

IONE'S VIEW

Located within Donation Land Claim Number 80, in the Southeast One-quarter of the Southwest One-quarter of Section 35, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that RIVER LANE HOMES INC, an Oregon corporation, hereinafter referred to as DECLARANT, is the owner 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 and easements, and hereby designates this subdivision as IONE'S VIEW. Declarant hereby dedicates Dulcimer Lane, Calico Lane and the 7-foot wide strip of land along Sunset Drive to the City of Medford for right-of-way purposes. Declarant also hereby dedicates to the City of Medford those areas designated as a 1.00-foot wide Non-Access Strips. 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 and the Public Sewer and Storm Drain Easement being over, under, through and across Lot 3. Declarant hereby creates: a 5-foot wide Private Storm Drain Easement being over, under, through and across Lots 1 and 2 for the use and benefit of Lots 1-2; a 10-foot wide Private Storm Drain Easement being over, under, through and across Lots 1-3 for the use and benefit of Lots 1-3; and a 20-foot wide Minimum Access Easement (MAE) and Public Utility Easement being over, under, through and across Lots 6, 7, 9 and 10 for the use and benefit of Lots 7, 9 and 10. Maintenance and repair of the MAE shall be shared equally by the owners of Lots 7, 9 and 10.

IN WITNESS WHEREOF, signed this 18 day of October, 2021.

Laura Knapp, President RIVER LANE HOMES, INC.

STATE OF OREGON } ss County of Jackson }

Signed or attested before me on October 18, 2021, by Laura Knapp as President for RIVER LANE HOMES, INC. an Oregon corporation.

Notary Public-Oregon (Printed Name) and Signature

COMMISSION NO.: 1000922

MY COMMISSION EXPIRES: 6-18-2024

TITLE RELATED NOTES

Pursuant to a Public Records Report prepared by First American Title Insurance Company of Oregon, with an Order Number of 7169-3713926, the subject property may be subject to the following matters of record:

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

These premises are within and subject to the statutory power of the Rogue Valley Sewer Services.

These premises are situated in the Medford 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 rights of the public in and to that portion of the premises lying within the limits of streets, roads and highways.

An easement for a road right of way, including the terms and provision thereof, per Volume 49 at Page 247, of the Records of Jackson County, Oregon.

An easement for a ditch, including the terms and provisions thereof, per Volume 270 at Page 6, of the Records of Jackson County, Oregon. (Specific location not given)

Deed record description overlap into the property to the north created by deed recorded as Instrument Number 75-13151, of the Official Records of Jackson County, Oregon.

Any rights, interest or claims which may exist or arise by reason of the fences not following their respective property lines as shown by Survey Number 22714, as filed in the Office of the Jackson County 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 No. LD5-19-029).

PROCEDURE: Records utilized: Volume 269 at Page 432, Volume 350 at Page 445, Volume 486 at Page 35, Volume 571 at Page 356 and Volume 594 at Page 156, of the Deed Records of Jackson County, Oregon; Instrument Number 98-21846 and 2020-027363, of the Official Records of Jackson County, Oregon; County corner re-establishment notes and Surveys Numbered 265, 386, 1050, 3174, 3234, 9633, 19766, 20193, 22511 and 22714 all as filed in the office of the Jackson County Surveyor.

Equipment/Software utilized: Trimble SX10 Scanning Total Station, Trimble S7 Robotic Total Station, Trimble R10 GNSS equipment, Trimble TSC7 data collector with Trimble Access software; Trimble Business Center software and Trimble Terramodel software.

Linear unit (horizontal) is International Foot (ft); Linear unit (vertical) is U.S. Survey Foot (usft); Vertical datum is the North American Datum of 1988 (NAVD88); Geodetic Information: Datum is the North American Datum (NAD) of 1983 (2011) Epoch 2010.00; System is the Oregon Coordinate Reference System; Zone is the Grants Pass-Ashland (Refer to ORS, Chapter 93.312(c)).

All bearings and distances shown hereon are projected (grid) values based on the projection definition herein and above. This projection was utilized in order to minimize the difference between projected (grid) distances and horizontal (ground) distances at the topographic surface within the design area of this coordinate system. The basis of bearings for this survey is Geodetic North. Note that the grid bearings shown or implied hereon do not equal Geodetic North due to meridian convergence.

Utilizing the previous boundary resolution, established control, found monuments and set monuments performed by this firm per said Survey Number 22714 in conjunction with said Instrument Number 2020-027363, established the exterior boundary of the parent tract of land. From which, computed the streets, lots, and easements as shown hereon pursuant to the approved Tentative Plat (File No. LD5-19-029).

Established monuments, as depicted on the accompanying map, on August 05, 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 as described in Instrument Number 2020-027363, of the Official Records of Jackson County, Oregon, located within Donation Land Claim Number 80, in the Southeast One-quarter of the Southwest One-quarter of Section 35, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon. The exterior boundary of which, as resolved per Survey Number 22714, as filed in the office of the Jackson County Surveyor, is more particularly described as follows:

Commencing at the northeast corner of Government Lot 1 in Section 2, Township 38 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon, being common with the southeast corner of Donation Land Claim Number 41, said township and range; thence North 00°13'15" West, 233.00 feet; thence North 89°48'45" East, 227.70 feet; thence North 00°17'15" West, 248.00 feet to the southwest corner of Volume 594 at Page 156, of the Deed Records of Jackson County, Oregon, being common with the northerly right-of-way of Sunset Drive; thence North 89°38'05" East, along said common boundaries, 222.74 feet to the east line of said Volume 594 at Page 156, the INITIAL POINT and TRUE POINT OF BEGINNING; thence leaving said right-of-way, North 00°17'14" West, along said east line, 474.13 feet to the south line of Volume 350 at Page 445, of the Deed Records of Jackson County, Oregon; thence leaving said east line North 89°46'45" East, along said south line, 98.83 feet to the west line of Volume 486 at Page 35, of the Deed Records of Jackson County, Oregon; thence leaving said south line, South 00°21'55" East, along said west line, 16.88 feet to the southwest corner thereof; thence North 89°38'05" East, along the south line of said Volume 486 at Page 35, 81.22 feet to the west line of Volume 269 at Page 432, of the Deed Records of Jackson County, Oregon; thence leaving last said south line, South 00°21'55" East, along the west line of said Volume 269 at Page 432, 300.00 feet; thence leaving last said west line, North 89°38'05" East, 10.00 feet; thence South 00°21'55" East, 157.00 feet to the northerly right-of-way of Sunset Drive; thence South 89°38'05" West, along said right-of-way, 10.00 feet to last said west line; thence leaving last said west line, South 89°38'05" West, continuing along said right-of-way, 180.70 feet to the Point of Beginning.

Cael E. Neathamer Surveyor

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

Cael E. Neathamer Surveyor

RECEIVED stamp: DATE 11/23/21 BY PB. This survey consists of: 2 sheet(s) Map, 0 page(s) Narrative. JACSON COUNTY SURVEYOR

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

PREPARED FOR:

RIVER LANE HOMES, LLC. 1070 Plaza Avenue Ashland, OR 97520

APPROVALS:

CITY OF MEDFORD PLANNING FILE NUMBER: LDS-19-029

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 of Planning Director, Date: NOVEMBER 19, 2021

Examined and approved this 5 day of November 2021. Acting City Engineer and City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 11-23, 2021. Tax Collector/Deputy

Examined and approved as required by O.R.S. 92.100 this 23rd day of November, 2021. Assessor/Agent

Examined and approved by Rogue Valley Sewer Services this 22nd day of November, 2021. General Manager/District Engineer

RECORDING

FILED FOR RECORD THIS 23rd DAY OF November, 2021, AT 1:45 O'CLOCK P.M. AND RECORDED IN VOLUME 47 OF PLATS AT PAGE 25 OF THE RECORDS OF JACKSON COUNTY, OREGON. Christine D Walker County Clerk, Heather Simpson Deputy

APPROVED FOR RECORDING: County Commissioner/Administrator, Date: 11/23/21

JACSON COUNTY SURVEYOR'S FILE NUMBER: 23498

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: October 14, 2021 PROJECT NUMBER: 20047

Sheet 1 of 2

**IONE'S VIEW**

Located within Donation Land Claim Number 80, in the Southeast One-quarter of the Southwest One-quarter of Section 35, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

**PREPARED FOR:**

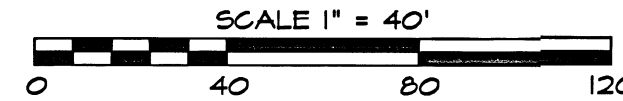
RIVER LANE HOMES, LLC.  
1070 Plaza Avenue  
Ashland, OR 97520

**NOTE "A"**

MONUMENT HAS BEEN DESTROYED DUE TO RECENT CONSTRUCTION

**LEGEND:**

- Indicates a set 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- △ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an aluminum cap marked "NEATHAMER SURVEYING".
- Indicates a set 0.40 shell casing in concrete with a tack and bass washer marked "NEATHAMER SURVEYING".
- ⊠ Indicates a set mag nail.
- Indicates a found 5/8" diameter iron pin with a plastic cap marked "NEATHAMER SURVEYING" per SN 22714.
- Indicates a found 5/8" diameter iron pin with an illegible aluminum cap per SN 20039.
- ▲ Indicates a found 1" diameter iron pipe per SN 386.
- Indicates a found 3/4" diameter iron pipe, origin unknown.
- ⊙ Indicates a found a 2-1/2" diameter brass cap marked "Jackson County Surveyor", marking the Northeast corner of Donation Land Claim Number 41, per JGRN dated May 24, 1983.
- Indicates a computed position, nothing found or set.
- (( )) Indicates record information per SN 386.
- { } Indicates record information per SN 9633.
- < > Indicates record information per SN 22511.
- 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.
- PUE Indicates a Public Utility Easement.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- x— Indicates centerline of an existing fence line.
- FNC 1.8'→ Indicates the distance and which side from the boundary line that a fence is located.



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S89°38'05"W	12.80'
L2	S00°21'55"E	16.88'
L3	S00°21'55"E	10.00'
L4	S89°38'05"W	78.03'
L5	N18°54'51"E	15.37'
L6	S28°20'49"E	16.45'
L7	N26°35'43"W	11.38'
L8	S36°54'10"W	12.83'
L9	N00°21'55"W	20.00'

**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	89°55'19"	15.00'	23.54'	N44°40'26"E	21.20'
C2	90°04'41"	20.00'	31.44'	N45°19'34"W	28.30'

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

*Carl E. Neathamer*  
Surveyor

**BASIS OF BEARINGS:**

Geodetic North referenced to the NAD83 2011 (Epoch 2010.00) datum. Refer to Survey Narrative for complete description.

**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:** October 14, 2021 **PROJECT NUMBER:** 20047

Sheet 2 of 2 © NR TH

**\*\* RECEIVED \*\***  
DATE 11/23/21 BY PB  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

*Carl E. Neathamer*  
OREGON JULY 9, 2001  
CAEL E. NEATHAMER  
56545  
Renewal Date 12/31/22

**NOTE**

NO DRIVEWAY ACCESS SHALL BE ALLOWED TO SUNSET DRIVE FOR ANY OF THE LOTS BEING CREATED HEREON

N.E. CORNER OF GOVERNMENT LOT 1 & S.E. CORNER D.L.C. 41