

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that MICHAEL T. MAHAR, MARY L. MAHAR, MAHAR HOMES, INC., an Oregon corporation, and HOMES BY CHARLES MAHAR, LLC, an Oregon limited liability company, hereinafter referred to as DECLARANTS, are the owners in fee simple of the lands as described in the "Surveyor's Certificate" herewith. The Declarants have caused this tract of land to be surveyed and platted into lots, reserve acreage, street rights-of-way, easements, and hereby designate this subdivision as SUMMERFIELD AT SOUTH EAST PARK, PHASES 19 & 22D AND REPLAT OF LOTS 627 - 630 OF PHASE 22A, RESERVE ACREAGE PHASE 19, 20 AND 22C OF SUMMERFIELD AT SOUTH EAST PARK, PHASE 17 & PHASE 22A. Declarants hereby dedicate to the City of Medford, Autumn Hills Drive, Connection Lane, Shamrock Drive and Sunleaf Avenue for right-of-way purposes, and those areas designated 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. Declarants hereby dedicate for public use those areas designated as Public Utility Easements and that 10' Public Sanitary Sewer Easement being over, under through and across Lot 555. Declarants hereby create the following: that 6' Private Storm Drain Easement being over, under, through and across Lot 565 for the use and benefit of Lot 564; that 10-foot Private Sanitary Sewer Easement and that Private Storm Drain Easement being over, under, through and across Lot 553 for the use and benefit of the future lots within Phase 22C; that 10-foot Private Storm Drain Easement being over, under, through and across Lots 575 and 576 for the use and benefit of the future lots within Phase 19; those 6-foot Private Sanitary Sewer Easements being over, under, through and across Lots 564 and 571 for the use and benefit of the future lots within Phase 20; that 6-foot Private Sanitary Sewer Easement and that Private Storm Drain Easement being over, under, through and across Lot 574 for the use and benefit of Lot 573; that Private Storm Drain Easements being over, under, through and across Lot 570 and the Remainder of the Reserve Acreage Phase 20 for the use and benefit of the future lots within Phase 20; those 5-foot Private Storm Drain Easements being over, under, through and across Lots 554 and 557 for the use and benefit of the future lots within Phase 22C; and that 5-foot Landscaping and Maintenance Easement being over, under, through and across adjusted Lot 526 of Phase 17, Lots 553 through 557 of Phase 19, and Lots 627 through 630 of replatted Phase 22A for the use and benefit of the Remainder of the Reserve Acreage Phase 22C. SUMMERFIELD AT SOUTH EAST PARK, PHASE 19 AND PHASE 22D are subject to the Declaration of Covenants, Conditions and Restrictions per Instruments Numbered 2021-042945 and 2021-042946 (respectively), of the Official Records of Jackson County, Oregon. This replat is not intended to vacate any existing easements as created and/or dedicated by SUMMERFIELD AT SOUTH EAST PARK, PHASE 17 AND 22A.

IN WITNESS WHEREOF, signed this 15 day of September, 2021.

Michael T. Mahar, President, MAHAR HOMES, INC.
Charles C. Mahar, Member, HOMES BY CHARLES MAHAR, LLC
Mary L. Mahar

STATE OF OREGON }
County of Jackson } ss

Signed or attested before me on September 15, 2021, by Michael T. Mahar as President for MAHAR HOMES, INC.

LORI L. BRITTON (PRINTED NAME)
Lori L. Britton (SIGNATURE)

COMMISSION NO: 977471

MY COMMISSION EXPIRES: July 29, 2022

STATE OF OREGON }
County of Jackson } ss

Signed or attested before me on September 15, 2021, by Michael T. Mahar and Mary L. Mahar.

LORI L. BRITTON (PRINTED NAME)
Lori L. Britton (SIGNATURE)

COMMISSION NO: 977471

MY COMMISSION EXPIRES: July 29, 2022

STATE OF OREGON }
County of Jackson } ss

Signed or attested before me on September 14, 2021, by Charles C. Mahar as Member for HOMES BY CHARLES MAHAR, LLC.

Andrea Hogenson (PRINTED NAME)
Andrea Hogenson (SIGNATURE)

COMMISSION NO: 1000922

MY COMMISSION EXPIRES: June 18, 2024

Jackson County Assessor's Map No: 31 IN 21DA, Tax Lots 200, 300, 500, 600, 800, 900, 1000, 1100 & 1200; 31 IN 21AD, Tax Lot 400; 31 IN 21DB, Tax Lot 106

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: To adjust the boundaries of Lots 627 - 630 of Phase 22A, Reserve Acreage Phase 20 and 22C of SUMMERFIELD AT SOUTH EAST PARK, PHASE 17 AND PHASE 22A (Survey Number 22690) in order for Reserve Acreage Phase 22C to fully enclose a concrete masonry unit block retaining wall, 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 Numbers: LDS-17-051, LDS-20-201, LDS-19-067, E-17-052 & E-19-048).

PROCEDURE: Records utilized: Instruments Numbered 2021-007312, 2021-032241 and 2021-032242, of the Official Records of Jackson County, Oregon; SUMMERFIELD AT SOUTH EAST PARK, PHASE 10, filed for record on April 22, 2016, in Volume 42 of Plats at Page 14 of the Records of Jackson County, Oregon, and filed as Survey Number 21961 in the office of the Jackson County Surveyor; SUMMERFIELD AT SOUTH EAST PARK, PHASE 17 AND PHASE 22A, filed for record on December 7, 2018, in Volume 44 of Plats at Page 23 of the Records of Jackson County, Oregon, and filed as Survey Number 22690 in the office of the Jackson County Surveyor; and Survey Number 23421, as filed in the office of the Jackson County Surveyor. Equipment/software utilized: Trimble S7 robotic instrument, Trimble 5X10 robotic and scanning total station, Trimble TSC3 and TSC7 data collectors with Trimble Access software, Trimble Business Center and Trimble Terramodel software.

Utilizing the previous survey control, found monuments and boundary resolution performed by this firm per said Surveys Numbered 22690 and 23421, established the exterior boundaries of the parent tracts of land, being Lots 627 - 630 of Phase 22A, adjusted Reserve Acreage Phase 19, Reserve Acreage Phase 20, Reserve Acreage Phase 22C and Reserve Acreage Phase 22D of SUMMERFIELD AT SOUTH EAST PARK, PHASE 17 AND PHASE 22A (Survey Number 22690). From which, computed the streets, lots, reserve acreage and easements as shown hereon pursuant to the approved City of Medford File Numbers LDS-17-051, LDS-20-201,

LDS-19-067, E-17-052 & E-19-048. Established monuments, as depicted on the accompanying map, on August 2, 2021.

SURVEYOR'S CERTIFICATE

I, Cael E. 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 that certain real property located in the Northeast One-quarter and the Southeast One-quarter of Section 27, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, being more particularly described as follows:

LOTS 627 - 630 OF PHASE 22A, RESERVE ACREAGE PHASE 19, RESERVE ACREAGE PHASE 20, RESERVE ACREAGE PHASE 22C AND RESERVE ACREAGE PHASE 22D OF SUMMERFIELD AT SOUTH EAST PARK, PHASE 17 AND PHASE 22A, recorded December 7, 2018, in Volume 44 of Plats at Page 23 of the Records of Jackson County, Oregon, and filed as Survey Number 22690 in the office of the Jackson County Surveyor.

TOGETHER WITH a portion of Lot 526 of SUMMERFIELD AT SOUTH EAST PARK, PHASE 17 AND PHASE 22A, said records, the exterior boundary of which is more particularly described as follows:

Beginning at the northeast corner of said Lot 526, thence along the boundary common to said Lot 526 and Reserve Acreage Phase 19, South 22°05'42" West, 24.02 feet; thence leaving said common boundary, North 35°21'31" West, 21.31 feet; thence North 16°25'54" West, 16.09 feet to the boundary common to said Lot 526 and Lot 627 of SUMMERFIELD AT SOUTH EAST PARK, PHASE 17 AND PHASE 22A, said records; thence along the boundary common with said Lots 526 and 627, South 67°54'18" East, 28.00 feet to the Point of Beginning.

Cael E. Neathamer (SIGNATURE)
Surveyor

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

Cael E. Neathamer (SIGNATURE)
Surveyor

SHEET INDEX table with 4 rows: SHEET 1: TITLE SHEET (THIS PAGE); SHEET 2: EXTERIOR BOUNDARY OF PHASES 19, 20, 22C, AND 22D, LEGEND, AND NOTES "A" & "B"; SHEET 3: PHASES 19 (LOTS 553-576), 22A (LOTS 627-629) & 22D (LOTS 650-653), AND DETAIL "A"; SHEET 4: LINE AND CURVE TABLES, TITLE RELATED NOTES, AND DETAIL "B".

RECEIVED stamp: DATE 10/12/21 BY PB. This survey consists of: 4 sheet(s) Map, 0 page(s) Narrative. JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR stamp: CAEL E. NEATHAMER, OREGON JULY 9, 2001, CAEL E. NEATHAMER 56545, Renewal Date 12/31/22

SUMMERFIELD AT SOUTH EAST PARK, PHASES 19 & 22D, AND REPLAT OF LOTS 627 - 630 OF PHASE 22A, RESERVE ACREAGE PHASE 19, 20 AND 22C OF SUMMERFIELD AT SOUTH EAST PARK, PHASE 17 & PHASE 22A

Located in the Northeast One-quarter and the Southeast One-quarter of Section 27, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

MAHAR HOMES, INC.
815 ALDER CREEK DRIVE
MEDFORD, OR 97504

APPROVALS:

CITY OF MEDFORD PLANNING FILE NUMBERS: LDS-17-051, LDS-20-201, LDS-19-067, E-17-052 & E-19-048

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.

Approval signatures: Planning Director (Date: OCTOBER 1, 2021), City Engineer, City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.045 have been paid as of October 12, 2021.

Tax Collector/Deputy signature

Examined and approved as required by O.R.S. 92.100 this 12th day of October, 2021.

Assessor/Agent signature

RECORDING

FILED FOR RECORD THIS 12th DAY OF October, 2021, AT 12:44 O'CLOCK P.M. AND RECORDED IN VOLUME 47 OF PLATS AT PAGE 21 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker (County Clerk), Tonya J. Morgan (Deputy)

APPROVED FOR RECORDING: County Commissioner/Administrator (Date: 10/12/21)

JACKSON COUNTY SURVEYOR'S FILE NUMBER: 23462

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: September 14, 2021 PROJECT NUMBER: 12034-12C 12034-15D Sheet 1 of 4

**SUMMERFIELD AT SOUTH EAST PARK,
PHASES 19 & 22D, AND REPLAT OF LOTS 627 - 630 OF
PHASE 22A, RESERVE ACREAGE PHASE 19, 20 AND 22C OF
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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 the footing of a concrete block wall, with a tack and brass washer marked "NEATHAMER SURVEYING".
- ▣ Indicates a set 0.40 shell casing in concrete.
- Indicates a found aluminum cap marked "NEATHAMER SURVEYING" per SN 21961 or SN 22690.
- Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "NEATHAMER SURVEYING" per SN 22690.
- ▣ Indicates a found 0.40 shell casing in concrete with a tack and brass washer marked "NEATHAMER SURVEYING" per SN 23421.
- ◆ Indicates a found monument as noted herein.
- INST Indicates an Instrument recorded by number of the Official Records of Jackson County, Oregon.
- NAS Indicates a 1.00 foot wide Non-Access Strip (refer to declaration).
- POB Indicates the Point Of Beginning.
- PSDE Indicates a Private Storm Drain Easement.
- PSSE Indicates a Private Sanitary Sewer Easement.
- FUE Indicates a Public Utility Easement.
- PWLE Indicates a Private Water Line 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 Public Sanitary Sewer Easement.
- WITM Indicates a found or set Witness Monument (as noted).

**** RECEIVED ****
DATE 10/21/21 BY PB
This survey consists of:
4 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Carl E. Neethamer
OREGON
JULY 9, 2001
CAEL E. NEATHAMER
56545
Renewal Date 12/31/22

BASIS OF BEARINGS:

The centerline of Shamrock Drive per Summerfield At South East Park, Phase 17 and Phase 22A, filed as Survey Number 22690 in the office of the Jackson County Surveyor.

PREPARED BY: Neethamer Surveying, Inc.
3126 State St, Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: September 14, 2021 **PROJECT NUMBER:** 12034-12C
12034-15D
Sheet 2 of 4 © NR CN TH JV

NOTE "A"

MONUMENTS ALONG ORIGINAL PLATTED LINE HAVE BEEN DISTURBED OR DESTROYED DUE TO RECENT CONSTRUCTION AND HAVE SINCE BEEN REMOVED IN ORDER TO REDUCE CONFUSION WITH PHASE 19 LOT CORNERS.

NOTE "B"

FOUND MONUMENT PER SN 22690 OR 22735, HAS SINCE BEEN DESTROYED AND REPLACED WITH A 0.40 SHELL CASING IN CONCRETE WITH A TACK AND BRASS WASHER MARKED "NEATHAMER SURVEYING".

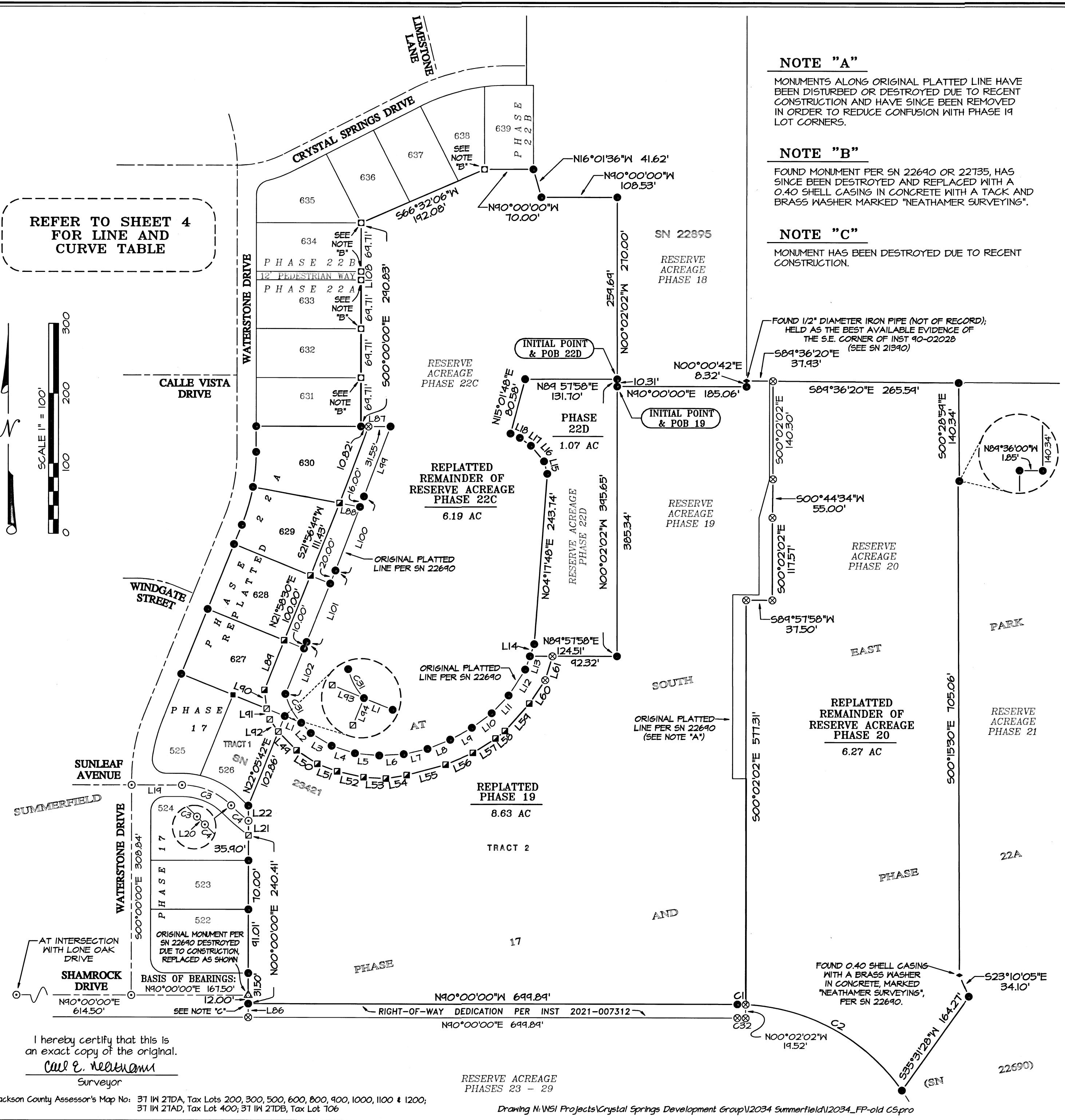
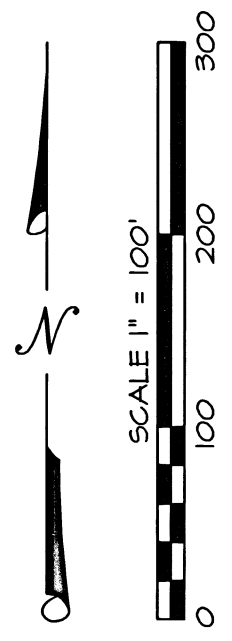
NOTE "C"

MONUMENT HAS BEEN DESTROYED DUE TO RECENT CONSTRUCTION.

FOUND 1/2" DIAMETER IRON PIPE (NOT OF RECORD); HELD AS THE BEST AVAILABLE EVIDENCE OF THE S.E. CORNER OF INST 90-02028 (SEE SN 21940)

FOUND 0.40 SHELL CASING WITH A BRASS WASHER IN CONCRETE, MARKED "NEATHAMER SURVEYING", PER SN 22690.

REFER TO SHEET 4 FOR LINE AND CURVE TABLE



I hereby certify that this is an exact copy of the original.
Carl E. Neethamer
Surveyor

Jackson County Assessor's Map No: 37 1W 27DA, Tax Lots 200, 300, 500, 600, 800, 900, 1000, 1100 & 1200;
37 1W 27AD, Tax Lot 400; 37 1W 27DB, Tax Lot 706

RESERVE ACREAGE PHASES 23 - 29

Drawing N:\WSI Projects\Crystal Springs Development Group\12034 Summerfield\12034_FP-old CS.pro

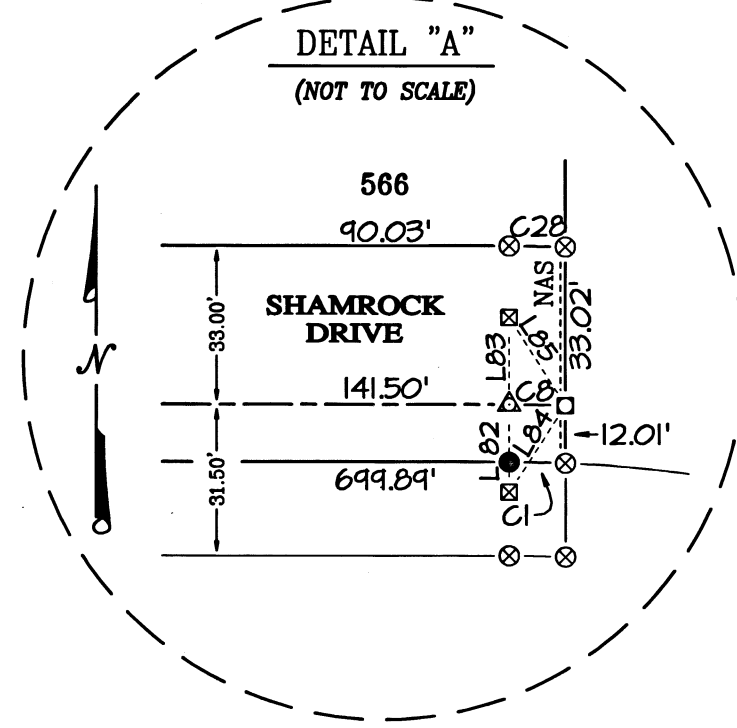
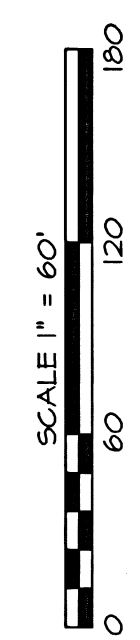
NOTE
VEHICULAR ACCESS TO SHAMROCK DRIVE IS PROHIBITED FOR LOTS 558 - 562.

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815 ALDER CREEK DRIVE
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**REFER TO SHEET 2
FOR LEGEND, SHEET
4 FOR LINE & CURVE
TABLE AND DETAIL "B"**

I hereby certify that this is an exact copy of the original.
Carl E. Neathamer
Surveyor

**** RECEIVED ****
DATE 10/12/21 BY PB
This survey consists of:
4 sheet(s) Map
6 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Carl E. Neathamer
OREGON
JULY 9, 2001
CAEL E. NEATHAMER
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Renewal Date 12/31/22

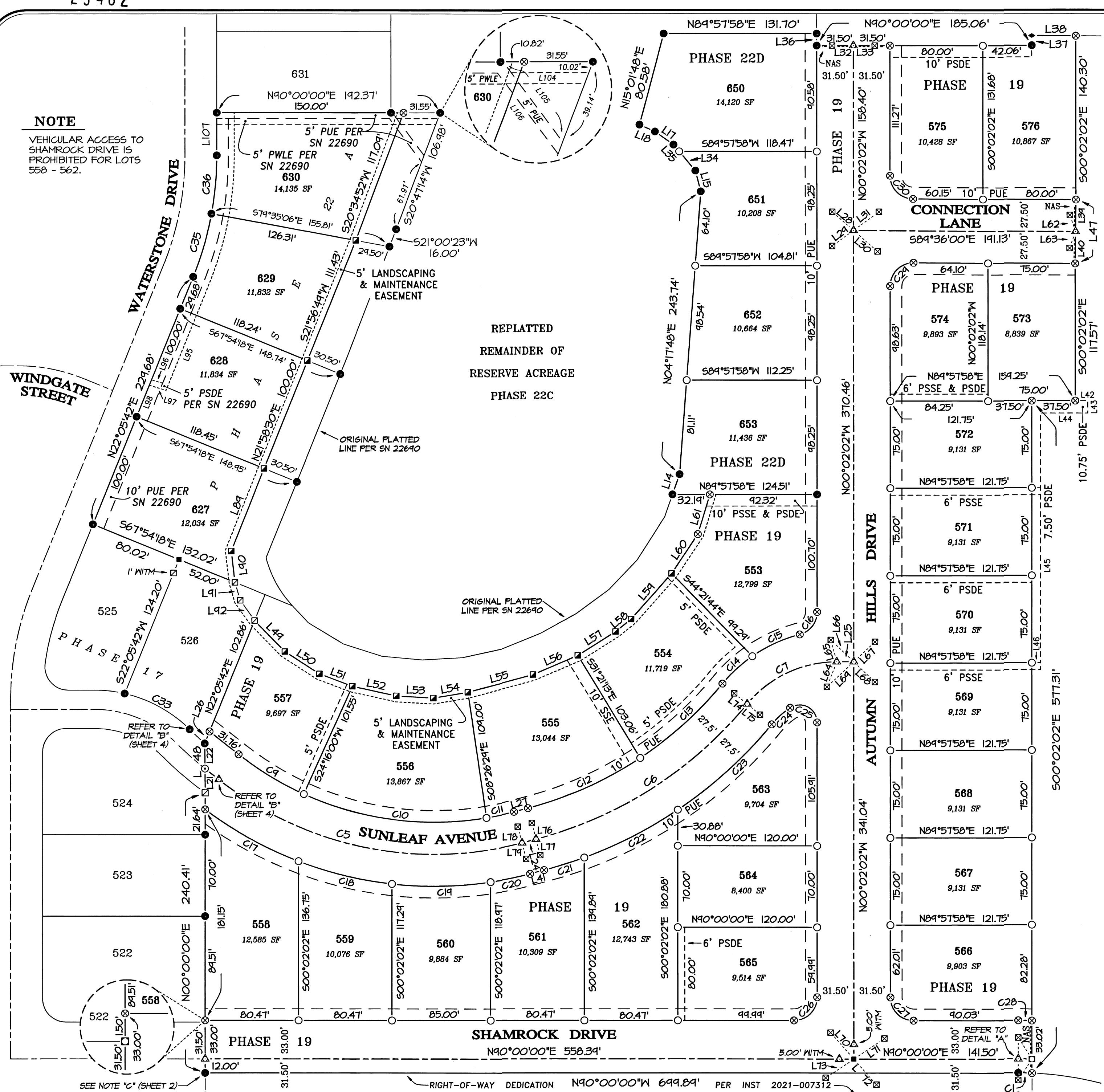
BASIS OF BEARINGS:

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PLOT DATE: September 14, 2021 **PROJECT NUMBER:** 12034-12C
12034-15D

Sheet 3 of 4 © NR CN TH JV



Jackson County Assessor's Map No: 37 1M 21DA, Tax Lots 200, 300, 500, 600, 800, 900, 1000, 1100 & 1200;
37 1M 21AD, Tax Lot 400; 37 1M 21DB, Tax Lot 706

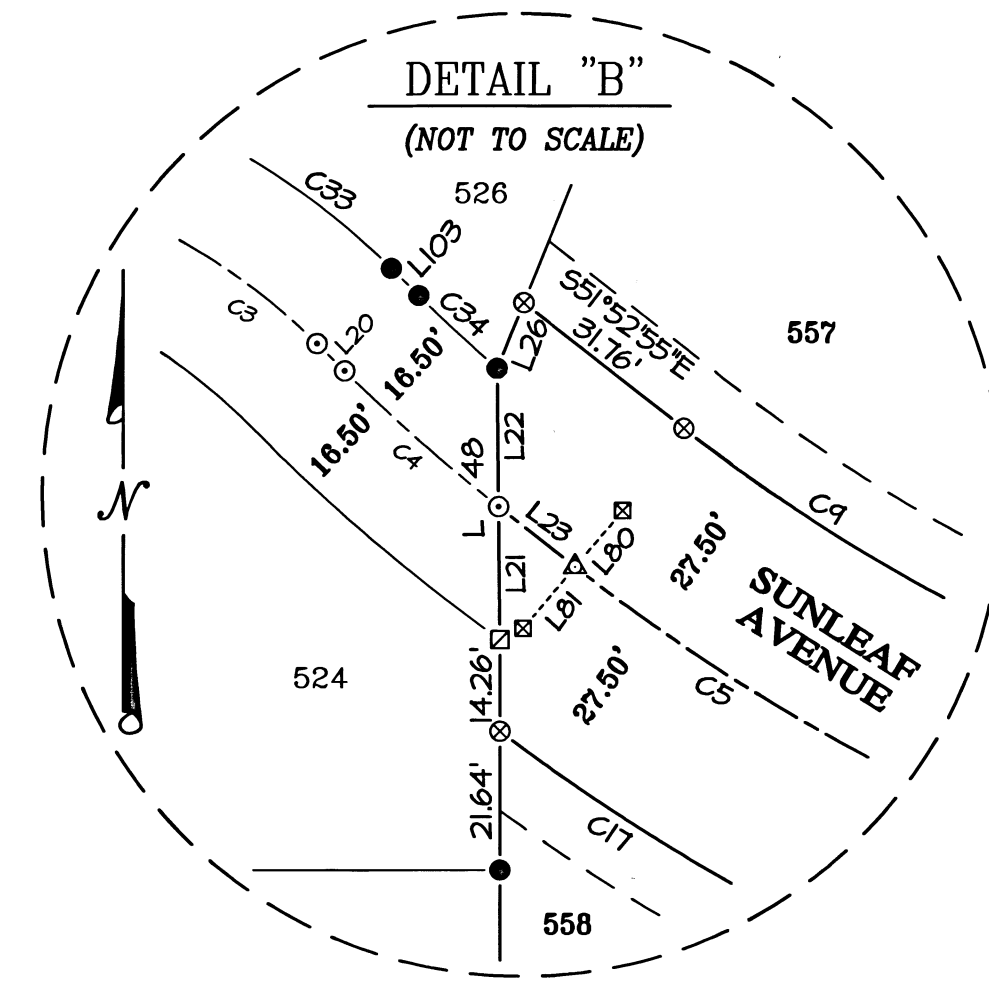
Drawing N:\51 Projects\Crystal Springs Development Group\12034 Summerfield\12034_FP-old CS.pro

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**MAHAR HOMES, INC.
815 ALDER CREEK DRIVE
MEDFORD, OR 97504**



LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S67°54'18"E	25.34'	L55	N74°57'55"E	57.78'
L2	S43°32'00"E	20.00'	L56	N66°53'25"E	41.97'
L3	S58°50'35"E	35.00'	L57	N57°43'08"E	38.35'
L4	S72°21'10"E	35.00'	L58	N51°06'01"E	17.09'
L5	S84°53'39"E	35.00'	L59	N41°45'38"E	52.43'
L6	N86°45'21"E	35.00'	L60	N33°43'47"E	40.57'
L7	N77°23'10"E	35.00'	L61	N16°56'58"E	35.61'
L8	N68°00'58"E	35.00'	L62	N18°56'43"W	15.08'
L9	N61°09'41"E	35.00'	L63	S19°40'50"W	15.10'
L10	N53°50'50"E	35.00'	L64	S20°58'32"W	23.14'
L11	N43°35'23"E	35.00'	L65	N14°59'02"W	19.45'
L12	N32°40'34"E	44.08'	L66	N46°22'40"W	27.22'
L13	N19°24'49"E	20.23'	L67	N46°46'51"E	25.10'
L14	N19°24'49"E	18.43'	L68	S46°25'06"E	25.25'
L15	N14°28'33"W	18.44'	L69	S46°43'57"W	31.53'
L16	N40°14'52"W	29.11'	L70	N41°29'34"W	30.17'
L17	N54°43'38"W	19.55'	L71	N56°13'58"E	31.61'
L18	N65°53'33"W	14.59'	L72	S41°29'46"E	29.42'
L19	S84°59'54"E	72.19'	L73	S56°15'42"W	29.06'
L20	S45°18'59"E	1.06'	L74	N50°31'19"W	14.35'
L21	N00°32'16"W	20.77'	L75	S50°29'57"E	14.38'
L22	N00°32'16"W	21.57'	L76	N14°37'46"W	14.23'
L23	S51°52'55"E	15.22'	L77	S14°42'29"E	14.30'
L24	N75°22'37"E	12.45'	L78	N14°33'28"W	14.26'
L25	N84°57'58"E	14.68'	L79	S14°37'20"E	14.26'
L26	N22°05'42"E	11.09'	L80	N40°21'20"E	11.50'
L27	N75°22'37"E	12.45'	L81	S40°18'04"W	15.60'
L28	N48°54'44"W	24.31'	L82	S00°00'27"W	18.23'
L29	S53°48'00"W	22.72'	L83	N00°00'01"W	18.18'
L30	S48°54'07"E	27.62'	L84	S33°08'07"W	21.50'
L31	N53°52'07"E	21.14'	L85	N32°33'07"W	21.84'
L32	S84°56'33"W	18.29'	L86	S00°00'00"W	19.50'
L33	N84°59'14"E	18.53'	L87	N90°00'00"E	42.37'
L34	N40°14'52"W	21.51'	L88	N79°35'06"W	29.50'
L35	N40°14'52"W	7.60'	L89	S21°39'02"W	76.40'
L36	S00°02'02"E	10.31'	L90	S06°43'06"E	26.93'
L37	N00°00'42"E	8.32'	L91	S16°25'54"E	16.09'
L38	S84°36'20"E	37.93'	L92	S35°27'37"E	21.31'
L39	S00°44'34"W	27.50'	L93	S67°54'18"E	28.00'
L40	S00°44'34"W	27.50'	L94	S22°05'42"W	24.02'
L41	N75°22'37"E	12.45'	L95	N22°05'42"E	69.45'
L42	N84°57'58"E	10.79'	L96	N73°34'38"W	10.05'
L43	S00°02'02"E	10.75'	L97	S73°34'38"W	15.07'
L44	S84°57'58"E	40.79'	L98	S22°05'42"W	29.06'
L45	S00°02'02"E	214.25'	L99	S20°47'14"W	106.98'
L46	S84°57'58"E	7.50'	L100	S21°00'23"W	113.42'
L47	S00°44'34"W	55.00'	L101	S21°57'30"W	110.00'
L48	N00°32'16"W	42.34'	L102	S22°07'33"W	80.30'
L49	S44°25'59"E	37.27'	L103	S45°18'59"E	1.06'
L50	S57°16'35"E	35.50'	L104	S21°57'30"W	110.00'
L51	S64°31'15"E	30.20'	L105	S36°42'52"W	45.65'
L52	S77°42'39"E	38.80'	L106	S36°42'52"W	46.33'
L53	S86°45'21"E	31.97'	L107	N00°00'00"E	36.62'
L54	N80°24'53"E	30.20'	L108	N00°00'00"E	12.00'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	02°20'23"	288.00'	11.76'	N88°49'49"W	11.76'
C2	52°31'58"	288.00'	264.06'	N61°23'38"W	254.91'
C3	44°40'55"	100.00'	77.98'	S67°34'27"E	76.02'
C4	06°33'47"	280.00'	32.07'	S48°29'36"E	33.11'
C5	52°44'29"	300.00'	276.15'	S78°15'09"E	266.51'
C6	35°52'05"	350.00'	219.11'	N57°26'34"E	215.55'
C7	50°27'27"	100.00'	88.06'	N64°44'15"E	85.25'
C8	02°14'41"	300.00'	11.75'	S88°52'40"E	11.75'
C9	13°51'06"	272.50'	65.88'	S58°48'27"E	65.72'
C10	33°50'54"	272.50'	160.98'	S82°39'27"E	158.65'
C11	05°02'29"	272.50'	23.98'	N77°53'51"E	23.97'
C12	18°52'13"	322.50'	106.21'	N65°56'30"E	105.74'
C13	16°54'52"	322.50'	95.68'	N48°00'28"E	95.32'
C14	15°41'12"	127.50'	34.91'	N47°21'08"E	34.80'
C15	20°18'51"	127.50'	45.21'	N65°21'09"E	44.97'
C16	75°32'36"	20.00'	26.37'	N37°44'17"E	24.50'
C17	16°07'10"	327.50'	92.14'	S61°05'14"E	91.83'
C18	14°31'28"	327.50'	83.02'	S76°24'33"E	82.80'
C19	14°54'56"	327.50'	85.26'	N88°52'16"E	85.02'
C20	06°02'11"	327.50'	34.50'	N78°23'42"E	34.44'
C21	05°30'35"	377.50'	36.30'	N72°37'19"E	36.24'
C22	13°44'10"	377.50'	90.50'	N62°59'56"E	90.24'
C23	16°37'19"	377.50'	104.52'	N47°49'11"E	104.13'
C24	16°51'15"	72.50'	21.33'	N47°56'09"E	21.25'
C25	123°36'12"	15.00'	32.36'	S61°50'08"E	26.44'
C26	40°02'02"	20.00'	31.43'	N44°58'59"E	28.24'
C27	84°57'58"	20.00'	31.40'	S45°01'01"E	28.28'
C28	02°01'08"	333.00'	11.73'	S88°59'26"E	11.73'
C29	40°26'02"	20.00'	31.57'	N45°10'59"E	28.34'
C30	84°33'58"	20.00'	31.26'	S44°49'01"E	28.18'
C31	28°40'57"	95.00'	47.56'	S28°46'19"E	47.06'
C32	02°30'44"	268.50'	11.77'	S88°44'38"E	11.77'
C33	31°48'23"	116.50'	64.67'	N61°13'11"W	63.84'
C34	03°37'54"	263.50'	16.70'	N47°07'56"W	16.70'
C35	11°40'47"	277.50'	56.57'	S16°15'18"W	56.47'
C36	10°24'54"	277.50'	50.44'	N05°12'27"E	50.38'

TITLE RELATED NOTES

SUMMERFIELD AT SOUTH EAST PARK, PHASE 19 AND PHASE 22D MAY BE SUBJECT TO THE FOLLOWING MATTERS OF RECORD PER THE RECEIVED PUBLIC RECORD REPORTS:

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.

Power easements, including the terms and provisions therein, per Volume 426 at Page 194 and Volume 527 at Page 118, both of the Records of Jackson County, Oregon. Specific location not given. Furthermore, the facilities or appurtenances thereof, were not found within the bounds of the subject property.

Irrigation easements, including terms and provisions contained therein, per Volume 470 at Page 39 and Volume 572 at Page 506, both of the Records of Jackson County, Oregon. Specific location not given. Furthermore, the use, facilities and appurtenances for the purpose of said easements no longer exist within the bounds of the subject property.

Ingress and egress easements per Instruments Numbered 89-04157 and 90-02028 of the Official Record of Jackson County, Oregon. Specific location not given. The location of the existing access is shown on Survey Number 22690 and is not found to be within the bounds of the subject property.

Power easement, including terms and provisions contained therein, per Instrument Number 90-26241 of the Official Records of Jackson County, Oregon. Said easement has a vague and indiscernible description for its location. Furthermore, the location and use of the facilities and appurtenances thereto, have been changed and/or replaced by the improvements completed for this subdivision.

Restrictive Covenant, including the terms and provisions contained therein, per Instrument Number 2003-013157, of the Official Records of Jackson County, Oregon.

Agreement for Provision of Public Facilities and the terms and conditions thereof, per Instrument Number 2004-020762 of the Official Records of Jackson County, Oregon.

Reservation of utilities in vacated street area and the right to maintain the same, including the terms and provisions thereof, as set forth in City of Medford Ordinance Number 2007-83, and recorded in Instrument Number 2007-019933 of the Official Records of Jackson County, Oregon. The location of the vacated street is shown on Survey Number 22690 and is not found to be within the bounds of the subject property.

Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes, per Instruments Numbered 2013-033849, 2018-037382, and 2018-037383 all of the Official Records of Jackson County, Oregon.

Public utility easement per SUMMERFIELD AT SOUTH EAST PARK, PHASE 17 AND PHASE 22A, filed for record on December 7, 2018, in Volume 44 of Plats at Page 23 of the Records of Jackson County, Oregon, and filed as Survey Number 22690 in the office of the Jackson County Surveyor. (Shown on Sheet 3.)

Private storm drain easement per SUMMERFIELD AT SOUTH EAST PARK, PHASE 17 AND PHASE 22A, said records. (Shown on Sheet 3.)

Private water line easement per SUMMERFIELD AT SOUTH EAST PARK, PHASE 17 AND PHASE 22A, said records. (Shown on Sheet 3.)

BASIS OF BEARINGS:

The centerline of Shamrock Drive per Summerfield At South East Park, Phase 17 and Phase 22A, filed as Survey Number 22690 in the office of the Jackson County Surveyor.

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

Caol E. Neathamer
Surveyor

** RECEIVED **
DATE 10/12/21 BY PB

This survey consists of:
4 sheet(s) Map
0 page(s) Narrative

JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Caol E. Neathamer

OREGON
JULY 9, 2001
CAEL E. NEATHAMER
56545

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: September 14, 2021 PROJECT NUMBER: 12034-12C
12034-15D

Sheet 4 of 4 © NR CN TH JV