

SKY LAKES VILLAGE AT CEDAR LANDING PHASE 7A,
REPLAT OF LOTS 95, 96, 97, 98 AND 99
(A PLANNED COMMUNITY)

SITUATED IN
THE SW 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, AND 1 PETER 5:7, LLC, AN OREGON LIMITED LIABILITY COMPANY, ARE THE OWNERS IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED AND HAVE SUBDIVIDED THE SAME INTO LOTS AND STREETS AS SHOWN HEREON, AND THE NUMBER OF EACH LOT 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, THE STREETS SHOWN HEREON, TOGETHER WITH THOSE EASEMENTS LABELLED AS PUBLIC UTILITY EASEMENTS. WE DO HEREBY GRANT TO THE CITY OF MEDFORD IN FEE SIMPLE THE AREAS PORTRAYED AND DESIGNATED HEREON AS 1-FOOT RESERVE STRIPS. BY ITS APPROVAL OF THIS PLAT THE CITY OF MEDFORD DECLARES THAT UPON DEDICATION OF THE EXTENSION OF THE AFFECTED STREETS, IT THEREBY DEDICATES THE RESERVE STRIPS FOR PUBLIC STREET PURPOSES. WE HEREBY DESIGNATE SAID SUBDIVISION AS SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 7A, REPLAT OF LOTS 95, 96, 97 98 AND 99, A PLANNED COMMUNITY.

[Signature]

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF JACKSON)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME, THIS 2 DAY OF November, 2016, BY Eric Artnor, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF CEDAR INVESTMENT GROUP, L.L.C.
BEFORE ME:
Jerry Spudis NOTARY PUBLIC - OREGON
Commission No. 4791028
My Commission Expires 8-16-2017

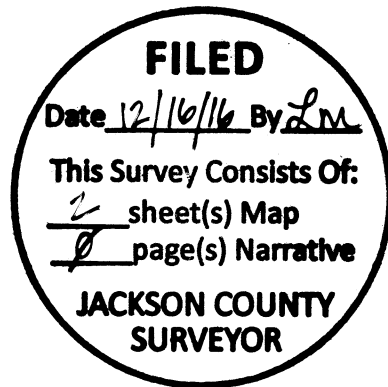
[Signature]

1 PETER 5:7, LLC

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF JACKSON)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME, THIS 2 DAY OF November, 2016, BY C.A. Golpin, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF 1 PETER 5:7, LLC
Jerry Spudis NOTARY PUBLIC - OREGON
Commission No. 4791028
My Commission Expires 8-16-2017



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 Lots 95, 96, 97 98 and 99, as approved by the City of Medford Planning Department (File No. LDS-15-120)

PROCEDURE: The boundaries of Lots 95 through 99 were previously established and monumented per plat of Sky Lakes Village at Cedar Landing, Phase 7A, filed as Survey No. 21667 in the office of 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.

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:

LOTS 95, 96, 97, 98 AND 99 IN SKYLAKES 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.

TOGETHER WITH THAT PORTION ACQUIRED BY THE VACATION OF PORTIONS OF FARMINGTON AVENUE AND NORMIL TERRACE, BY THE CITY OF MEDFORD IN ORDINANCE NO. 2015-122, RECORDED DECEMBER 9, 2015 AS DOCUMENT NO. 2015-040329, OFFICIAL RECORDS, JACKSON COUNTY, OREGON AND CORRECTED PER DOCUMENT NO. 2016-0227792. OFFICIAL RECORDS, JACKSON COUNTY, OREGON

NOTES: FIRST AMERICAN TITLE PLANT RECORD REPORT DATED JULY 29, 2016

- A. THIS PROPERTY IS SUBJECT TO UNRECORDED AGREEMENT ENTITLED "EASEMENT AGREEMENT" FOR PIPELINE PER INST. NO. 86-21933
- B. THE PROPERTY IS SUBJECT TO A DEFERRED IMPROVEMENT AGREEMENT PER INST. NO. 87-05971
- C. 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 CODE.
RECORDING INFORMATION: NOVEMBER 30, 2007 AS DOCUMENT NO. 2007-053983
MODIFICATION AND OR AMENDMENT PER INSTRUMENT NO. 2007-053983
MODIFICATION AND OR AMENDMENT PER INSTRUMENT NO. 2011-014979
- D. REGULATIONS AND ASSESSMENTS OF CEDAR LANDING RESIDENTIAL ASSOCIATION HOMEOWNER'S ASSOCIATION PER DECLARATION RECORDED AS INST. NO. 2007-053982
- E. BY-LAWS, INCLUDING TERMS AND PROVISIONS OF CEDAR LANDING RESIDENTIAL ASSOCIATION HOMEOWNER'S ASSOCIATION PER DECLARATION RECORDED AS INST. NO. 2007-053982
- F. BY-LAWS, INCLUDING TERMS AND PROVISIONS OF CEDAR LANDING RESIDENTIAL ASSOCIATION HOMEOWNER'S ASSOCIATION PER DECLARATION RECORDED AS INST. NO. 2007-055630

IN ACCORDANCE WITH MLDC 10.550, DIRECT VEHICULAR ACCESS SHALL NOT BE PERMITTED TO FOOTHILL ROAD OR CEDAR LINKS DRIVE.

DEED RESTRICTION:

THIS PROPERTY IS SUBJECT TO DEED RESTRICTIONS RECORDED AS DOCUMENT NUMBERS INST. NO. 2015-05588 THROUGH INST. NO. 2015-05592.

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-15-120)

APPROVALS

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

C. Paladini
Acting Interim PLANNING DIRECTOR

11/16/2016
DATE

EXAMINED AND APPROVED THIS 9 DAY OF NOVEMBER, 2016

[Signature]
CITY ENGINEER

[Signature]
CITY SURVEYOR

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

16th DAY OF December, 2016.

[Signature]
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 16th DAY OF December, 2016.

Erin K. Emiff, Deputy
TAX COLLECTOR

RECORDER'S STATEMENT

FILED FOR RECORD THIS 16th DAY OF December, 2016
AT 2:44 O'CLOCK P M. AND RECORDED IN VOLUME 42 OF PLATS
AT PAGE 31 OF RECORDS OF JACKSON COUNTY, OREGON.

Christie D. Waller
COUNTY CLERK

[Signature]
DEPUTY

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

12/16/16
DATE

INDEX

SHEET ONE SIGNATURE SHEET AND NARRATIVE
SHEET TWO SUBDIVISION LOTS

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1988
DARRELL L. HUCK
3023
Expires 6/30/2017

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

SKY LAKES VILLAGE AT CEDAR LANDING PHASE 7A
 REPLAT OF LOTS 95, 96, 97, 98 AND 99
 (A PLANNED COMMUNITY)

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

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | S00°06'53"E | 96.43 |
| L2 | S00°02'55"E | 55.00 |
| L3 | N89°36'40"W | 80.25 |
| L4 | S00°06'53"E | 56.52 |
| L5 | S00°06'53"E | 55.21 |
| L6 | N89°36'40"W | 79.82 |
| L7 | N00°14'55"W | 55.00 |
| L8 | S89°36'40"E | 84.44 |
| L9 | S00°06'53"E | 96.43 |
| L10 | S00°06'53"E | 153.52 |
| L11 | N00°06'31"W | 62.94 |
| L12 | S89°36'40"E | 133.79 |
| L13 | S89°36'40"E | 129.37 |
| L14 | S86°21'35"W | 34.52 |
| L15 | N03°51'41"W | 143.57 |
| L16 | N03°51'41"W | 160.08 |
| L17 | S07°50'04"W | 63.00 |
| L18 | N01°43'30"W | 95.03 |
| L19 | N01°43'30"W | 123.18 |
| L20 | S86°21'33"W | 34.16 |
| L21 | S86°21'35"W | 114.29 |
| L22 | N01°43'30"W | 162.72 |
| L23 | N03°51'41"W | 202.21 |
| L24 | S89°36'40"E | 75.82 |
| L25 | N89°43'35"W | 30.3 |
| L26 | S00°24'00"E | 74.27 |
| L27 | S06°48'25"E | 197.82 |

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | LONG CHORD |
|-------|--------|---------|-----------|--------------------|
| C1 | 31.59 | 20.00 | 90°30'13" | 28.41 S45°08'14"W |
| C2 | 31.24 | 20.00 | 89°29'47" | 28.16 S44°51'46"E |
| C3 | 31.59 | 20.00 | 90°29'51" | 28.41 S45°08'24"W |
| C4 | 31.24 | 20.00 | 89°30'09" | 28.16 N44°51'36"W |
| C5 | 31.59 | 20.00 | 90°30'13" | 28.41 N45°08'14"E |
| C6 | 31.24 | 20.00 | 89°29'47" | 28.16 N44°51'46"W |
| C7 | 55.06 | 500.00 | 6°18'34" | 55.03 N03°02'24"E |
| C8 | 33.00 | 300.00 | 6°18'12" | 32.99 S03°02'35"W |
| C9 | 47.01 | 30.00 | 89°46'44" | 42.34 N41°14'58"E |
| C10 | 47.01 | 30.00 | 89°46'44" | 42.34 N48°45'03"W |
| C11 | 46.54 | 531.50 | 5°01'00" | 46.52 N88°52'05"E |
| C12 | 33.26 | 20.00 | 95°17'22" | 29.56 S43°43'54"W |
| C13 | 27.07 | 20.00 | 77°33'10" | 25.05 N42°38'16"W |
| C14 | 34.75 | 20.00 | 99°33'34" | 30.54 N48°03'17"E |
| C15 | 29.99 | 20.00 | 85°54'31" | 27.26 S44°40'45"E |
| C16 | 49.12 | 468.50 | 6°00'24" | 49.09 N89°21'47"E |
| C17 | 113.48 | 500.00 | 13°00'15" | 113.24 S87°08'18"E |
| C18 | 40.04 | 1500.00 | 1°31'45" | 40.03 N81°24'03"W |
| C19 | 19.26 | 1468.50 | 0°45'05" | 19.26 N81°47'23"W |
| C20 | 88.90 | 795.00 | 6°24'24" | 88.85 S03°36'12"E |
| C21 | 76.73 | 120.00 | 36°38'09" | 75.43 S25°53'29"E |

- BY: DARRELL L. HUCK PLS No. 2023 August 4, 2016
 SCALE: 1 Inch = 120'
 BASIS OF BEARING: SKY LAKES VILLAGE AT CEDAR LANDING PHASE 7A
- △ = SET 5/8"x24" Iron reinforcing pin with plastic cap stamped "Hoffbuhr and Associates, INC."
 - ▲ = SET 5/8"x30" Iron reinforcing pin with plastic cap stamped "Hoffbuhr and Associates, INC."
 - = Found 5/8"x24" Iron reinforcing pin with plastic cap stamped "Hoffbuhr and Associates, INC." per Survey No. 21667
 - ⊗ = Found 5/8"x30" Iron reinforcing pin with plastic cap stamped "Hoffbuhr and Associates, INC." per Survey No. 21667
 - = Found 5/8" Iron pin per Survey No. 21667 unless noted otherwise
 - ⊙ = Found 5/8" Iron pin per Survey No. 19658.
 - ⊙ = Found brass cap monument.
 - O.R. = Official Records, Jackson County, Oregon
 - = Computed Point, nothing set
 - ((-)) = Record per Survey No. 10709.
 - [-] = Record per Amblegreen Estates.

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

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

(14099 replat lots 95thru99ah2 R1.dwg)