

### Delta Estates - Phase 9

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

#### DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that Brookfield Holdings (Delta) 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. 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 plug for public street purposes. The dedications and grants are further described thus:

- \* Public Roads Carlin Drive, Monty Street, Ford Drive and McLoughlin Drive.
- \* Public Utility Easement (10' wide) along all dedicated street frontages, excepting along the east line of McLoughlin Drive, whereas there is a 1' street plug.
- \* Private Storm Drain Easement (5' wide) over Lot 280, 281, 282 & 283 for the benefit of Lot 279 through Lot 283.
- \* Storm Drain Maintenance Access Easement (15' wide) over the west portion of Lot 307 for the benefit of the City of Medford.

I hereby designate said subdivision as Delta Estates - Phase 9.

In witness whereof, I have set our hand and seal this 21<sup>st</sup> day of February, 2023.

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

#### ACKNOWLEDGEMENT:

State of New York  
County of Jackson New York

This certifies that on this 21<sup>st</sup> day of February, 2023, that before me, a Notary Public, personally appeared Andrew Brausa and acknowledged the foregoing instrument to be his voluntary act and deed.

Brian Ko  
Notary Signature  
Brian Ko  
Notary Public - Oregon  
New York

01K06443799  
Commission No.  
11/14/26  
My Commission Expires

#### TITLE REPORT -

The following encumbrances noted in Amerititle Subdivision Guarantee Title Report, Report, File Number 541273AM and dated January 23, 2023.

- Item 1: City liens, if any, of the City of Medford.
- Item 2: City liens, if any, of the City of Medford Utility Department.
- Item 3: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Medford Irrigation District.
- Item 4: Electrical Easement (Book 510, Page 88) - Not Drafted
- Item 5: Restrictive Covenants (Instrument No. 2014-024351 & 2014-024352) - Not Drafted
- Item 6: Public Storm Drain Easement, (Partition Plat No. P-26-2014/ filed survey #21564) - Not Drafted
- Item 7: Extinguishable Verizon Utility Easement (Instrument No. 2017-041423) - Not Drafted
- Item 8: Extinguishable Temporary Access Easement (2019-002769) - Not Drafted
- Item 9: Electrical Easement (Instrument No, 2019-023601) - Drafted
- Item 10: Declaration of Extinguishable Easements (2020-033490) - Not Drafted
- Item 11: Memorandum of Option Agreement (Instrument No. 2022-017759)

Instrument No. 2019-023601-Shown on sheet 2  
Exhibit A - Center Line of the 10' Util/Elec Easement:  
E-4 S00°15'22"E, 65.62' R=S01°21'13"W  
E-5 S04°42'48"E, 94.18' R=S06°19'23"W, 94.18'  
E-6 S45°28'15"E, 81.90' R=S43°51'40"E, 81.94'

#### 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 3 and Lot 4, 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

#### SURVEY NARRATIVE: to comply with ORS 209.250 & ORS 92

**Purpose:**  
The purpose of this plat is to subdivide said Lot 3 and Lot 4, DWP Subdivision per filed survey 23161 Jackson County Surveyor's office, into 54 lots and monument the boundaries thereof. The setting if the interior lot corners will be deferred as noted in the Deferred Monumentation statement above.

**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.

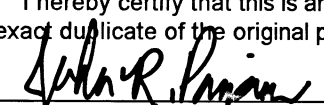
Center lines of Carlin Drive Street and Ford Drive per Delta Estates - Phase 7 were extended to the east as shown on plat. Center lines of Monty Street per Delta Estates - Phase 8A was extended southerly and McLoughlin Drive per Delta Estates - Phase 8B was extended southerly as shown on sheet 2 of this plat. The center line of McLoughlin Drive to the south was determined by the center line monument LJ Friar set per filed survey 16675 and a 30.00 foot offset from the Boyden pin per filed survey 12834 and as shown on sheet 2 of this plat. Note the aforementioned Boyden pin was wiped out and reset in its as-tied location. Property corners fit well with their respective record positions and were subsequently held to control the boundaries as shown. Monuments were set for all lot corners on the exterior boundary of this subdivision, except where shown to be found per noted surveys. When the actual corner could not be set, due to existing fences or such, witness corners (W.C.) were set as depicted on Sheet 2 of this plat.

Within the McLoughlin Drive, there is an existing Verizon utility easement per inst. no. 2019-023601.

The basis of bearing for this project is the center line of Durst Street, between McLoughlin Drive and Monty Street per Delta Estates - 8B Subdivision as shown on filed survey 23356, and as shown hereon.

Surveying equipment used: Trimble S6, fully robotic, total station.

Monuments were set as of December 6th, 2022.

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

#### DEFERRED MONUMENTATION STATEMENT:


All deferred monuments will be set by August 31, 2023.

  
John R. Pariani, PLS

All deferred monuments are now set, see Instrument No. 2023 - 018281

of Official Records of Jackson County this 29<sup>th</sup> day of August, 2023.

Deferred Monumentation Approved:

  
City Surveyor

\* See Survey 23982

#### RECORDER'S CERTIFICATE:

Filed for record this 4<sup>th</sup> day of May, 2023, at 9:12 A.M., and

recorded in Volume 49 of Plats on page 09 of the Records of Jackson County, Oregon

By: Christina Walker County Clerk Jonna S. Morgan Deputy

#### APPROVALS:

All taxes, fees, assessments or other charges as required by ORS 92.095 have been paid in full as of the 2 day of May, 2023.

Robert Crawford Tax Collector May 02, 2023 Date

Examined and approved as required by ORS 92.100 this 5-2-23 day of May, 2023.

  
Assessor, Department of Assessment

Examined and approved this 4 day of May, 2023.

  
County Commissioner Administrator


Examined and approved this 21<sup>st</sup> day of April, 2023.

Kathleen Kelly Akin  
Medford Planning Department

Examined and recommended for approval this 20 day of APRIL, 2023.

  
City Engineer  
ALEX GEORAVITCH

Examined and recommended for approval this 19 day of APRIL, 2023.

  
City Surveyor  
John M. Proulx

RECEIVED  
DATE 5/4/23 BY JP  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

371W8 TAX LOT 1109 & 1108



**Pariani Land Surveying**  
PHONE: (541) 890-1131 EMAIL: JOHN@PARIANILS.COM  
17 S. PLATT AVE. SUITE C, EAGLE POINT, OR 97524

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
  
OREGON  
July 13, 1999  
JOHN R. PARIANI  
#51382  
Renews: December 31, 2024

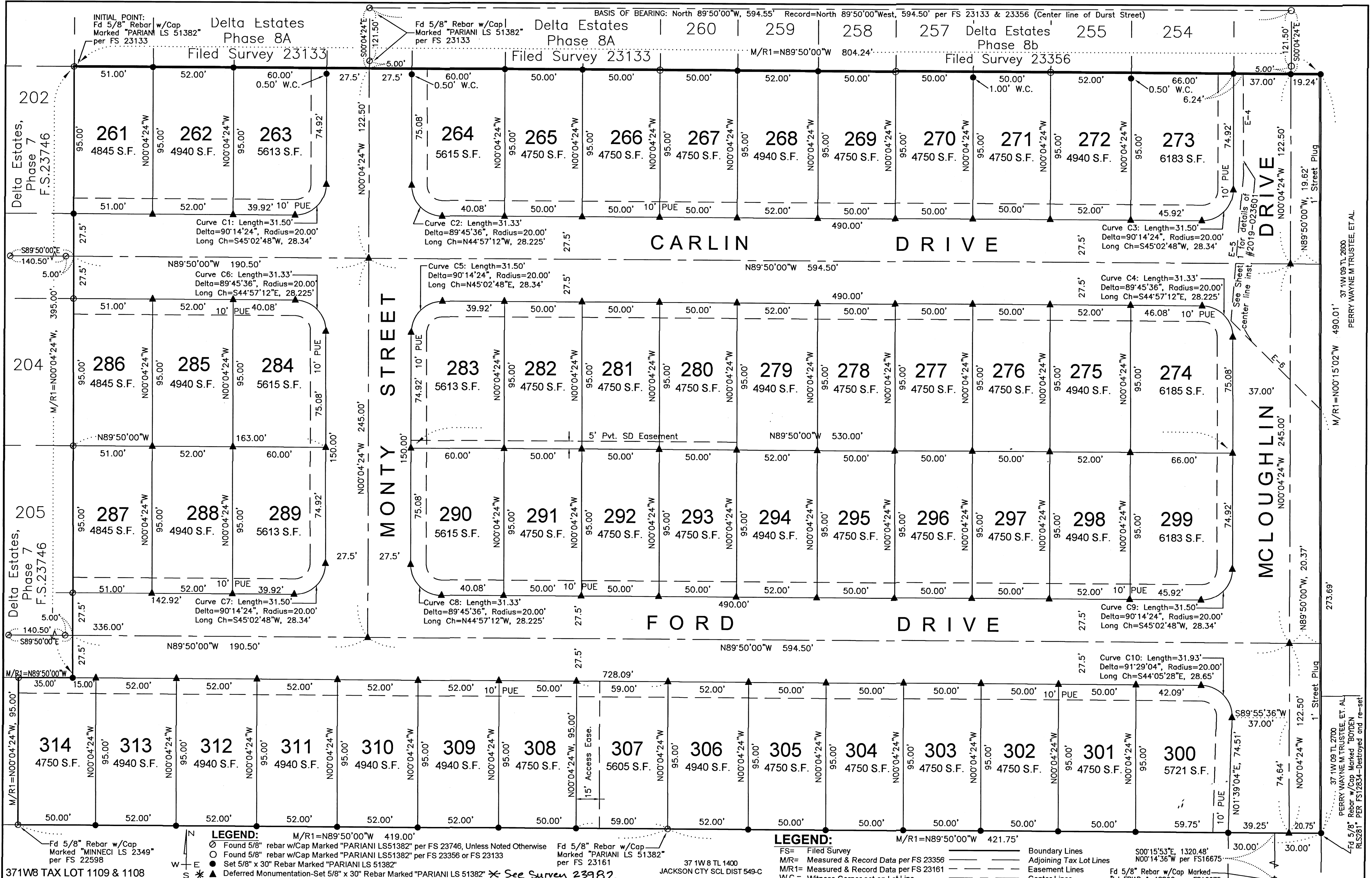
371W08  
Tax Lot 1108 & 1109

### Delta Estates - Phase 9

Hayden Homes, LLC  
2464 SW Glacier Place  
Redmond, Or 97756

PROJECT NO.	2015-261
DATE:	February 20, 2023
DRAWN BY:	JRP
REVIEWED BY:	CJP/MB/TJA
APPROVED BY:	JRP
HORZ SCALE: n/a	VERT SCALE:

SHEET	1 of 2
DRAWING NO.	V-1
REV. NO.	



**LEGEND:**

- Found 5/8" rebar w/Cap Marked "PARIANI LS51382" per FS 23746, Unless Noted Otherwise
- Found 5/8" rebar w/Cap Marked "PARIANI LS51382" per FS 23356 or FS 23133
- Set 5/8" x 30" Rebar Marked "PARIANI LS 51382"
- \* Deferred Monumentation-Set 5/8" x 30" Rebar Marked "PARIANI LS 51382" \* See Survey 23982

**LEGEND:**

- FS= Filed Survey
- M/R= Measured & Record Data per FS 23356
- M/R1= Measured & Record Data per FS 23161
- W.C.= Witness Corner set on Lot Line
- Boundary Lines
- - - Adjoining Tax Lot Lines
- · - Easement Lines
- Center Lines

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

*John R. Pariani*  
John R. Pariani

**Pariani Land Surveying**  
PHONE: (541) 890-1131 EMAIL: JOHN@PARIANILS.COM  
17 S. PLATT AVE. SUITE C, EAGLE POINT, OR 97524

**REGISTERED PROFESSIONAL LAND SURVEYOR**

*John R. Pariani*

**OREGON**  
July 13, 1999  
**JOHN R. PARIANI**  
#51382  
Renews: December 31, 2024

371W08 TL 1108 & 1109

**Delta Estates - Phase 9**

37 1W 8 TL 1400  
JACKSON CTY SCL DIST 549-C

**JACKSON COUNTY SURVEYOR**

**Hayden Homes, LLC**  
2464 SW Glacier Place  
Redmond, Or 97756

PROJECT NO.	2015-261	SHEET	2 of 2
DATE:	February 20, 2023	DRAWING NO.	V-1
DRAWN BY:	JRP	REV. NO.	
REVIEWED BY:	CJP/MB/TJA		
APPROVED BY:	JRP		
HORIZ SCALE: 1" = 40'	VERT SCALE:		