

# SILKY OAKS, PHASE 1

LOCATED IN:

IN THE S.E. 1/4 OF SECTION 23, T.37S., R.2W., W.M.  
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

### \*\*\* DECLARATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS THAT, HORTON HOMES, INC., AN OREGON CORPORATION IS THE OWNER IN FEE SIMPLE OF THE LAND HEREON DESCRIBED, AND HAS SUBDIVIDED THE SAME INTO LOTS AND STREETS AS SHOWN HEREON, AND THE NUMBER OF EACH LOT AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION, AND DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREET RIGHTS-OF-WAY SHOWN HEREON, TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS, AND DOES HEREBY GRANT TO THE CITY OF MEDFORD AND ITS ASSIGNEES AN EASEMENT FOR STORMDRAINAGE, FOR ACCESS AND MAINTENANCE OF DRAINAGE FACILITIES ACROSS LOTS 9-15 AND DOES ALSO CREATE THE PRIVATE STORM DRAINAGE EASEMENT ACROSS LOTS 2 AND 3, FOR THE BENEFIT OF THE OWNERS HEIRS AND ASSIGNEES OF LOTS 1 AND 2, AND ACROSS LOTS 9-15 AND TRACT "A" FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF LOTS 9-15 AND DOES ALSO HEREBY CREATE THE 5.00 FOOT WIDE IRRIGATION EASEMENT AS SHOWN HEREON ACROSS LOT 1 FOR INSTALLATION AND MAINTENANCE OF IRRIGATION FACILITIES FOR THE BENEFIT OF THE MEDFORD IRRIGATION DISTRICT AND ITS ASSIGNEES AND DOES HEREBY GRANT TO THE CITY OF MEDFORD IN FEE SIMPLE, THE AREAS PORTRAYED AND DESIGNATED HEREON AS ONE-FOOT STREET PLUGS, BY ITS APPROVAL OF THIS PLAT, THE CITY OF MEDFORD DECLARES THAT UPON DEDICATION OF THE EXTENSION OF THE AFFECTED STREETS, IT THEREBY DEDICATES THE STREET PLUGS FOR PUBLIC STREET PURPOSES. HORTON HOMES, INC. DOES HEREBY DESIGNATE SAID SUBDIVISION AS SILKY OAKS, PHASE 1.

HORTON HOMES, INC.:

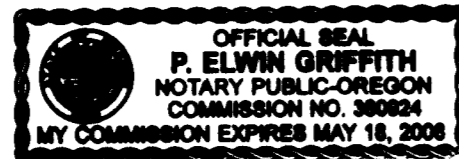
IN WITNESS WHEREOF, I have set my hand and seal this 28 day of August, 2007.

STATE OF OREGON )  
County of Jackson) ss.

Ronald L. Horton  
RONALD L. HORTON, President

The foregoing instrument was acknowledged before me this 28 day of August, 2007, by RONALD L. HORTON as President of HORTON HOMES, INC., an Oregon Corporation.

P. Elwin Griffith  
Notary



PREMIERWEST BANK, THE UNDERSIGNED BENEFICIARY OF CERTAIN TRUST DEEDS RECORDED JUNE 27, 2007 AS DOCUMENT NO. 2007-29938 AND RECORDED JULY 5, 2007 AS DOCUMENT NO. 2007-31606 OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASE FROM THE LIEN OF SAID TRUST DEEDS ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

IN WITNESS WHEREOF, SIGNED THIS 28<sup>th</sup> DAY OF August, 2007.

[Signature]  
AUTHORIZED REPRESENTATIVE OF PREMIERWEST BANK  
Commercial Loan Officer

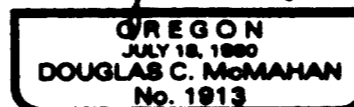
STATE OF OREGON )  
COUNTY OF JACKSON ) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28<sup>th</sup> DAY OF August, 2007, BY LIBBY FLORINGCO, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF PREMIERWEST BANK.

BEFORE ME: [Signature]  
NOTARY



I certify this plat to be an exact photocopy of the original.  
Douglas C. McMahan  
SURVEYOR



RENEWS 12/31/08

### \*\*\* SURVEYOR'S CERTIFICATE \*\*\*

STATE OF OREGON )  
County of Jackson) ss.

I, Douglas C. McMahan, a duly 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 hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the boundary lines.

Commencing at the Southwest corner of Donation Land Claim No. 88 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence North 89°59'58" East 729.21 feet; thence North 00°00'02" West 553.05 feet to a point for the Southwest corner of tract described per Instrument No. 2005-037260 of the Official Deed Records of said Jackson County, said point being on the Northerly right-of-way line of Maple Park Drive; thence continue North 00°00'02" West along the Westerly boundary of said tract 6.50 feet to the INITIAL POINT OF BEGINNING; thence continue along said boundary North 00°00'02" West 496.23 feet to the Northwest corner of said tract; thence North 89°59'08" East along the Northerly boundary of said tract, 330.00 feet to a point for the Northeast corner thereof; thence continue along the boundary of said tract, South 00°00'02" East 385.72 feet; thence South 89°59'04" West 80.71 feet; thence North 00°00'02" West 215.98 feet; thence WEST 84.30 feet; thence South 00°00'02" East 330.00 feet to a point on the aforementioned Northerly right-of-way line of Maple Park Drive; thence South 89°59'04" West along said right-of-way line, 165.00 feet to the aforementioned Southwest corner of tract described per Instrument No. 2005-037260; thence leaving said right-of-way line, North 00°00'02" West along the Westerly boundary of said tract, 6.50 feet to the INITIAL POINT OF BEGINNING.

Douglas C. McMahan  
SURVEYOR

### \*\*\* APPROVALS \*\*\*

MEDFORD CITY PLANNING

I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

[Signature]  
Planning Director

October 1, 2007  
Date

Examined and approved this 31<sup>st</sup> day of August, 2007.

[Signature]  
City Engineer

[Signature]  
Acting City Surveyor

Examined and approved as required by O.R.S. 92.100 as of October 3, 2007.

Amanda Kirkpatrick, Deputy  
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid.

As of 10-3-07.

Carole Swenson, Deputy  
Tax Collector

### APPROVED FOR RECORDING:

[Signature]  
COUNTY COMMISSIONER/ADMINISTRATOR

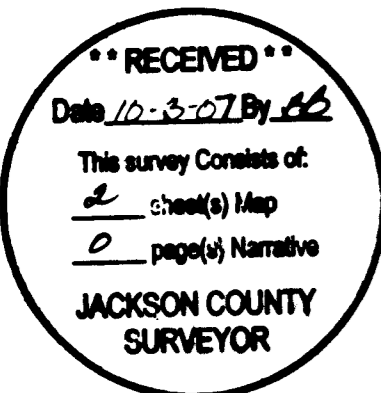
Oct 3, 2007  
DATE

### RECORDER:

Filed for record this 03 day of October, 2007 at 10:54 o'clock A.M. and recorded in Volume 33 of Plats at page 64 of records of Jackson County, Oregon.

Kathleen S. Beckett  
County Clerk

[Signature]  
Deputy



**UTILITY STATEMENT**

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

**SILKY OAKS, PHASE 1**

Located In:  
THE S.E. 1/4 OF SECTION 23, T. 37 S., R. 2 W., W.M.  
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

For:  
**HORTON HOMES, INC**  
2512 ROSS LANE  
CENTRAL POINT, OR 97502

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OF THE OREGON REVISED STATUTES.**

**PURPOSE:** TO SURVEY, MONUMENT, PREPARE FINAL PLAT FOR SILKY OAKS, UNIT NO. 1 AS PER CITY OF MEDFORD PLANNING FILE NO. LDS-05-771 AND AS PER THE CLIENTS REQUEST.

**PROCEDURE:** UTILIZING FOUND MONUMENTATION AND INFORMATION PER FILED SURVEYS NO. 11121, 18629 AND 18823 FOR CONTROL, I SET MONUMENTS AS SHOWN HEREON. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS. INSTRUMENT NO. 2005-037260 J.C.D.R., WAS USED FOR SUBJECT PROPERTY.

**HOFFBUHR & ASSOCIATES, INC.**

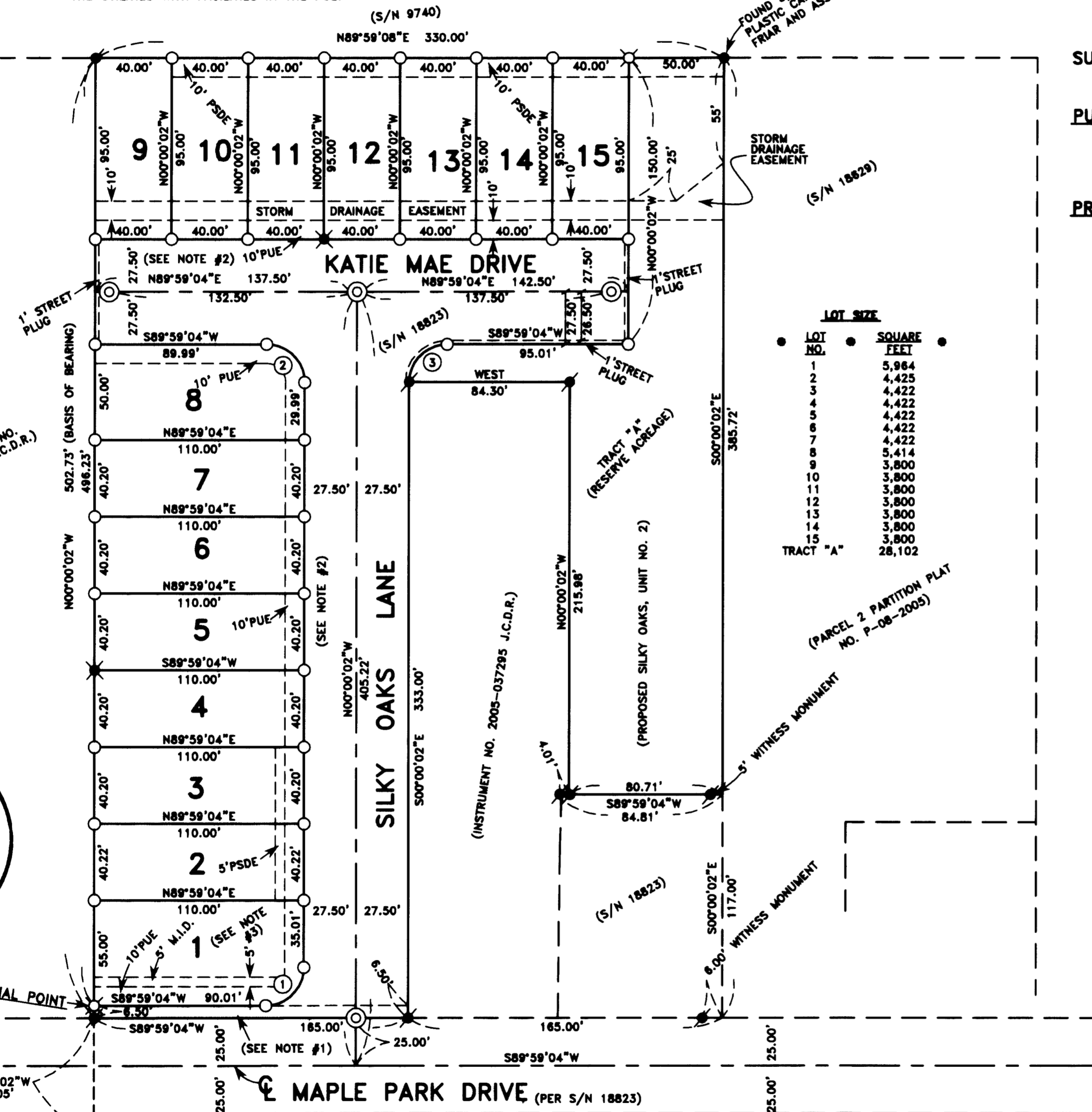
880 GOLF VIEW DRIVE, # 201 MEDFORD, OREGON  
(541) 779-4641 97504

BY: **DOUGLAS C. McMAHAN** LS No. 1913  
SCALE: 1" = 50' DATE: AUGUST 15, 2007  
BASIS OF BEARING: FILED SURVEY NO. 18823  
(WESTERLY BOUNDARY)

- = SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊗ = SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊙ = SET 5/8"x30" REBAR WITH METAL CAP STAMPED "HOFFBUHR & ASSOC INC."
- ⊗ = SET LEAD PLUG AND TACK WITH BRASS WASHER STAMPED "LS 1913"
- ⊙ = FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER S/N 18823
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT
- S/N = FILED SURVEY NUMBER
- J.C.D.R.= JACKSON COUNTY DEED RECORDS OR OFFICIAL DEED RECORDS
- M.I.D. = 5' WIDE MEDFORD IRRIGATION DISTRICT EASEMENT. SEE DECLARATION ON SHEET 1 OF 2.

**LOT SIZE**

LOT NO.	SQUARE FEET
1	5,964
2	4,425
3	4,422
4	4,422
5	4,422
6	4,422
7	4,422
8	5,414
9	3,800
10	3,800
11	3,800
12	3,800
13	3,800
14	3,800
15	3,800
TRACT "A"	28,102



**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	89°59'06"	20.00'	31.41'	28.28'	S44°59'31"W
2	90°00'54"	20.00'	31.42'	28.29'	S45°00'29"E
3	89°12'31"	20.00'	31.14'	28.09'	N45°22'49"E

- NOTE:**
- 6.50' BEING DEDICATED HEREON FOR PUBLIC STREET RIGHT-OF-WAY FOR MAPLE PARK DRIVE.
  - DRIVEWAYS SHALL BE CLUSTERED TO SATISFY A CONDITION OF APPROVAL OF FINAL PLAT PER CITY OF MEDFORD PLANNING FILE NO. LDS-05-171.
  - LOT ONE SHALL NOT HAVE VEHICULAR ACCESS ALONG THE MAPLE PARK FRONTAGE.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Douglas C. McMahan*  
OREGON JULY 18, 1990  
DOUGLAS C. McMAHAN No. 1913  
RENEWS 12/31/08

I certify this plat to be an exact photocopy of the original.  
*Douglas C. McMahan*  
SURVEYOR

RECEIVED  
Date 10-3-07 By *bb*  
This survey consists of:  
2 sheet(s) Map  
2 page(s) Narrative  
**JACKSON COUNTY SURVEYOR**

FOUND BRASS DISC IN MONUMENT CASE STAMPED "SW CORNER DLC 88 T37SR2W 1970"