

MIDDLEFORK CREEK PUD, PHASES 2 & 3

Located within Donation Land Claim No. 57 in Section 34, Township 31 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that MAHAR 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, reserve acreage, street rights-of-way, a greenway and easements, and hereby designates this subdivision as MIDDLEFORK CREEK PUD, PHASES 2 AND 3. Declarant hereby dedicates Wyoming Lane and Colorado Drive to the City of Medford for right-of-way purposes. Declarant also hereby dedicates to the City of Medford, the Greenway and those areas designated 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, and those Storm Drain Easements being over, under, through and across Lots 7, 26 and 27. MIDDLEFORK CREEK PUD, PHASES 2 AND 3 are subject to the Declaration of Covenants, Conditions and Restrictions per Instrument Number 2022-27983, of the Official Records of Jackson County, Oregon.

IN WITNESS WHEREOF, signed this 10 day of May, 2022.

Michael T. Mahar, President MAHAR HOMES, INC.

STATE OF OREGON } ss County of Jackson }

Signed or attested before me on May 18, 2022, by Michael T. Mahar as President for MAHAR HOMES, INC., an Oregon corporation.

Notary Public - Oregon

COMMISSION NO: 977471

MY COMMISSION EXPIRES: July 29, 2022

TITLE RELATED NOTES

Pursuant to a Public Records Report prepared by First American Title Insurance Company of Oregon, with an Order Number of T169-3623436, the subject property may be subject to the following matters of record:

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 \$4462.31 will become due and payable.

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

Right-of-way Dedication per Instrument Number 2020-044099, of the Official Records of Jackson County, Oregon. (Shown)

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 Numbers: PUD-18-156, LDS-18-155, ZC-18-157 & CUP-18-158).

PROCEDURE: Records utilized: Instruments Numbered 2020-044099, 2022-004847 and 2022-019895, of the Official Records of Jackson County, Oregon; Survey Number 1087, filed in the office of the Jackson County Surveyor; STONEGATE ESTATES, PHASE 2B, filed for record on 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; MIDDLEFORK CREEK PUD, PHASE 4, filed for record on June 29, 2020, in Volume 46 of Plats at Page 12 of the Records of Jackson County, Oregon, and filed as Survey Number 23105 in the office of the Jackson County Surveyor; STONEGATE ESTATES, PHASE 2C, filed for record on August 27, 2020 in Volume 46 of Plats at Page 18 of the Records of Jackson County, Oregon, and filed as Survey Number 23140 in the office of the Jackson County Surveyor.

Equipment/Software utilized: Trimble SX10 Scanning Total Station, Trimble ST Robotic Total Station, Trimble R10 GNSS equipment, Trimble TSC1 data collector with Trimble Access software; Trimble Business Center and Trimble Terramodel software.

Linear unit (horizontal) is International Foot (ift); 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 23105, established the exterior boundary of the parent tract of land. From which, computed the streets, lots, reserve acreage and easements as shown hereon pursuant to the approved City of Medford File Numbers PUD-18-156, LDS-18-155, ZC-18-157 and CUP-18-158. The center of Larson Creek, as now surveyed and shown hereon, was used to determine the boundary common to Phase 2 and Reserve Acreage Phase 1.

Established monuments, as depicted on the accompanying map, on November 29, 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 set forth hereon:

All that certain real property located within Donation Land Claim Number 57 in Section 34, Township 31 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, being more particularly described as follows:

Reserve Acreage Phases 1-3 of MIDDLEFORK CREEK PUD, PHASE 4, filed for record on June 29, 2020, in Volume 46 of Plats at Page 12 of the Records of Jackson County, Oregon, and filed as Survey Number 23105 in the office of the Jackson County Surveyor.

LESS AND EXCEPTING THEREFROM all that property dedicated for right-of-way purposes per Instrument Number 2020-044099, of the Official Records of Jackson County, Oregon.

Robert V. Neathamer, PLS Surveyor

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

RECEIVED stamp: DATE 9/15/22 BY SS. This survey consists of: 4 sheet(s) Map, 0 page(s) Narrative. JACSON COUNTY SURVEYOR

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

PREPARED FOR:

SOUTH VIEW, LLC. 815 ALDER CREEK DRIVE MEDFORD, OR 97504

APPROVALS:

CITY OF MEDFORD PLANNING FILE NUMBERS: PUD-18-156, LDS-18-155, ZC-18-157 & CUP-18-158

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.

Approvals: Planning Director (Signature), Date: SEPT 7, 2022. City Engineer (Signature), City Surveyor (Signature) 5/19/22

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of September 15th, 2022.

M. Mendo Tax Collector/Deputy

Examined and approved as required by O.R.S. 92.100 this 15th day of September, 2022.

City Assessor/Agent (Signature)

RECORDING

FILED FOR RECORD THIS 15th DAY OF September, 2022, AT 10:33 O'CLOCK A.M. AND RECORDED IN VOLUME 48 OF PLATS AT PAGE 11 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker County Clerk, Sonya J. Morgan Deputy

APPROVED FOR RECORDING: County Commissioner/Administrator (Signature), Date: 8/15/22

JACKSON COUNTY SURVEYOR'S FILE NUMBER:

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: May 6, 2022 PROJECT NUMBER: 15054-2

Sheet 1 of 4 © NR

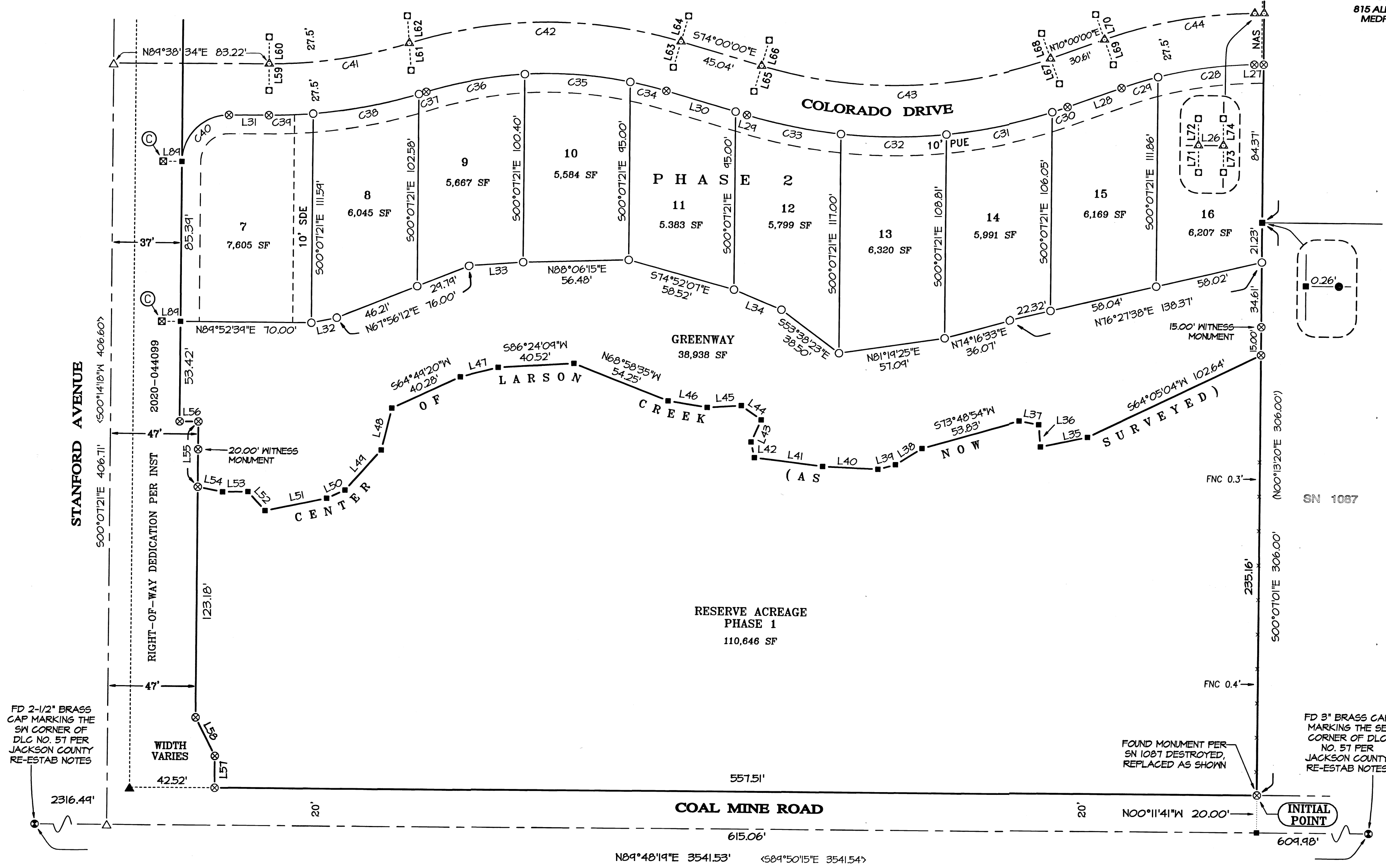
SHEET INDEX table with 4 rows: SHEET 1: TITLE SHEET, SHEET 2: LOTS 7 - 15 AND RESERVE ACREAGE PHASE I, SHEET 3: LOTS 17 - 46, SHEET 4: LEGEND, LINE AND CURVE TABLES

### MIDDLEFORK CREEK PUD, PHASES 2 & 3

Located within Donation Land Claim No. 57 in Section 34, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

SOUTH VIEW, LLC.  
815 ALDER CREEK DRIVE  
MEDFORD, OR 97504



FD 2-1/2" BRASS CAP MARKING THE SW CORNER OF DLC NO. 57 PER JACKSON COUNTY RE-ESTAB NOTES

WIDTH VARIES

FOUND MONUMENT PER SN 1087 DESTROYED, REPLACED AS SHOWN

FD 3" BRASS CAP MARKING THE SE CORNER OF DLC NO. 57 PER JACKSON COUNTY RE-ESTAB NOTES

**BASIS OF BEARINGS:**  
Basis of bearings is Geodetic North referenced to the NAD83 2011 (Epoch 2010.00) datum. Refer to Survey Reference Notes for a complete description.

REFER TO SHEET 4 FOR LEGEND, LINE & CURVE TABLES

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

\*\* RECEIVED \*\*  
DATE 9/15/22 BY SS  
This survey consists of:  
4 sheet(s) Map  
0 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: May 6, 2022 PROJECT NUMBER: 15054-2  
15054-3

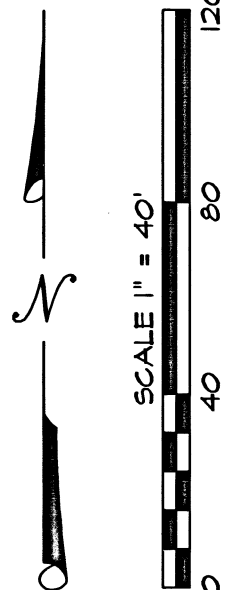
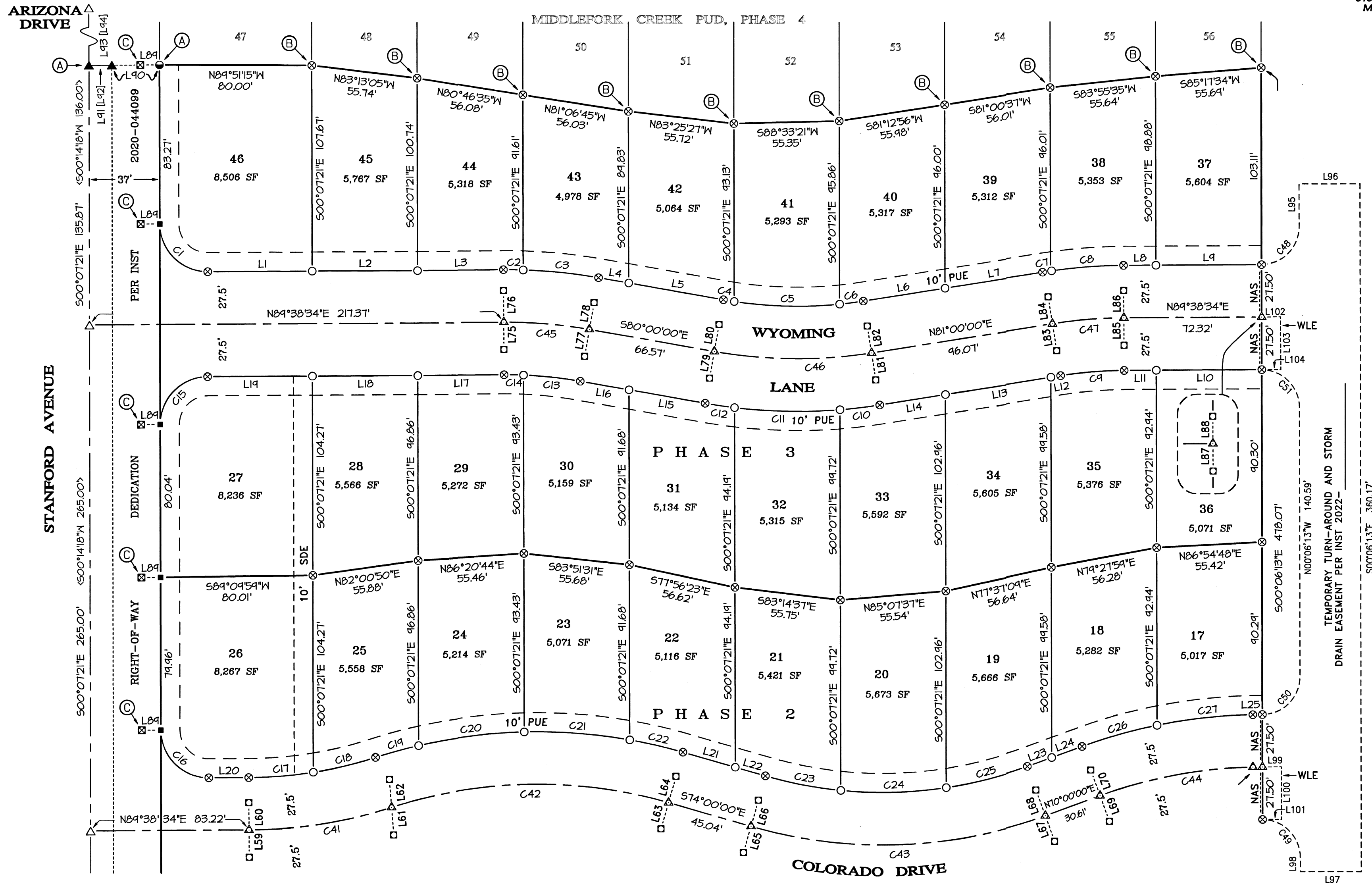
Sheet 2 of 4 © NR

### MIDDLEFORK CREEK PUD, PHASES 2 & 3

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PLOT DATE: *May 6, 2022* PROJECT NUMBER: 15054-2  
 15054-3

Sheet 3 of 4 © NR



**MIDDLEFORK CREEK PUD, PHASES 2 & 3**

Located within Donation Land Claim No. 57 in Section 34,  
Township 37 South, Range 1 West of the Willamette  
Meridian, in the City of Medford, Jackson  
County, Oregon.

**PREPARED FOR:**

**SOUTH VIEW, LLC.**  
815 ALDER CREEK DRIVE  
MEDFORD, OR 97504

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N89°38'34"E	54.90'
L2	N89°38'34"E	55.34'
L3	N89°38'34"E	44.92'
L4	S80°00'00"E	16.11'
L5	S80°00'00"E	50.46'
L6	N81°00'00"E	43.42'
L7	N81°00'00"E	52.65'
L8	N89°38'34"E	16.97'
L9	N89°38'34"E	55.47'
L10	S89°38'34"W	55.37'
L11	S89°38'34"W	16.83'
L12	S81°00'00"W	5.16'
L13	S81°00'00"W	56.02'
L14	S81°00'00"W	34.90'
L15	N80°00'00"W	40.61'
L16	N80°00'00"W	25.96'
L17	S89°38'34"W	45.13'
L18	S89°38'34"W	55.35'
L19	S89°38'34"W	55.10'
L20	N89°38'34"E	21.01'
L21	S74°00'00"E	28.57'
L22	S74°00'00"E	16.46'
L23	N70°00'00"E	13.60'
L24	N70°00'00"E	17.01'
L25	N89°38'34"E	1.45'
L26	N89°38'34"E	1.33'
L27	S89°38'34"W	1.21'
L28	S70°00'00"W	30.61'
L29	N74°00'00"W	6.38'
L30	N74°00'00"W	38.66'
L31	S89°38'34"W	21.44'
L32	N78°14'40"E	13.88'
L33	N85°53'27"E	28.89'
L34	S67°44'41"E	27.58'
L35	S78°01'29"W	25.74'
L36	N4°54'10"W	11.84'
L37	N79°42'56"W	10.69'
L38	S57°51'00"W	16.67'
L39	S74°50'13"W	9.66'
L40	N87°45'46"W	29.67'
L41	N83°19'53"W	36.78'
L42	N12°32'13"W	8.55'
L43	N24°08'22"E	12.97'
L44	N55°17'22"W	13.07'
L45	S86°22'36"W	18.26'
L46	N81°07'43"W	21.24'
L47	S75°39'49"W	20.71'
L48	S13°38'47"W	23.04'
L49	S41°29'35"W	28.95'
L50	S65°04'28"W	10.78'
L51	S77°58'57"W	33.56'
L52	N43°05'32"W	13.73'

LINE	BEARING	DISTANCE
L53	S89°00'45"W	13.51'
L54	N79°18'54"W	13.59'
L55	N00°07'21"W	34.84'
L56	S89°52'39"W	10.00'
L57	N00°11'41"W	17.00'
L58	N27°11'02"W	23.09'
L59	S00°21'26"E	14.26'
L60	N00°21'26"W	14.30'
L61	S04°32'44"E	14.56'
L62	N04°32'44"W	14.69'
L63	S16°00'00"W	14.32'
L64	N16°00'00"E	14.32'
L65	S16°00'00"W	14.28'
L66	N16°00'00"E	14.26'
L67	S20°00'00"E	14.29'
L68	N20°00'00"W	14.29'
L69	S20°00'00"E	14.27'
L70	N20°00'00"W	14.23'
L71	S00°48'08"E	14.38'
L72	N00°48'08"W	14.25'
L73	S00°48'31"E	14.30'
L74	N00°48'31"W	14.33'
L75	S00°21'26"E	14.27'
L76	N00°21'26"W	16.57'
L77	S10°00'00"W	14.30'
L78	N10°00'00"E	14.19'
L79	S10°00'00"W	14.20'
L80	N10°00'00"E	14.31'
L81	S09°00'00"E	14.30'
L82	N09°00'00"W	14.29'
L83	S09°00'00"E	14.34'
L84	N09°00'00"W	14.26'
L85	S00°21'26"E	14.38'
L86	N00°21'26"W	14.30'
L87	S00°21'26"E	14.42'
L88	N00°21'26"W	14.27'
L89	S89°52'39"W	1.00'
L90	S89°38'21"W	25.00'
L91	S89°38'21"W	12.00'
L92	WEST	12.00'
L93	S00°07'21"E	136.00'
L94	S00°14'18"W	136.00'
L95	N00°06'13"W	22.27'
L96	N89°53'47"E	32.00'
L97	S89°53'47"W	32.00'
L98	N00°06'13"W	7.31'
L99	N89°38'34"E	9.88'
L100	S00°21'26"E	27.50'
L101	S89°38'34"W	10.00'
L102	N89°38'34"E	9.88'
L103	S00°21'26"E	27.50'
L104	S89°38'34"W	10.00'

**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	90°14'06"	25.00'	39.37'	S45°14'23"E	35.43'
C2	02°09'10"	277.50'	10.43'	S89°16'51"E	10.43'
C3	08°12'16"	277.50'	39.74'	S84°06'08"E	39.70'
C4	01°28'43"	222.50'	5.74'	S80°44'22"E	5.74'
C5	14°17'32"	222.50'	55.50'	S88°37'29"E	55.36'
C6	03°13'45"	222.50'	12.54'	N82°36'52"E	12.54'
C7	00°41'36"	277.50'	3.36'	N81°20'48"E	3.36'
C8	07°56'58"	277.50'	38.50'	N85°40'05"E	38.47'
C9	08°38'34"	222.50'	33.56'	S85°19'17"W	33.53'
C10	04°20'25"	277.50'	21.02'	S83°10'12"W	21.02'
C11	11°26'59"	277.50'	55.45'	N88°56'06"W	55.36'
C12	03°12'36"	277.50'	15.55'	N81°36'18"W	15.54'
C13	07°43'29"	222.50'	30.00'	N83°51'45"W	29.98'
C14	02°37'51"	222.50'	10.22'	N89°02'28"W	10.22'
C15	89°45'54"	25.00'	39.17'	S44°45'37"W	35.28'
C16	90°14'06"	25.00'	39.37'	S45°14'23"E	35.43'
C17	08°45'51"	222.50'	34.03'	N85°15'38"E	34.00'
C18	08°38'44"	222.50'	33.64'	N76°32'51"E	33.61'
C19	04°50'54"	277.50'	23.48'	N74°38'26"E	23.48'
C20	11°32'05"	277.50'	55.86'	N82°49'56"E	55.77'
C21	11°28'56"	277.50'	55.61'	S85°39'34"E	55.52'
C22	05°55'06"	277.50'	28.66'	S76°57'33"E	28.65'
C23	10°22'57"	222.50'	40.32'	S79°11'29"E	40.26'
C24	14°17'40"	222.50'	55.51'	N88°28'13"E	55.37'
C25	11°19'23"	222.50'	43.97'	N75°39'41"E	43.90'
C26	08°26'46"	277.50'	40.91'	N74°13'23"E	40.87'
C27	11°11'47"	277.50'	54.23'	N84°02'40"E	54.14'
C28	14°23'14"	222.50'	55.87'	S82°26'57"W	55.72'
C29	05°15'20"	222.50'	20.41'	S72°37'40"W	20.40'
C30	01°47'10"	277.50'	8.65'	S70°53'35"W	8.65'
C31	11°56'36"	277.50'	57.85'	S77°45'28"W	57.74'
C32	11°40'35"	277.50'	56.55'	S89°34'04"W	56.46'
C33	10°35'39"	277.50'	51.31'	N79°17'49"W	51.24'
C34	05°07'05"	222.50'	19.88'	N76°33'33"W	19.87'
C35	14°36'26"	222.50'	56.72'	N86°25'18"W	56.57'
C36	14°03'29"	222.50'	54.59'	S79°14'44"W	54.46'
C37	00°38'04"	277.50'	3.07'	S72°32'01"W	3.07'
C38	11°53'55"	277.50'	57.63'	S78°48'01"W	57.53'
C39	04°53'35"	277.50'	23.70'	S87°11'46"W	23.69'
C40	89°45'54"	25.00'	39.17'	S44°45'37"W	35.28'
C41	17°25'34"	250.00'	76.04'	N80°55'47"E	75.74'
C42	33°47'00"	250.00'	147.41'	N89°06'30"E	145.28'
C43	36°00'00"	250.00'	157.08'	N88°00'00"E	154.51'
C44	19°38'34"	250.00'	85.71'	N79°44'17"E	85.29'
C45	10°21'26"	250.00'	45.19'	S85°10'43"E	45.13'
C46	19°00'00"	250.00'	82.90'	S89°30'00"E	82.52'
C47	08°38'34"	250.00'	37.71'	N85°19'17"E	37.68'
C48	89°23'22"	20.00'	31.20'	N44°35'27"E	28.13'
C49	89°23'22"	20.00'	31.20'	N44°47'54"W	28.13'
C50	89°23'22"	20.00'	31.20'	N44°35'27"E	28.13'
C51	89°23'22"	20.00'	31.20'	N44°47'54"W	28.13'

**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 0.40 shell casing in concrete with a tack and brass washer 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.
- Indicates a found 5/8-inch diameter iron pin per SN 1087.
- ⦿ Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "NEATHAMER SURVEYING", per SN 23105.
- △ Indicates a found aluminum cap marked "HOFFBUHR & ASSOCIATES", per SN 22291 or 23140.
- ▲ Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "HOFFBUHR & ASSOCIATES", per SN 23140.
- ⦿ 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.
- NAS Indicates a 1.00-foot wide Non-Access Strip.
- PUE Indicates a Public Utility Easement.
- SDE Indicates a Public Storm Drain Easement.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- WLE Indicates an existing Water Line Easement per INST 2022-004847.
- ( ) Indicates record data per Survey Number 1087.
- [ ] Indicates record data per Survey Number 22291.
- < > Indicates record data per Survey Number 23140.
- (A) Indicates a monument destroyed by recent construction.
- (B) Indicates an original monument destroyed by recent construction and replaced as shown hereon.
- (C) Indicates a 1.00-foot witness monument.
- x— Indicates centerline of an existing fence.
- FNC 1.8'- Indicates the distance and which side from the boundary line that a fence is located.

**BASIS OF BEARINGS:**

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

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

**\*\* RECEIVED \*\***  
DATE 9/15/22 BY  
This survey consists of:  
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0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

*Robert V. Neathamer*  
OREGON  
JULY 18, 1994  
ROBERT V. NEATHAMER  
2675  
Renewal Date 12/31/22

**PREPARED BY:** Neathamer Surveying, Inc.  
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**PLOT DATE:** May 6, 2022 **PROJECT NUMBER:** 15054-2  
15054-3