OWNER CEDAR INVESTMENT GROUP, LL.C. 2728 WEST MAIN STREET SUITE 8 MEDFORD, OREGON 97501 (541) 210-6063

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT CEDAR INVESTMENT GROUP, L.L.C., IS THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED AND HAVE SUBDIVIDED THE SAME INTO TRACTS AS SHOWN HEREON, AND THE NUMBER OF EACH TRACT AND THE COURSE AND LENGTH OF ALL LINES AREA PLAINLY SET FORTH AND THAT THIS PLAT IS CORRECT REPRESENTATION OF THE SUBDIVISION. WE DO HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE. THE STREETS SHOWN HEREON, TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. WE HEREBY DESIGNATE SAID SUBDIVISION AS SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 7A.

ACKNOWLEDGEMENT STATE OF OREGON ) COUNTY OF JACKSON)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME, THIS ZND DAY OF 2015

EVIC QVH

KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF CEDAR INVESTMENT GROUP, L.L.C.

WOODLANDTARY PUBLIC - OREGON

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: To survey and monument Lots "90" through "99" of Sky Lakes Village at Cedar Landing, Phase 7A, as approved by the City of Medford Planning Department (File No. LDS-13-121)

PROCEDURE: Sky Lakes Village at Cedar Landing, Phase 7A, is located in the previously approved CEDAR LANDING PUD. The northerly portion of Phase 7A is located north of the Cedar Links Drive and included Lots 90 through 94. The southerly portion of Phase 7A is located south of Cedar Links Drive and includes Lots

The boundary of the northerly portion was established by property line adjustment, as described in Instrument STREET RIGHT-OF-WAY PURPOSES AS DESCRIBED IN INSTRUMENT NO. 2014-019250, OFFICIAL No. 2011-015847 (See Survey No. 20877). The west boundary is the section line common to Sections 16 and 17, which has been surveyed per Survey No. 4284 and for Delta Park Subdivision. The north boundary (AS SURVEYED AND SHOWN ON SHEET 4 OF 4) is controlled by Delta Park Subdivision, Royal Greens Estates, Unit 2 and Sky Lakes Village at Cedar Landing, phases 5 and 6. The east line was previously surveyed and monumented per filed Surveys No. 4284 and 21035. Monuments as found from Surveys 20877, 21035 and Sky Lakes Village at Cedar Landing, Phases 5 and 6 were tied and held for control. Missing and disturbed monuments were set as shown according to deed and/or plat record.

The south portion of Phase 7A is located south of Cedar Links Drive being in Lots 7 and 9 of Stewart Acres. The boundary has been previously surveyed and monumented per Filed Survey No. 10709, Amblegreen Estates Unit 1, Phase 1; Amblegreen Estates Unit 3, Phase 2, Willow Glen Subdivision Units 2 and 3; Foothill B. THIS PROPERTY IS SUBJECT POWER LINE EASEMENT PER INST. NO. 66-06145 & Subdivision and Herrington Heights Units 1 and 2. Monuments as found from Survey No. 19658 at the northeast corner of Amblegreen Estates Unit 3, Phase 1 and a McMahan pin found at the southeast corner of Ambleareen Estates Unit 3, Phase 2 were held to control the west boundary. Monuments found along the C. THIS PROPERTY IS SUBJECT TO DEFERRED IMPROVEMENT AGREEMENT north boundary of Willow Glen No. 2 were found to be in close agreement with plat record distance and were used to control the location of the boundary along the Willow Glen Subdivision Unit No. 2. A search was made for additional monuments along the Willow Glen Unit 3 and Foothill Subdivision boundary with little D. WARRANTY DEED - VOL. 245 PG. 343, DESCRIBES LOT 7, STEWART ACRES to be found. Surveyor Roger Roberts did a partition survey of Lot 6 of Foothill Subdivision, per Survey No. 11764. Surveyor Roberts had also done a search for monuments in this area with little success. Monuments per his survey No. 11764 were found to be in close harmony with the boundary as shown on survey No. 10709 and were held to control the boundary along Willow Glen Unit 3. Previous surveys No. 10709 and 15913 had established monuments at the southeast corner of our project boundary. An extensive E. WARRANTY DEED - INST. NO. 86-21933, REFERS TO UNRECORDED AGREEMENT search was made for these monuments with poor results. A McMahan pin, per Survey No. 15554 found at the Foothill Road right—of—way, was held to control the southeast corner of our subdivision boundary. southerly subdivision boundary had been previously surveyed per Survey No. 15554 and this portion of the boundary was computed based on monuments found along Sycamore Way and the McMahan pin at our southeast corner. This solution produced the most favorable location relative to record and is in agreement with lines of occupation. A search was made for monuments along the Foothill Road right-of-way. The copper weld monument has been historically held for right-of-way control in this area has been disturbed by utility construction work. The monuments that had been set by Survey 10709 near our project northwest corner have been disturbed or destroyed by construction activity. Surveyor McMahan has replaced the one monument situated 30 feet from the road centerline, per Herrington Heights Subdivision Unit No. 2. A further search was conducted to the north and the right-of-way witness monuments as set by Neathamer Surveying, per Foothill Ridge subdivision were recovered. The Neathamer 5.00 foot witness monument and the McMahan monuments were found to be in good location and were held as best evidence to compute the Foothill Road right-of-way location.

The location of Normil Terrace was determined from found right-of-way monuments located along the north right-of-way line of Normil Terrace per Survey No. 13268. The right-of-way was offset 30 feet to compute a centerline alignment and this centerline was extended to the centerline of Foothill Road for an intersection point. This centerline intersection point was held to determine the location of the portion of Normil Terrace that is being dedicated by this subdivision.

As this survey was in progress, the City of Medford paved over the 1/4 corner common to Sections 16 and THE LOTS THAT ARE BEING CREATED BY THIS SUBDIVISION ARE RESERVE ACREAGE AND ARE CONSIDERED AS 17. The Jackson County Surveyor has re-established this monument with a 2 1/2" brass disc in concrete, placed directly over the previously paved over monument.

The subdivision lot boundaries were computed according to clients' direction and monuments were set as

Equipment used: Trimble S6 Robotic instrument.

SURVEYOR'S CERTIFICATE

I, DARRELL L. HUCK, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFIY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH 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 QUARTER CORNER COMMON TO SECTIONS 16 AND 17 IN TOWNSHIP 37 SOUTH. RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE ALONG THE EAST-WEST CENTER LINE OF SAID SECTION 16, SOUTH 89°36'40" EAST 565.92 FEET; THENCE LEAVING SAID EAST-WEST CENTERLINE, NORTH 00°23'20" EAST 30.00 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2011-015846, OFFICIAL RECORDS, JACKSON COUNTY, OREGON FOR THE INITIAL POINT OF BEGINNING: THENCE ALONG THE EAST LINE OF SAID TRACT, NORTH 00°20'50" EAST 417.72 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF SAID TRACT, NORTH 89°53'28" WEST 570.51 FEET TO THE WEST LINE OF THE AFORESAID SECTION 16; THENCE ALONG SAID WEST LINE, NORTH 00°14'30" WEST 879.42 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE AFORESAID SECTION 16; THENCE LEAVING SAID WESTERLY LINE AND ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, SOUTH 89°39'10" EAST 1189.29 FEET TO THE NORTHWEST CORNER OF TRACT A OF SKY LAKES VILLAGE AT CEDAR LANDING, PHASES 5 AND 6, A PLANNED COMMUNITY, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON; THENCE ALONG THE WEST LINE OF SAID TRACT A, SOUTH 400.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF SAID TRACT A, EAST 224.79 FEET; THENCE NORTH 51°13'00" EAST 42.59 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ST. FRANCIS DRIVE; THENCE ALONG SAID RIGHT-OF-WAY, ALONG THE ARC OF A 127.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 63°07'13" EAST 106.09 FEET) A DISTANCE OF 109.42 FEET; THENCE ALONG THE ARC OF A 472.50 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS SOUTH 64°49'08" EAST 367.50 FEET) A DISTANCE OF 377.46 FEET; THENCE SOUTH 41°56'00" EAST 11.78 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS SOUTH 03°04'00" WEST 28.28 FEET) A DISTANCE OF 31.42 FEET; THENCE SOUTH 41°56'00" EAST 63.00 FEET; THENCE ALNG THE ARC OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS SOUTH 86°56'00" EAST 28.28 FEET) A DISTANCE OF 31.42 FEET; THENCE SOUTH 41°56'00" EAST 8.00 FEET; THENCE NORTH 48°04'00" EAST 55.00 FEET; THENCE NORTH 41°56'00" WEST 8.00 FEET: THENCE ALONG THE ARC OF 20.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS NORTH 03°04'00" EAST 28.28 FEET) A DISTANCE OF 31.42 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF FARMINGTON AVENUE: THENCE ALONG SAID RIGHT-OF-WAY, NORTH 48°04'00" EAST 207.07 FEET TO THE WEST LINE OF CEDAR VALE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON; THENCE ALONG SAID WEST LINE, SOUTH 00°15'20" EAST 116.09 FEET TO THE SOUTHWEST CORNER THEREOF, BEING SITUATED ALSO ON THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 00-21151 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE ALONG SAID NORTH LINE, SOUTH 89°59'50" WEST 24.82 FEET TO THE NORTHWEST CORNER THEREOF: THENCE ALONG THE WEST LINE OF SAID TRACT, SOUTH 00°12'20" EAST 723.64 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF CEDAR LINKS DRIVE; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 89°36'40" WEST 1554.28 FEET TO THE INITIAL POINT OF BEGINNING.

TOGETHER WITH:

LOTS SEVEN (7) AND NINE (9) OF STEWART ACRES, IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD. EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF MEDFORD BY INSTRUMENT NO. 87-05970, OFFICIAL RECORDS, JACKSON COUNTY, OREGON. ALSO EXCEPTING THEREFROM THAT 5.00 STRIP OF LAND DEDICATED FOR RECORDS, JACKSON COUNTY, OREGON.

NOTES: FIRST AMERICAN PRELIMINARY TITLE PLANT REPORT DATED JANUARY 28, 2015

- A. EXCEPTION 14 WAIVER OF ANY CLAIMS AGAINST MEDFORD IRRIG. DIST. PER VOL. 574, PG. 278 - AFFECTS ADJOINING PROPERTY; DOES NOT AFFECT THIS PROPERTY
- INSTRUMENT NO. 72-00259 (NOT LOCATABLE) (ABANDONED PER INST. NO. 89-23185)
- PER INST. NO. 85-02759 NO. 87-05971.
- ACCORDING TO DEED, THE DESCRIBED PROPERTY IS SUBJECT TO CITY OF MEDFORD WATER PIPELINE AND MEDFORD IRRIGATION DISTRICT RIGHTS (NO LOCATION OR DESCRIPTION PROVIDED)
- FOR PIPELINE NO LOCATION OR DESCRIPTION PROVIDED
- F. THE DESCRIBED PROPERTY IS SUBJECT TO A DEFERRED IMPROVEMENT AGREEMENT FOR THE IMPROVEMENT OF CEDAR LINKS DRIVE PER INST. NO. 87-05971
- IN ACCORDANCE WITH MLDC 10.550, DIRECT VEHICULAR ACCESS SHALL NOT BE PERMITTED TO FOOTHILL ROAD OR CEDAR LINKS DRIVE.

**DEED RESTRICTION:** 

LOTS 90 THROUGH 99 ARE SUBJECT TO A DEED RESTRICTION FOR EACH LOT REGARDING FUTURE DEVELOPMENT OF EACH TRACT. SEE DOCUMENT NUMBERS ON LOTS SHOWN ON SHEET 2 AND SHEET 3.

NON-DEVELOPMENT AREAS. NO DEVELOPMENT, INCLUDING SINGLE FAMILY HOMES, WILL BE ALLOWED ON THE RESERVE ACREAGE TRACTS UNTIL A FUTURE LAND USE DECISION IS APPROVED, CONSISTENT WITH THE CEDAR LANDING PUD.

(SEE CITY OF MEDFORD PLANNING FILE NO. LDS-13-121)

SKY LAKES VILLAGE AT CEDAR LANDING PHASE 7A

> (A PLANNED COMMUNITY) SITUATED IN

THE NW 1/4 AND THE SW 1/4 OF SECTION 16, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,

IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

HOFFBUHR & ASSOCIATES, INC. 880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON 97504 (541)779 - 4641

BY: DARRELL L. HUCK PLS No. 2023 October 23, 2014

**APPROVALS** 

I CERTIFY THAT, PURSUANT TO AUTHORITY GRANTED IN ORDINANCE NO. 5785 THIS PLAT IS

PLANNING DIRECTOR	DATE	
MINED AND APPROVED THIS _5 DAY OF	FEBRUARY , 2015	/
CITY ENGINEER	CITY SURVEYOR	

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS

FILED 2/27/15 By PK This Survey Consists Of 4\_sheet(s) Map page(s) Narrative JACKSON COUNTY SURVEYOR

TAX STATEMENT	
ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095	HAVE
BEEN PAID AS OF THIS 27th DAY OF <u>Sethwary</u> , 2015.	
TAY COLLECTOR	

BEEN PAID AS OF THIS TO DAY OF	Servary	, 2015.
Your Wilher - tros		
	34	
O TAX COLLECTOR	,	

RECORDER'S STATEMENT	
FILED FOR RECORD THIS 21 DAY OF FEDRUALY,	2015
AT [D:290'CLOCK A M. AND RECORDED IN VOLUME 41 OF	PLAT
AT DACE 3	

COUNTY COMMISSIONER/ADMINISTRATOR

2	47	115
	DATE	

INDEX SHEET ONE SIGNATURE SHEET AND NARRATIVE SHEET TWO NORTH SUBDIVISION LOTS

SHEET THREE SOUTH SUBDIVISON LOTS SHEET FOUR SOUTH BOUNDARY

REGISTERED **PROFESSIONAL** LAND SURVEYOR

Danie Z Hun OREGON DARRELL L. HUCK

Expires 6/30/2015 (13082 PLAT PH 7 SH1.DWG)

I CERTIFY THIS PLAT TO BE AN EXACT COPY OF THE ORIGINAL. Daniel I Huch

SURVEYOR

371W16 TL800, & 1400, 371W16BD TL200, T371W16CA TL2200

SHEET 1 OF 4





