

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that Stella Re Investments LLC, an Oregon 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:

- *The westerly 6.50 feet of the subject properties for right of way for Thomas Road as shown on Sheet 2 of this plat.
* Public Roads Blanche Lane and Orleans Street.
* Public Utility Easement (10' wide) along the easterly line of Thomas Road, the north and south line of Orleans Street and the south line of Blanche Drive, as depicted on Sheet 2.
* 16 foot wide Shared Driveway Easement (SDE) over Lot 5 & Lot 6 for the benefit of Lot 5 & Lot 6.
* Variable Width Shared Driveway Easement (SDE) over Lot 7 & Lot 8 for the benefit of Lot 7 & Lot 8.
* Variable Width Temporary Emergency Vehicle Turnaround Easement (TEVTE), to be vacated upon the dedication and acceptance of the extension of Blanche Drive. See inset in Sheet 2 of this plat.
* 10 foot Wide Public Storm Drain Easement over a portion of Lot 10, see inset in Sheet 2 of this plat.
* 10 foot Wide Public Sanitary Sewer Easement over a portion of Lot 9 & Lot 10, see inset in Sheet 2 of this plat.
* 5 foot Wide Private Storm Drain Easement (PSDE) over a portion of Lot 5 & Lot 6, for the benefit of Lot 5 & Lot 6.
* 5 foot wide Private Sanitary Sewer Easement (PSSE) over Lot 3, for the Benefit of the Reserve Acreage.
* 15 foot Wide Temporary Public Sanitary Sewer Easement over Reserve Acreage, for the benefit of the City of Medford, to be vacated upon the dedication and acceptance of the extension of a Public Street(s).

I hereby designate said subdivision as Stella Estates - Phase 1 & 2. In witness whereof, I have set our hand and seal this 5 day of OCTOBER 2022.

Tom Basmajian, Officer
Stella Re Investments LLC,

ACKNOWLEDGEMENT:

State of UTAH)
County of SALT LAKE) S.S.

This certifies that on this 5 day of OCTOBER 2022, that before me, a Notary Public, personally appeared Tom Basmajian and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Signature MICHAEL BEN JONES

Commission No. 921557

My Commission Expires 11/16/2025

TITLE REPORT

The following encumbrances noted in Titor Title Subdivision Guarantee Title Report, Report, Order Number 470321079402 and prepared September 30, 2022.

- 1. Property taxes for fiscal year shown below are paid in full: Fiscal year 2021-2022 Amount: \$3,768.63, Levy Code: 49-01 Account No.: 10985844 Map No.: 372W35DB 801, (Parcel I) Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.
2. Property taxes for fiscal year shown below are paid in full: Fiscal Year: 2021-2022 Amount: \$4,369.52, Levy Code: 49-01 Account No.: 10985845 Map No.: 372W35DB 2501 (Parcel II) Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.
3. Property taxes for fiscal year shown below are paid in full: Fiscal Year: 2021-2022 Amount: \$2,866.25, Levy Code: 49-01 Account No.: 10440141 Map No.: 372W35DC 400 (Parcel III) Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.
4. City Liens, if any, in favor of the City of Medford.
5. Regulations, levies, liens, assessments, rights of way and easements of Rogue Valley Sewer Service District.
6. Regulations, levies, liens, assessments, rights of way and easements of Medford Irrigation District.
7. Rights of the public and governmental agencies in and to any portion of said land lying within the boundaries of streets, roads, and highways.
8. Reservation for right of way for irrigation ditches, as disclosed in Warranty Deed, including the terms and provisions thereof Recording Date: June 9, 1933, Recording No.: Volume 194, Page 581-Amiguou location, Not Drafted Hereon.
9. Temporary easement for ingress and egress, as disclosed in Bargain and Sale Deed, including the terms and provisions thereof Recording Date: January 16, 2007 Recording No.: 2007-002426 (Parcel I) - To be terminated upon the recording of this plat.
10. Temporary easement for ingress and egress, as disclosed in Bargain and Sale Deed, including the terms and provisions thereof Recording Date: January 16, 2007 Recording No.: 2007-002425 (Parcel II) - To be terminated upon the recording of this plat.
11. Private Utility Easement Storm Drainage, including the terms and provisions thereof Recording Date: July 6, 2020 Recording No.: 2020-022604 - Drafted Hereon.
12. Storm Drain and Detention Basin Easement, including the terms and provisions thereof Recording Date: July 6, 2020 Recording No.: 2020-022605 - Drafted Hereon.
13. Temporary Storm Drain Easement, including the terms and provisions thereof Recording Date: July 6, 2020 Recording No.: 2020-022606 - Drafted Hereon.
14. Temporary Storm Drain & Access Easement, including the terms and provisions thereof Recording Date: July 6, 2020 Recording No.: 2020-022607 - Drafted Hereon.
15. Covenants, conditions and restrictions per Recording No. 2022-002129.
16. Deed of Trust, Beneficiary: People's Bank of Commerce, per Recording No.: 2022-009748
17. Property Taxes, not yet payable, levied for the fiscal year of 2022-2023.
18. Easement fbo PacifiCorp per Recording No. 2022-026479 - Drafted Hereon.

SURVEY NARRATIVE: to comply with ORS 209.250 & ORS 92

Purpose: The purpose of this plat is to subdivide (Phase 1 & Phase 2) the properties described in instrument number 2022-023662 Jackson County Recorder's office, into 10 lots, plus the reserve acreage set aside for future Phase 3 & 4, and monument the boundary thereof.

Procedure: Utilizing the found monument ties for filed survey 1050 and 19937, Jackson County Surveyor's office, the boundary for filed survey 19937 is used as the boundary for this subdivision and resolution further described thus: Thomas Road was resolved utilizing the found center line monument per filed survey 18302 at the intersection of Thomas Road and Arlington Drive to the north and the center line monument per filed survey 22030 at Westwood Drive to the south, then offset 25 feet to the east, of which fit within acceptable tolerances with the monuments located at the northwest and southwest corner of this property as set per survey 1050 and as shown on this plat. The northeast corner was held per Hoffbuhr monument set per filed survey 19669, with ties to the northeast corner of Donation Land Claim No. 80 as shown on this plat. The found rebar per field survey 1050, lying south of the southeast corner, along with the Hibbs pins were used to control the east line, with a distance of 70.29 feet, per said filed survey to establish the southeast corner.

The basis of bearing for this project is the east line of Thomas Road per filed survey 19937, and as shown hereon. Surveying equipment used: Trimble S6, fully robotic, total station. Monuments were set as of August 26, 2022.

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.

A parcel of land lying in the southeast quarter Section 35, Township 37 South, Range 2 West, W.M., in the City of Medford, Jackson County, Oregon and being that property described in instrument number 2022-023662, recorded on July 28, 2022 at the Jackson County Official Records and as 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:

Commencing at the Northeast corner of Donation Land Claim No. 80, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence along the North line of said Claim, South 89°59'48" West, 972.38 feet D=South 89°59'48" West, 972.38 feet, to the Northeast corner that tract described in Document No. 2006-006065, Official Records of Jackson County, Oregon and the TRUE POINT OF BEGINNING; thence along the East line of said tract, South 00°02'13" East, 212.37 feet, D=South 00°02'13" East, 212.37 feet, to the Southeast corner thereof; thence along the North line of that tract described in 2006-006063, said Official Records, North 89°37'32" East, 5.86 feet, D=North 89°37'32" East, 5.86 feet, to the Northeast corner thereof; thence along the East line of said tract and the East line of that tract described in Document No. 2006-027283, said Official Records, South 00°03'33" East, 415.97 feet, D=South 00°03'33" East, 415.97 feet, to the Southeast corner of that tract described in Document No. 2006-027283, said Official Records; thence along the South line thereof, South 89°57'32" West, 595.13 feet, D=South 89°57'32" West, 595.13 feet, to the East line of Thomas Road; thence along said East line, North 00°02'39" West, 134.82 feet, D=North 00°02'39" West, 134.82 feet, to the South line of that tract described Document No. 01-21677, said Official Records; thence along said South line, North 89°57'57" East, 285.01 feet, D=North 89°57'57" East, 285.01 feet, to the Southeast corner thereof; thence along the East line thereof, North 00°02'39" West, 70.22 feet, D=North 00°02'39" West, 70.22 feet, to the Northeast corner thereof; thence along the North line thereof, South 89°57'57" West, 285.00 feet, D=South 89°57'57" West, 285.00 feet, to the East line of Thomas Road; thence along said East line, North 00°02'39" West, 423.31 feet, D=North 00°02'39" West, 423.31 feet, to the North line of said Donation Land Claim No. 80; thence along said North line, North 89°57'49" East, 589.19 feet, D=North 89°57'49" East, 589.19 feet, to the true point of beginning.

EXCEPTING THEREFROM THE FOLLOWING: Commencing at the Northeast corner of Donation Land Claim No. 80, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence along the North line of said Claim, South 89°59'48" West, 972.38 feet, D=South 89°59'48" West 972.38 feet, to the Northeast corner that tract described in Document No. 2006-006065, Official Records of Jackson County, Oregon; thence along the East line of said tract, South 00°02'13" East, 212.37 feet, D=South 00°02'13" East, 212.37 feet, to the Southeast corner thereof; thence along the North line of that tract described in 2006-006063, said Official Records, North 89°37'32" East, 5.86 feet, D=North 89°37'32" East, 5.86 feet, to the Northeast corner thereof; thence along the East line of said tract and the East line of that tract described in Document No. 2006-027283, said Official Records, South 00°03'33" East, 415.97 feet, D=South 00°03'33" East, 415.97 feet, to the Southeast corner of that tract described in Document No. 2006-027283, said Official Records; thence along the South line thereof, South 89°57'32" West, 588.63 feet, D=South 89°57'32" West, 588.63 feet, to a point being 6.5 feet Easterly of the East line of Thomas Road; thence parallel to said East line, North 00°02'39" West, 134.82 feet, D=North 00°02'39" West, 134.82 feet, to the South line of that tract described Document No. 01-21677, said Official Records; thence along said South line, North 89°57'57" East, 278.50 feet, D=North 89°57'57" East, 278.50 feet, to the Southeast corner thereof; thence along the East line thereof, North 00°02'39" West, 70.22 feet, D=North 00°02'39" West, 70.22 feet, to the Northeast corner thereof; thence along the North line thereof, South 89°57'57" West, 278.50 feet, D=South 89°57'57" West, 278.50 feet, to a point being 6.50 feet Easterly of the East line of Thomas Road; thence parallel to said East line, North 00°02'39" West, 75.20 feet, to the TRUE POINT OF BEGINNING; thence North 89°57'57" East, 90.00 feet, D=North 89°57'57" East, 90.00 feet; thence North 00°02'39" West, 50.00 feet, D=North 00°02'39" West, 50.00 feet, to the East line of Thomas Road; thence parallel to said East line, South 00°02'39" East, 50.00 feet, D=South 00°02'39" East, 50.00 feet, to the true point of beginning.

ALSO EXCEPTING THEREFROM THE FOLLOWING: Commencing at the Northeast corner of Donation Land Claim No. 80, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; commencing at the Northeast corner of Donation Land Claim No. 80, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence along the North line of said Claim, South 89°59'48" West, 972.38 feet, D=South 89°59'48" West 972.38 feet, to the Northeast corner that tract described in Document No. 2006-006065, Official Records of Jackson County, Oregon; thence along the East line of said tract, South 00°02'13" East, 212.37 feet, D=South 00°02'13" East, 212.37 feet, to the Southeast corner thereof; thence along the North line of that tract described in 2006-006063, said Official Records, North 89°37'32" East, 5.86 feet, D=North 89°37'32" East, 5.86 feet, to the Northeast corner thereof; thence along the East line of said tract and the East line of that tract described in Document No. 2006-027283, said Official Records, South 00°03'33" East, 415.97 feet, D=South 00°03'33" East, 415.97 feet, to the Southeast corner of that tract described in Document No. 2006-027283, said Official Records; thence along the South line thereof, South 89°57'32" West, 588.63 feet, D=South 89°57'32" West, 588.63 feet, to a point being 6.5 feet Easterly of the East line of Thomas Road; thence parallel to said East line, North 00°02'39" West, 134.82 feet, D=North 00°02'39" West, 134.82 feet, to the South line of that tract described Document No. 01-21677, said Official Records; thence along said South line, North 89°57'57" East, 278.50 feet, D=North 89°57'57" East, 278.50 feet, to the Southeast corner thereof; thence along the East line thereof, North 00°02'39" West, 70.22 feet, D=North 00°02'39" West, 70.22 feet, to the Northeast corner thereof; thence along the North line thereof, South 89°57'57" West, 278.50 feet, D=South 89°57'57" West, 278.50 feet, to a point being 6.50 feet Easterly of the East line of Thomas Road; thence parallel to said East line, North 00°02'39" West, 75.20 feet, D=North 00°02'39" West, 75.20 feet, to the TRUE POINT OF BEGINNING; thence North 89°57'57" East, 90.00 feet, D=North 89°57'57" East, 90.00 feet; thence North 00°02'39" West, 50.00 feet, D=North 00°02'39" West, 50.00 feet; thence South 89°57'57" West, 90.00 feet, D=South 89°57'57" West, 90.00 feet, to the East line of Thomas Road; thence parallel to said East line, South 00°02'39" East, 50.00 feet, D=South 00°02'39" East, 50.00 feet, to the true point of beginning.

John R. Pariani, PLS

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

Stella Estates Subdivision, Phase 1 & 2 SE 1/4 Section 35, Township 37 South, Range 2 West, W. M., in the City of Medford, Jackson County, Oregon

RECEIVED DATE 10/31/22 BY [Signature] This survey consists of 3 sheet(s) Map 3 page(s) Narrative JACKSON COUNTY SURVEYOR

SURVEY FOR:

Stella Re Investments LLC, 5150 El Camino Real Road, Suite A-31 Los Altos, CA 94022

SURVEY BY:

Pariani Land Surveying, 17 South Platt Avenue, Suite C Eagle Point, OR 97524

RECORDER'S CERTIFICATE:

Filed for record this 31st day of October 2022 at 9:29 AM, and

recorded in Volume 48 of Plats on page 13 of the Records of Jackson County, Oregon

By: Christina D. Walker County Clerk, Sonja J. Mathgan Deputy

CONSENT:

The People's Bank of Commerce, the undersigned beneficiary of a certain Trust Deed, recorded March 22, 2022, as Instrument No. 2022-009748, Jackson County Official Records, affecting the lands described herein, hereby releases from the lien of said Deed all property hereon as dedicated to the public for public use.

By: [Signature]

Title: VAC Commercial Landing Turn Lead

State of OREGON) S.S.

County of JACKSON

This certifies that on this 11th day of OCTOBER 2022, that before me, a Notary Public, personally appeared MASON L RENO and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Signature MASON L RENO, Commission No. 988013, My Commission Expires MAY 30, 2023

APPROVALS:

All taxes, fees, assessments or other charges as required by ORS 92.095 have been paid in full as of

the 31st day of October 2022

[Signature] Tax Collector, Date 10/31/22

Examined and approved as required by ORS 92.100 this 31 day of OCT 2022

[Signature] Susan Krebs, Assessor, Department of Assessment

Examined and approved this 31st day of October 2022

[Signature] County Commissioner/Administrator

Approved by Rogue Valley Sewer Services this 15th day of October 2022

[Signature] District Engineer

Examined and approved this 25th day of OCTOBER 2022

[Signature] Medford Planning Department

Examined and recommended for approval this 16 day of OCTOBER 2022

[Signature] City Engineer

Examined and recommended for approval this 17 day of OCT. 2022

[Signature] City Surveyor

Sheet Index Sheet 1 of 3: Declarations/Certificate/Signatures Sheet 2 of 3: Westerly portion of Plat Map Sheet 3 of 3: Easterly Portion of Plat Map

372W35dc tl 400 & 372W35db tl 801, 2501

Pariani Land Surveying logo and contact information: PHONE: (541) 890-1131 EMAIL: JOHN@PARIANILS.COM

Professional Land Surveyor logo for John R. Pariani, Oregon License No. 12345

372W35dc tl400 372w35db tl 801 & 2501

Stella Estates Subdivision Phase 1 & 2

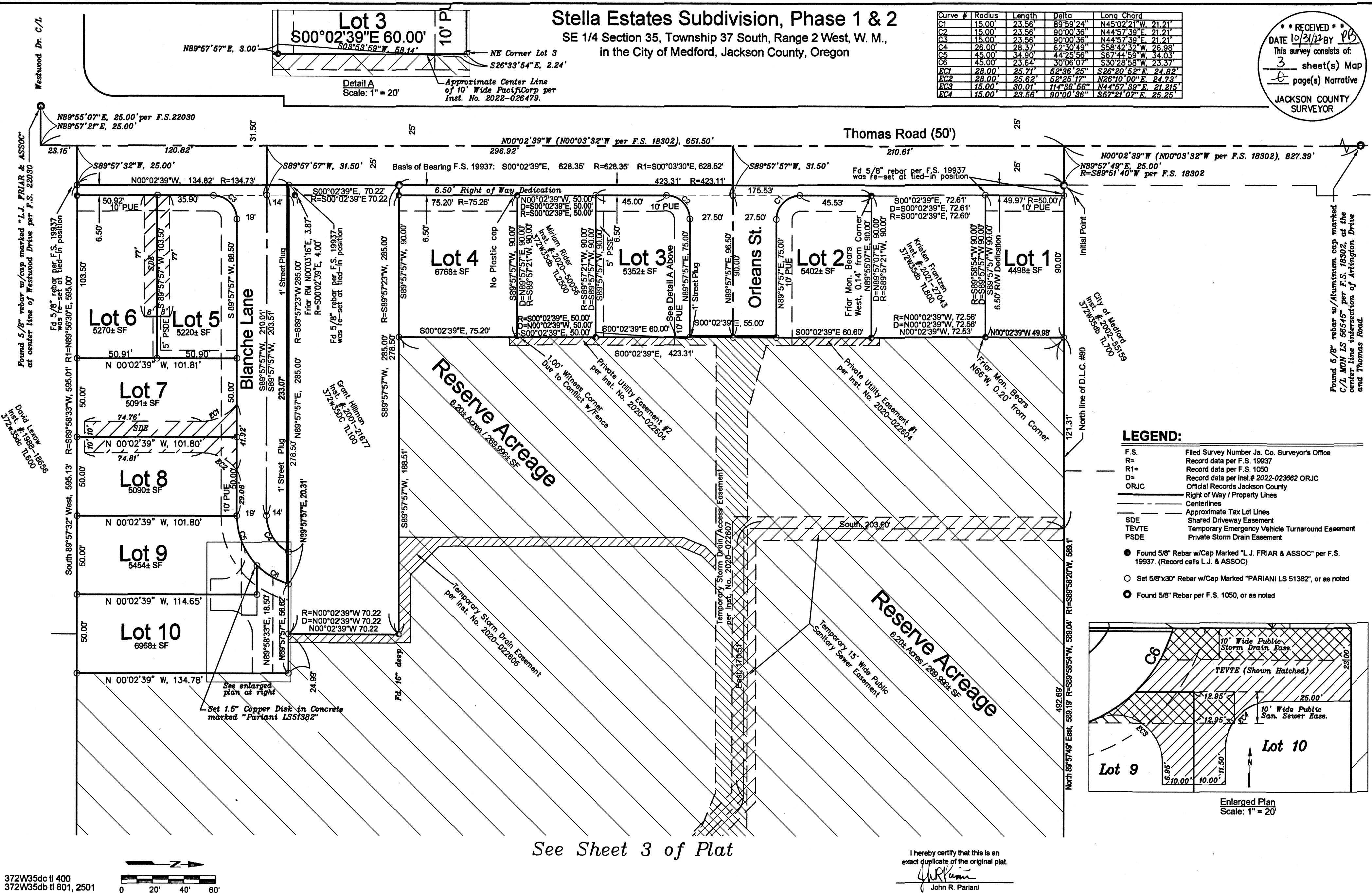
Stella Re Investments, LLC 5150 El Camino Real Road Los Altos, CA 94022

Table with project details: PROJECT NO. 2021-568, DATE: September 30, 2022, DRAWN BY: JRP, REVIEWED BY: CJP/MB/TJA, APPROVED BY: JRP, HORZ SCALE: 1" = 40', VERT SCALE: SHEET 1 of 3, DRAWING NO. V-1, REV. NO.

Stella Estates Subdivision, Phase 1 & 2
 SE 1/4 Section 35, Township 37 South, Range 2 West, W. M.,
 in the City of Medford, Jackson County, Oregon

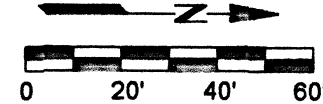
Curve #	Radius	Length	Delta	Long Chord
C1	15.00	23.56	89°59'24"	N45°02'21"W 21.21'
C2	15.00	23.56	90°00'36"	N44°57'39"E 21.21'
C3	15.00	23.56	90°00'36"	N44°57'39"E 21.21'
C4	26.00	23.56	62°30'49"	S58°42'32"W 26.98'
C5	45.00	34.90	42°25'56"	S67°44'59"W 34.03'
C6	45.00	23.64	30°06'07"	S30°28'58"W 23.37'
EC1	28.00'	25.71'	62°36'25"	S26°20'52"E 24.82'
EC2	28.00'	25.62'	62°25'17"	N26°10'00"E 24.73'
EC3	15.00'	30.01'	114°38'56"	N44°57'39"E 21.215'
EC4	15.00'	23.56'	90°00'36"	S57°21'07"E 25.25'

*** RECEIVED ***
 DATE 10/21/22 BY PB
 This survey consists of:
 3 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR



- LEGEND:**
- F.S. Filed Survey Number Ja. Co. Surveyor's Office
 - R= Record data per F.S. 19937
 - R1= Record data per F.S. 1050
 - D= Record data per Inst. # 2022-023662 ORJC
 - ORJC Official Records Jackson County
 - Right of Way / Property Lines
 - Centerlines
 - Approximate Tax Lot Lines
 - SDE Shared Driveway Easement
 - TEVTE Temporary Emergency Vehicle Turnaround Easement
 - PSDE Private Storm Drain Easement
- Found 5/8" Rebar w/Cap Marked "L.J. FRIAR & ASSOC" per F.S. 19937. (Record calls L.J. & ASSOC)
 - Set 5/8"x30" Rebar w/Cap Marked "PARIANI LS 51382", or as noted
 - Found 5/8" Rebar per F.S. 1050, or as noted

372W35dc tl 400
 372W35db tl 801, 2501



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 John R. Pariani

Pariani Land Surveying
 PHONE: (541) 890-1131 EMAIL: JOHN@PARIANILS.COM

PROFESSIONAL LAND SURVEYOR
 JOHN R. PARIANI
 OREGON
 July 9, 1999

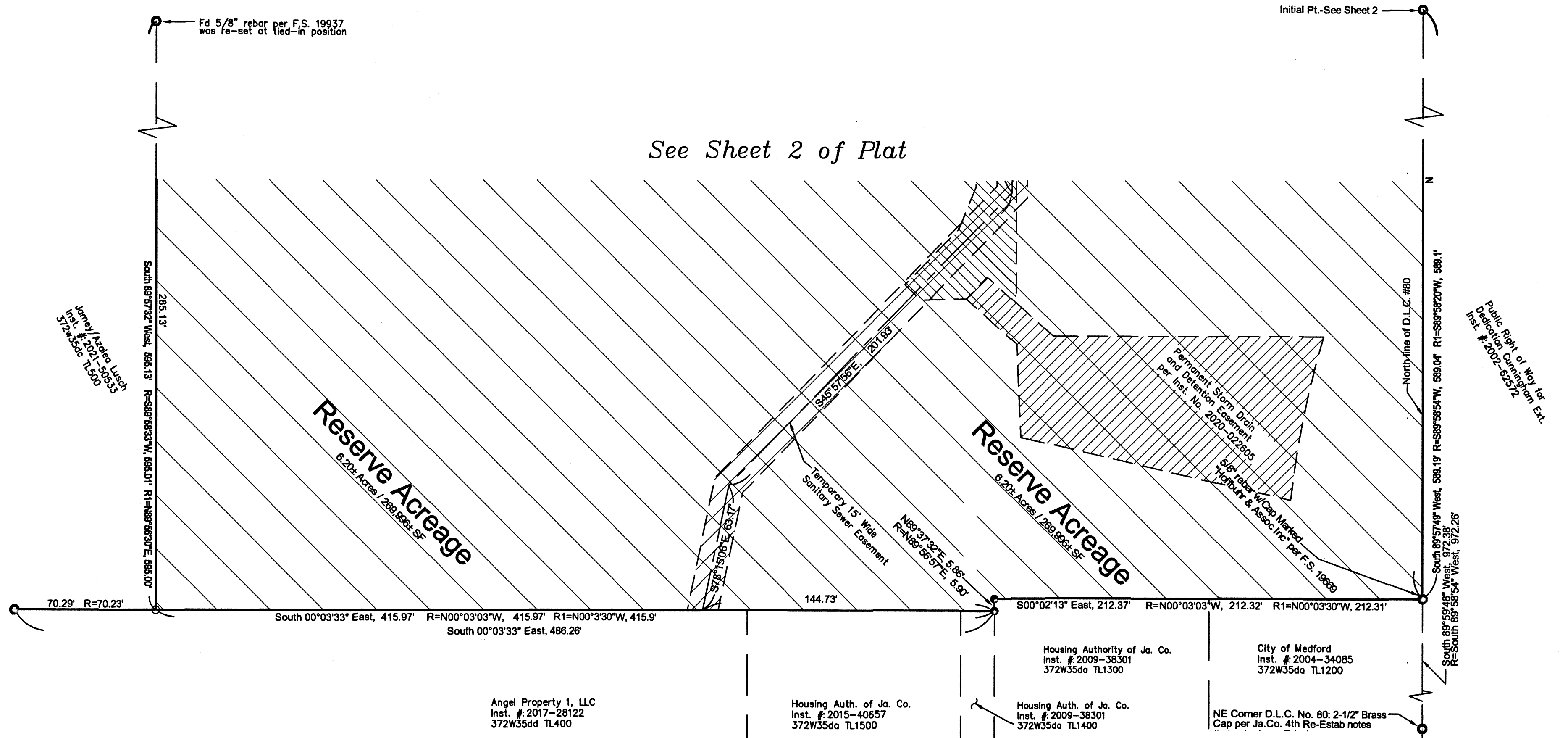
372W35dc tl400
 372w35db tl 801 & 2501

Stella Estates Subdivision
Phase 1 & 2

Stella Re Investments, LLC
 5150 El Camino Real Road
 Los Altos, CA 94022

PROJECT NO.	2021-568	SHEET	2 of 3
DATE:	September 2, 2022	DRAWING NO.	V-1
DRAWN BY:	JRP	REV. NO.	
REVIEWED BY:	CJP/MB/TJA		
APPROVED BY:	JRP		
HORIZ SCALE: 1" = 40'	VERT SCALE:		

Stella Estates Subdivision, Phase 1 & 2
 SE 1/4 Section 35, Township 37 South, Range 2 West, W. M.,
 in the City of Medford, Jackson County, Oregon



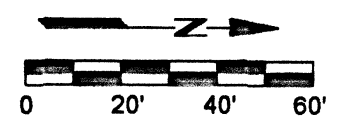
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FILED
 Date 10/31/22 By PB
 This Survey Consist Of:
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JACKSON COUNTY
SURVEYOR

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 John R. Pariani

372W35dc tl 400
 372W35db tl 801, 2501



 Pariani Land Surveying PHONE: (541) 890-1131 EMAIL: JOHN@PARIANILS.COM	 PROFESSIONAL LAND SURVEYOR JOHN R. PARIANI	372W35dc tl400 372w35db tl 801 & 2501 Stella Estates Subdivision Phase 1 & 2	Stella Re Investments, LLC 5150 El Camino Real Road Los Altos, CA 94022	PROJECT NO. 2021-568	SHEET
				DATE: September 2, 2022	3 of 3
				DRAWN BY: JRP	DRAWING NO.
				REVIEWED BY: CJP/MB/TJA	V-1
				APPROVED BY: JRP	REV. NO.
				HORIZ SCALE: 1" = 40'	VERT SCALE: