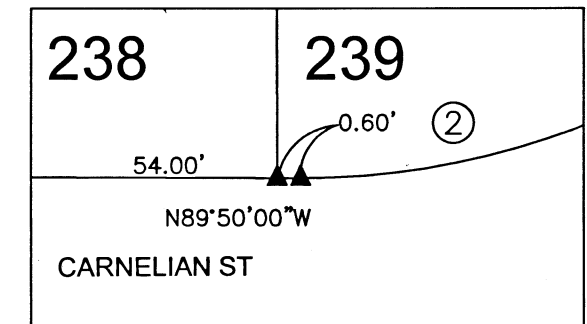
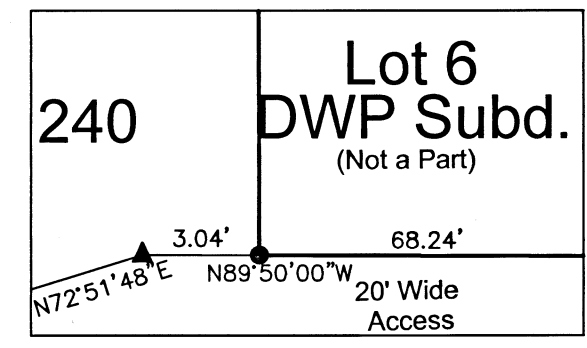
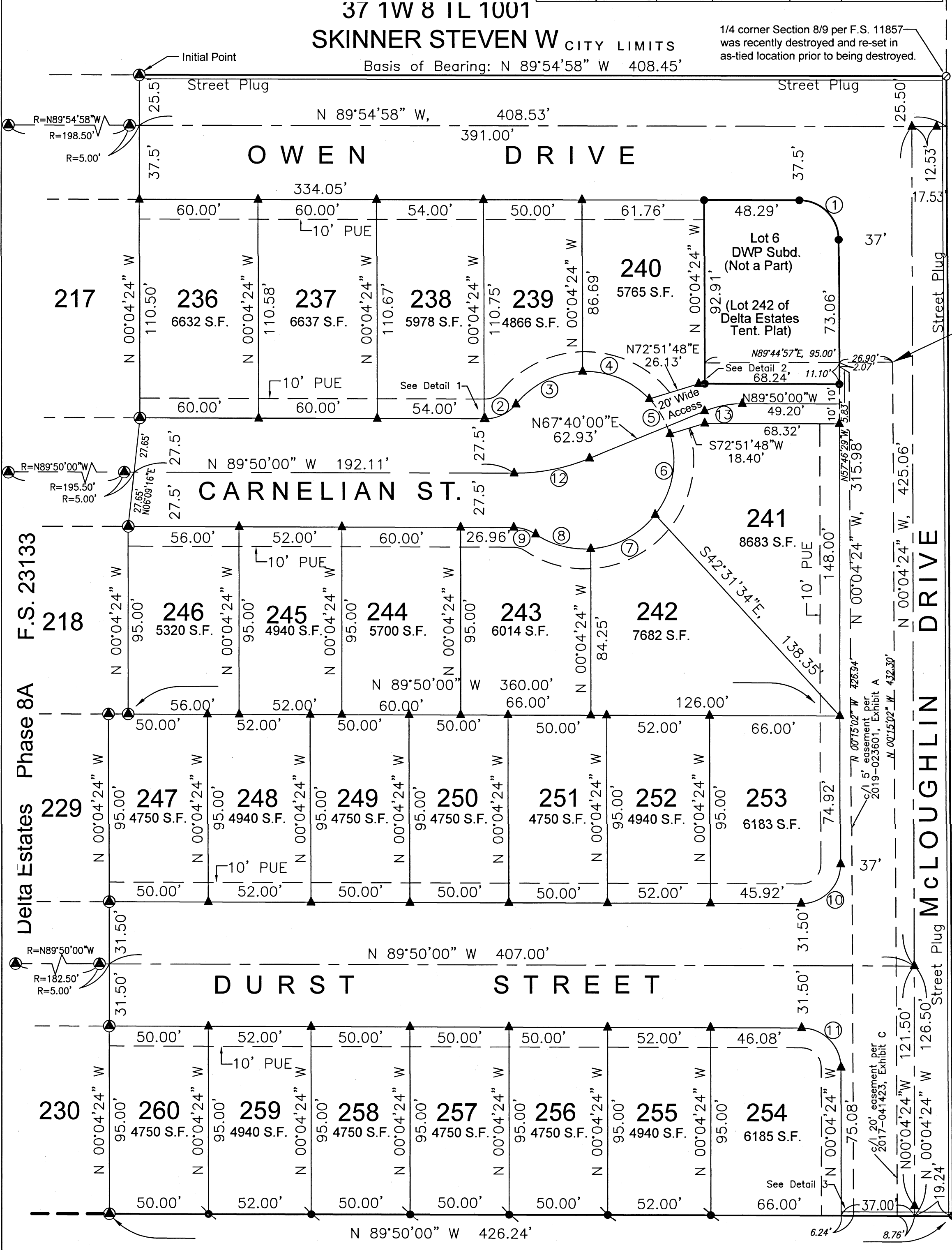
Located In:
Southeast Quarter of Section 8, Township 37 South, Range 1 West, Willamette Meridian
in the City of Medford, Jackson County, Oregon

**** RECEIVED ****
DATE 6/10/2021 BY RS
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

LEGEND:

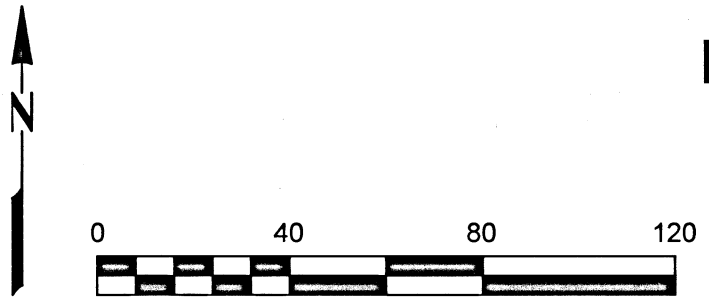
- Found 5/8" Rebar Marked "PARIANI LS 51382" per F.S. 23133.
- Found 5/8" Rebar w/Cap Marked "PARIANI LS 51382" per F.S. 23161.
- Set 5/8"x30" Rebar w/Cap Marked "PARIANI LS 51382"
- DEFERRED MONUMENTATION: * See SN 23545
- Set 5/8"x30" Rebar w/Cap Marked "PARIANI LS 51382"
- R= Record Data per Filed Survey Number 23133
- F.S. Filed Survey Number Jackson County Surveyor's Office
- PUE Public Utility Easement

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	31.36'	20.00'	89°50'34"	28.25'	S44°59'41"E
C2	17.82'	20.00'	51°03'18"	17.24'	N64°38'21"E
C3	38.84'	45.00'	49°27'09"	37.65'	N63°50'16"E
C4	37.63'	45.00'	47°54'41"	36.54'	S67°28'49"E
C5	20.72'	45.00'	26°23'16"	20.54'	S30°19'50"E
C6	43.11'	45.00'	54°53'44"	41.48'	S10°18'40"W
C7	38.04'	45.00'	48°25'56"	36.92'	S61°58'30"W
C8	29.51'	45.00'	37°34'15"	28.98'	N75°01'24"W
C9	11.73'	20.00'	33°35'43"	11.56'	N73°02'08"W
C10	31.50'	20.00'	90°14'24"	28.34'	N45°02'48"E
C11	31.33'	20.00'	89°45'36"	28.22'	S44°57'12"E
C12	39.27'	100.00'	22°30'00"	39.02'	N78°55'00"E
C13	19.63'	50.00'	22°30'00"	19.51'	N78°55'00"E



23356
17R/14

37S 1W 08 Tax Lot 1107



I hereby certify that this is an exact duplicate of the original plat.
John R. Pariani
Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR
John R. Pariani
OREGON
July 13, 1999
JOHN R. PARIANI
#51382
Renews: December 31, 2022

Pariani Land Surveying
17 South Platt Avenue, Suite C
Eagle Point, Oregon 97524
541-890-1131

Date: April 20, 2021	Scale: 1" = 40'	Job No.: 2015-261	Sheet: 2 of 2
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