

SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 7B

***** APPROVALS *****

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

File No. LDS-13-121

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

A Planned Community Subdivision located
N.W. 1/4 of Sec. 16, T37S., R.1W., W.M. and in the
City of Medford
Jackson County, Oregon
(File LDS-13-121)

Filed for record this 06 day of July, 2016, at
2:06 o'clock P.M., and recorded in Volume 42 of Plats at Page 20
of the records of Jackson County, Oregon and recorded as Document No. 2016-21647,
Official Records of Jackson County, Oregon.

James E. Huber 6-28-2016
Planning Director Date

EXAMINED AND APPROVED this 17 day of JUNE, 2016

[Signature]
City Engineer

[Signature]
City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of June 17, 2016

[Signature] Deputy
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have
been paid as of July 5, 2016

[Signature]
Tax Collector

EXAMINED AND APPROVED this / day of /, 20/
ROGUE VALLEY SEWER SERVICES

SURVEY FOR:
GALPIN, LLC
744 CARDLEY AVE, #100
MEDFORD, OR 97504

SURVEY BY:
L.J. Friar & Associates, P.C.
Consulting Land Surveyors
P.O. Box 1947
Phoenix, Oregon 97535
Phone: (541) 772-2782
Email: ljfriar@charter.net

DATE:
JUNE 6, 2015

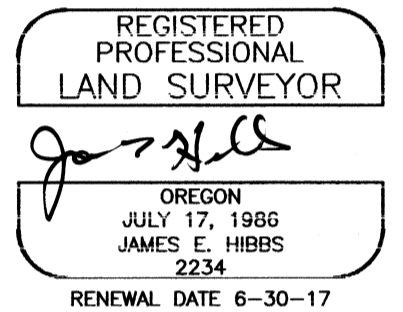
Christine D Walker County Clerk
Kathy Banowcliff Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2016-21648, ORJCO.

***** 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:

Lot 90 in SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 7A, A Planned Community in the City of Medford,
Jackson County, Oregon, according to the official plat thereof, recorded in Volume 41, Page 3 of Plat
Records.



***** DECLARATION *****

Know all men by these presents that C.A. GALPIN, is the owner in fee of the lands shown on Sheet 2,
more particularly described in the Surveyor's Certificate, and has subdivided the same into the Lots and
streets as shown on Sheet 2; and (1) does hereby dedicate to the public for public use under the
jurisdiction of the City of Medford, the Streets and Public Utility Easements (PUE); (2) does hereby make
and establish the Private Storm Drainage Easements (PSDE) and Private Sanitary Sewer Easements (PSSE);
(3) does hereby grant to the City of Medford the 1' Street Plugs on the condition that when the affected
street is extended the street plugs shall automatically be dedicated as public street right of way; (4) does
hereby designate said Subdivision as SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 7B, which shall be
subject to the Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this
plat.

[Signature]
C.A. GALPIN

STATE OF OREGON }
COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named C.A. Galpin and acknowledged the foregoing instrument to be his
voluntary act and deed.

Dated this 15 day of June, 2016

Terry Speedling
Jerry Speedling Notary Public - Oregon
Commission No. 479628
My Commission Expires 8-16-2017

EXCEPTIONS PER PUBLIC RECORD TITLE REPORT FOR NEW SUBDIVISION

2. City liens, if any, of the City of Medford.
3. 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. Pursuant to Doc. 2016-008739, ORJCO all Medford irrigation District water rights have been released.
4. Easement, including terms and provisions contained therein:
Recording Information: Volume 161, Pages 255, 341 and 343 and Volume 162, Page 173, JCDC
In Favor of: City of Medford
For: Pipeline (SHOWN)
5. Deferred Improvement Agreement with the City of Medford, including terms and provisions thereof.
Recorded: March 30, 1987 as Document No. 87-05971, ORJCO
7. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
Recording Information: November 30, 2007 as Document No. 2007-053982, ORJCO
- Modification and/or amendment by instrument:
Recording Information: November 30, 2007 as Document No. 2007-053983, ORJCO
- Modification and/or amendment by instrument:
Recording Information: May 16, 2011 as Document No. 2011-014979, ORJCO
8. Regulations and Assessments of Cedar Landing Residential Association Homeowner's Association, as set forth in Declaration recorded November 30, 2007 as Document No. 2007-053982, ORJCO
9. The By-Laws, including the terms and provisions thereof of Cedar Landing Residential Association.
Recorded: November 30, 2007 as Document No. 2007-053982, ORJCO
10. The By-Laws, including the terms and provisions thereof of Cedar Landing Residential Association.
Recorded: December 13, 2007 as Document No. 2007-055630, ORJCO
11. Restrictions shown on the recorded plat/partition of Sky Lakes Village At Cedar Landing Phase 7A.
Direct vehicular access shall not be permitted to Cedar Links Drive
12. Deed Declaration Development Prohibition, including terms and provisions thereof.
Recorded: February 27, 2015 as Document No. 2015-00558, ORJCO

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

PURPOSE: To survey and monument the exterior boundary, lot and street right of way corners of
SKY LAKES MEADOWS AT CEDAR LANDING, PHASE 7B. See City File LDS-13-121.

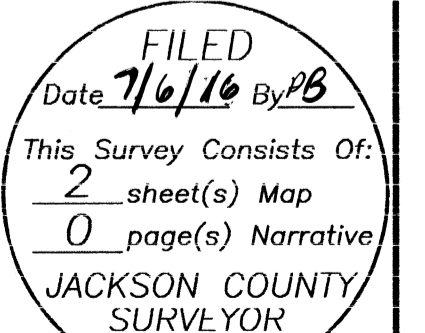
PROCEDURE: Using Trimble R6 & R8 G.P.S. receivers made ties to monuments as shown hereon to
control the exterior of Lot 90. Using data provided by the developer I computed the interior
Lot and street right of way corner positions and set monuments as shown on Sheet 2.

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

APPROVED FOR RECORDING.

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

7/5/16
DATE



SHEET 1 OF 2

SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 7B

A Planned Community Subdivision located in the N.W. 1/4 of Sec. 16, T37S, R1W, W.M. and in the City of Medford Jackson County, Oregon (File LDS-13-121)

SURVEY BY:

L.J. Friar & Associates, P.C.
Consulting Land Surveyors
P.O. Box 1947
Phoenix, Oregon 97535
Phone: (541) 772-2782
Email: ljfriar@charter.net

SURVEY FOR:

GALPIN, LLC
744 CARDLEY AVE, #100
MEDFORD, OR 97504

DATE:

JUNE 6, 2016

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	90°00'00"	31.42	20.00	S03°04'00"W 28.28
C2	90°00'00"	31.42	20.00	N86°56'00"W 28.28
C3	10°33'26"	110.55	600.00	N85°06'37"E 110.40
C4	90°00'00"	31.42	20.00	S03°04'00"W 28.28
C5	42°19'20"	478.28	647.50	N20°46'20"W 467.48
C6	29°59'11"	338.88	647.50	N26°56'24"W 335.02
C7	12°20'09"	139.41	647.50	N05°46'44"W 139.14
C8	86°04'31"	30.05	20.00	S58°54'11"E 27.30
C9	86°05'12"	30.05	20.00	S35°00'57"W 27.30
C10	26°04'04"	307.11	675.00	N28°53'58"W 304.46
C11	3°12'10"	37.73	675.00	N40°19'55"W 37.73
C12	5°51'53"	69.09	675.00	N35°47'53"W 69.06
C13	5°49'39"	68.65	675.00	N29°57'07"W 68.62
C14	5°28'32"	64.51	675.00	N24°18'02"W 64.48
C15	5°41'50"	67.12	675.00	N18°42'51"W 67.09
C16	42°19'20"	457.97	620.00	N20°46'20"W 447.63
C17	4°01'16"	43.51	620.00	N39°55'22"W 43.50
C18	6°55'45"	74.98	620.00	N34°26'51"W 74.93
C19	6°39'19"	72.02	620.00	N27°39'19"W 71.98
C20	6°39'10"	71.99	620.00	N21°00'05"W 71.95
C21	6°39'30"	72.05	620.00	N14°20'45"W 72.01
C22	6°38'33"	71.88	620.00	N07°41'44"W 71.84
C23	4°45'47"	51.54	620.00	N01°59'34"W 51.53
C24	90°31'28"	31.60	20.00	S44°52'24"E 28.41
C25	90°00'00"	31.42	20.00	N45°23'20"E 28.28
C26	8°24'59"	99.15	675.00	N03°49'10"W 99.06
C27	4°40'04"	54.99	675.00	N05°41'37"W 54.98
C28	3°44'55"	44.16	675.00	N01°29'08"W 44.15
C29	10°01'58"	105.06	600.00	N84°50'53"E 104.93
C30	0°31'28"	5.49	600.00	S89°52'24"E 5.49

COURSE DATA TABLE

NUM	BEARING	DISTANCE
L1	S89°59'50"E	24.82
L2	S41°56'00"E	8.00
L3	N48°04'00"E	55.00
L4	S48°04'00"W	47.50
L5	S41°56'00"E	8.00
L6	S41°56'00"E	63.00
L7	S41°56'00"E	59.50
L10	S41°56'00"E	21.42
L11	S41°56'00"E	72.92
L12	S41°56'00"E	21.42
L13	S00°23'20"W	13.91
L14	S00°23'20"W	70.93
L15	S00°23'20"W	13.93

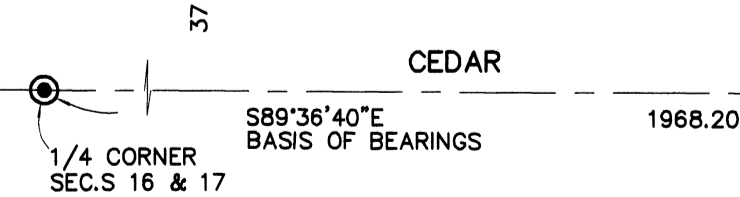
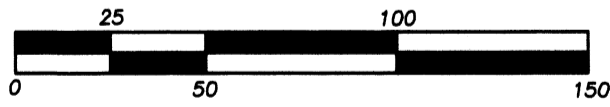
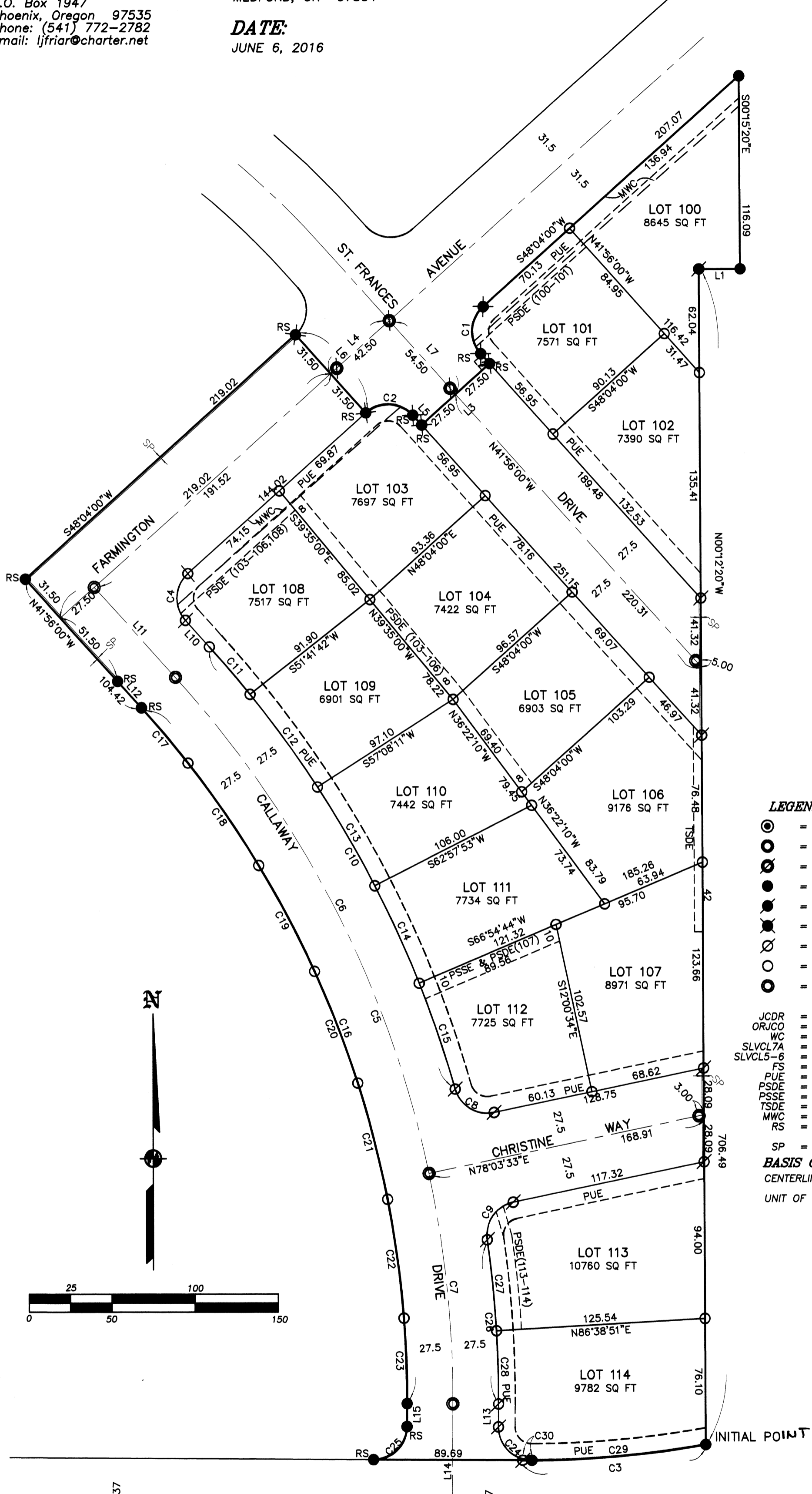
LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER 2014 RE-ESTAB'S.
 - ⊙ = FD. BRASS CAP MKD. LS1913 PER FS15669.
 - ⊙ = FD. BRASS CAP MKD. LS2349 PER FS19831.
 - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. HOFFBUHR AND ASSOCIATES INC PER SLVCL7A.
 - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. HUCK PLS2023 PER FS21035.
 - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. D MINNECI LS2349 PER SLVCL5-6.
 - ⊙ = 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.
- JCDR = JACKSON COUNTY DEED RECORDS.
 ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 WC = WITNESS CORNER.
 SLVCL7A = SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 7A (FS21667).
 SLVCL5-6 = SKY LAKES VILLAGE AT CEDAR LANDING, PHASES 5 & 6 (FS19831).
 FS = FILED SURVEY #.
 PUE = 10' PUBLIC UTILITY EASEMENT PER THIS PLAT.
 PSDE = 5' PRIVATE STORM DRAINAGE EASEMENT (LOTS BENEFITTING) OR WIDTH AS NOTED.
 PSSE = 5' PRIVATE SANITARY SEWER EASEMENT (LOTS BENEFITTING).
 TSDE = 5' TEMPORARY STORM DRAINAGE EASEMENT.
 MWC = WATER PIPELINE EASEMENT PER VOL.161, PGS.255, 341 & 343 AND VOL.162, PG.173, JC.DR.
 RS = FD. MONUMENT TIED PRIOR TO CONSTRUCTION. SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. IN SAME POSITION.
 SP = ONE FOOT STREET PLUG.

BASIS OF BEARINGS:

CENTERLINE OF CEDAR LINKS DRIVE PER FS21667 AS SHOWN..

UNIT OF MEASUREMENT = FEET SCALE: 1" = 50'



REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-17

FILED
Date 7/6/16 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

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

22024
162/19