

DECLARATION

KNOW ALL PERSONS BY THESE PRESENT, that MINER'S POINT, LLC, an Oregon limited liability company, hereinafter referred to as DECLARANT, is the owner in fee simple of the real property described in the "Surveyor's Certificate" herewith. Declarant has caused this property to be surveyed and platted into lots and easements as depicted and hereby designate this subdivision as MINER'S POINT AT STONEGATE ESTATES PUD PHASE 5. Declarant hereby dedicates for public use those areas depicted as: Public Utility Easements being over, through, under and across Lots 171 through 191 and Common Area A and B; and the Sanitary Sewer Easement being over, through, under and across Lot 191 and Common Area B. Declarant hereby creates: Common Areas A and B for the use and benefit of Lots 171 through 191; Common Area A shall allow for private utilities, services and their appurtenances (including, but not limited to storm drain, sanitary sewer, domestic water, landscaping water, electric, telecommunications, and television), and pedestrian access ways; Common Area B shall allow for ingress and egress for parking, maneuvering and emergency services access via pedestrian and/or vehicular uses, curbs, sidewalks, paved access ways, parking spaces, garbage receptacle(s) and landscaped areas, and shall contain and include public and private utilities, services and their appurtenances (including, but not limited to storm drain, sanitary sewer, domestic water, landscaping water, electric, telecommunications, and television). Declarant also hereby creates: a shared pathway being over, under, through and across those areas depicted as a Pedestrian Path Easement (PED), for the purposes of pedestrian access; a 5.00-foot-wide Private Storm Drain Easement being over, under, through and across Lot 173, for the use and benefit of Lot 172; a 5.00-foot-wide Private Sewer Easement being over, under, through and across Lot 174, for the use and benefit of Lot 173; a variable width Private Sewer Easement being over, under, through and across Lot 175, for the use and benefit of Lot 176; a variable width Private Sewer Easement being over, under, through and across Lot 184, for the use and benefit of Lot 183; a 5.00-foot-wide Private Sewer Easement being over, under, through and across Lot 188, for the use and benefit of Lot 187; and a 5.00-foot-wide Private Sewer Easement being over, under, through and across Lot 190, for the use and benefit of Lot 189. This subdivision shall be subject to the DECLARATION OF CONDITIONS & RESTRICTIVE COVENANTS, as set forth in Instrument Number 2022-312121, of the Official Records of Jackson County, Oregon.

IN WITNESS WHEREOF, signed this 30th day of November, 2022.

Magna O. Carrico-Lowman, Manager, Miner's Point, LLC.

STATE OF OREGON } ss
County of Jackson }

Signed or attested before me on November 30th, 2022, by Magna O. Carrico-Lowman as Manager for MINER'S POINT, LLC.

Notary Public - Oregon, Commission No: 1000922, My Commission Expires: 6-18-2024

RECORDING

FILED FOR RECORD THIS 23rd DAY OF DECEMBER, 2022, AT 9:55 O'CLOCK AM AND RECORDED IN VOLUME 48 OF PLATS AT PAGE 18 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine D Walker, County Clerk; Heather Stimpson, Deputy

APPROVED FOR RECORDING: County Commissioner/Administrator, Date 12/23/22

SHEET INDEX

- SHEET 1: TITLE SHEET (THIS PAGE)
SHEET 2: OVERALL TRACTS 1, 2 AND 3
SHEET 3: LOTS 183-191, AND LOT 65, PRIVATE DRIVE, DETAILS A, F, I, J AND K
SHEET 4: LOTS 171-183 AND LOT 65, PRIVATE DRIVE, JUANIPERO WAY AND DETAILS B, C, D, E, G AND H
SHEET 5: WATER EASEMENT, DETAIL FOR SEWER AND PUE, CENTERLINE DETAIL
SHEET 6: TITLE RELATED NOTES, DETAILS L-R AND LOT AREA TABLE
SHEET 7: LEGEND, CURVE & LINE TABLES

MINER'S POINT AT STONEGATE ESTATES PUD, PHASE 5

A land division of Parcel 1 per PARTITION PLAT NO. P-33-2006, a portion of Common Area Tract "C" per STONEGATE ESTATES, PHASE 1 and a portion of Open Space "D" per STONEGATE ESTATES, PHASE 2A, being located within Donation Land Claim Number 57 in the Northwest One-quarter and the Southwest One-quarter of Section 34, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

MINER'S POINT, LLC
4462 COAL MINE ROAD
MEDFORD, OR 97501

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 real property described as Resultant Tract 1 per Instrument Number 2022-014968, of the Official Records of Jackson County, Oregon, being a portion of Parcel 1 of Partition Plat No. P-33-2006, filed for record on April 4, 2006, in Volume 17 at Page 33 of the Records of Partition Plats in Jackson County, Oregon, and filed as Survey Number 19128 in the office of the Jackson County Surveyor; a portion of Common Area Tract "C" of STONEGATE ESTATES, PHASE 1, filed for record November 22, 2005 in Volume 31 of Plats at Page 69, of the Records of Jackson County, Oregon, and filed as Survey Number 19480 in the office of the Jackson County Surveyor; and a portion of Open Space "D" of STONEGATE ESTATES, PHASE 2A, filed for record on June 17, 2015 in Volume 41 of Plats at Page 6 of the Records of Jackson County, Oregon, and filed as Survey Number 21740 in the office of the Jackson County Surveyor. Said property being located within Donation Land Claim Number 57 in the Northwest One-quarter of Section 34, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon. The exterior boundary of which is more particularly described as follows:

Commencing at the northwest corner of Donation Land Claim Number 57 (DLC No. 57); thence along the west line thereof, a portion of which is coincident with the centerline of North Phoenix Road, South 00°04'27" West, 496.45 feet; thence leaving said west line and centerline, South 89°55'33" East, 50.00 feet to the easterly right-of-way of North Phoenix Road and the TRUE POINT OF BEGINNING; thence leaving said right-of-way, South 42°16'29" East, 29.98 feet; thence South 51°56'50" East, 84.66 feet; thence South 09°02'11" East, 45.34 feet; thence South 33°18'11" East, 88.91 feet; thence South 66°50'46" East, 68.84 feet; thence South 34°04'06" East, 54.84 feet to the boundary common to said Common Area Tract "C" of STONEGATE ESTATES, PHASE 1 and said Open Space "D" of STONEGATE ESTATES, PHASE 2A; thence leaving said common boundary and continuing South 34°04'06" East, 30.41 feet; thence South 24°18'47" East, 25.09 feet; thence South 15°16'42" East, 19.88 feet; thence South 09°04'54" East, 332.27 feet; thence South 05°37'34" East, 125.91 feet; thence South 19°59'44" East, 43.07 feet; thence South 25°09'09" East, 66.80 feet to the Greenway Dedication per Instrument Number 2019-026477, of the Official Records of Jackson County, Oregon; thence along said Instrument Number 2019-026477, South 28°54'10" West, 89.73 feet to the northerly right-of-way of Juanipero Way, as dedicated per Instrument Number 2018-025222, of the Official Records of Jackson County, and the beginning of a curve concave to the south having a radius of 702.00 feet and a central angle of 26°47'15" (the long chord of which bears North 75°50'16" West 325.23 feet); thence leaving said Instrument Number 2019-026477, along last said right-of-way and the arc of said curve, 328.21 feet to the beginning of a reverse curve concave to the northeast having a radius of 20.00 feet and a central angle of 89°18'20" (the long chord of which bears North 44°34'43" West 28.11 feet); thence continuing along last said right-of-way and the arc of said curve, 31.17 feet to the easterly right-of-way of North Phoenix Road; thence leaving the northerly right-of-way of Juanipero Road per said Instrument Number 2018-025222 and along the easterly right-of-way of North Phoenix Road, North 00°04'27" East, 866.54 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
DATE 12/23/22 BY SS
This survey consists of: 7 sheet(s) Map, 0 page(s) Narrative
JACKSON COUNTY SURVEYOR

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

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. LDS-16-156). During the development of this subdivision, it was discovered that improvements were constructed on the adjacent properties. As a result, this office performed a property line adjustment (File No. PLA-22-103) to correct the encroachments. Sheet 2 of this plat depicts the adjusted boundaries. Resultant Tracts 2 and 3 per said property line adjustment are not a part of this subdivision and are shown for depictional purposes only per ORS and city code regarding property line adjustments.

PROCEDURE: Records utilized: Instruments Numbered 2017-020534, 2018-025222, 2022-014968 and 2022-014969 of the Official Records of Jackson County, Oregon; Stonegate Estates, Phase 1, recorded November 22, 2005, in Volume 31 of Plats at Page 69 of the Records of Jackson County, Oregon (also filed as Survey Number 19480 in the office of the Jackson County Surveyor); Plat recorded April 4, 2006, as Partition Plat Number P-33-2006 of the Records of Partition Plats in Jackson County, Oregon, Index Volume 17 at Page 33 (also filed as Survey Number 19128 in the office of the Jackson County Surveyor); Stonegate Estates, Phase 2A, recorded June 17, 2015, in Volume 41 of Plats at Page 6 of the Records of Jackson County, Oregon (also filed as Survey Number 21740 in the office of the Jackson County Surveyor); and, Roll Map Number 25/6 and Survey Number 15308, both on file in the office of the Jackson County Surveyor. Equipment/software utilized: Trimble S7 robotic instruments and Trimble 5X10 robotic and scanning instrument, Trimble TSC3 and Trimble Tablet Rugged PC data collectors with Trimble Access software, Trimble Business Center and Trimble Terramodel.

Utilizing previous boundary resolutions, established control, found monuments and set monuments per said Survey Number 19128, establish the exterior boundary of Parcel 1 per P-33-2006 and the right-of-way of North Phoenix Road. Utilizing found monuments and record data per said Stonegate Estates, Phase 1 and 2A, established the exterior boundaries of Tract "C" (Stonegate Estates Phase 1) and Open Space "D" (Stonegate Estates Phase 2A). Established the right-of-way of Juanipero Way per said Instrument Number 2018-025222. The adjusted resultant tracts were then established pursuant to the approved City of Medford File Number PLA-22-103 and subsequent Instruments Numbered 2022-014968 and 2022-014969. The parent tract of land, being Resultant Tract 1 per said Instrument Number 2022-014968, was then divided into lots, common area and easements per the approved City of Medford File Number LDS-16-156.

Monuments were established and/or verified on August 29, 2022.

APPROVALS:

CITY OF MEDFORD PLANNING FILE NUMBERS: PLA-22-103 & LDS-16-156

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.

Planning Director, Date DECEMBER 2, 2022
City Engineer, City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.045 have been paid as of December 22, 2022.

Tax Collector/Deputy
Examined and approved as required by O.R.S. 92.100 this 22 day of December, 2022.

Chad Halverson, Agent, Assessor/Agent

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

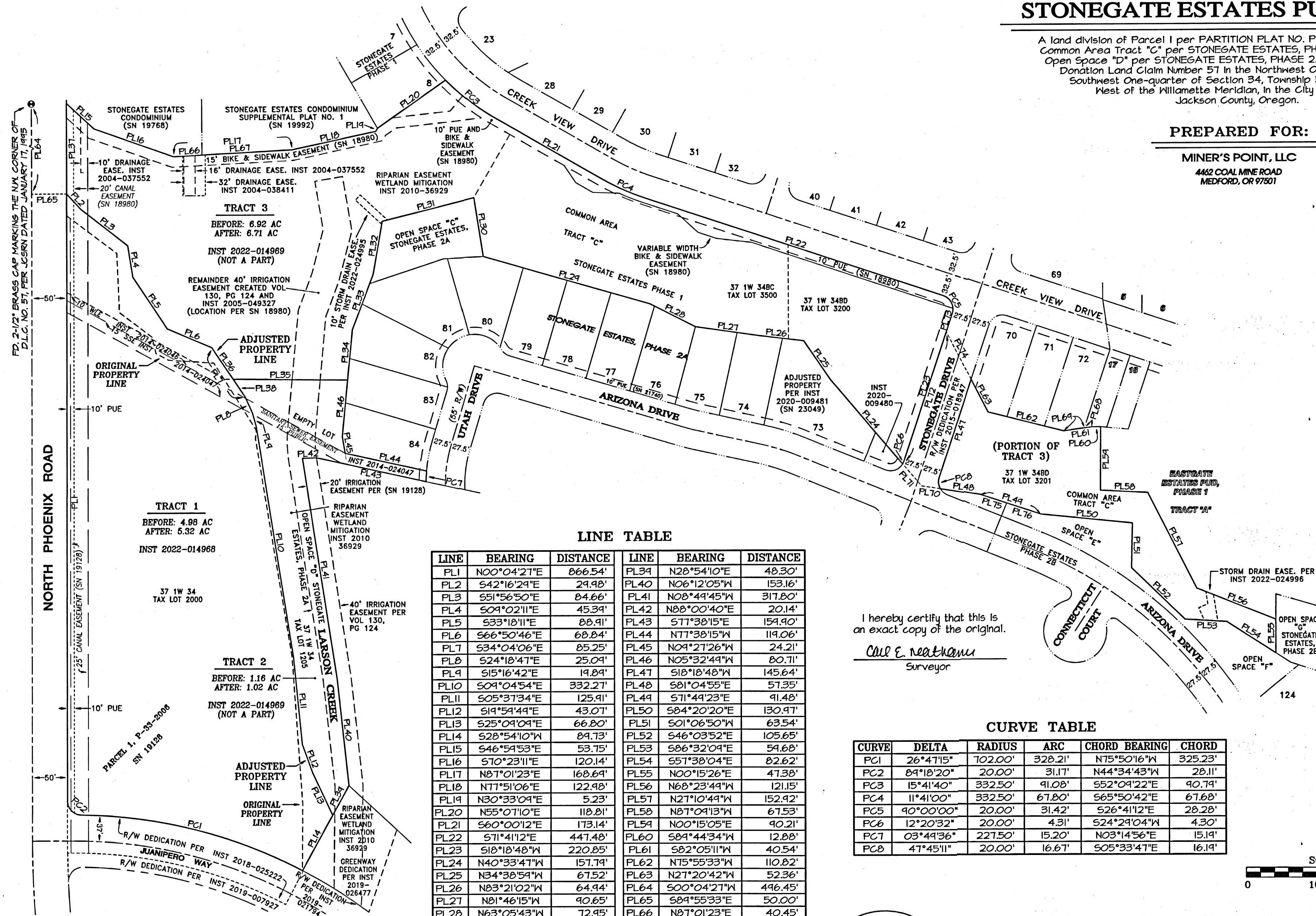
PLOT DATE: November 29, 2022 PROJECT NUMBER: 14046-1

# MINER'S POINT AT STONEGATE ESTATES PUD, PHASE 5

A land division of Parcel 1 per PARTITION PLAT NO. P-33-2006, a portion of Common Area Tract "C" per STONEGATE ESTATES, PHASE 1 and a portion of Open Space "D" per STONEGATE ESTATES, PHASE 2A, being located within Donation Land Claim Number 57 in the Northwest One-quarter and the Southwest One-quarter of Section 34, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

MINER'S POINT, LLC  
4422 COAL MINE ROAD  
MEDFORD, OR 97501



LINE TABLE

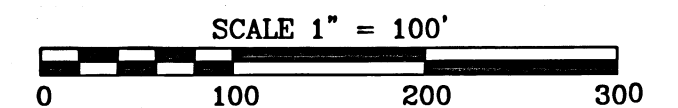
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
PL1	N00°04'21"E	866.54'	PL39	N28°54'10"E	48.30'
PL2	S42°16'29"E	24.98'	PL40	N06°12'05"W	153.16'
PL3	S51°56'50"E	84.66'	PL41	N08°49'45"W	317.80'
PL4	S09°02'11"E	45.39'	PL42	N88°00'40"E	20.14'
PL5	S33°18'11"E	88.91'	PL43	S77°38'15"E	159.90'
PL6	S66°50'46"E	68.84'	PL44	N77°38'15"W	119.06'
PL7	S34°04'06"E	85.25'	PL45	N09°27'26"W	24.21'
PL8	S24°18'47"E	25.09'	PL46	N05°32'49"W	80.71'
PL9	S15°16'42"E	14.89'	PL47	S18°18'48"W	145.64'
PL10	S09°04'54"E	332.27'	PL48	S81°04'55"E	57.35'
PL11	S05°37'34"E	125.91'	PL49	S71°49'23"E	91.48'
PL12	S19°54'49"E	43.07'	PL50	S84°20'20"E	130.97'
PL13	S25°09'09"E	66.80'	PL51	S01°06'50"W	63.54'
PL14	S28°54'10"W	84.73'	PL52	S46°03'52"E	105.65'
PL15	S46°59'53"E	53.75'	PL53	S86°32'09"E	59.68'
PL16	S70°23'11"E	120.14'	PL54	S57°38'04"E	82.62'
PL17	N87°01'23"E	168.69'	PL55	N00°15'26"E	47.38'
PL18	N77°51'06"E	122.98'	PL56	N68°23'49"W	121.15'
PL19	N30°33'09"E	5.23'	PL57	N27°10'44"W	152.92'
PL20	N55°07'10"E	118.81'	PL58	N87°09'13"W	67.53'
PL21	S60°00'12"E	173.14'	PL59	N00°15'05"E	90.21'
PL22	S71°41'12"E	447.48'	PL60	S89°44'34"W	12.88'
PL23	S18°18'48"W	220.85'	PL61	S82°05'11"W	40.54'
PL24	N40°33'47"W	157.79'	PL62	N75°55'33"W	110.82'
PL25	N34°38'59"W	67.52'	PL63	N27°20'42"W	52.36'
PL26	N83°21'02"W	64.94'	PL64	S00°04'27"W	496.45'
PL27	N81°46'15"W	90.65'	PL65	S89°55'33"E	50.00'
PL28	N63°05'43"W	72.95'	PL66	N87°01'23"E	40.45'
PL29	N73°51'33"W	246.88'	PL67	N87°01'23"E	128.24'
PL30	N08°56'51"W	85.05'	PL68	S82°05'11"W	10.40'
PL31	S75°51'53"W	134.44'	PL69	S82°05'11"W	30.14'
PL32	S10°00'40"W	76.50'	PL70	N81°04'43"W	27.34'
PL33	S20°41'37"W	84.52'	PL71	N40°33'35"W	40.95'
PL34	S05°32'49"W	72.30'	PL72	N18°18'48"E	193.21'
PL35	N89°24'55"W	163.25'	PL73	N18°18'48"E	27.64'
PL36	N34°04'06"W	54.84'	PL74	S27°20'30"E	76.90'
PL37	N00°04'21"E	124.28'	PL75	S71°49'23"E	39.84'
PL38	S34°04'06"E	30.41'	PL76	S71°49'23"E	51.64'

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

Carl E. Neathamer  
Surveyor

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
PC1	26°47'15"	702.00'	328.21'	N75°50'16"W	325.23'
PC2	89°18'20"	20.00'	31.17'	N44°34'43"W	28.11'
PC3	15°41'40"	332.50'	91.08'	S52°09'22"E	40.79'
PC4	11°41'00"	332.50'	67.80'	S65°50'42"E	67.68'
PC5	90°00'00"	20.00'	31.42'	S26°41'12"E	28.28'
PC6	12°20'32"	20.00'	4.31'	S24°29'04"W	4.30'
PC7	03°49'36"	227.50'	15.20'	N03°14'56"E	15.19'
PC8	47°45'11"	20.00'	16.67'	S05°33'47"E	16.19'



**BASIS OF BEARINGS:**

The West Line of Donation Land Claim Number 57 per Survey Number 19128, as filed in the office of the Jackson County Surveyor.

RECEIVED  
DATE 12/23/22 BY SS  
This survey consists of:  
7 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

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

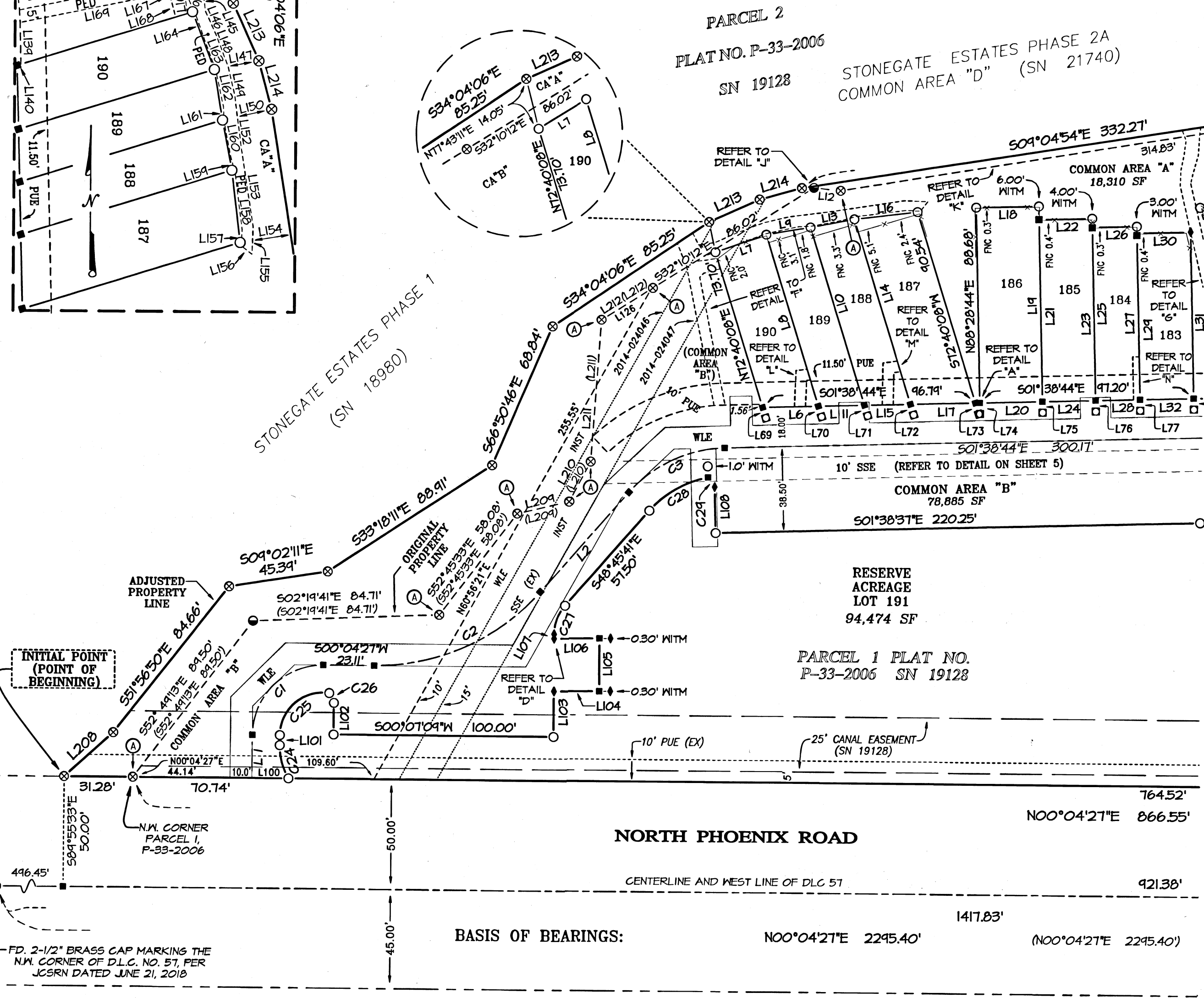
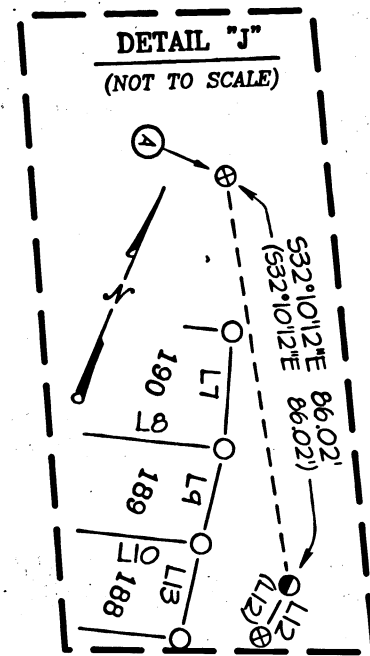
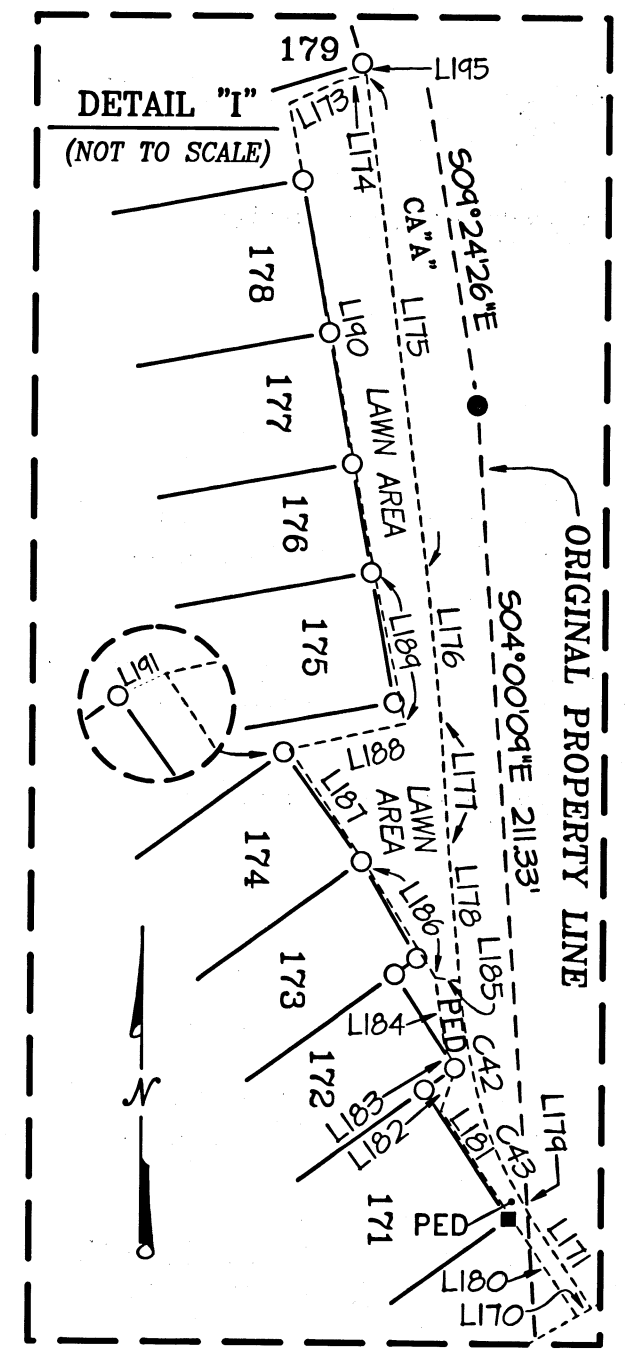
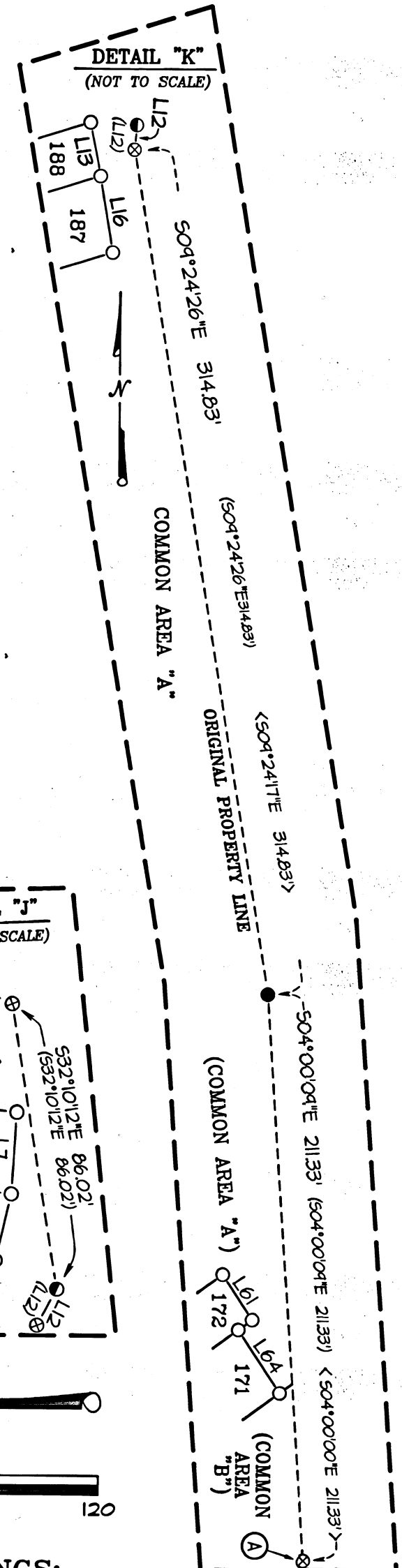
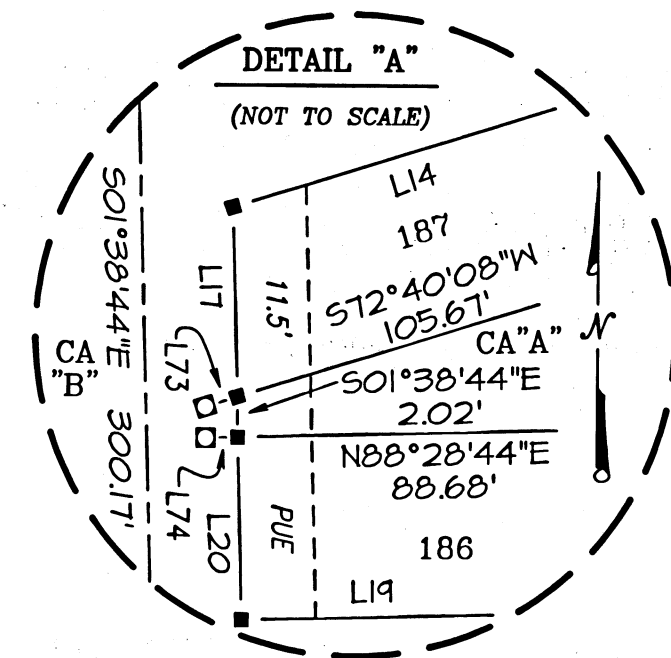
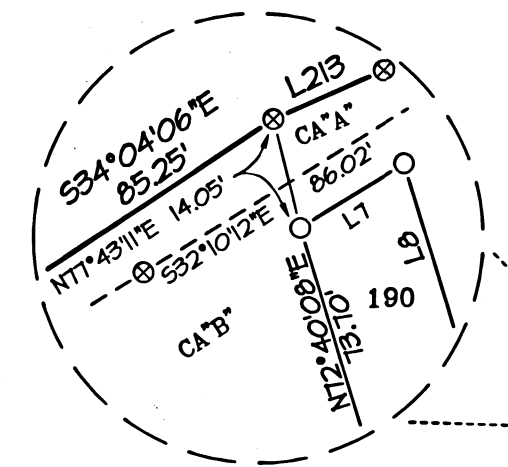
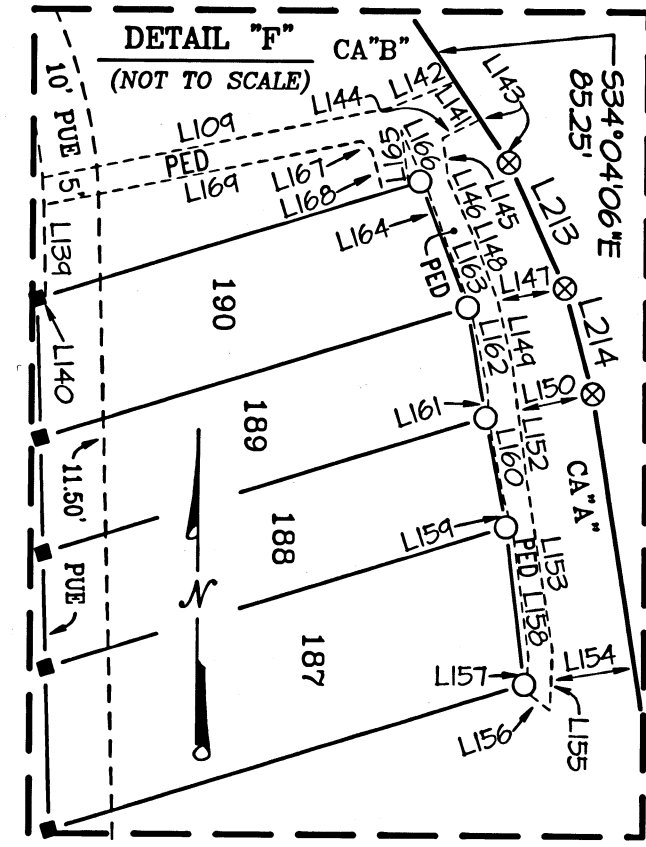
PLOT DATE: November 29, 2022 PROJECT NUMBER: 14046-1

# MINER'S POINT AT STONEGATE ESTATES PUD, PHASE 5

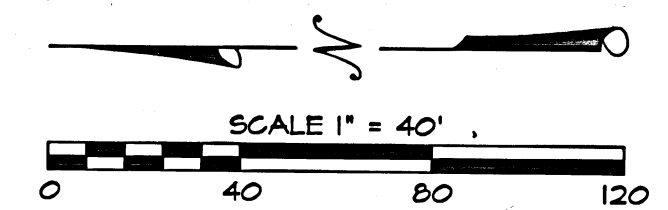
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MINER'S POINT, LLC  
4432 COAL MINE ROAD  
MEDFORD, OR 97501

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**\*\* RECEIVED \*\***  
DATE 12/23/22 BY SS  
This survey consists of:  
7 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR



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

I hereby certify that this is an exact copy of the original.  
*Carl E. Neathamer*  
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PREPARED BY: **Neathamer Surveying, Inc.**  
3126 State St, Suite 203  
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PLOT DATE: November 29, 2022 PROJECT NUMBER: 14046-1  
Sheet 3 of 7

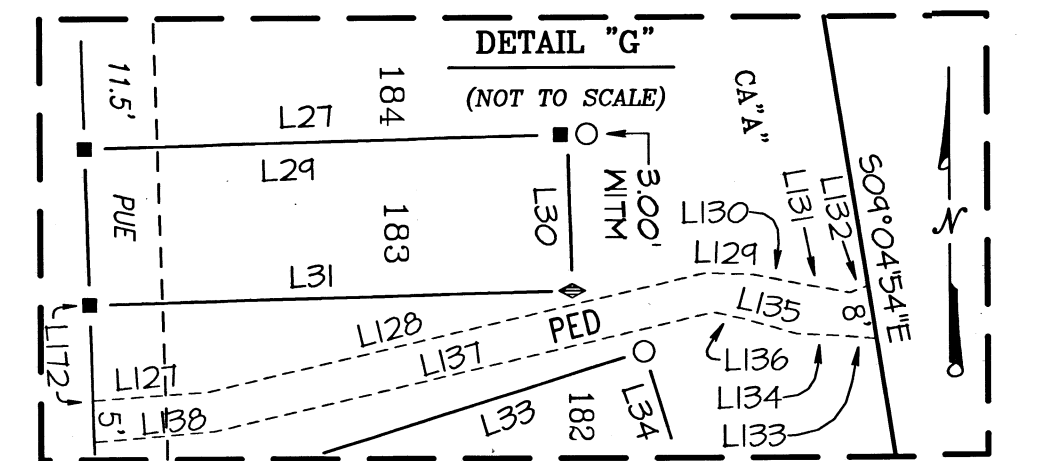
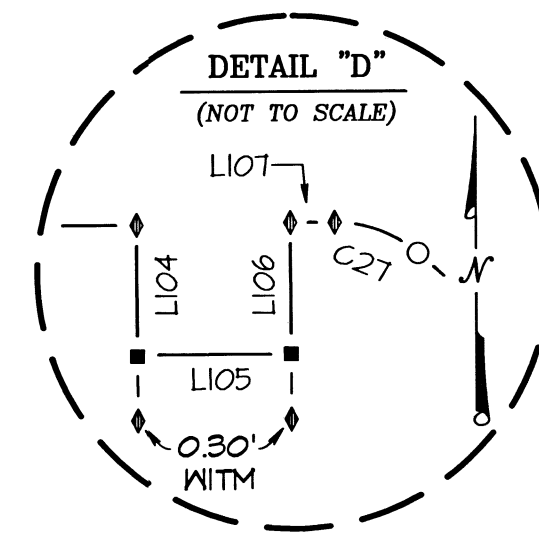
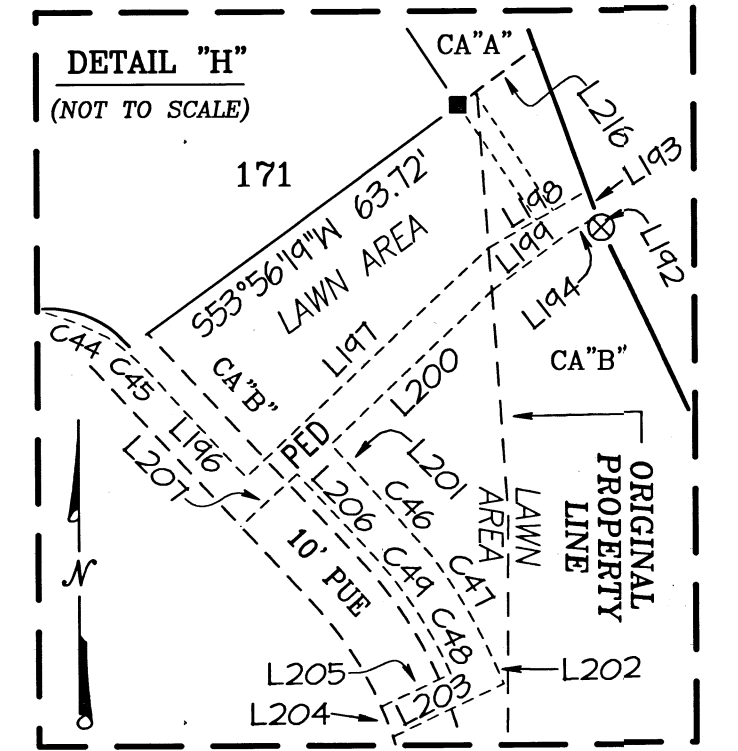
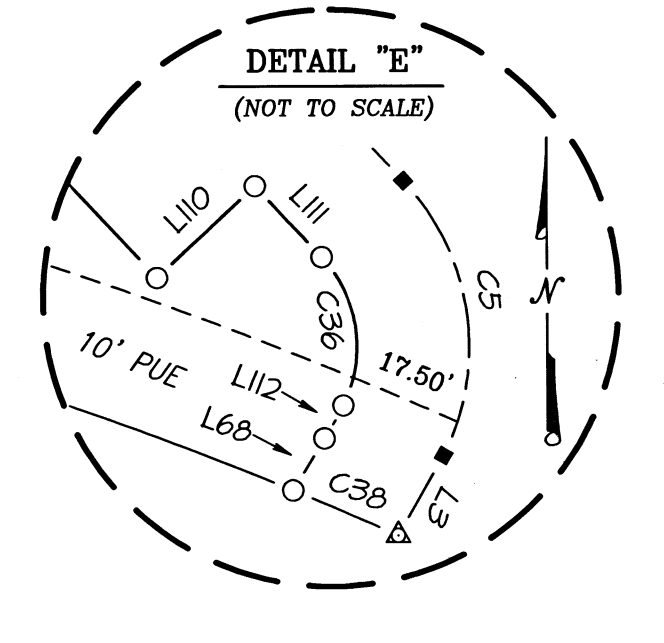
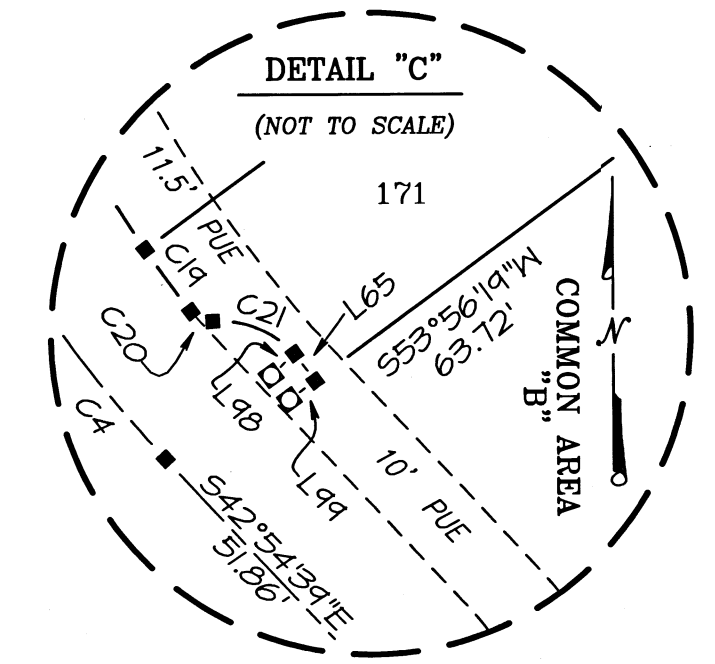
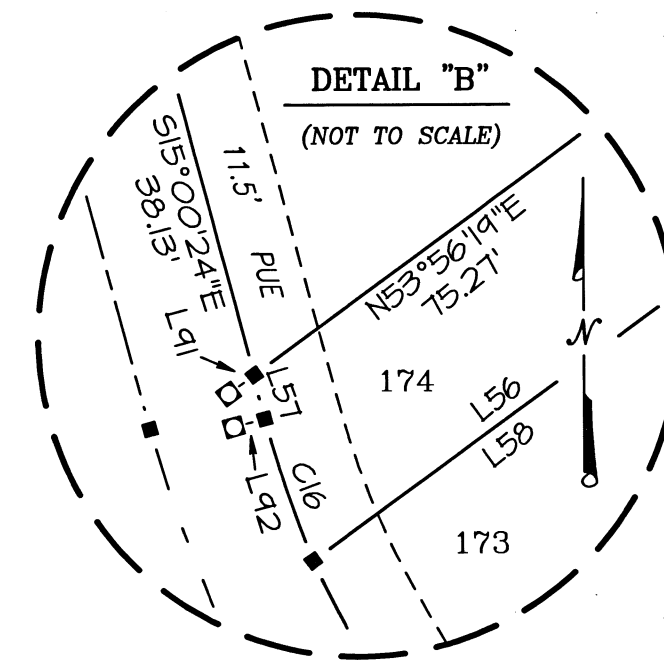
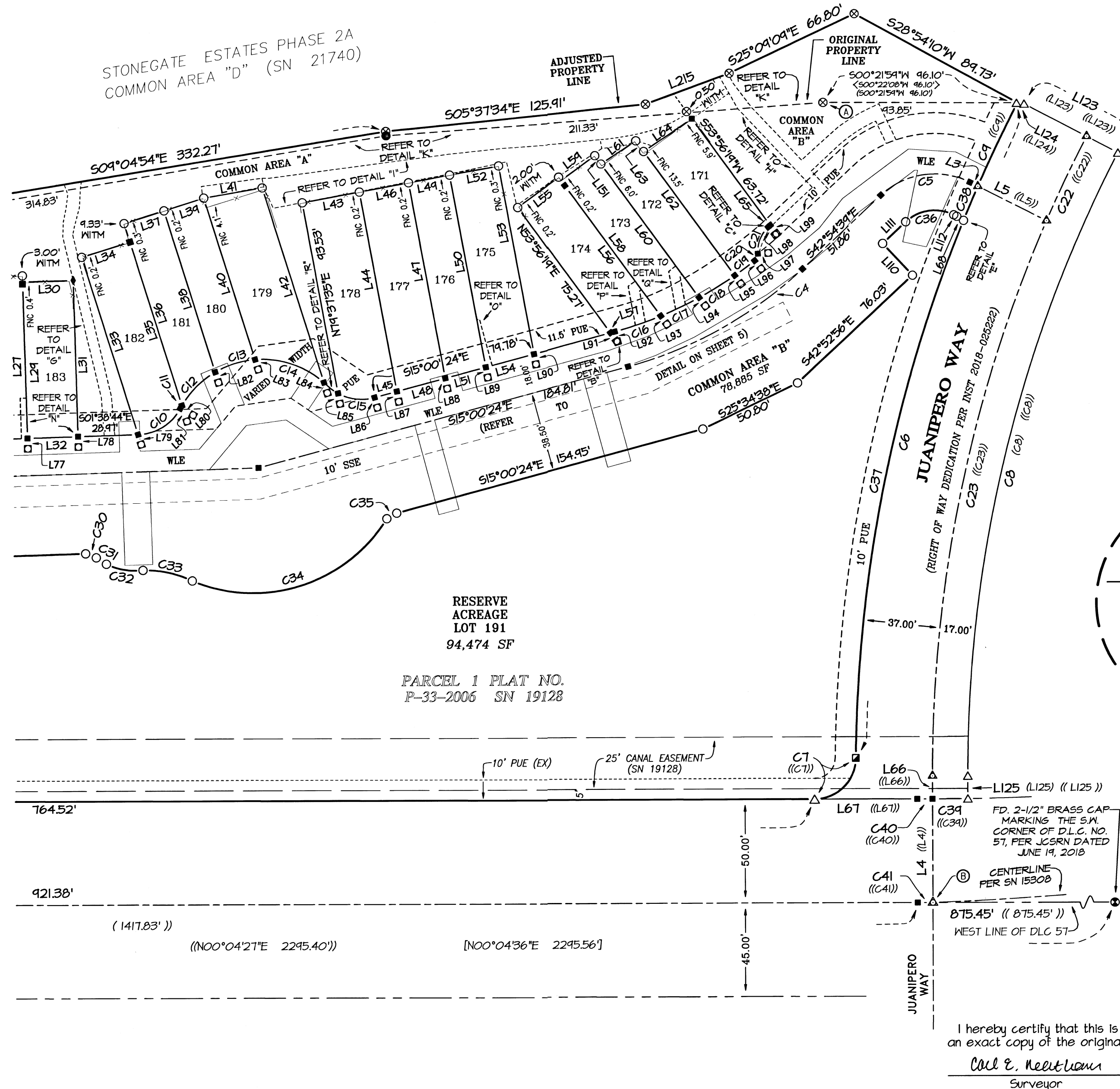
# MINER'S POINT AT STONEGATE ESTATES PUD, PHASE 5

PREPARED FOR:

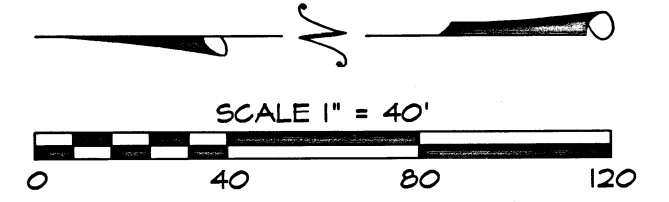
MINER'S POINT, LLC  
4442 COAL MINE ROAD  
MEDFORD, OR 97501

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STONEGATE ESTATES PHASE 2A  
COMMON AREA "D" (SN 21740)



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56545  
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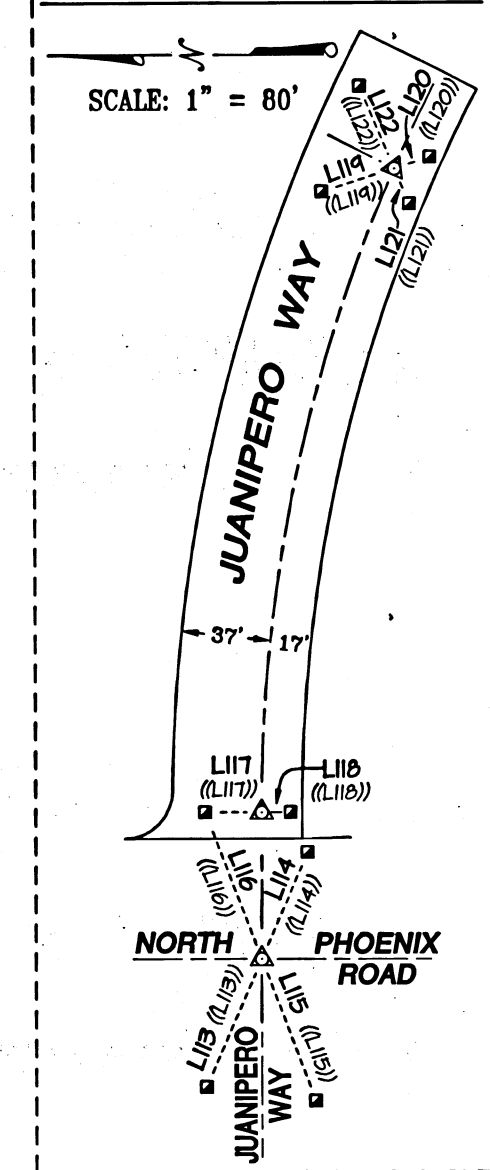
# MINER'S POINT AT STONEGATE ESTATES PUD, PHASE 5

A land division of Parcel 1 per PARTITION PLAT NO. P-33-2006, a portion of Common Area Tract "C" per STONEGATE ESTATES, PHASE 1 and a portion of Open Space "D" per STONEGATE ESTATES, PHASE 2A, being located within Donation Land Claim Number 57 in the Northwest One-quarter and the Southwest One-quarter of Section 34, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

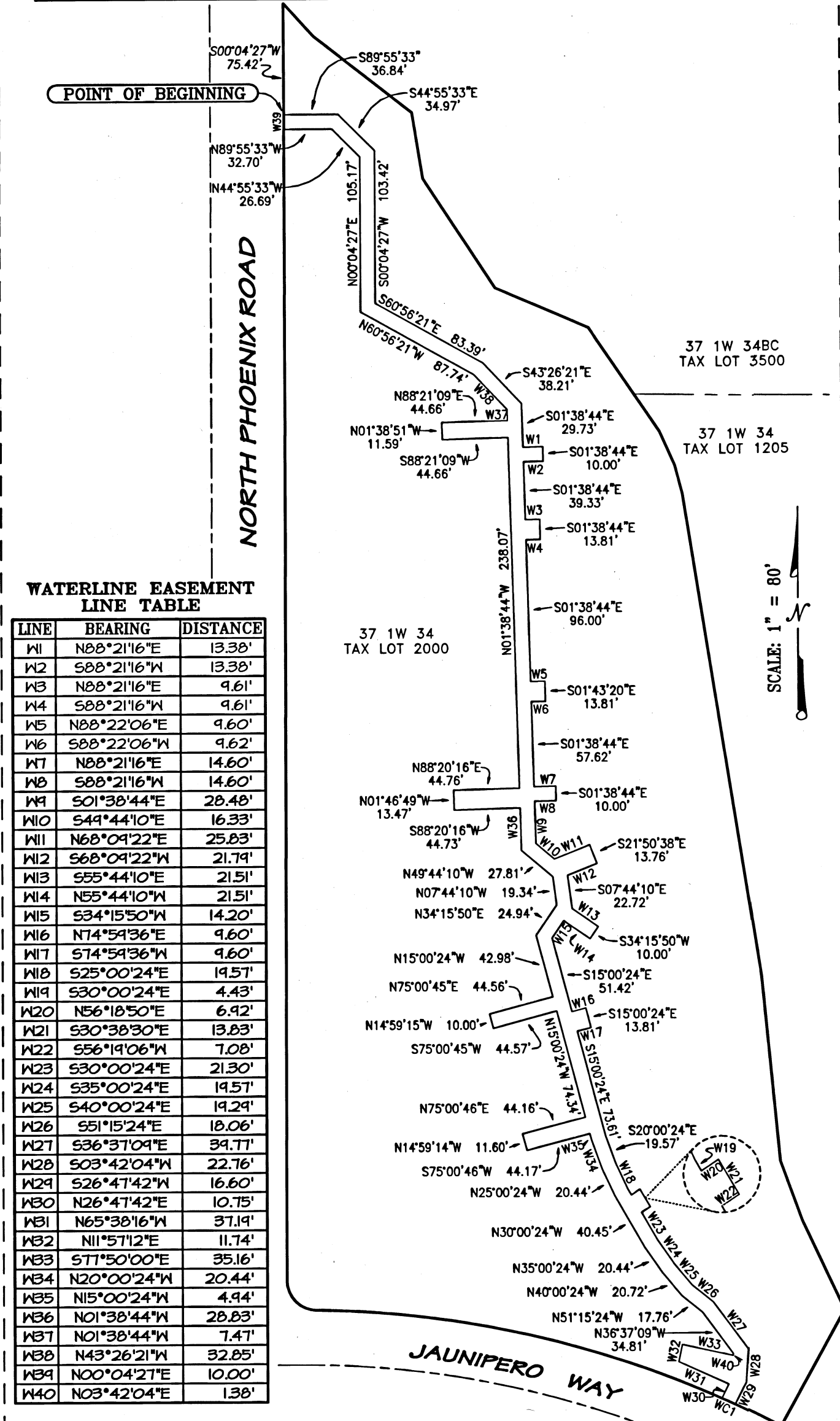
PREPARED FOR:

**MINER'S POINT, LLC**  
4452 COAL MINE ROAD  
MEDFORD, OR 97501

CENTERLINE REFERENCE POINTS



## DETAIL FOR MEDFORD WATER COMMISSION EASEMENT 2018-027161



### WATERLINE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
W1	N88°21'16"E	13.38'
W2	S88°21'16"W	13.38'
W3	N88°21'16"E	9.61'
W4	S88°21'16"W	9.61'
W5	N88°22'06"E	9.60'
W6	S88°22'06"W	9.62'
W7	N88°21'16"E	14.60'
W8	S88°21'16"W	14.60'
W9	S01°38'44"E	28.48'
W10	S44°44'10"E	16.33'
W11	N68°09'22"E	25.83'
W12	S68°09'22"W	21.79'
W13	S55°44'10"E	21.51'
W14	N55°44'10"W	21.51'
W15	S34°15'50"W	14.20'
W16	N14°59'36"E	9.60'
W17	S74°59'36"W	9.60'
W18	S25°00'24"E	19.57'
W19	S30°00'24"E	4.43'
W20	N56°18'50"E	6.92'
W21	S30°38'30"E	13.83'
W22	S56°19'06"W	7.08'
W23	S30°00'24"E	21.30'
W24	S35°00'24"E	19.57'
W25	S40°00'24"E	19.29'
W26	S51°15'24"E	18.06'
W27	S36°37'04"E	39.77'
W28	S03°42'04"W	22.16'
W29	S26°47'42"W	16.60'
W30	N26°47'42"E	10.75'
W31	N65°38'16"W	37.19'
W32	N11°57'12"E	11.74'
W33	S77°50'00"E	35.16'
W34	N20°00'24"W	20.44'
W35	N15°00'24"W	4.94'
W36	N01°38'44"W	28.83'
W37	N01°38'44"W	7.47'
W38	N43°26'21"W	32.85'
W39	N00°04'21"E	10.00'
W40	N03°42'04"E	1.38'

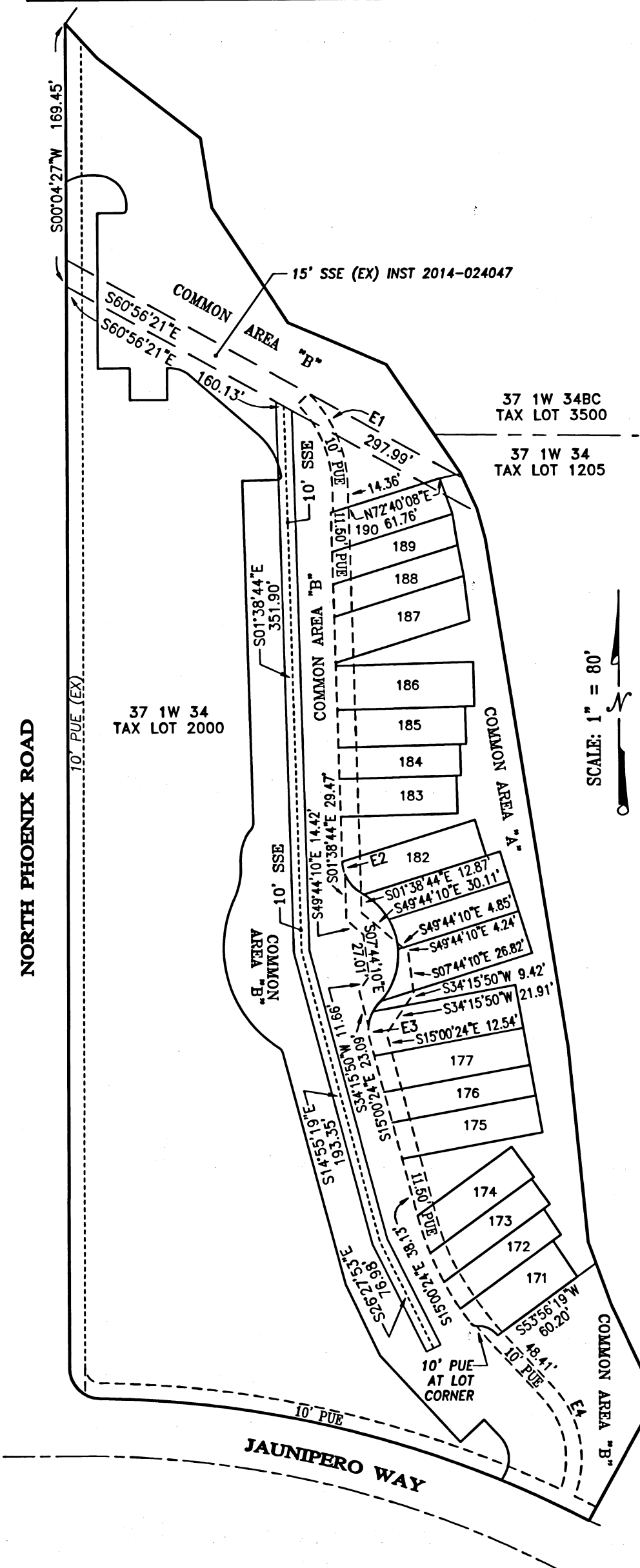
### CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
W41	00°49'01"	702.00'	10.01'	N65°40'00"W	10.01'

## DETAIL FOR SEWER AND PUE

### CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
E1	42°01'35"	89.50'	65.65'	N22°39'31"W	64.19'
E2	20°25'19"	24.00'	8.55'	S11°47'56"E	8.51'
E3	20°21'51"	24.00'	8.53'	S04°44'28"E	8.49'
E4	64°06'58"	67.50'	75.54'	N10°51'10"W	71.66'



**\*\* RECEIVED \*\***  
DATE 12/23/22 BY SS  
This survey consists of:  
7 sheet(s) Map  
0 page(s) Narrative  
**JACKSON COUNTY SURVEYOR**

**REGISTERED PROFESSIONAL LAND SURVEYOR**

*Caël E. Neathamer*  
**OREGON**  
JULY 9, 2001  
**CAEL E. NEATHAMER**  
56545

Renewal Date 12/31/22

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

*Caël E. Neathamer*  
Surveyor

### BASIS OF BEARINGS:

The West Line of Donation Land Claim Number 57 per Survey Number 19128, as filed in the office of the Jackson County Surveyor.

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: November 29, 2022 PROJECT NUMBER: 14046-1

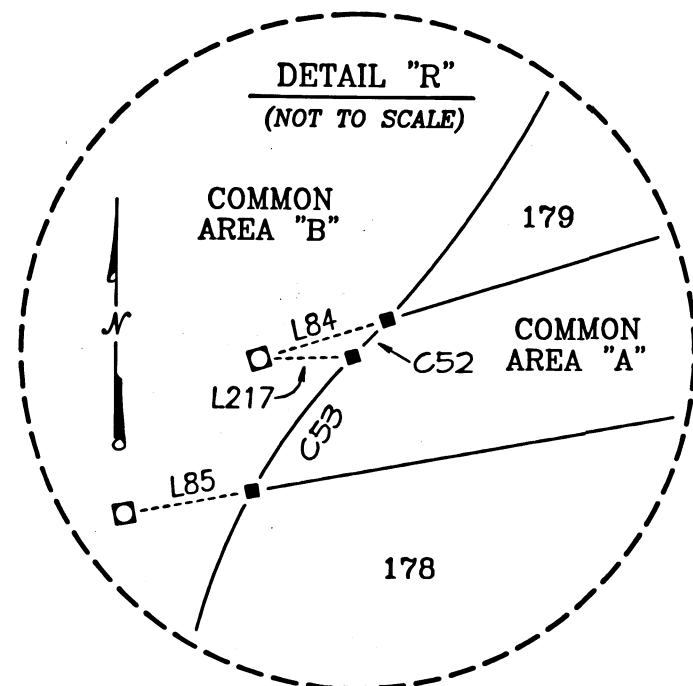
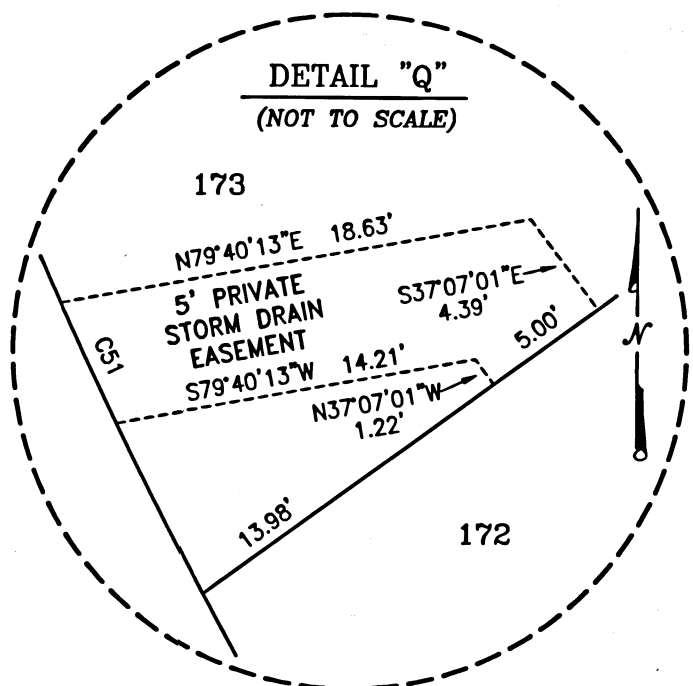
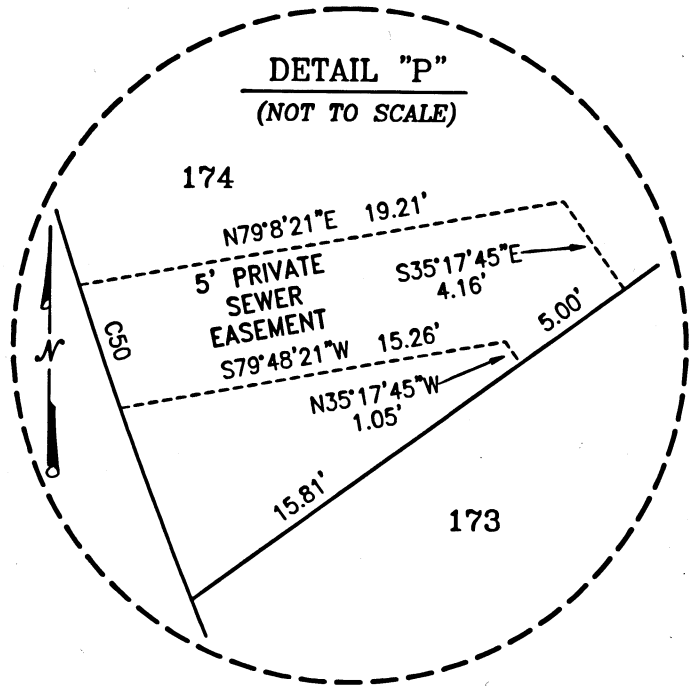
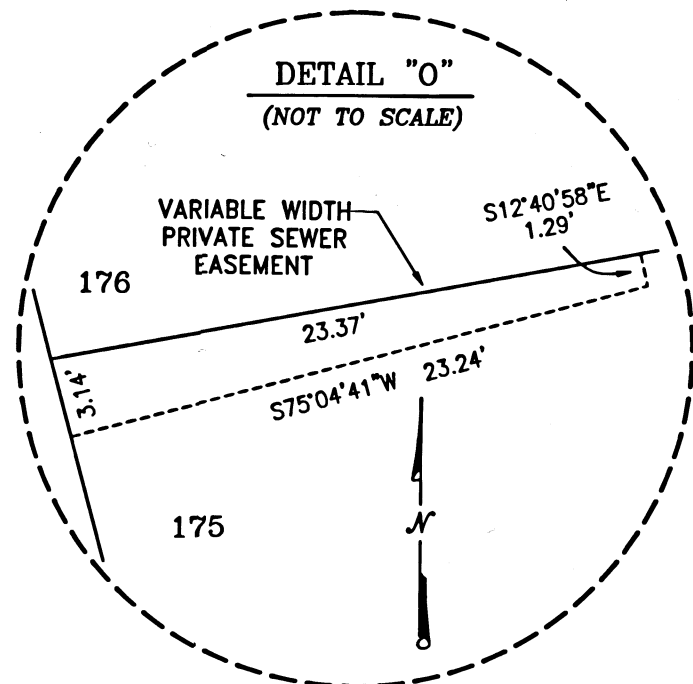
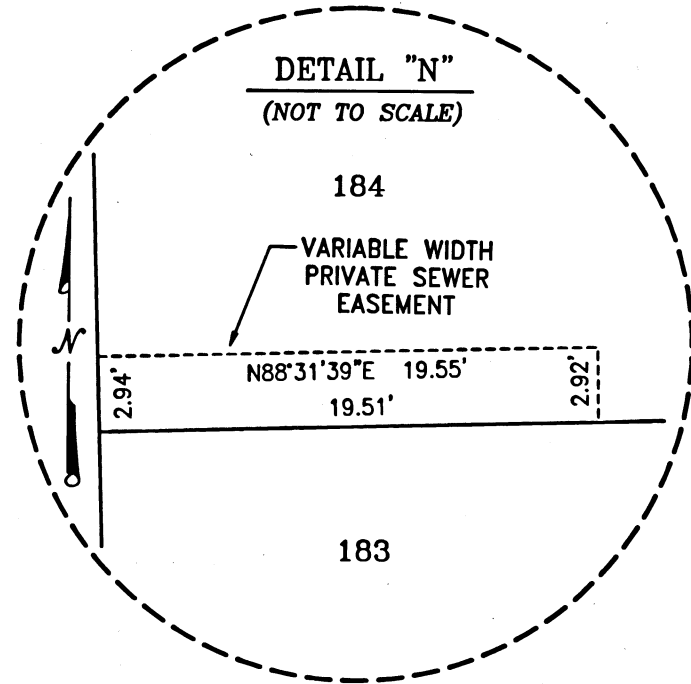
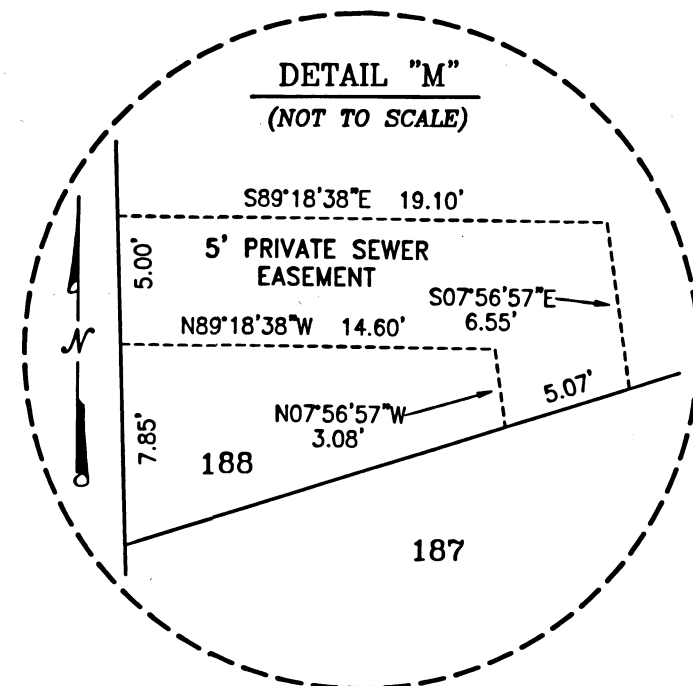
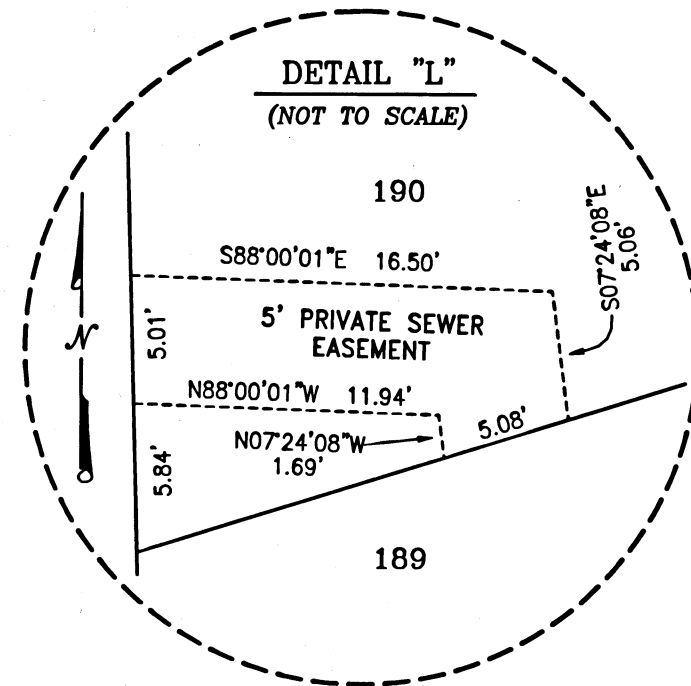
Sheet 5 of 7

# MINER'S POINT AT STONEGATE ESTATES PUD, PHASE 5

A land division of Parcel 1 per PARTITION PLAT NO. P-33-2006, a portion of Common Area Tract "C" per STONEGATE ESTATES, PHASE 1 and a portion of Open Space "D" per STONEGATE ESTATES, PHASE 2A, being located within Donation Land Claim Number 57 in the Northwest One-quarter and the Southwest One-quarter of Section 34, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

**PREPARED FOR:**

**MINER'S POINT, LLC**  
4442 COAL MINE ROAD  
MEDFORD, OR 97501



**LOT AREA TABLE**

LOT	SQ FT
171	1,978
172	1,623
173	1,678
174	1,936
175	2,246
176	1,917
177	2,341
178	2,145
179	2,474
180	1,632
181	1,734
182	2,167
183	1,842
184	1,584
185	1,996
186	2,524
187	2,536
188	1,736
189	1,672
190	1,893
191	94,474

**TITLE RELATED NOTES**

STONEGATE ESTATES, PHASE 5, IS SUBJECT TO THE FOLLOWING MATTERS OF RECORD AS CONTAINED IN THE TITLE REPORT SUPPLIED FOR THIS SUBDIVISION:

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

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.

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.

Easements, including terms and provisions contained therein, granted to PacifiCorp or their heirs and assigns thereof, for transmission and distribution of electricity, per Volume 513 at Page 416 of the Deed Records of Jackson County, Oregon. (Release per Instrument Number 2019-002534).

Restrictive Covenant executed in compliance with the City of Medford Land Development Ordinance, including terms and provisions thereof, recorded: November 22, 2005, as Instrument Number 2005-071348 and re-recorded on November 29, 2005, as Instrument Number 2005-072218, both of the Official Records of Jackson County, Oregon.

Easements, including terms and provisions contained therein, granted to the City of Medford Water Commission for water main maintenance, per Instrument Number 2014-024046 of the Official Records of Jackson County, Oregon. (Depicted on Sheet 5).

Easements, including terms and provisions contained therein, granted to the City of Medford for sanitary sewer maintenance, per Instrument Number 2014-024047 of the Official Records of Jackson County, Oregon. (Depicted on Sheet 5).

Declaration of Covenants for operation and maintenance of storm water facilities, including terms and provisions thereof, granted to the City of Medford, per Instrument Number 2017-033440 of the Official Records of Jackson County, Oregon.

Easements, including terms and provisions contained therein, granted to the City of Medford for water mains and water facilities per Instrument Number 2017-027161 of the Official Records of Jackson County, Oregon. (Depicted on Sheet 5).

**BASIS OF BEARINGS:**

The West Line of Donation Land Claim Number 57 per Survey Number 19128, as filed in the office of the Jackson County Surveyor.

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

Carl E. Neathamer  
Surveyor

**\*\* RECEIVED \*\***  
DATE 12/23/22 BY SS  
This survey consists of:  
7 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

**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:** November 29, 2022 **PROJECT NUMBER:** 14046-1

# MINER'S POINT AT STONEGATE ESTATES PUD, PHASE 5

**LINE TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S84°55'33"E	14.51'	L74	S88°28'44"W	1.00'	L147	N71°23'00"E	12.43'
L2	S48°45'41"E	60.31'	L75	S88°28'44"W	1.00'	L148	N21°13'45"W	13.71'
L3	S26°47'42"W	4.28'	L76	S88°28'44"W	1.00'	L149	N13°21'32"W	11.71'
L4	S89°56'13"E	50.00'	L77	S88°28'44"W	1.00'	L150	S02°12'20"W	10.69'
L5	S26°47'42"W	37.05'	L78	S88°28'44"W	1.00'	L151	S53°56'19"W	5.00'
L6	N01°38'44"E	25.35'	L79	S72°40'10"W	1.00'	L152	N07°34'07"W	22.10'
L7	S19°23'23"E	24.43'	L80	S28°30'35"W	1.00'	L153	N08°58'24"W	30.95'
L8	N72°40'08"E	81.44'	L81	S72°40'10"W	1.00'	L154	N80°55'06"E	15.38'
L9	S09°36'36"E	20.35'	L82	S72°40'10"W	1.00'	L155	N02°12'20"E	10.69'
L10	N72°40'08"E	84.37'	L83	S72°40'10"W	1.00'	L156	S52°23'33"E	5.49'
L11	N01°38'44"E	20.95'	L84	S72°40'10"W	1.00'	L157	S03°31'08"W	6.14'
L12	S05°35'44"W	12.26'	L85	S74°37'35"W	1.00'	L158	S07°26'36"E	23.25'
L13	S10°55'39"E	20.29'	L86	S74°59'36"W	1.00'	L159	S15°39'10"E	6.32'
L14	N72°40'08"E	87.77'	L87	S74°37'35"W	1.00'	L160	S11°09'12"E	14.26'
L15	N01°38'44"E	20.95'	L88	S74°37'35"W	1.00'	L161	S03°19'53"E	6.08'
L16	S06°57'18"E	28.91'	L89	S74°37'35"W	1.00'	L162	S12°11'36"E	14.85'
L17	N01°38'44"E	24.54'	L90	S74°37'35"W	1.00'	L163	S20°45'40"E	14.91'
L18	S01°31'16"E	28.47'	L91	S53°56'19"W	1.00'	L164	S20°03'35"E	7.58'
L19	S88°28'44"W	88.62'	L92	S74°59'36"W	1.00'	L165	N08°23'23"E	10.02'
L20	N01°38'44"E	28.47'	L93	S53°56'19"W	1.00'	L166	S24°17'53"E	12.31'
L21	N88°28'44"E	82.62'	L94	S53°56'19"W	1.00'	L167	S47°33'24"E	2.64'
L22	S01°31'16"E	24.17'	L95	S53°56'19"W	1.00'	L168	S15°01'07"E	7.60'
L23	S88°28'44"W	82.57'	L96	S51°53'33"W	1.00'	L169	S78°16'55"W	58.29'
L24	N01°38'44"E	24.17'	L97	S03°40'37"E	1.00'	L170	S60°15'22"W	3.00'
L25	N88°28'44"E	78.57'	L98	S47°05'21"E	1.00'	L171	S34°15'09"E	19.13'
L26	S01°31'16"E	20.17'	L99	S53°56'19"W	1.00'	L172	S01°38'44"E	12.62'
L27	S88°28'44"W	78.52'	L100	N00°04'27"E	16.60'	L173	N64°51'00"E	10.03'
L28	N01°38'44"E	20.17'	L101	S89°55'33"E	4.57'	L174	S00°54'10"W	3.23'
L29	N88°28'44"E	75.53'	L102	N89°55'33"W	16.31'	L175	S07°23'56"E	87.53'
L30	S01°31'16"E	24.40'	L103	S89°55'33"E	20.67'	L176	S05°50'10"E	26.44'
L31	S88°28'44"W	75.47'	L104	S00°11'25"E	20.49'	L177	S03°54'05"E	24.97'
L32	N01°38'44"E	24.40'	L105	N89°48'35"E	24.00'	L178	S05°15'27"E	22.49'
L33	N72°40'10"E	89.80'	L106	N00°11'25"W	20.50'	L179	S24°28'05"E	8.01'
L34	S17°19'50"E	24.40'	L107	N89°39'10"E	2.00'	L180	N34°15'09"W	21.14'
L35	S72°40'10"W	82.83'	L108	S88°21'16"W	22.89'	L181	N33°36'58"W	23.86'
L36	N72°40'10"E	92.16'	L109	S78°17'54"W	64.65'	L182	N18°51'10"E	8.38'
L37	S17°19'50"E	20.20'	L110	N47°07'01"E	21.00'	L183	N31°24'35"W	4.13'
L38	N72°40'10"E	81.66'	L111	S42°54'39"E	15.22'	L184	N07°53'39"W	12.77'
L39	S17°19'50"E	20.17'	L112	S26°47'42"W	1.60'	L185	S81°04'18"E	4.45'
L40	N72°40'10"E	81.71'	L113	N66°33'57"W	57.85'	L186	N32°12'03"W	23.51'
L41	S09°34'31"E	28.65'	L114	S66°33'57"E	48.42'	L187	N34°07'38"W	25.67'
L42	S72°40'10"W	98.50'	L115	S69°04'16"W	63.09'	L188	N77°10'55"E	21.54'
L43	S10°22'25"E	28.09'	L116	N69°04'16"E	65.45'	L189	N11°51'35"W	28.75'
L44	N74°37'35"E	97.86'	L117	N00°02'13"E	23.44'	L190	N10°43'30"W	86.05'
L45	N15°00'24"W	11.14'	L118	S00°02'13"W	12.12'	L191	N64°06'28"E	1.20'
L46	S10°22'25"E	24.17'	L119	N7°37'46"W	31.64'	L192	S19°59'49"E	0.63'
L47	N74°37'35"E	95.90'	L120	S17°37'46"E	15.64'	L193	S19°59'49"E	4.39'
L48	N15°00'24"W	24.24'	L121	N61°46'49"E	16.00'	L194	N61°46'49"E	5.00'
L49	S10°22'25"E	20.17'	L122	N67°06'57"E	34.00'	L195	S41°58'26"E	1.43'
L50	N74°37'35"E	94.26'	L123	S27°38'25"W	52.00'	L196	S42°43'28"E	18.63'
L51	N15°00'24"W	20.23'	L124	S00°21'59"W	2.25'	L197	N46°49'24"E	52.16'
L52	S10°22'25"E	24.08'	L125	N89°56'13"W	10.99'	L198	N60°15'22"E	17.88'
L53	S74°37'35"W	92.31'	L126	S32°14'05"E	26.41'	L199	N53°07'13"E	15.19'
L54	N15°00'24"W	24.16'	L127	N85°57'56"E	18.28'	L200	N46°39'41"E	34.72'
L55	S36°03'41"E	24.36'	L128	N76°48'33"E	79.84'	L201	S41°56'48"E	8.32'
L56	N53°56'19"E	83.10'	L129	S87°33'24"E	7.47'	L202	S24°50'11"E	4.91'
L57	N15°00'24"W	2.18'	L130	S78°29'55"E	6.64'	L203	S64°44'46"W	19.24'
L58	N53°56'19"E	81.10'	L131	S74°50'13"E	8.65'	L204	N21°09'22"W	5.01'
L59	S36°03'41"E	20.17'	L132	N69°56'24"E	2.99'	L205	N64°57'09"E	12.00'
L60	N53°56'19"E	79.96'	L133	N85°24'07"W	5.12'	L206	N42°51'43"W	16.45'
L61	S33°17'34"E	20.19'	L134	N86°45'07"W	7.51'	L207	S47°22'46"W	12.01'
L62	N53°56'19"E	74.29'	L135	N74°12'32"W	8.38'	L208	S42°16'29"E	29.98'
L63	S53°56'19"W	6.33'	L136	N77°28'39"W	4.91'	L209	S13°26'01"E	24.18'
L64	S33°37'15"E	28.12'	L137	N76°50'07"W	80.20'	L210	S62°12'49"E	20.47'
L65	N42°54'39"W	1.29'	L138	S85°16'06"W	18.44'	L211	S86°02'43"E	64.59'
L66	N89°56'13"W	11.12'	L139	N01°38'44"E	16.58'	L212	S32°14'05"E	27.43'
L67	N00°04'27"E	54.84'	L140	S07°23'56"E	1.56'	L213	S24°18'47"E	25.09'
L68	S31°17'54"W	3.82'	L141	S34°04'06"E	8.27'	L214	S15°16'42"E	19.89'
L69	S72°40'08"W	1.00'	L142	N67°27'11"E	12.73'	L215	S19°59'49"E	43.07'
L70	S72°40'08"W	1.00'	L143	S34°04'06"E	9.49'	L216	S53°56'19"W	14.97'
L71	S72°40'08"W	1.00'	L144	N62°50'44"E	7.71'	L217	S18°43'57"W	1.21'
L72	S72°40'08"W	1.00'	L145	N08°36'05"W	7.63'	-	-	-
L73	S72°40'08"W	1.00'	L146	N24°30'56"W	10.00'	-	-	-

A land division of Parcel 1 per PARTITION PLAT NO. P-33-2006, a portion of Common Area Tract "C" per STONEGATE ESTATES, PHASE 1 and a portion of Open Space "D" per STONEGATE ESTATES, PHASE 2A, being located within Donation Land Claim Number 57 in the Northwest One-quarter and the Southwest One-quarter of Section 34, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

**PREPARED FOR:**

**MINER'S POINT, LLC**  
4462 COAL MINE ROAD  
MEDFORD, OR 97501

**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	90°00'00"	32.00'	50.27'	S44°55'33"E	45.25'
C2	48°50'08"	100.00'	85.23'	S24°20'37"E	82.68'
C3	47°06'58"	60.00'	49.34'	S25°12'13"E	47.96'
C4	27°54'15"	200.00'	97.40'	S28°57'31"E	96.44'
C5	69°42'21"	38.00'	46.23'	S08°03'28"E	43.43'
C6	26°47'15"	702.00'	328.21'	N75°50'16"W	325.23'
C7	89°18'20"	20.00'	31.17'	N44°34'43"W	28.11'
C8	27°34'38"	648.00'	311.89'	N76°08'54"W	308.89'
C9	03°37'53"	702.00'	44.49'	N64°15'35"W	44.48'
C10	59°54'08"	24.00'	25.09'	N31°32'21"W	23.96'
C11	02°02'10"	45.00'	1.60'	N60°28'20"W	1.60'
C12	24°18'40"	45.00'	23.02'	N44°47'55"W	22.77'
C13	25°53'40"	45.00'	20.34'	N17°11'45"W	20.17'
C14	45°55'17"	45.00'	36.07'	N18°42'43"E	35.11'
C15	43°27'53"	24.00'	18.21'	N06°43'33"E	17.77'
C16	07°06'13"	189.00'	23.43'	N18°33'30"W	23.42'
C17	06°13'40"	189.00'	20.54'	N25°13'26"W	20.53'
C18	06°08'12"	189.00'	20.24'	N31°24'22"W	20.23'
C19	03°37'58"	189.00'	11.98'	N36°17'27"W	11.98'
C20	55°34'10"	4.00'	3.88'	N65°53'32"W	3.73'
C21	50°45'58"	16.00'	14.18'	N68°17'38"W	13.72'
C22	03°52'31"	665.00'	44.98'	N64°17'51"W	44.97'
C23	23°42'07"	665.00'	275.10'	N78°05'10"W	273.14'
C24	30°33'44"	29.50'	15.74'	N74°47'35"E	15.55'
C25	48°21'52"	19.50'	33.48'	S40°44'37"E	29.51'
C26	81°38'08"	2.50'	3.56'	S49°15'23"W	3.27'
C27	41°35'08"	19.50'	14.15'	S69°33'16"E	13.84'
C28	37°39'39"	47.50'	31.22'	S29°55'52"E	30.66'
C29	49°27'19"	2.50'	4.34'	S38°37'37"W	3.81'
C30	44°54'07"	7.16'	5.61'	S20°50'08"W	5.47'
C31	16°07'50"	20.50'	5.77'	S32°43'21"W	5.75'
C32	31°52'45"	32.66'	18.17'	S09°52'07"W	17.94'
C33	27°49'46"	50.52'	24.54'	S12°21'45"W	24.30'
C34	80°56'52"	76.00'	107.37'	S17°27'19"E	98.66'
C35	42°39'25"	5.00'	3.72'	S36°20'06"E	3.64'
C36	69°42'21"	20.50'	24.94'	S08°03'28"E	23.43'
C37	21°42'02"	702.00'	265.88'	N78°22'52"W	264.29'
C38	01°27'20"	702.00'	17.84'	N66°48'08"W	17.83'
C39	00°42'17"	1382.39'	17.00'	N00°21'56"E	17.00'
C40	00°05'15"	1382.39'	2.11'	N00°01'49"E	2.11'
C41	00°05'05"	1432.39'	2.12'	S00°01'54"W	2.12'
C42	09°59'51"	134.74'	23.51'	S10°15'23"E	23.48'
C43	13°40'08"	60.95'	14.54'	S22°38'01"E	14.51'
C44	12°57'51"	50.00'	11.31'	S67°21'35"E	11.28'
C45	12°56'13"	50.00'	11.29'	S46°16'03"E	11.27'
C46	00°38'53"	1344.88'	15.21'	N41°37'22"W	15.21'
C47	11°42'23"	87.86'	17.95'	N30°41'22"W	17.92'
C48	09°42'55"	69.50'	11.78'	N28°45'01"W	11.77'
C49	09°18'11"	69.50'	11.28'	N38°15'34"W	11.27'
C50	01°32'01"	189.00'	5.06'	N18°55'19"W	5.06'
C51	01°34'08"	189.00'	5.18'	N25°17'11"W	5.18'
C52	02°30'41"	45.00'	1.97'	S42°55'43"W	1.97'
C53	15°43'34"	24.00'	6.59'	S36°19'16"W	6.57'

**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 1-foot Witness Monument, being 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 concrete with a tack and brass washer marked "NEATHAMER SURVEYING".
- Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "NEATHAMER SURVEYING", per SN 19128.
- ▲ Indicates a found 5/8-inch diameter by 30-inch long iron pin with an aluminum cap marked "NEATHAMER SURVEYING", per SN 22621.
- △ Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "NEATHAMER SURVEYING", per SN 22621.
- Indicates a found 0.40 shell casing in concrete or asphalt with a tack and brass washer marked "NEATHAMER SURVEYING", per SN 22621.
- Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "HOFFBUHR AND ASSOC. INC.", per SN 18480 and/or SN 21740.
- Indicates a found 3-inch diameter brass cap in monument case, as noted hereon.
- Indicates a computed position, nothing found or set.
- (A) Indicates a found monument per SN 18480 or SN 21740, that has since been destroyed by construction and replaced as depicted.
- (B) Indicates a monument destroyed by construction, replaced per SN 22621 and as depicted.
- ( ) Indicates record information as per SN 19128.
- [ ] Indicates record information as per SN 18980.
- < > Indicates record information as per SN 21740.
- (( )) Indicates record information as per SN 22621.
- CA Indicates Common Area "A" and Common Area "B".
- SF Indicates the number of square feet within a closed area such as a lot.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- VOL PG Indicates an instrument recorded by Volume and Page of the Deed Records of Jackson County, Oregon.
- JCSRN Indicates a reference to the Jackson County Surveyor Re-establishment Notes, on file in the office of the Jackson County Surveyor.
- PED Indicates a Pedestrian Path Easement, being created hereon.</