

APPROVALS

SILKY OAKS, PHASE 4

RECORDER'S CERTIFICATE

File LDS-15-067

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-15-067)

Filed for record this 27th day of June, 2016, at 1:29 o'clock P.M., and recorded in Volume 42 of Plats at Page 18 of the records of Jackson County, Oregon and recorded as Document No. 2016-020438 Official Records of Jackson County, Oregon.

James E. Huber Planning Director 6-20-16 Date
EXAMINED AND APPROVED: City Surveyor May 24, 2016 Date
City Engineer 5-31-16 Date

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

Christine D. Walker County Clerk Jean Shugle Deputy

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

Maintenance and Access Agreement for MAE recorded as Document No. 2016-020436 ORJCO.

EXAMINED AND APPROVED as required by ORS 92.100 as of June 24th, 2016.

Assessor, Department of Assessment

DATE: MAY 15, 2016

SURVEYOR'S CERTIFICATE

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:

TRACT A OF SILKY OAKS, PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, IN JACKSON COUNTY, OREGON.

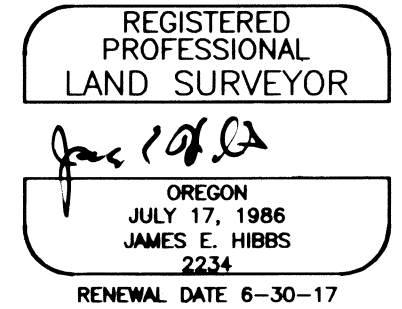
ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of June 24, 2016.

Tax Collector

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 Right of Way together with the Public Utility Easements (PUE) and (2) do hereby make and establish the Minimum Access & Utility Easement (MAE) for the benefit of, use and maintained by Lots 28-30, inclusive and (3) do hereby make and establish the Private Storm Drainage Easement (PSDE) for the benefit of, use and maintained by Lots 31-33, inclusive and (4) do hereby designate said Subdivision as SILKY OAKS, PHASE 4.\*

\*We do hereby make and establish the Vehicular Turnaround Easement (VTE) as shown on Sheet 2.



Ronald L. Horton 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 17th day of May, 2016.

Rachael A. Smith Notary Public - Oregon Commission No. 947137 My Commission Expires February 9th, 2020

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 4. SEE MEDFORD FILE NO. LDS-14-051. THE PARENT TRACT BEING TRACT A PER SILKY OAKS, PHASE 3. PROCEDURE: THE EXTERIOR OF THIS PHASE WAS MONUMENTED DURING SILKY OAKS, PHASE 3. 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.

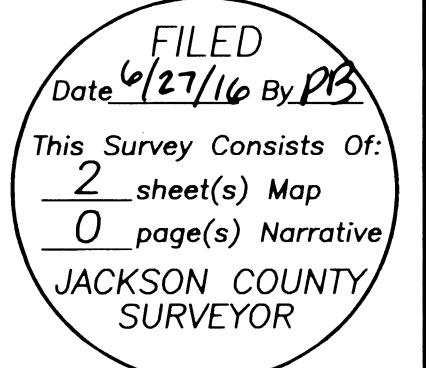
AFFIDAVIT OF CONSENT

From Peoples Bank of Commerce recorded as Doc. #2016-020435 ORJCO.

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

APPROVED FOR RECORDING.

County Commissioner/Administrator DATE 6/27/16



**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  
EMAIL: LJFRIAR@CHARTER.NET

**DATE:**

MAY 15, 2016

# SILKY OAKS, PHASE 4

## 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-15-067)

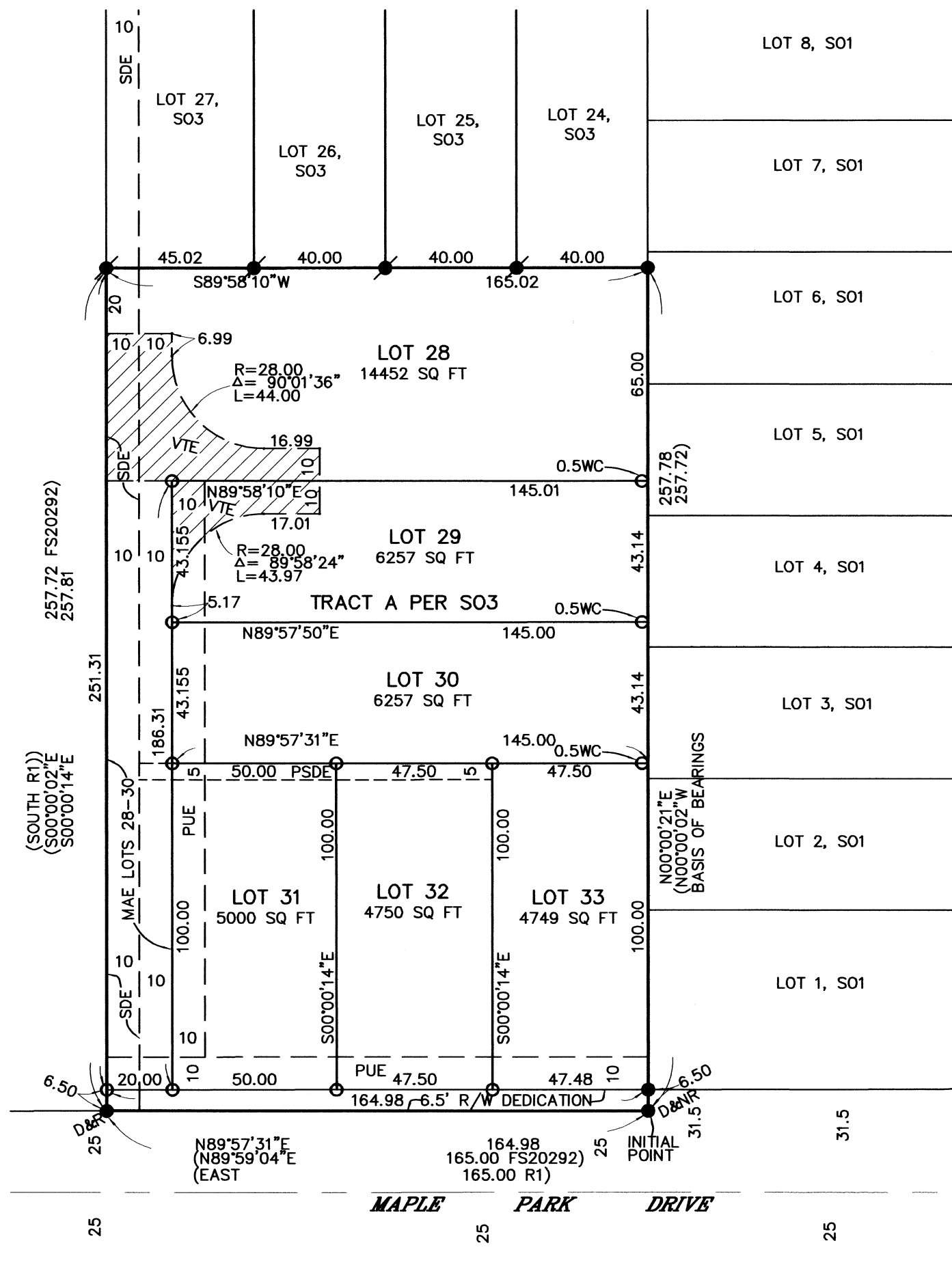
**LEGEND:**

- = FD. 5/8" IRON PIN & PLASTIC CAP MKD L.J. FRIAR & ASSOC PER SO3.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. HOFFBUHR & ASSOC. INC. PER FS18823, SO1 OR FS20292
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- SO3 = SILKY OAKS, PHASE 3 (FS21860).
- SO1 = SILKY OAKS, PHASE 1 (FS19784).
- MAE = MINIMUM ACCESS & UTILITY EASEMENT FOR LOTS 28, 29 & 30 PER THIS PLAT.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- X- = FENCE LINE.
- SDE = PUBLIC STORM DRAINAGE EASEMENT PER SO3.
- ( ) = RECORD DATA AS NOTED.
- R1 = DOC. 2014-034206, ORJCO.
- R/W = RIGHT OF WAY.
- PSDE = PRIVATE STORM DRAIN EASEMENT FOR LOTS 31, 32 & 33 PER THIS PLAT.
- D&R = EXISTING MONUMENT DESTROYED BY CONSTRUCTION. SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. IN SAME POSITION.
- 0.5WC = WITNESS CORNER MONUMENT SET 0.50' WLY FROM TRUE CORNER.
- D&NR = EXISTING MONUMENT DESTROYED BY CONSTRUCTION. NOT RESET WITH PERMISSION OF CITY SURVEYOR.
- VTE = VEHICULAR TURNAROUND EASEMENT PER THIS PLAT. (HATCHED AREA).

**BASIS OF BEARINGS:**

SILKY OAKS PHASE 3 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'



**EXCEPTIONS PER PUBLIC RECORD REPORT FOR NEW SUBDIVISION**

6. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
7. City liens, if any, of the City of Medford.
8. The premises herein described are within and subject to the statutory powers of the Rogue Valley Sewer Services.
9. 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.
10. Right of way for irrigation ditch through the highest part as excepted in deed recorded February 26, 1927 as Volume 164, Page 254, Deed Records. (specific location not given)
11. Deed of Trust and the terms and conditions thereof.  
 Grantor/Trustor: Ronald L Horton and Christine Horton  
 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 (Affects additional property)  
 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.
12. Assignment of leases and/or rents and the terms and conditions thereof:  
 Assignor: Ronald L Horton and Christine Horton  
 Assignee: People's Bank of Commerce  
 Recorded: March 04, 2015  
 Recording Information: Document No. 2015-006120 (Affects additional property)
13. Easement as shown on the recorded plat/partition  
 For: Public storm drain  
 Affects: West 10 feet of TRACT A

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*James E. Hibbs*  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
*James E. Hibbs*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-17

FILED  
Date 6/27/16 By PB  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR