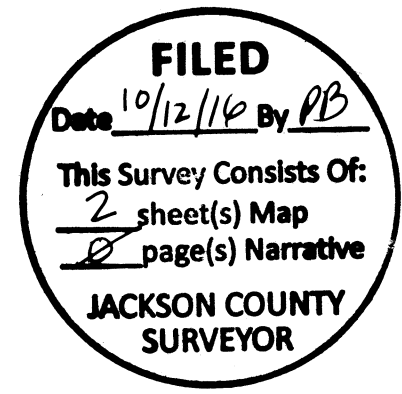


REPLAT OF LOT 91 & LOT 94 OF
SKY LAKES VILLAGE AT CEDAR LANDING PHASE 7A,
REPLAT OF LOT 91 & LOT 94
(A PLANNED COMMUNITY)

SITUATED IN
THE NW 1/4 OF SECTION 16,
TOWNSHIP 37 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN,
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON



DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT CEDAR INVESTMENT GROUP, L.L.C., AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED AND HAVE SUBDIVIDED THE SAME INTO LOTS AND OPEN SPACE AS SHOWN HEREON, AND THE NUMBER OF EACH LOT AND DESIGNATION OF EACH OPEN SPACE AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS CORRECT REPRESENTATION OF THE SUBDIVISION. WE DO HEREBY DEDICATE TO THE PUBLIC FOR, PUBLIC USE, THOSE EASEMENTS LABELLED AS PUBLIC UTILITY EASEMENTS. WE HEREBY DESIGNATE SAID SUBDIVISION AS REPLAT OF LOT 91 & 94 OF SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 7A, A PLANNED COMMUNITY.

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF JACKSON)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME, THIS 27 DAY OF September, 2016, BY Eric Artner, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF CEDAR INVESTMENT GROUP, L.L.C.

BEFORE ME:
Kirstin Whisman NOTARY PUBLIC - OREGON
Commission No. 946386
My Commission Expires 01/24/2020

SURVEYOR'S CERTIFICATE

I, DARRELL L. HUCK, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY 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:

LOT 91 AND LOT 94 OF SKYLAKES VILLAGE AT CEDAR LANDING PHASE 7A, A PLANNED COMMUNITY, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

PURPOSE: To survey and monument Sky Lakes at Cedar Landing Phase 7A Replat of Lot 91 and Lot 94, as approved by the City of Medford Planning Department (File No. LDS-16-026)

PROCEDURE: The boundary boundaries of Lots 91 and 94 were previously established and monumented per plat of Sky Lakes Village at Cedar Landing, Phase 7A, filed as Survey No. 21667 in the Jackson County Surveyor. Monuments per that survey were recovered and held for control. The location of the new REPLAT lines were computed according to client's direction and monuments were set as shown.

Equipment used: Trimble S6 Robotic instrument.

NOTES: FIRST AMERICAN TITLE PUBLIC RECORDS REPORT DATED JULY 21, 2016

- A. THIS PROPERTY IS SUBJECT TO DEFERRED IMPROVEMENT AGREEMENT PER INST. NO. 87-05971
- B. THE PROPERTY IS SUBJECT TO A DEFERRED IMPROVEMENT AGREEMENT 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 91 AND 94 ARE SUBJECT TO A DEED RESTRICTION RECORDED AS DOCUMENT NUMBERS INST. NO. 2015-5587 AND INST. NO. 2015-5584.

THE LOTS THAT ARE BEING CREATED BY THIS SUBDIVISION ARE RESERVE ACREAGE AND ARE CONSIDERED AS 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 & LDS-16-026))

APPROVALS

MEDFORD CITY PLANNING:
I CERTIFY THAT, PURSUANT TO AUTHORITY GRANTED IN ORDINANCE NO. 5785 THIS PLAT IS HEREBY APPROVED.

WTEEM PLANNING DIRECTOR 10/12/16 DATE

EXAMINED AND APPROVED THIS 28 DAY OF SEPTEMBER, 2016

CITY ENGINEER Sean P. Metzger ACTING CITY SURVEYOR

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

12th DAY OF October, 2016.

Deputy ASSESSOR, DEPARTMENT OF ASSESSMENT

TAX STATEMENT

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 12th DAY OF Oct, 2016.

Tax Collector

RECORDER'S STATEMENT

FILED FOR RECORD THIS 12th DAY OF October, 2016
AT 10:35 CLOCK A M. AND RECORDED IN VOLUME 42 OF PLATS
AT PAGE 26 OF RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker County Clerk Jean Shupe Deputy

COUNTY COMMISSIONER/ADMINISTRATOR 10/12/16 DATE

INDEX

SHEET ONE SIGNATURE SHEET AND NARRATIVE
SHEET TWO SUBDIVISION LOTS

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck OREGON FEBRUARY 4, 1983 DARRELL L. HUCK 2023 Expires 6/30/2017

I CERTIFY THIS PLAT TO BE AN EXACT COPY OF THE ORIGINAL.
Darrell L. Huck SURVEYOR

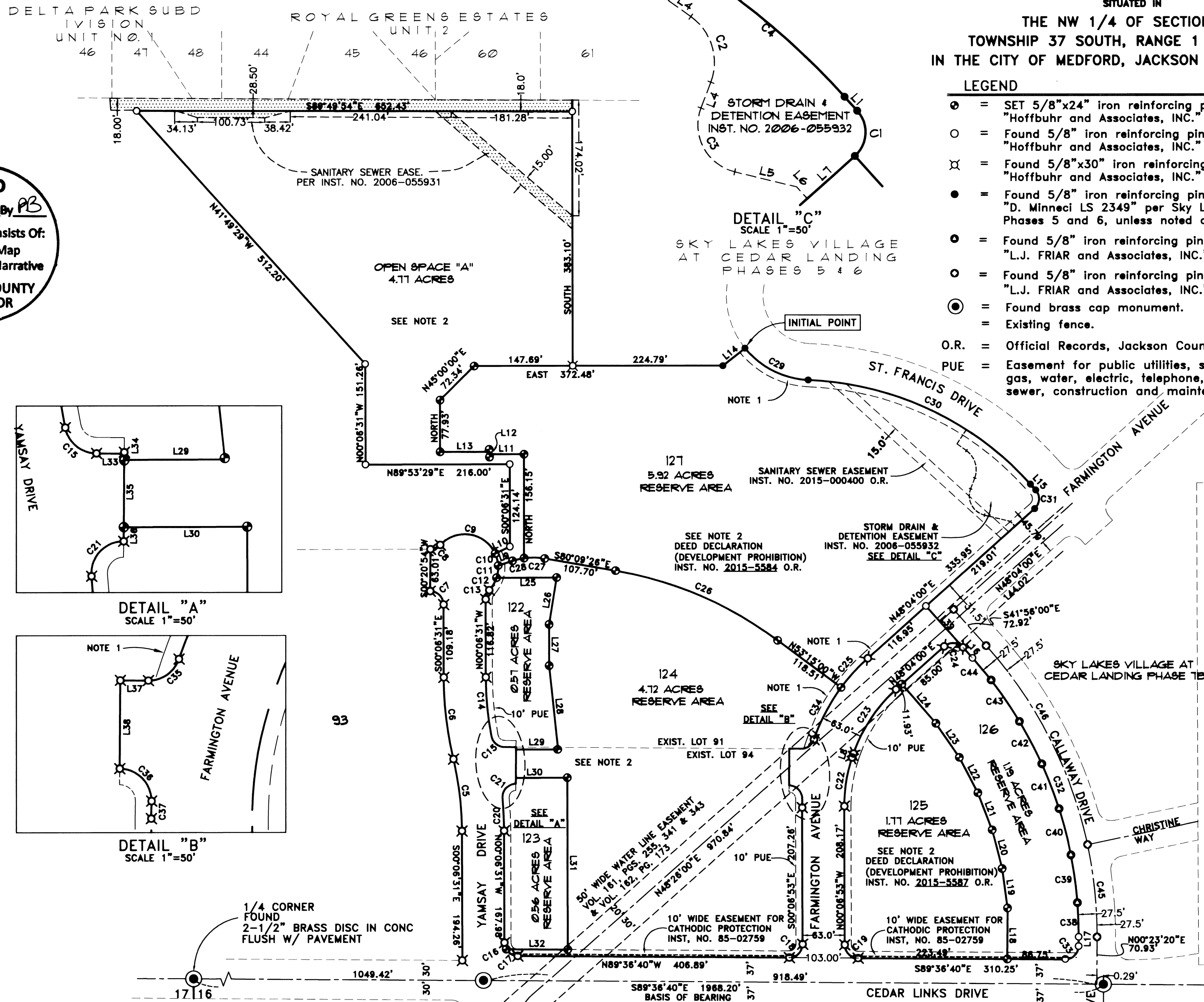
REPLAT OF LOT 91 & LOT 94 OF
SKY LAKES VILLAGE AT CEDAR LANDING PHASE 7A
(A PLANNED COMMUNITY)

SITUATED IN
THE NW 1/4 OF SECTION 16,
TOWNSHIP 37 SOUTH, RANGE 1 WEST, W.M.,
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

LINE	BEARING	LENGTH
L1	S41°56'00"E	11.78
L2	N32°44'52"E	25.62
L3	S54°22'38"E	17.27
L4	N20°49'02"E	17.36
L5	N76°17'28"W	39.70
L6	S41°56'00"E	10.00
L7	N48°04'00"E	39.99
L8	N18°59'44"E	4.18
L9	N71°51'37"E	22.80
L10	S65°13'27"W	24.52
L11	WEST	52.04
L12	NORTH	3.68
L13	S89°59'06"E	73.74
L14	N51°13'00"E	42.59
L15	N41°56'00"W	11.78
L16	S41°56'00"E	21.42
L17	S00°23'20"W	13.93
L18	S00°23'20"W	76.64
L19	S07°41'18"E	59.68
L20	S14°20'19"E	59.80
L21	S20°59'43"E	59.80
L22	S27°39'07"E	59.80
L23	S34°26'44"E	62.26
L24	S41°00'47"E	77.56
L25	S89°53'29"W	90.16
L26	S09°08'35"W	70.92
L27	N00°06'31"W	62.00
L28	S08°01'30"E	124.66
L29	S89°53'29"W	62.85
L30	N89°53'29"E	77.23
L31	S00°06'31"E	258.00
L32	N89°36'40"W	92.57
L33	N89°36'40"W	17.06
L34	N00°23'20"E	2.35
L35	S00°23'20"W	43.83
L36	N00°23'20"E	8.82
L37	S89°36'40"E	17.52
L38	S00°23'20"W	55.00
L39	S41°56'00"E	83.04

FILED
Date 10/12/16 By PB
This Survey Consists Of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

CURVE	LENGTH	RADIUS	DELTA	LONG CHORD
C1	31.42	20.00	90°00'00"	28.28 N03°04'00"E
C2	45.94	35.00	75°11'40"	42.71 N16°46'48"W
C3	50.84	30.00	97°06'30"	44.97 S27°44'13"E
C4	126.34	472.50	15°19'10"	125.96 N49°35'35"W
C5	108.82	468.50	13°18'29"	108.57 N06°45'45"W
C6	123.45	531.50	13°18'29"	123.17 S06°45'45"E
C7	31.41	20.00	89°59'41"	28.28 N45°06'21"W
C8	16.50	20.00	47°16'05"	16.04 N66°15'27"E
C9	98.26	50.00	112°36'03"	83.20 N81°04'34"W
C10	18.77	50.00	21°30'43"	18.66 N13°52'02"W
C11	18.56	50.00	21°15'59"	18.45 N07°31'19"E
C12	21.71	50.00	24°52'22"	21.54 N30°35'29"E
C13	15.06	20.00	43°08'11"	14.70 S21°27'35"W
C14	88.79	468.50	10°51'31"	88.66 N05°32'17"W
C15	27.73	20.00	79°25'18"	25.56 S50°40'30"E
C16	10.30	20.00	29°30'09"	10.18 S14°51'36"E
C17	20.94	20.00	60°00'00"	20.00 S59°36'40"E
C18	31.59	20.00	90°30'13"	28.41 N45°08'15"E
C19	31.24	20.00	89°29'47"	28.16 S44°51'46"E
C20	48.78	531.50	5°15'32"	48.77 N02°44'17"W
C21	33.43	20.00	95°45'23"	29.67 N42°30'38"E
C22	76.38	229.00	19°06'36"	76.02 N09°26'25"E
C23	116.19	229.00	29°04'18"	114.95 N33°31'51"E
C24	31.42	20.00	90°00'00"	28.28 N86°56'00"W
C25	59.70	292.00	11°42'48"	59.59 S42°12'38"W
C26	266.74	568.00	26°54'26"	264.30 S66°42'13"E
C27	30.95	100.00	17°44'04"	30.83 N89°01'40"W
C28	17.89	100.00	10°14'52"	17.86 S76°59'23"W
C29	109.42	127.50	49°10'08"	106.09 S63°07'13"E
C30	377.46	472.50	45°46'16"	367.50 N64°49'08"W
C31	31.42	20.00	90°00'00"	28.28 N03°04'00"E
C32	457.97	620.00	42°19'20"	447.63 N20°46'20"W
C33	31.42	20.00	90°00'00"	28.28 N45°23'20"E
C34	88.46	292.00	17°21'29"	88.13 S27°40'27"W
C35	24.92	20.00	71°23'39"	23.34 N54°41'31"E
C36	31.96	20.00	91°33'43"	28.67 S43°49'48"E
C37	10.53	292.00	2°03'56"	10.53 S00°55'04"W
C38	51.54	620.00	04°45'47"	51.53 N01°59'34"W
C39	71.88	620.00	06°38'33"	71.84 N07°41'44"W
C40	72.05	620.00	06°39'30"	72.01 N14°20'45"W
C41	71.99	620.00	06°39'10"	71.95 N21°00'05"W
C42	72.02	620.00	06°39'19"	71.98 N27°39'19"W
C43	74.98	620.00	06°55'45"	74.93 N34°26'51"W
C44	43.51	620.00	04°01'18"	43.50 N39°55'22"W
C45	139.41	647.50	12°20'09"	139.14 N05°46'44"W
C46	338.88	647.50	29°59'11"	335.02 N26°56'24"W



- LEGEND**
- = SET 5/8"x24" iron reinforcing pin with plastic cap stamped "Hoffbuhr and Associates, INC."
 - = Found 5/8" iron reinforcing pin with plastic cap stamped "Hoffbuhr and Associates, INC." per Sky Lakes, PH 7A.
 - ⊗ = Found 5/8"x30" iron reinforcing pin with plastic cap stamped "Hoffbuhr and Associates, INC." per Sky Lakes, PH 7A.
 - = Found 5/8" iron reinforcing pin with plastic cap stamped "D. Minnici LS 2349" per Sky Lakes Village at Cedar Landing, Phases 5 and 6, unless noted otherwise.
 - = Found 5/8" iron reinforcing pin with plastic cap stamped "L.J. FRIAR and Associates, INC." per S/N 22024
 - = Found 5/8" iron reinforcing pin with aluminum cap stamped "L.J. FRIAR and Associates, INC." per S/N 22024
 - ⊙ = Found brass cap monument.
 - = Existing fence.
 - O.R. = Official Records, Jackson County, Oregon
 - PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer, construction and maintenance

NOTE

1.) 10' PUE BEING DEDICATED HERE ON.

2.) THE RESERVE AREA LOTS AND OPEN SPACE AREA BEING CREATED HEREON REMAIN SUBJECT TO DEED DECLARATIONS AS SET FORTH IN INSTRUMENT NO. 2015-5584 AND INSTRUMENT NO. 2015-5587 WHICH SPECIFIES THAT THE "COVENANTS RUN WITH ALL THE LAND" AND REMAIN IN EFFECT "UNTIL SUCH TIME THAT THE CITY OF MEDFORD HAS APPROVED A SUBSEQUENT LAND USE APPLICATION IN ACCORDANCE WITH THE APPROVED CEDAR LANDING PUD PLAN.

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

BY: DARRELL L. HUCK
SCALE: 1 inch = 120'
BASIS OF BEARING:
HERRINGTON HEIGHTS SUBD. UNIT NO. 1

REGISTERED PROFESSIONAL LAND SURVEYOR
Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023
Expires 6/30/2017

I certify this plat to be an exact copy of the original
Darrell L. Huck
SURVEYOR