

***** APPROVALS *****

SILKY OAKS, PHASE 3

***** RECORDER'S CERTIFICATE *****

File LDS-14-051

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

A SUBDIVISION
In the S.E. 1/4 of Sec. 23, T.37S., R.2W., W.M. &
in the City of Medford Jackson County, Oregon
(Planning File No. LDS-14-051)

Filed for record this 17th day of December, 2015, at
9:45 o'clock A.M., and recorded in Volume 41 of Plats at Page 19
of the records of Jackson County, Oregon and recorded as Document No. 2015-041062,
Official Records of Jackson County, Oregon.

Lianca Peterson December 11, 2015
Acting Planning Director Date

EXAMINED AND APPROVED this 7 day of DECEMBER, 2015

SURVEY FOR:
RON HORTON
PO BOX 3354
CENTRAL POINT, OR 97502

Christine D. Walker
County Clerk

Nathan L. Johnson
Deputy

[Signature] City Engineer [Signature] City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of December 16th, 2015

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET

Covenants, Conditions and Restrictions recorded as Document No. 2015-041063, ORJCO.

Nena Crawford, Deputy
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have
been paid as of Dec 16, 2015

[Signature], Deputy
Tax Collector

***** SURVEYOR'S CERTIFICATE *****

DATE:
NOVEMBER 15, 2015

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE
CORRECTLY SURVEYED AND MARKED, WITH PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND
SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING
IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

***** DECLARATION *****

Know all men by these presents that RONALD L. HORTON and CHRISTINE HORTON, are the owners in fee as
tenants by the entirety of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate
and have subdivided the same into the Lots as shown on Sheet 2 and (1) do hereby dedicate to the public for
public use under the jurisdiction of the City of Medford, the Street (Katie Mae Drive) together with the Public
Utility Easements (PUE) and Public Storm Drainage Easement (SDE) and (2) do hereby grant to the City of
Medford in fee the one foot Street Plug (ISP) and (3) do hereby designate said Subdivision as SILKY OAKS,
PHASE 3. This Subdivision shall be subject to a Declaration of Covenants, Conditions and Restrictions to be
recorded simultaneously with this plat.

Beginning at the Southwest corner of SILKY OAKS, PHASE 1, according to the official plat thereof, now of
record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the West line thereof,
North 00°00'21" East, 502.66 feet (record North 00°00'02" West, 502.72 feet) to the Northwest corner
thereof; thence along the North line of that tract described in Document No. 2014-034206, Official
Records of Jackson County, Oregon, South 89°59'04" West, 165.06 feet (record WEST, 165.00 feet) to the
Northwest corner thereof; thence along the West line of said tract, South 00°00'14" East (record SOUTH),
502.74 feet to the North line of Maple Park Drive; thence along said North line, North 89°57'31" East,
164.98 feet (record EAST, 165.00 feet) to the initial point of beginning.

[Signature] RONALD L. HORTON

[Signature] CHRISTINE HORTON



STATE OF OREGON } ss.
COUNTY OF JACKSON }

PERSONALLY appeared the above named Ronald L. Horton and Christine Horton and acknowledged the foregoing
instrument to be their voluntary act and deed.

Dated this 3rd day of November, 2015.

[Signature] Notary Public - Oregon
Commission No. 931528
My Commission Expires 8/19/18

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT THE LOTS AND STREET RIGHT OF WAY OF SILKY OAKS,
PHASE 3. SEE MEDFORD FILE NO. LDS-14-051. THE PARENT TRACT IS DESCRIBED
IN DOC. 2014-034206, ORJCO.
PROCEDURE: MADE TIES TO MONUMENTS OF RECORD AS SHOWN ON SHEET 2 USING TRIMBLE R6
G.P.S. EQUIPMENT AND HELD THEM TO POSITION THE EXTERIOR OF THIS PROPERTY.
COMPUTED THE INTERIOR LOT CORNER AND STREET RIGHT OF WAY POSITIONS PER
THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AT THE LOCATIONS SHOWN ON
SHEET 2.

* AFFIDAVIT OF CONSENT *

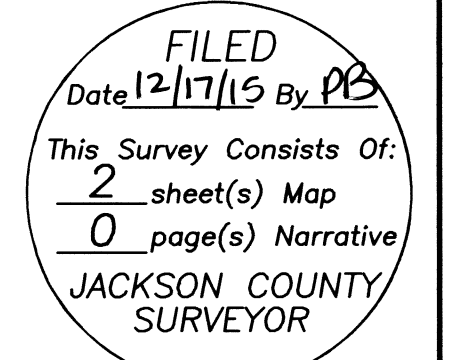
From Peoples Bank of Commerce recorded as Doc. #2015-041064, ORJCO.

I HEREBY DECLARE THAT THIS IS AN
EXACT COPY OF THE ORIGINAL PLAT.
[Signature]

APPROVED FOR RECORDING.

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

12-16-15
DATE



SHEET 1 OF 2

SURVEY FOR:
RON HORTON
P.O. BOX 3354
CENTRAL POINT, OR 97502

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
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DATE:
NOVEMBER 15, 2015

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in the City of Medford Jackson County, Oregon
(Planning File No. LDS-14-051)

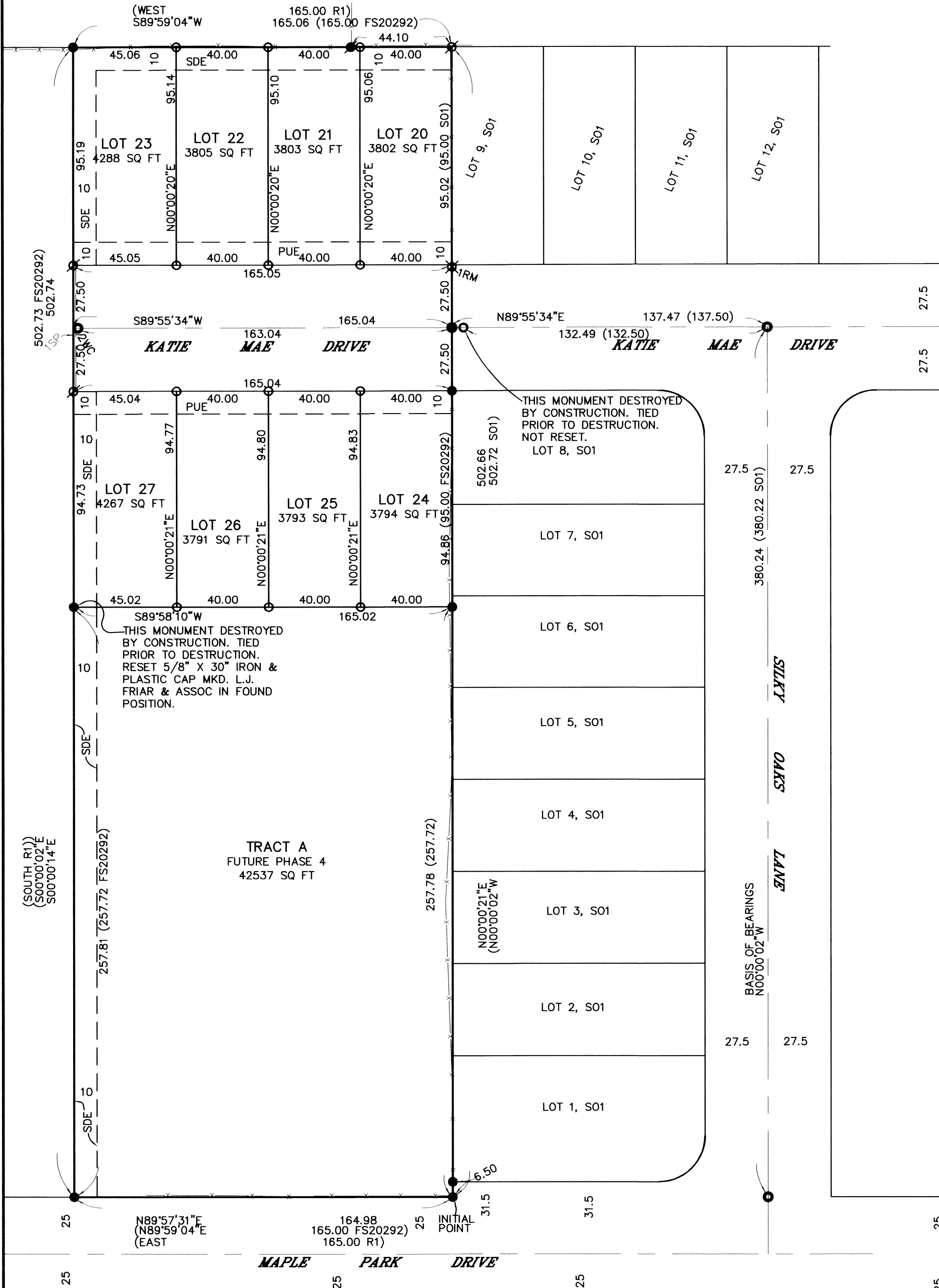
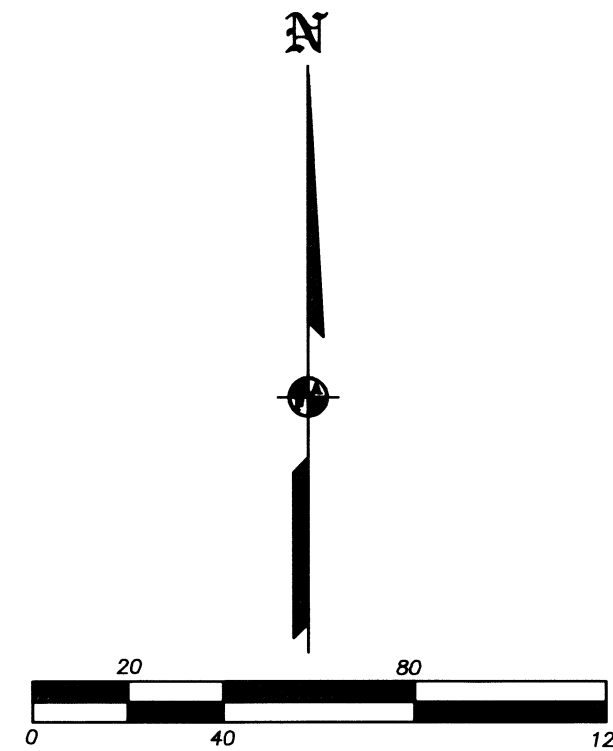
LEGEND:

- = FD. 5/8" IRON PIN PER FS9740.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. HOFFBUHR & ASSOC. INC. PER FS18823, S01 OR FS20292
- = FD. 2.5" METAL CAP MKD. HOFFBUHR & ASSOC. INC PER S01.
- ∅ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET MAG NAIL & BRASS TAG MKD FRIAR & ASSOC IN SIDEWALK AS 1RM.

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 1RM = ONE FOOT REFERENCE MONUMENT SET S00°00'21"W, 1.00 FROM TRUE CORNER.
- S01 = SILKY OAKS, PHASE 1 (FS19784).
- 2WC = TWO FOOT WITNESS CORNER MONUMENT.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- X- = FENCE LINE.
- SDE = PUBLIC STORM DRAINAGE EASEMENT PER THIS PLAT.
- () = RECORD DATA AS NOTED.
- R1 = DOC. 2014-034206, ORJCO.
- 1SP = ONE FOOT STREET PLUG PER THIS PLAT.

BASIS OF BEARINGS:

CENTERLINE OF SILKY OAKS LANE PER S01 AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'



EXCEPTIONS PER PUBLIC RECORD REPORT FOR NEW SUBDIVISION #7169-2496022 DATED NOV. 23, 2015

1. Taxes for the fiscal year 2015-2016 a lien due, but not yet payable.
2. Subject to the requirements and provisions of ORS Chapter 820, pertaining to the registration and transfer of ownership of mobile homes and any interest or liens disclosed thereby. (Affects MH Tax Account No. 3-097870-7/X#not disclosed)
3. City liens, if any, of the City of Medford.
4. The premises herein described are within and subject to the statutory powers of the Rogue Valley Sewer Services.
5. These premises are situated in the Medford Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same. NOTE: Pursuant to an instrument recorded March 18, 2008 as Document No. 2008-010270 the herein described land is no longer subject to levies and assessments imposed by said District.
6. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
7. Right of way for irrigation ditch through the highest part as excepted in deed recorded February 26, 1927 as Volume 164, Page 254. (Specific Location Not Given)
8. Any rights, interest or claims which may exist or arise by reason of the following facts shown by Survey No. 20292 of said land:
 - a. Fence off line along the Westerly and a portion of the Northerly boundary
9. Deed of Trust and the terms and conditions thereof.
 Grantor/Trustor: Ronald L Horton and Christine Horton, as tenants by the entirety
 Grantee/Beneficiary: People's Bank of Commerce
 Trustee: First American Title Insurance Company of Oregon
 Amount: \$240,000.00
 Recorded: March 04, 2015
 Recording Information: Document No. 2015-006119
 Note: This Deed of Trust contains Line of Credit privileges. If the current balance owing on said obligation is to be paid in full in the forthcoming transaction, confirmation should be made that the beneficiary will issue a proper request for full reconveyance.
10. Assignment of leases and/or rents and the terms and conditions thereof.
 Assignor: Ronald L Horton and Christine Horton, as tenants by the entirety
 Assignee: People's Bank of Commerce
 Recorded: March 04, 2015
 Recording Information: Document No. 2015-006120

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
 J. SAKS
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-17

FILED
 Date 12/17/15 By PB
 This Survey Consists Of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR