

SILKY OAKS, PHASE 2

LOCATED IN:
THE SE 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 16-18, AND DOES HEREBY CREATE THE 20.00 WIDE EASEMENT, AS SHOWN HEREON, FOR ACCESS (INGRESS AND EGRESS), AND FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE WATER, PRIVATE SANITARY SEWER AND PRIVATE STORM-DRAINAGE FACILITIES, ACCROSS LOT 17, FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF LOTS 18 AND 19, AND SAID OWNERS WILL SHARE THE RESPONSIBILITY OF MAINTAINING SAID ACCESS IN GOOD CONDITION, AND SHALL MAINTAIN A NO PARKING CONDITION WITHIN THE ACCESS EASEMENT AREA, AND DOES HEREBY GRANT TO THE CITY OF MEDFORD IN FEE SIMPLE, THE AREA PORTRAYED AND DESIGNATED HEREON AS A ONE-FOOT STREET PLUG, BY ITS APPROVAL OF THIS PLAT, THE CITY OF MEDFORD DECLARES THAT UPON DEDICATION OF THE EXTENSION OF THE AFFECTED STREET, IT THEREBY DEDICATES THE STREET PLUG FOR PUBLIC STREET PURPOSES.
HORTON HOMES INC. DOES HEREBY DESIGNATE SAID SUBDIVISION AS SILKY OAKS, PHASE 2.

STATE OF OREGON)
COUNTY OF JACKSON)ss.

*** SURVEYOR'S CERTIFICATE ***

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.

BEGINNING AT A POINT FOR THE SOUTHEAST CORNER OF LOT 15 OF SILKY OAKS, PHASE 1, IN THE CITY OF MEDFORD, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON, SAID POINT BEING THE INITIAL POINT OF BEGINNING; THENCE NORTH 00°00'02" WEST ALONG THE EASTERLY BOUNDARY OF SAID LOT 15, A DISTANCE OF 95.00 FEET, TO A POINT FOR THE NORTHEAST CORNER OF SAID LOT 15, SAID POINT BEING ON THE NORTHERLY BOUNDARY OF TRACT DESCRIBED PER INSTRUMENT NO. 2005-037260 OF THE OFFICIAL DEED RECORDS OF SAID JACKSON COUNTY; THENCE NORTH 89°59'08" EAST ALONG SAID NORTHERLY BOUNDARY, 50.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00°00'02" EAST ALONG THE EASTERLY BOUNDARY OF SAID TRACT, 385.72 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID TRACT, SOUTH 89°59'04" WEST 80.71 FEET; THENCE NORTH 00°00'02" WEST 215.98 FEET; THENCE WEST 84.30 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE AFOREMENTIONED SILKY OAKS, PHASE 1; THENCE LEAVING THE BOUNDARY OF THE TRACT DESCRIBED PER INSTRUMENT NO. 2005-037260, ALONG THE BOUNDARY OF SAID SILKY OAKS, PHASE 1, ALONG THE ARC OF A, NON-TANGENT, 20.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS NORTH 45°22'49" EAST 28.09 FEET) AN ARC DISTANCE OF 31.14 FEET; THENCE NORTH 89°59'04" EAST 95.01 FEET; THENCE NORTH 00°00'02" WEST 55.00 FEET TO THE INITIAL POINT OF BEGINNING.

Douglas C. McMah
SURVEYOR

*** APPROVALS ***

HORTON HOMES, INC.:

WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 27 DAY OF May, 2010.

STATE OF OREGON)
COUNTY OF JACKSON) ss

By: Ronald L. Horton
RONALD L. HORTON, PRESIDENT

THW FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF May, 2010, BY RONALD L. HORTON AS PRESIDENT OF HORTON HOMES, INC., AN OREGON CORPORATION.

BEFORE ME: Jenny Maddock
NOTARY



MEDFORD CITY PLANNING

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

James E. Heber
Planning Director

July 7, 2010
Date

Examined and approved this 18th day of June, 2010.

Lawrence Barkow
City Engineer

[Signature]
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of OCTOBER 27, 2010.

Wallace Johnson, 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 10/27/10.

J. M. Kup, Deputy
Tax Collector

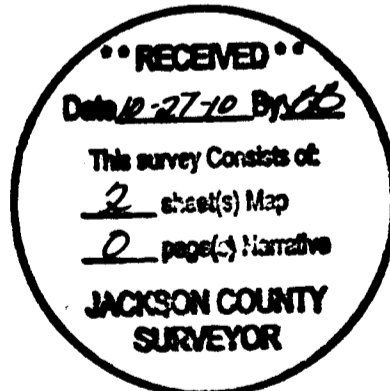
REFERENCE:

SILKY OAKS, PHASE 2 SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN INSTRUMENT NO. 2010-NO CCR, OFFICIAL DEED RECORDS OF JACKSON COUNTY, OREGON. kb

APPROVED FOR RECORDING:

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

10/27/10
DATE



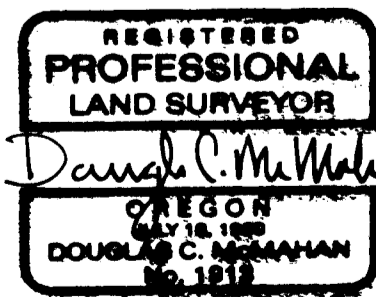
RECORDER:

FILED FOR RECORD THIS 27TH DAY OF October, 2010 AT 10:27O'CLOCK A.M. AND RECORDED IN VOLUME 36 OF PLATS AT PAGE 10 OF RECORDS OF JACKSON COUNTY, OREGON.

Christina L. Walker
COUNTY CLERK

Sonya J. Morgan
DEPUTY

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



STATE OF OREGON)
COUNTY OF JACKSON)ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF May, 2010, BY Libby Fridinger KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF PREMIERWEST BANK.

BEFORE ME: Jenny Maddock
NOTARY

[Signature]
AUTHORIZED REPRESENTATIVE OF PREMIERWEST BANK
VP Commercial Loan Officer

SILKY OAKS, PHASE 2

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

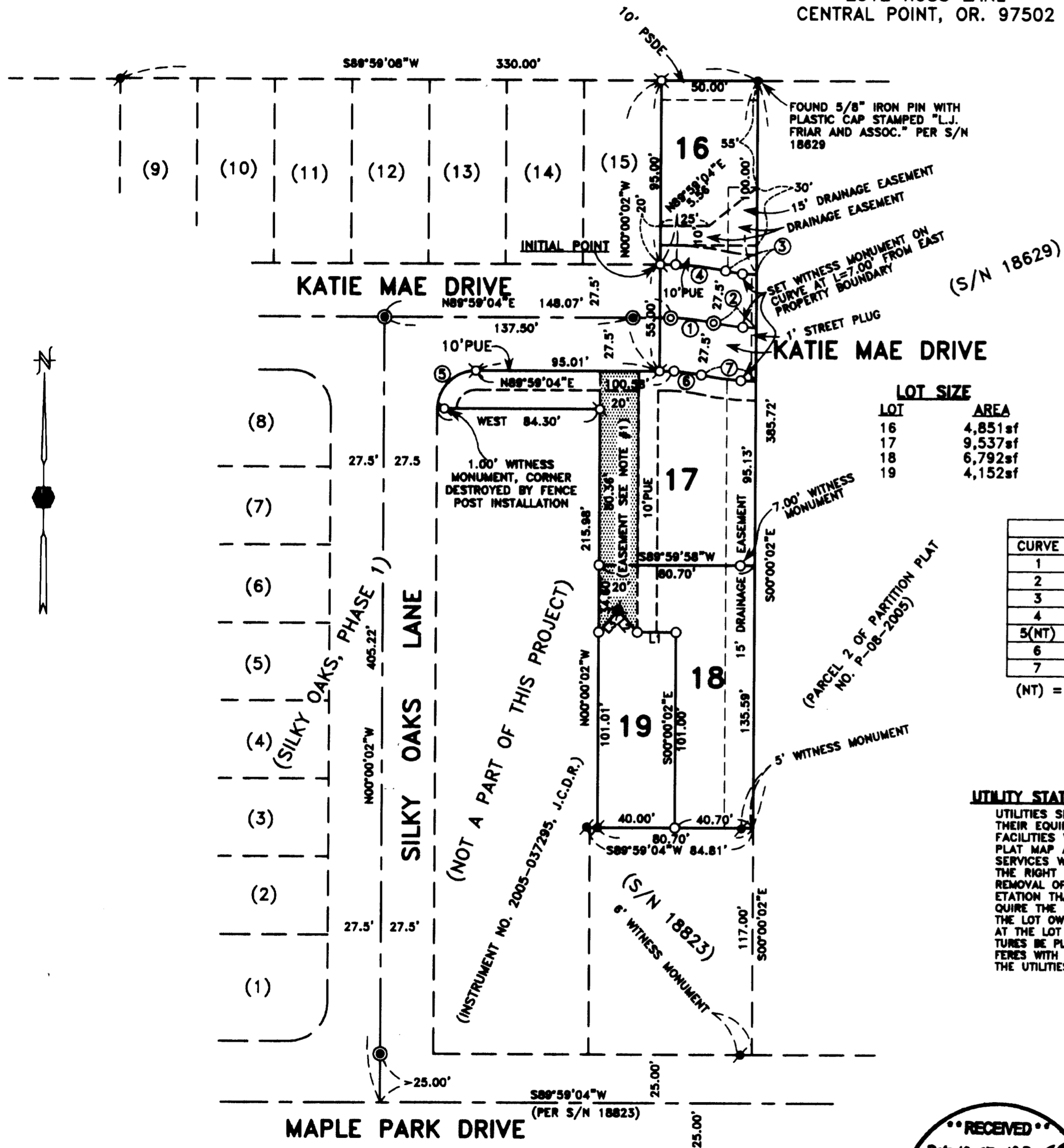
FOR:
HORTON HOMES, INC
2512 ROSS LANE
CENTRAL POINT, OR. 97502

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. 2 AS PER CITY OF MEDFORD PLANNING FILE NO. LDS-05-171 AND AS PER THE CLIENTS REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTATION AND INFORMATION PER FILED SURVEYS NO. 11121, 18629 AND 18823 AND FINAL PLAT OF SILKY OAKS, PHASE 1, 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.

- NOTES:**
- 1.) SEE DECLARATION FOR CREATION OF EASEMENT FOR ACCESS AND PRIVATE UTILITIES.
 - 2.) DEED DECLARATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, "STORM DRAINAGE", RECORDED OCTOBER 29, 2004 AS DOCUMENT NO. 2004-063523, J.C.D.R., AFFECTS THIS PROPERTY.
 - 3.) LOT 17 SHALL NOT TAKE VEHICULAR ACCESS FROM THE ACCESS EASEMENT.



LOT SIZE

LOT	AREA
16	4,851sf
17	9,537sf
18	6,792sf
19	4,152sf

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°59'58"W	20.00'
L2	N41°48'39"W	15.00'
L3	S41°48'35"W	15.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	12°50'36"	100.00'	22.42'	22.37'	S83°35'38"E
2	12°49'42"	100.00'	22.39'	22.34'	S83°35'11"E
3	12°49'42"	72.50'	16.23'	16.20'	N83°35'11"W
4	12°50'36"	127.50'	28.58'	28.52'	N83°35'38"W
5(NT)	89°12'31"	20.00'	31.14'	28.09'	N45°22'49"E
6	12°50'36"	72.50'	16.25'	16.22'	S83°35'38"E
7	12°49'12"	127.50'	28.55'	28.49'	S83°35'11"E

(NT) = NON-TANGENT CURVE

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.

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: MAY 25, 2010
BASIS OF BEARING: SILKY OAKS, PHASE 1
(C/L SILKY OAKS DRIVE)

- = SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊗ = RESET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC.", IN POSITION PER SILKY OAKS, PHASE 1 PLAT, DESTROYED DURING CONSTRUCTION.
- ⊗ = FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC.", PER SILKY OAKS, PHASE 1 PLAT.
- ⊙ = FOUND 5/8" REBAR WITH METAL CAP STAMPED "HOFFBUHR & ASSOC INC." PER PLAT OF SILKY OAKS, PHASE 1.
- ⊙ = 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 PER PLAT OF SILKY OAKS, PHASE 1.
- S/N = FILED SURVEY NUMBER
- J.C.D.R. = JACKSON COUNTY DEED RECORDS OR OFFICIAL DEED RECORDS
- sf = SQUARE FEET

RECEIVED
Date 12-27-10 By [Signature]
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMahon
OREGON JULY 18, 1989
DOUGLAS C. McMAHAN No. 1913
RENEWS 12/31/10

I certify this plat to be an exact photocopy of the original.
[Signature]
SURVEYOR