

WESTRIDGE VILLAGE AT VISTA POINTE, PHASE 8

A PLANNED COMMUNITY, being a replat of Lot 64 Reserve Acreage and Remainder of Reserve Acreage Tract "K" of East McAndrews Village At Vista Pointe, Phase I, per Westridge Village at Vista Pointe, Phase 7, being located within Donation Land Claim Number 62, in the Northeast One-quarter of the Southwest One-quarter of Section 22, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

SILVER OAK RIDGE, LLC
815 Alder Creek Drive
Medford, Oregon 97504

APPROVALS:

CITY OF MEDFORD PLANNING FILE NUMBER: LDS-21-200

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: Matt Beinkley, Date: MAY 17, 2023
Examined and approved this 15 day of MAY, 2023
City Engineer: Alex Georgievitch, City Surveyor: Jon M. Poud
Tax Collector/Deputy: Justin Yates

RECORDING

FILED FOR RECORD THIS 25th DAY OF MAY, 2023, AT 8:58 O'CLOCK A.M. AND RECORDED IN VOLUME 49 OF PLATS AT PAGE 11 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine Walker / Heather Simpson County Clerk/Deputy
APPROVED FOR RECORDING: [Signature] County Commissioner/Administrator, Date: May 25, 2023

JACKSON COUNTY SURVEYOR'S FILE NUMBER: 23897

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 8, 2023 PROJECT NUMBER: 14039-7A2
Sheet 1 of 3

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that MICHAEL T. MAHAR RETIREMENT PLAN & TRUST, and SILVER OAK RIDGE, LLC, an Oregon limited liability company, hereinafter referred to as DECLARANTS, are the owners in fee simple of the lands as described in the "Surveyor's Certificate" herewith.

IN WITNESS WHEREOF, signed this 9 day of May, 2023.

Randall D. Jones, attorney in fact on behalf of Michael T. Mahar, Trustee MICHAEL T. MAHAR RETIREMENT PLAN & TRUST
Randall D. Jones, attorney in fact on behalf of Michael T. Mahar, Member SILVER OAK RIDGE, LLC

STATE OF OREGON } ss
County of Jackson }

Signed or attested before me on May 9, 2023, by Randall D. Jones, attorney in fact on behalf of Michael T. Mahar as Trustee of the Michael T. Mahar Retirement Plan & Trust, and as Member for Silver Oak Ridge, LLC, an Oregon limited liability company.

Jeri J. Britton NOTARY PUBLIC - OREGON

COMMISSION NO: 1026808
MY COMMISSION EXPIRES: Aug. 2, 2026

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: Perform a boundary survey and prepare a Final Plat pursuant to Client's Instructions and as approved by the City of Medford Planning Commission (File No. LDS-21-200).

PROCEDURE: Records utilized are: Partition Plat P-14-2003, recorded March 18, 2003, in Index Volume 14 at Page 14, and filed as Survey Number 17100 in the office of the Jackson County Surveyor; Partition Plat P-80-2006, recorded August 22, 2006, in Index Volume 17 at Page 80, and filed as Survey Number 14302 in the office of the Jackson County Surveyor; Survey Number 21535, as filed in the office of the Jackson County Surveyor; and East McAndrews Village At Vista Pointe, Phase I, recorded January 25, 2016, in Volume 42 at Page 2 of the Records of Jackson County, Oregon, and filed as Survey Number 21884, Phase 2, recorded January 25, 2016, in Volume 42 at Page 3 of the Records of Jackson County, Oregon, and filed as Survey Number 21840, Phase 4, recorded January 25, 2016, in Volume 42 at Page 4 and filed as Survey Number 21841, in the office of the Jackson County Surveyor, Phase 7, recorded February 10, 2017, in Volume 43 at Page 1 and filed as Survey Number 22170, in the office of the Jackson County Surveyor. Equipment/Software utilized: Trimble 5100 GPS System, Trimble R10 GNSS System, Trimble TSC7 with Trimble Access software, S1 Robotic Instrument, Trimble Business Center and Terramodel. Lineal unit for horizontal is International foot; Datum: NAD83 2011 (Epoch 2010.00); System/Zone: Oregon Coordinate Reference System, Grants Pass-Ashland zone (refer to ORS, Chapter 93.312 (c)).

The basis of bearings is Geodetic North (note that the grid bearings depicted on this plat do not equal geodetic bearings due to meridian convergence). This survey was conducted using Global Navigation Satellite System (GNSS) referenced to the National Spatial Reference System (NSRS). NSRS coordinate values were established via a solution set of values from OPUS at a local base station established onsite, thence utilizing Real-time Kinematic (RTK) methods. Said solution set, equipment and RTK methods were utilized to establish primary control and monument ties. From which, utilized RTK and classical terrestrial methods to establish secondary and tertiary control, ties to remaining monuments and topographic features.

Utilizing the previous boundary resolution, established control, found monuments and set monuments performed by this firm per said Survey Number 22170, established the exterior boundary of the parent tracts of land. From which, computed the lots, reserve acreage and easements as shown hereon pursuant to the approved City of Medford File Number LDS-21-200.

Completed establishing monuments depicted on Sheet 2 hereof, in September, 2022.

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 described as Lot 64 Reserve Acreage and Remainder of Reserve Acreage Tract "K" of EAST MCANDREWS VILLAGE AT VISTA POINTE, PHASE I, per WESTRIDGE VILLAGE AT VISTA POINTE, PHASE 7, filed for record on February 10, 2017 and recorded in Volume 43 of Plats at Page 01, of the Records of Jackson County, Oregon.

Robert V. Neathamer Surveyor

TITLE RELATED NOTES:

WESTRIDGE VILLAGE AT VISTA POINTE, PHASE 8, MAY BE SUBJECT TO THE FOLLOWING MATTERS OF RECORD PER THE RECEIVED TITLE REPORT:

City liens, if any, of the City of Medford.
Easement, including the terms and provisions contained therein, pursuant to Instrument Number 1973-00266, (shown hereon).
Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes: (adjoins agricultural area), per Instrument Number 2003-047158 of the Official Records of Jackson County, Oregon.
Terms and provisions set forth on Partition Plat P-80-2006, to provide for "Easement for drainage and maintenance to be created with further development" for Lazy Creek Drainage across Tract K, herein.

Easements, including the terms and provisions contained therein, pursuant to Instruments Numbered 2007-043522, 2007-044221 and 2015-035582, of the Official Records of Jackson County, Oregon and the Public Utility Easements per Partition Plat P-80-2006, (shown hereon).

Declaration of Restrictive Covenants, including terms and provisions thereof, pursuant to Instrument Number 2017-004706.

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

Robert V. Neathamer Surveyor

SHEET INDEX table with 3 rows: SHEET 1: TITLE SHEET (THIS PAGE), SHEET 2: Phase 8, Legend and Notes, SHEET 3: Curve and Lot Line tables, Record Easement Details and Details.

RECEIVED stamp: DATE 5/25/23 BY SS. This survey consists of: 3 sheet(s) Map, 0 page(s) Narrative. JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR stamp

Robert V. Neathamer OREGON JULY 19, 1994 ROBERT V. NEATHAMER 2675 Renewal Date 12/31/24

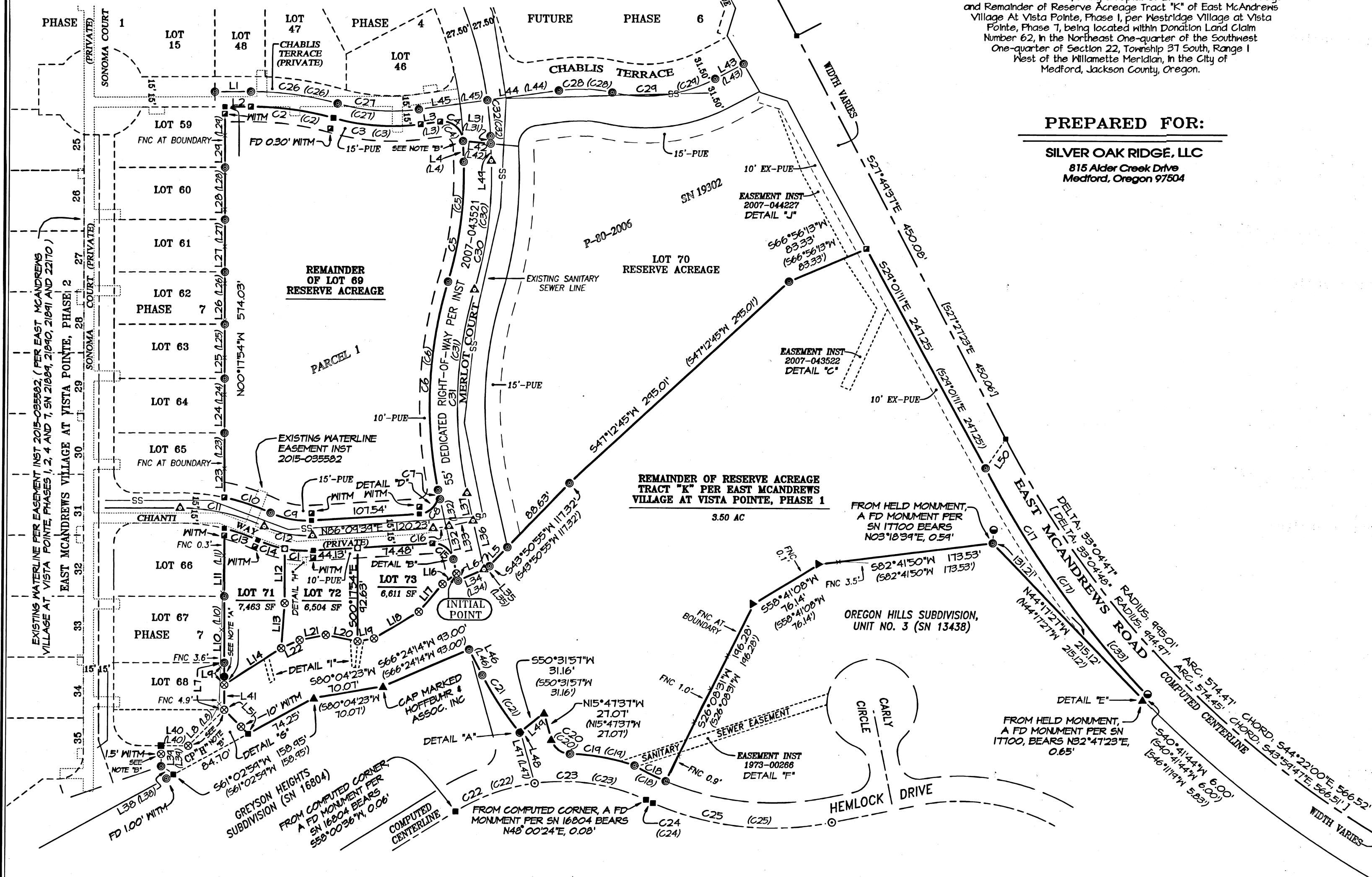
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PREPARED FOR:
SILVER OAK RIDGE, LLC
 815 Alder Creek Drive
 Medford, Oregon 97504

LEGEND:

- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a set 0.40 shell casing in concrete with a brass washer marked "NEATHAMER SURVEYING".
- △ Indicates a found 5/8-inch diameter by 30-inch long iron pin with an aluminum cap marked "NEATHAMER SURVEYING".
- ▲ Indicates a found 5/8-inch diameter iron pin with plastic cap marked "D. MCMAHAN L5 1913" per SN 13438 or SN 16804, or as noted hereon.
- Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "D. MINNECI L5 2349" per SN 17700.
- Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "HOFFBUHR & ASSOC INC", per SN 14302 or SN 21535.
- ⊙ Indicates a found aluminum cap, or a brass tag marked "HOFFBUHR & ASSOC INC", per SN 21535.
- ⊗ Indicates a found monument per East McAndrews Village At Vista Pointe, Phase 1, SN 21884, Phase 2, SN 21840, Phase 4, SN 21841 and Phase 7, SN 22170.
- Indicates a found 0.40 shell casing in concrete with a brass washer marked "NEATHAMER SURVEYING", per East McAndrews Village At Vista Pointe, Phase 1, SN 21884, Phase 2, SN 21840, Phase 4, SN 21841 and Phase 7, SN 22170.
- ⊙ Indicates a found 2-1/2" Brass Cap in a monument case marked "LS 1913", per SN 17700.
- Indicates a computed position, nothing found or set.
- () Indicates record information per East McAndrews At Vista Pointe, Phase 1, SN 21884, Phase 2, SN 21840, Phase 4, SN 21841 and Phase 7, SN 22170.
- [] Indicates record information per SN 13438, 16804, 17700, 19302 and/or 21535.
- CP"H" Indicates Common Property "H" per SN 22170 (not a part).
- INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- PUE Indicates a Public Utility Easement, per Phase 7, SN 22170.
- EX-PUE Indicates an existing Public Utility Easement as shown and created on SN 17700.
- SF Indicates the number of square feet within a closed area.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- WITM Indicates a found Witness Monument 0.30' from computed corner, unless note otherwise.
- indicates the centerline of an existing fence line.
- FNC 1.8" indicates the distance and which side from the boundary line that the centerline of a fence is located.



NOTE:

- A Monument was destroyed during construction and not replaced.
- B Indicates a previously set monument per Westridge Village At Vista Pointe, Phase 7, SN 22170. The monument was destroyed during construction and replaced as shown hereon.

BASIS OF BEARINGS:
 Geodetic North referenced to the NAD83 (2011) Epoch 2010.00 datum, per East McAndrews Village At Vista Pointe, Phase 1, filed as Survey Number 21884, in the office of the Jackson County Surveyor.

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

RECEIVED
 DATE 5/25/23 BY SS
 This survey consists of:
 3 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 12/31/24

PREPARED BY: **Neathamer Surveying, Inc.**
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 Sheet 2 of 3

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PREPARED FOR:

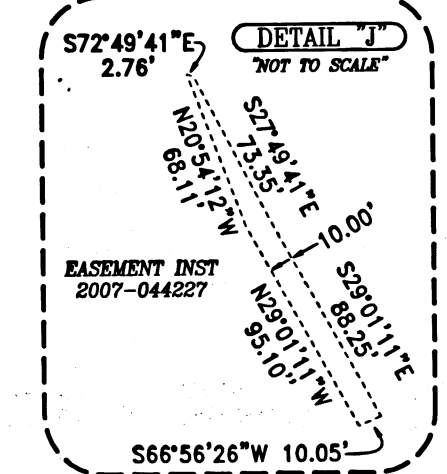
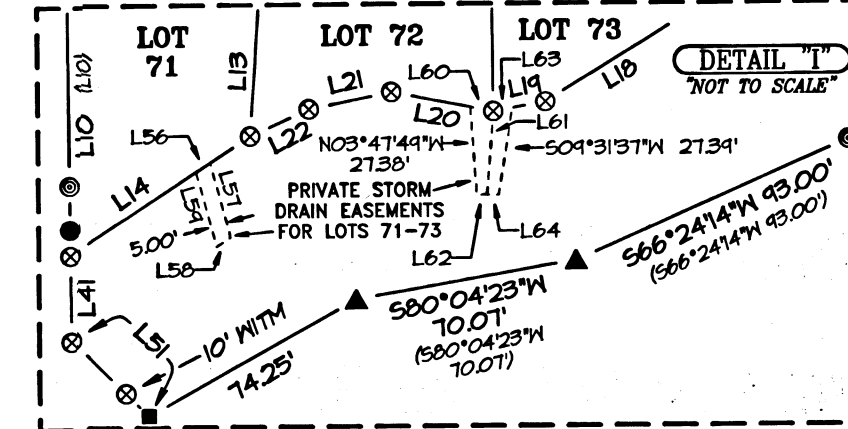
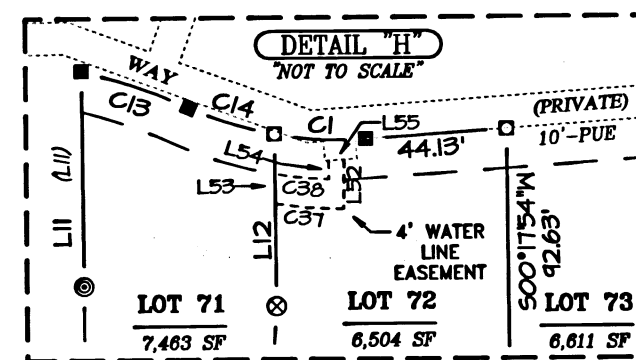
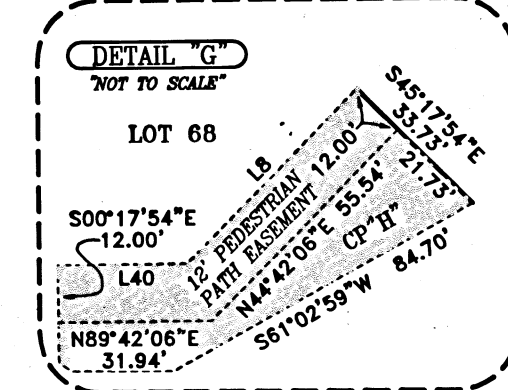
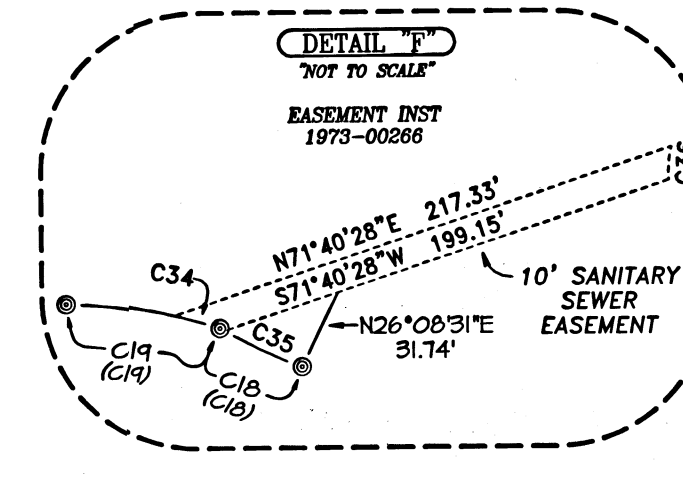
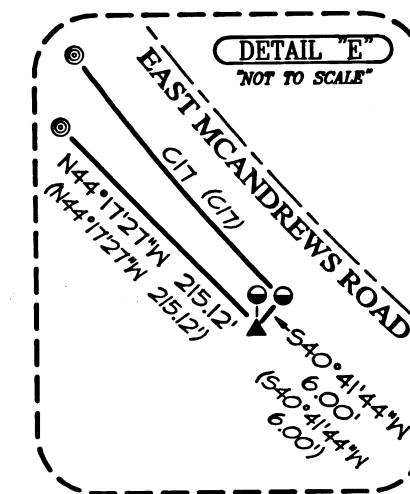
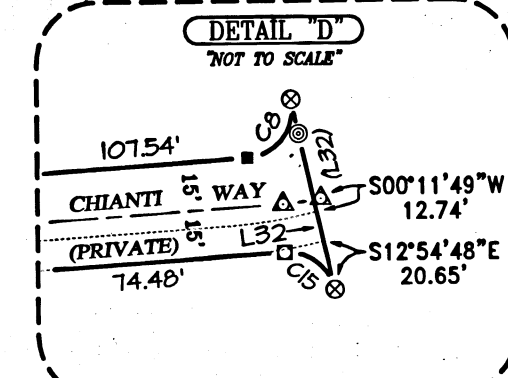
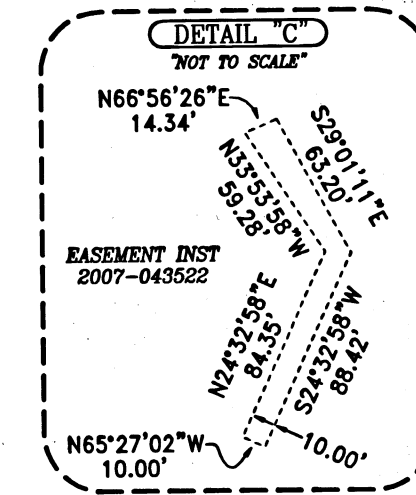
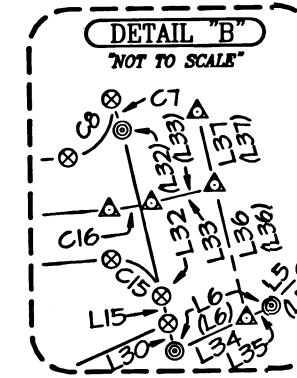
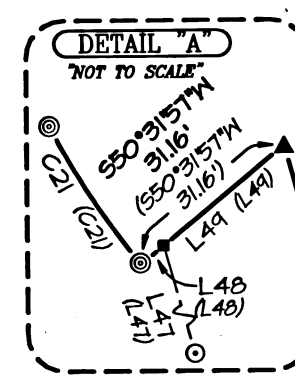
SILVER OAK RIDGE, LLC
815 Alder Creek Drive
Medford, Oregon 97504

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N89°37'46"E	35.91'	L33	N77°05'12"E	24.61'
L2	N89°37'46"E	25.93'	L34	S66°11'48"W	28.00'
L3	N82°06'26"E	19.41'	L35	S66°11'48"W	3.57'
L4	S02°12'46"E	20.54'	L36	S12°54'48"E	49.46'
L5	S43°50'55"W	28.64'	L37	S12°54'48"E	28.00'
L6	S66°11'48"W	31.57'	L38	N55°51'19"W	14.84'
L7	S00°17'54"E	46.74'	L39	S00°17'54"E	20.34'
L8	S44°42'06"W	50.57'	L40	S89°42'06"W	26.91'
L9	S00°17'54"E	21.83'	L41	S00°17'54"E	24.91'
L10	S00°17'54"E	66.00'	L42	S84°44'25"W	21.73'
L11	S00°17'54"E	67.19'	L43	N62°10'23"E	31.72'
L12	S00°17'54"E	53.77'	L44	N82°06'26"E	71.77'
L13	S04°01'20"W	44.98'	L45	N82°06'26"E	68.71'
L14	S57°04'42"W	67.21'	L46	N27°25'56"W	28.60'
L15	S12°54'48"E	14.40'	L47	N15°47'31"W	52.77'
L16	S52°19'04"W	17.34'	L48	S50°31'57"W	1.13'
L17	S40°12'33"W	36.19'	L49	S50°31'57"W	30.03'
L18	S58°47'19"W	51.96'	L50	N84°26'19"E	35.32'
L19	S79°50'23"W	16.62'	L51	S45°17'54"E	33.73'
L20	N79°05'12"W	32.31'	L52	S00°33'41"W	7.92'
L21	S78°42'37"W	26.39'	L53	N00°17'34"W	4.06'
L22	S65°44'27"W	20.13'	L54	N00°33'41"E	3.62'
L23	S00°17'54"E	64.25'	L55	N86°10'44"E	4.01'
L24	S00°17'54"E	54.00'	L56	N57°04'42"E	5.26'
L25	S00°17'54"E	54.00'	L57	S14°55'56"E	24.11'
L26	S00°17'54"E	52.00'	L58	S57°04'42"W	5.26'
L27	S00°17'54"E	52.00'	L59	N14°55'56"W	24.11'
L28	S00°17'54"E	52.00'	L60	S79°05'12"E	7.30'
L29	S00°17'54"E	60.00'	L61	S04°38'00"W	26.02'
L30	N12°54'48"W	7.29'	L62	N90°00'00"W	3.25'
L31	S02°12'46"E	4.26'	L63	N79°50'23"E	6.06'
L32	S12°54'48"E	61.06'	L64	N90°00'00"W	3.54'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	14°17'29"	115.00'	28.68'	S86°41'36"E	28.61'
C2	15°51'18"	300.00'	83.02'	S82°26'35"E	82.75'
C3	23°22'38"	215.00'	87.72'	S86°12'15"E	87.11'
C4	45°40'48"	20.00'	33.40'	S50°03'10"E	29.65'
C5	18°33'38"	372.50'	120.67'	S07°04'04"W	120.14'
C6	28°00'21"	427.50'	208.96'	S02°20'42"W	206.88'
C7	01°15'20"	427.50'	9.37'	S12°17'08"E	9.37'
C8	47°49'07"	20.00'	34.14'	N37°15'06"E	30.15'
C9	28°15'34"	85.00'	41.93'	S79°42'31"E	41.50'
C10	12°54'36"	215.00'	48.44'	S72°02'00"E	48.34'
C11	24°43'12"	200.00'	86.29'	S77°56'18"E	85.62'
C12	28°15'34"	100.00'	49.32'	S79°42'31"E	48.83'
C13	10°57'35"	185.00'	35.39'	S71°03'30"E	35.33'
C14	13°58'10"	115.00'	28.04'	S72°33'47"E	27.97'
C15	80°55'33"	20.00'	28.25'	S53°22'34"E	25.96'
C16	09°04'27"	100.00'	15.84'	N81°37'26"E	15.82'
C17	16°05'43"	486.13'	271.02'	S35°52'48"E	276.11'
C18	07°12'35"	275.00'	34.60'	N63°49'49"W	34.58'
C19	16°26'17"	227.50'	65.27'	N79°55'53"W	65.05'
C20	72°21'25"	20.00'	25.26'	N51°58'19"W	23.61'
C21	12°02'50"	325.00'	68.34'	N33°21'21"W	68.21'
C22	24°06'13"	200.00'	84.14'	S70°03'43"W	83.52'
C23	32°27'44"	200.00'	113.31'	N81°39'19"W	111.81'
C24	01°09'10"	300.00'	6.04'	N66°00'02"W	6.04'
C25	34°57'47"	300.00'	103.07'	N84°03'30"W	180.24'
C26	15°51'18"	315.00'	87.17'	S82°26'35"E	86.89'
C27	23°22'38"	200.00'	81.60'	S86°12'15"E	81.04'
C28	20°18'12"	150.00'	53.15'	S87°44'28"E	52.88'
C29	40°14'15"	150.00'	105.34'	N82°17'31"E	103.19'
C30	18°33'38"	400.00'	129.58'	S07°04'04"W	129.01'
C31	29°15'41"	400.00'	204.28'	S01°43'02"W	202.07'
C32	05°35'44"	400.00'	39.07'	S05°00'40"E	39.06'
C33	16°05'43"	486.13'	271.02'	S35°30'30"E	276.11'
C34	03°43'11"	227.50'	14.77'	N73°34'20"W	14.77'
C35	00°26'40"	275.00'	2.13'	N60°26'51"W	2.13'
C36	14°03'42"	45.00'	11.04'	S06°28'42"W	11.01'
C37	09°36'05"	129.00'	21.62'	N85°31'34"W	21.59'
C38	08°06'20"	125.00'	17.68'	S84°28'09"E	17.67'



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

BASIS OF BEARINGS:

Geodetic North referenced to the NAD83 (2011) Epoch 2010.00 datum, per East McAndrews Village At Vista Pointe, Phase 1, filed as Survey Number 21889, in the office of the Jackson County Surveyor.

RECEIVED
DATE 5/25/23 BY SS
This survey consists of:
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0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

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