

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.

The dedications and grants are further described thus:

- * Public Roads Carlin Drive, Corden Street, Ford Drive and Olanda Way and a 20 foot public right of way between Lot 209 & Lot 210 exclusively for pedestrian access and storm drain facilities access.
* Minimum Access Easement (MAE) as depicted on sheet 2 of this plat, is also a Fire Vehicle Access, Public Storm Drain Access Easement (to ultimately access the existing storm drain easement per instrument no. 2019-002768) and Private Utility Easement over Lot 186 for the benefit of Lot 185, Lot 186 and Lot 187, as shown on sheet 2. Note Lot 184 and Lot 188 are to take access from Ford Drive and not use this Minimum Access Easement.

* TRACT A in entirety to be dedicated to the Public of the City of Medford, with an Irrigation Easement encompassing all of TRACT A for the benefit of Rogue River Valley Irrigation District and the City of Medford for the construction, use, access and maintenance of the irrigation and storm drain lines, fixtures and facilities.

I hereby designate said subdivision as Delta Estates - Phase 7.

In witness whereof, I have set our hand and seal this 19 day of September, 2022.

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

TITLE REPORT

The following encumbrances noted in Amerititle Subdivision Guarantee Title Report, Report, File Number 504207AM and dated September 22, 2022.

- Item 4: City liens, if any, of the City of Medford.
Item 5: City liens, if any, of the City of Medford Utility Department.
Item 6: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Medford Irrigation District.
Item 7: Restrictive Covenants (Instrument. No. 2014-024351 & 2014-024352)
Item 8: Public Storm Drain Easement, Blanket in Nature (Partition Plat No. P-26-2014/ filed survey #21564)
Item 9: Storm Drain Easement, Width Varies (2019-002768). See plat for easement widths.
Item 10: Temporary Access Easement, Width Varies, (2019-002769) to be extinguished and terminated upon the recording of a land subdivision.
Item 11: Memorandum of Option Agreement (2020-042741)

Delta Estates - Phase 7

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

SURVEY FOR:

Hayden Homes LLC,
2464 SW Glacier Place, Ste. 110
Redmond, OR 97756

SURVEY BY:

Pariani Land Surveying, LLC
17 South Platt Avenue, Suite C
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 parcels of land are 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 parcels, as set forth hereon:

Lot 1 and Lot 2, DWP Subdivision in the City of Medford, Jackson County, Oregon, according to the official plat thereof, recorded October 15, 2020 in Volume 46, Page 21, Plat Records.

John R. Pariani, PLS
John R. Pariani, PLS

SURVEY NARRATIVE: to comply with ORS 209.250 & ORS 92

Purpose:
The purpose of this plat is to subdivide aforementioned Lot 1, DWP Subdivision into 26 lots and aforementioned Lot 2, DWP Subdivision into 14 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 Corden Street and Ford Drive from Delta Estates - Phase 6 and Phase 4/5, respectfully, were extended to the south and east as shown on plat. The most easterly center line monument of Ford Drive, set per said Phase 6, was destroyed recently and was not reset, as there is another center line monument set at the point of reversing curve 4.68 feet east. Property corners fit well with their respective record positions and were subsequently held to control the boundaries as shown. There are two Minecci monuments, set per filed survey 22598 and previously tied in by this firm, that were destroyed during recent construction activities. Those two Minecci monuments were re-set in their respective record positions and as noted on Sheet 2 of this Plat.

The basis of bearing for this project is the west line of Lot 1, 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 July 13, 2022. This plat has no deferred monuments.

ACKNOWLEDGEMENT:

New York
State of Oregon
J.S.S.
County of Jackson Queens

This certifies that on this 22nd day of September, 2022, that before me, a Notary Public, personally appeared Andrew Brausa and acknowledged the foregoing instrument to be his voluntary act and deed.

Jennie Leung
Notary Signature

Jennie Leung
Notary Public - Oregon
New York

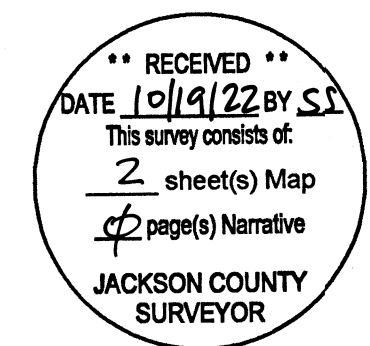
Commission No.

My Commission Expires

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

John R. Pariani
John R. Pariani

NOTARY PUBLIC
No. 0116000791
Qualified in Queens County
Commission Expires March 1, 2023



RECORDER'S CERTIFICATE:

Filed for record this 19th day of October, 2022, at 9:55 A.M., and recorded in Volume 48 of Plats on page 12 of the Records of Jackson County, Oregon. By: Christopher Walker, County Clerk and Sonja J. Morgan, Deputy.

APPROVALS:

All taxes, fees, assessments or other charges as required by ORS 92.095 have been paid in full as of the 19th day of October, 2022.

M. Meniett, Tax Collector; 10/19/2022, Date

Examined and approved as required by ORS 92.100 this 19th day of OCTOBER, 2022.

Assessor, Department of Assessment

Examined and approved this 19th day of October, 2022.

County Commissioner/Administrator

Examined and approved this 12th day of OCTOBER, 2022.

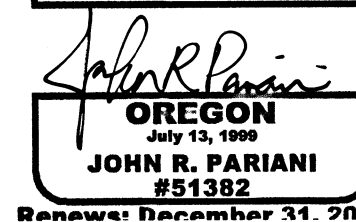
Medford Planning Department

Examined and recommended for approval this 11 day of OCTOBER, 2022.

City Engineer

Examined and recommended for approval this 29 day of SEPTEMBER, 2022.

City Surveyor



Pariani Land Surveying

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

John@ParianiLS.com

Table with 4 columns: Date (September 12 2022), Scale (N/A), Job No. (2015-26), Sheet (1 of 2)

Delta Estates - Phase 7

Located In:

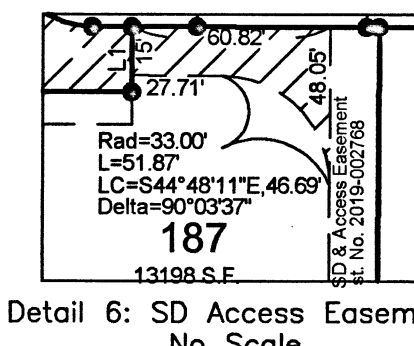
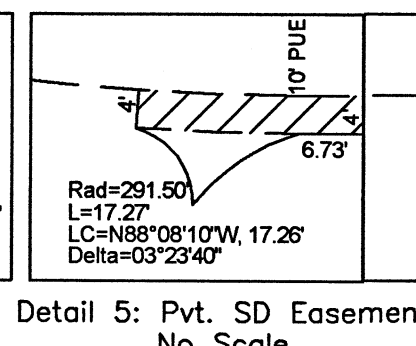
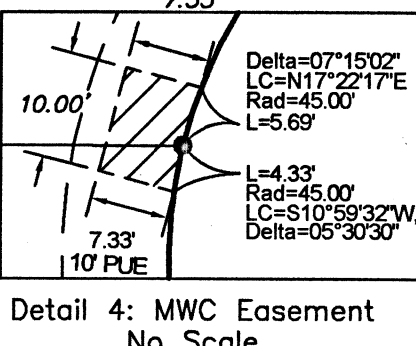
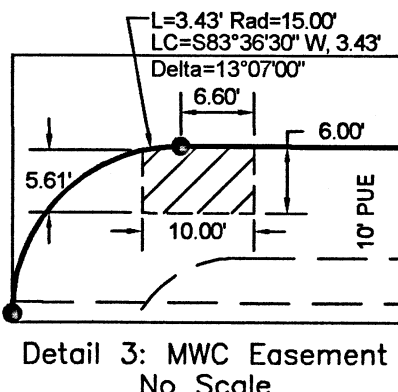
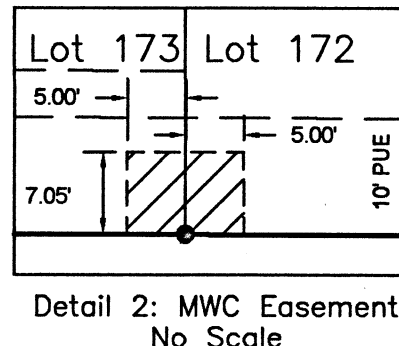
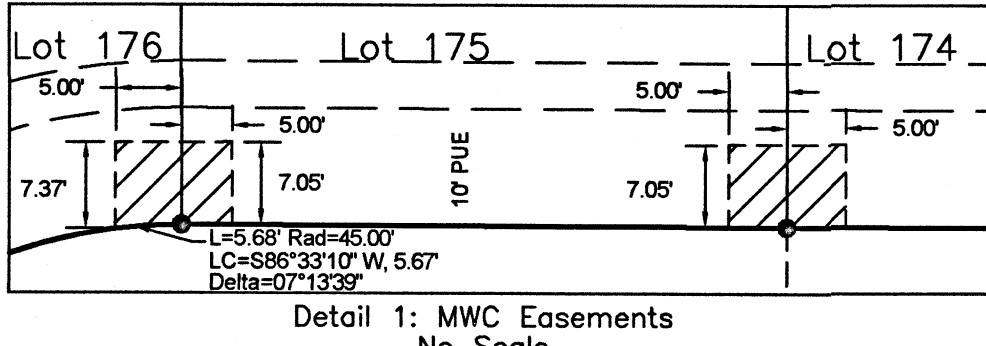
Southeast Quarter of Section 8, Township 37 South, Range 1 West, Willamette Meridian
in the City of Medford, Jackson County, Oregon

RECEIVED
 DATE 10/19/22 BY S.S.
 This survey consists of:
 2 sheet(s) Map
 2 page(s) Narrative
 JACKSON COUNTY SURVEYOR



No.	Bearing/Distance	Length	Radius	Delta	Chord	Chord Bearing
C1	N 15° 47' 15.47"	277.50'	03° 11' 38"	15.47'	N69° 53' 28" W	
C2	N 65° 34' 22.50"	222.50'	16° 49' 29"	65.10'	N76° 42' 24" W	
C3	N 33° 15' 20.00"	20.00'	94° 57' 16"	29.48'	S47° 24' 14" W	
C4	N 31° 33' 20.00"	20.00'	89° 45' 36"	28.225'	N44° 57' 12" W	
C5	N 93° 98' 250.00"	21° 32' 21"	93.43'	N79° 03' 50" W		
C6	N 54° 58' 277.50"	11° 16' 12"	54.50'	S75° 12' 48" E		
C7	N 43° 52' 277.50"	08° 59' 06"	43.47'	S85° 20' 27" E		
C8	N 15° 67' 20.00"	44° 52' 48"	15.27'	S22° 30' 48" E		
C9	N 46° 10' 45.00"	58° 41' 59"	44.11'	S15° 36' 13" E		
C10	N 30° 01' 45.00"	38° 12' 36"	29.46'	S32° 51' 04" W		
C11	N 30° 01' 45.00"	38° 12' 38"	29.46'	S71° 03' 41" W		
C12	N 106° 12' 45.00"	135° 07' 12"	83.19'	S22° 36' 24" W		
C13	N 67° 72' 43.00"	90° 14' 24"	60.94'	N45° 02' 48" E		
C14	N 23° 625' 15.00"	90° 14' 24"	21.26'	N45° 02' 48" E		
C15	N 31° 50' 20.00"	90° 14' 24"	28.34'	S45° 02' 48" W		
C16	N 31° 33' 20.00"	89° 45' 36"	28.225'	N44° 57' 12" W		
C17	N 31° 50' 20.00"	90° 14' 24"	28.34'	S45° 02' 48" E		
C18	N 31° 33' 20.00"	89° 45' 36"	28.225'	N44° 57' 12" W		
C19	N 31° 50' 20.00"	90° 14' 24"	28.34'	S45° 02' 48" W		
C20	N 44° 10' 28.00"	90° 14' 24"	39.68'	S45° 02' 48" W		
C21	N 43° 865' 28.00"	89° 45' 36"	39.515'	N44° 57' 12" W		
C22	N 4° 68' 250.00"	01° 04' 18"	4.67'	N68° 49' 48" W		

No.	Bearing/Distance
L1	N00° 04' 24" W, 20.00'
L2	N71° 16' 07" E, 9.24'



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

REGISTERED PROFESSIONAL LAND SURVEYOR
 JOHN R. PARIANI
 #51382
 RENEWS: DECEMBER 31, 2022

Pariani Land Surveying
 17 South Platt Avenue, Suite C
 Eagle Point, Oregon 97524
 541-890-1131 John@ParianiLS.com

Date: September 12, 2022	Scale: 1" = 50'	Job No.: 2015-261	Sheet: 2 of 2
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371W8 TAX LOT 1110 & 1111

23746
17R/44