

\*\*\*\*\* APPROVALS \*\*\*\*\*

# SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 4

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

File No. LDS-15-027

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-16-027)

Filed for record this 3<sup>RD</sup> day of November, 20 16, at  
9:25 o'clock A.M., and recorded in Volume 42 of Plats at Page 28  
of the records of Jackson County, Oregon and recorded as Document No. 2016-036346,  
Official Records of Jackson County, Oregon.

[Signature]  
Interim Planning Director

Oct. 28, 2016  
Date

### SURVEY FOR:

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

Christine D. Walker County Clerk  
Sonya J. Morgan Deputy

EXAMINED AND APPROVED as required by ORS 92.100 as of Oct. 26 20 16

[Signature]  
City Surveyor

### 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

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2016-036347, ORJCO.

EXAMINED AND APPROVED this 27 day of OCTOBER, 20 16

[Signature]  
City Engineer

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

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as  
of November 3, 20 16

[Signature] Deputy  
Assessor Department of Assessment

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:

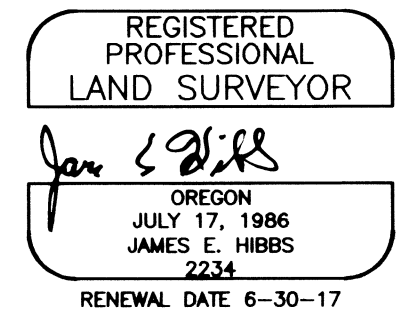
### DATE:

OCTOBER 21, 2016

Lot 126 of REPLAT OF LOTS 91 & 94 OF SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 7A, 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 November 3, 20 16

[Signature] Deputy  
Tax Collector



### \*\*\*\*\* 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  
Open Space 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 Public Utility Easements (PUE); (2) does hereby make and establish  
the Private Storm Drainage Easements (PSDE) for the benefit of and use by the Lots as shown; and (3)  
does hereby designate said Subdivision as SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 4, 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 25 day of October, 20 16

[Signature]  
Terry Speedling Notary Public - Oregon

Commission No. 479628

My Commission Expires Aug 16, 2017

### EXCEPTIONS PER PUBLIC RECORD TITLE REPORT FOR NEW SUBDIVISION

- CITY LIENS, IF ANY, OF THE CITY OF MEDFORD.
- 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 DOCUMENT NO. 2016-008739 THE HEREIN DESCRIBED LAND HAS RELEASED ALL MEDFORD IRRIGATION DISTRICT WATER RIGHTS.
- EASEMENT FOR WATER PIPELINE, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN PER VOL. 161, PGS. 255, 341 AND 343; VOL. 162, PG. 173 JCDR. SHOWN HEREON.
- EASEMENT FOR CATHODIC PROTECTION FOR THE CITY OF MEDFORD, BIG BUTTE SPRINGS WATER TRANSMISSION LINE PER DOC. NO. 85-02759, ORJCO. SHOWN HEREON.
- DEFERRED IMPROVEMENT AGREEMENT WITH THE CITY OF MEDFORD, INCLUDING TERMS AND PROVISIONS THEREOF PER DOC. NO. 87-05971. ORJCO.
- 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 PER DOC. NO. 2007-053982, ORJCO. MODIFIED BY DOC. NO. 2007-053983, AND 2011-014979, ORJCO.
- REGULATIONS AND ASSESSMENTS OF CEDAR LANDING RESIDENTIAL ASSOCIATION HOMEOWNER'S ASSOCIATION, AS SET FORTH IN DECLARATION RECORDED AS DOC. NO. 2007-053982, ORJCO..
- THE BY-LAWS, INCLUDING THE TERMS AND PROVISIONS THEREOF OF CEDAR LANDING RESIDENTIAL ASSOCIATION PER DOC. NO. 2007-053982 AND 2007-055630, ORJCO.
- 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.
- PUBLIC UTILITY EASEMENT AS SHOWN ON THE RECORDED PLAT. SHOWN HEREON.
- DEED DECLARATION DEVELOPMENT PROHIBITION, INCLUDING TERMS AND PROVISIONS THEREOF PER DOC. NO. 2015-005587, 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 VILLAGE AT CEDAR LANDING, PHASE 4. See City File LDS-16-027.

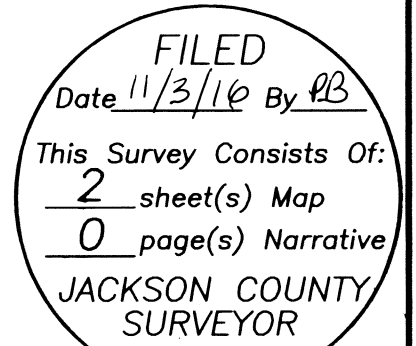
PROCEDURE: Using Trimble R6 & R8 G.P.S. receivers made ties to monuments as shown hereon to  
control the exterior of Lot 90. Using data provided by the developer I computed the interior  
Lot and street right of way corner positions and set monuments as shown on Sheet 2.  
It is noted that St. Francis Drive was misspelled St. Frances Drive on the final plat of Sky  
Lakes Village at Cedar Landing, Phase 7B and is correctly shown on Sheet 2 of this plat.

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

APPROVED FOR RECORDING.

[Signature]  
COUNTY COMMISSIONER/ADMINISTRATOR

11/3/16  
DATE



SHEET 1 OF 2

# SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 4

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-16-027)

**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:**

OCTOBER 21, 2016

**LEGEND:**

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER 2014 RE-ESTAB'S.
- = FD. BRASS CAP MKD. LS1913 PER FS15669.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD HOFFBUHR AND ASSOCIATES INC PER SLVCL7A OR SLVCLR.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J.FRIAR & ASSOC PER SLVCL7B.
- = 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.
- SLVCL7A = SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 7A (FS21667).
- FS = FILED SURVEY #
- PUE = 10' PUBLIC UTILITY EASEMENT PER SLVCLR.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT PER THIS PLAT. (LOTS BENEFITTING). WIDTH AS NOTED.
- MWC = WATER PIPELINE EASEMENT PER VOL.161, PGS.255, 341 & 343 & VOL.162, PG.173, JCDR.
- SLVCLR = REPLAT OF LOTS 91 & 94 OF SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 7A
- SLVCL7B = SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 7B (FS22024).
- ECP = 3' WIDE EASEMENT FOR CATHODIC PROTECTION PER DOC. 85-02759, ORJCO.
- OS1 = OPEN SPACE FOR SIDEWALK PURPOSES.
- PUE1 = 10' PUBLIC UTILITY EASEMENT PER THIS PLAT.

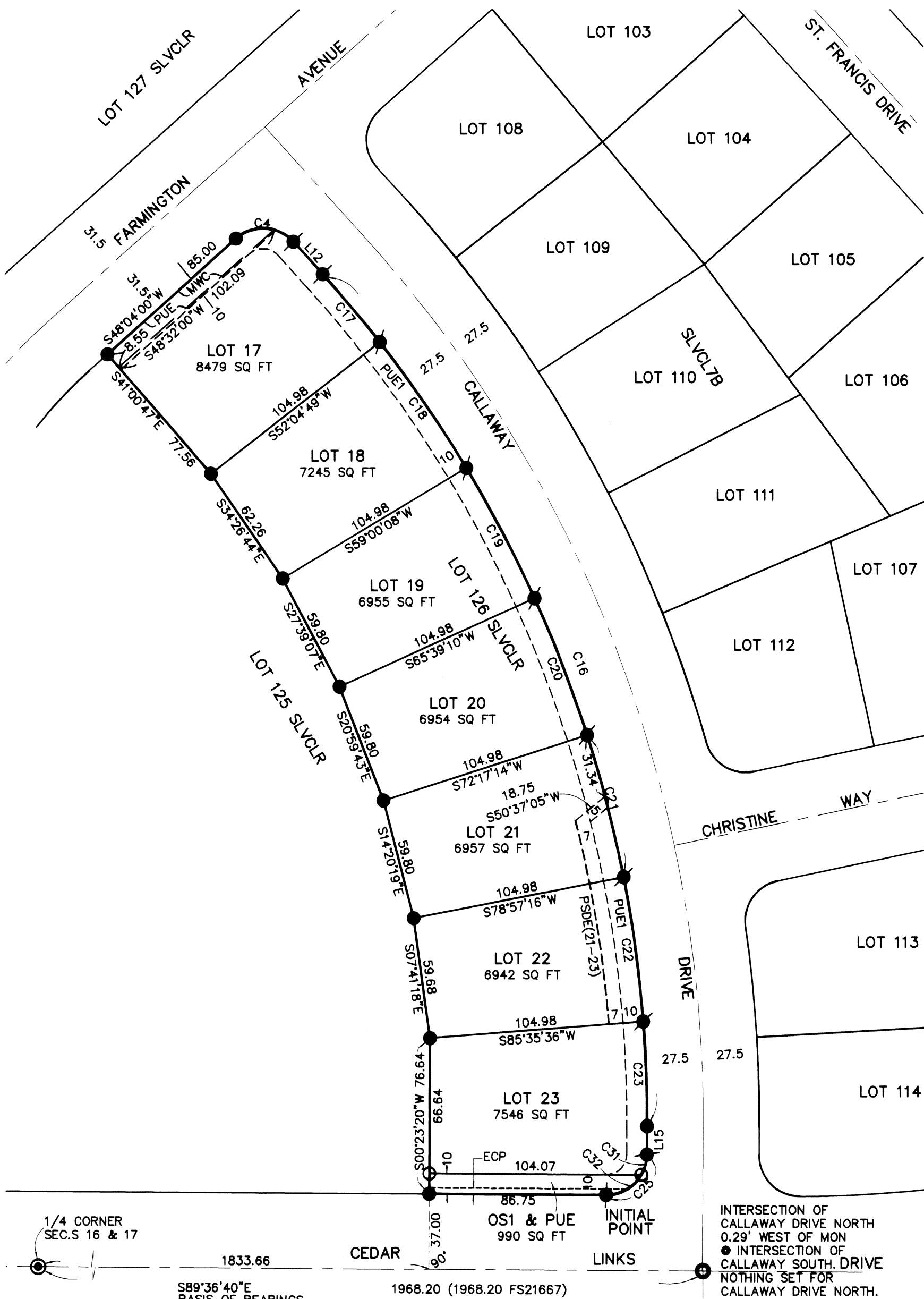
**BASIS OF BEARINGS:**

CENTERLINE OF CEDAR LINKS DRIVE PER FS21667 AS SHOWN.

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

**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	CHORD
C4	90°00'00"	31.42	20.00	N86°56'00"W 28.28
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
C25	90°00'00"	31.42	20.00	N45°23'20"E 28.28
C31	30°00'00"	10.47	20.00	N15°23'20"E 10.35
C32	60°00'00"	20.94	20.00	N60°23'20"E 20.00
NUM	BEARING	DISTANCE		
L12	N41°56'00"W	21.42		
L15	N00°23'20"E	13.93		



1/4 CORNER  
SEC.S 16 & 17

1833.66  
S89°36'40"E  
BASIS OF BEARINGS

1968.20 (1968.20 FS21667)

INTERSECTION OF  
CALLAWAY DRIVE NORTH  
0.29' WEST OF MON  
● INTERSECTION OF  
CALLAWAY SOUTH DRIVE  
NOTHING SET FOR  
CALLAWAY DRIVE NORTH.

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 11/3/16 By PB  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR