

***** APPROVALS *****

SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 3

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

File No. LDS-16-027

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

A Planned Community Subdivision in Lot 125 of
REPLAT OF LOTS 91 & 94 OF SKY LAKES VILLAGE
AT CEDAR LANDING, PHASE 7A & 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)

Filed for record this 26th day of July, 2017, at
2:56 o'clock P.M., and recorded in Volume 43 of Plats at Page 15
of the records of Jackson County, Oregon and recorded as Document No. 2017-25549
Official Records of Jackson County, Oregon.

[Signature]
Planning Director

JULY 19, 2017
Date

EXAMINED AND APPROVED as required by ORS 92.100 as of July 10, 2017.

[Signature]
City Surveyor

SURVEY FOR:

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

Christine N. Harkin County Clerk
Carmen D. Helman Deputy

EXAMINED AND APPROVED this 12 day of JULY, 2017.

[Signature]
City Engineer

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. 2017-25548, 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:

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of July 26, 2017.

[Signature], agent
Assessor, Department of Assessment

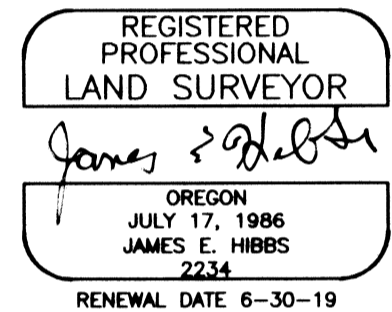
DATE:

JUNE 28, 2017

Lot 125 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 July 26th, 2017.

[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 street named Venice Court and 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 3, 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 30 day of June, 2017.

[Signature] Notary Public - Oregon

Commission No. 962811

My Commission Expires June 5, 2021

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 3. See City File LDS-16-027.

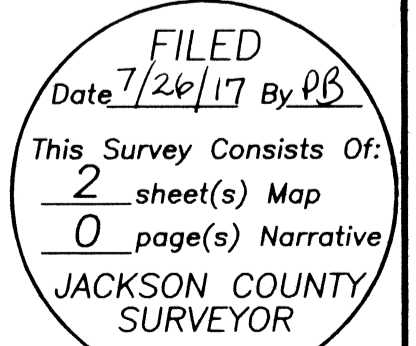
PROCEDURE: Using Trimble R6 & R8 G.P.S. receivers made ties to monuments as shown hereon to control the exterior of Lot 90. Using data provided by the developer I computed the interior Lot and street right of way corner positions and set monuments as shown on Sheet 2.

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

APPROVED FOR RECORDING.

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

7/26/17
DATE



SHEET 1 OF 2

SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 3

A Planned Community Subdivision in Lot 125 of
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AT CEDAR LANDING, PHASE 7A & located in the
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)

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 28, 2017

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 OR SLVCL4.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.

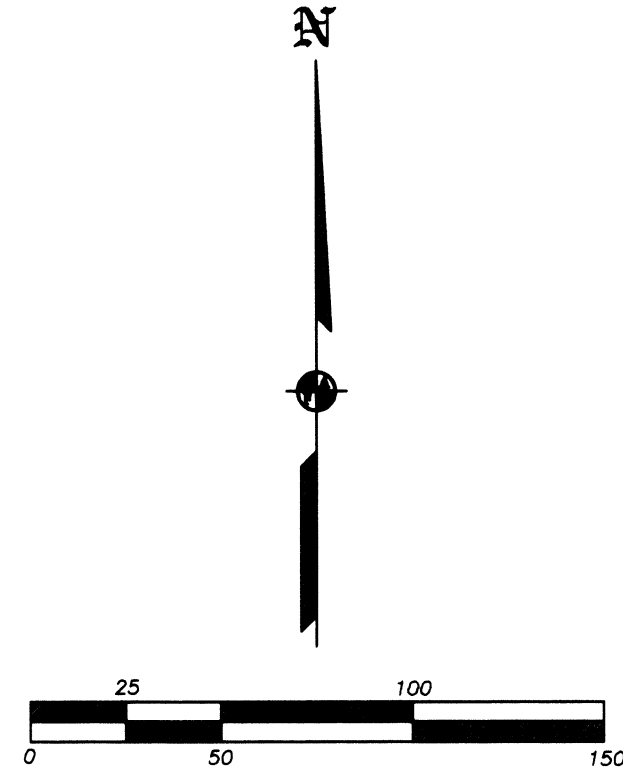
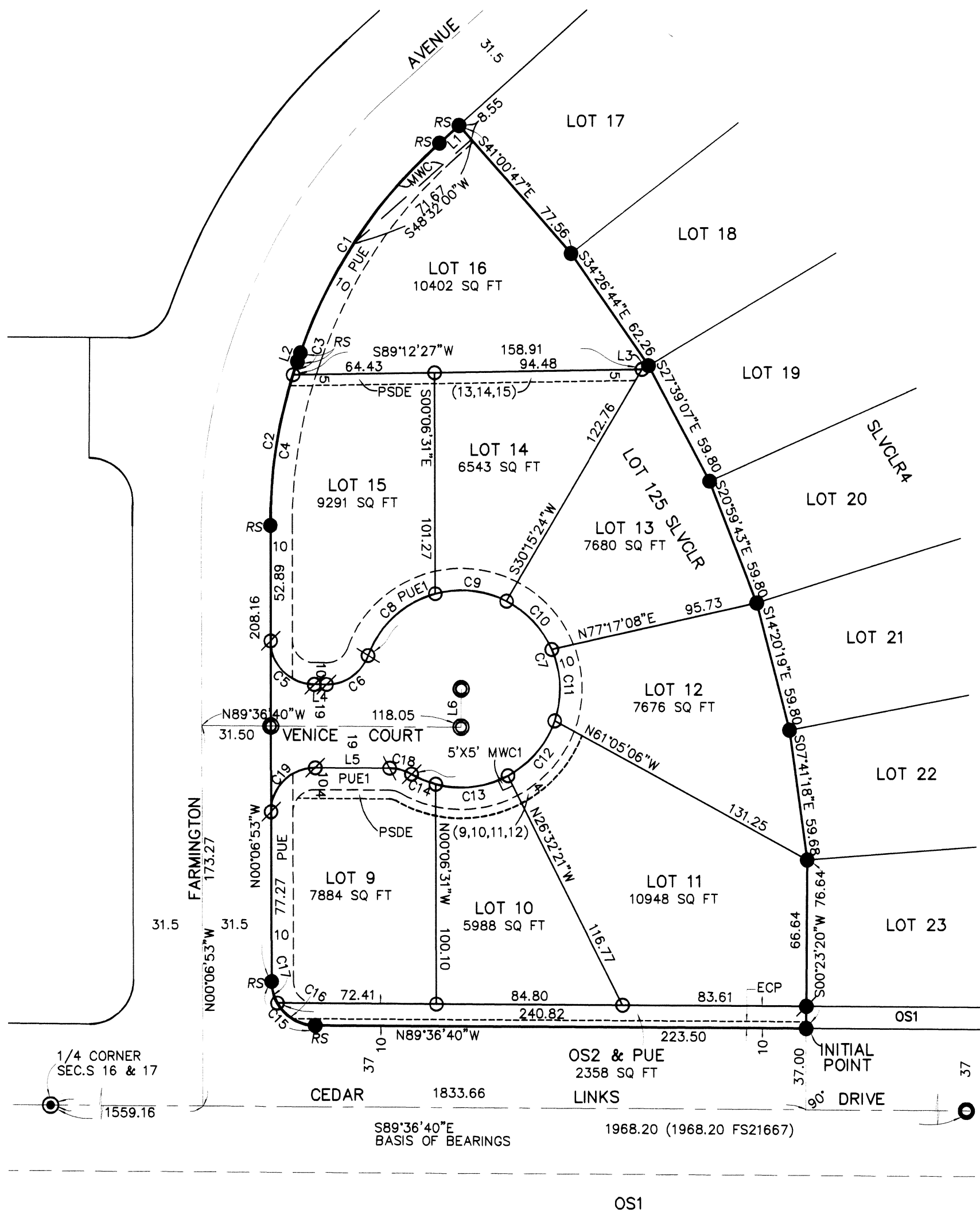
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- SLVCL7A = SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 7A (FS21667).
- FS = FILED SURVEY #.
- PUE = 10' PUBLIC UTILITY EASEMENT PER SLVCLR.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT PER THIS PLAT. (LOTS BENEFITTING). 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 (FS22088).
- SLVCL7B = SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 7B (FS22024).
- EOP = 3' WIDE EASEMENT FOR CATHODIC PROTECTION PER DOC. 85-02759, ORJCO.
- OS1 = OPEN SPACE FOR SIDEWALK PURPOSES PER SLVCL4.
- OS2 = OPEN SPACE FOR SIDEWALK PURPOSES PER THIS PLAT.
- PUE1 = 10' PUBLIC UTILITY EASEMENT PER THIS PLAT.
- SLVCL4 = SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 4 (FS22108).
- FD = FOUND.
- MKD. = MARKED.
- RS = FD. MONUMENT TIED PRIOR TO CONSTRUCTION. SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. IN SAME POSITION.
- MWC1 = EASEMENT FOR MEDFORD WATER COMMISSION PER DOC. 2017-023052, ORJCO

BASIS OF BEARINGS:

CENTERLINE OF CEDAR LINKS DRIVE PER FS21667 AS SHOWN.
 UNIT OF MEASUREMENT = FEET SCALE: 1" = 50'

EXCEPTIONS PER PUBLIC RECORD TITLE REPORT FOR NEW SUBDIVISION

1. CITY LIENS, IF ANY, OF THE CITY OF MEDFORD.
2. 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.
3. 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.
4. EASEMENT FOR CATHODIC PROTECTION FOR THE CITY OF MEDFORD, BIG BUTTE SPRINGS WATER TRANSMISSION LINE PER DOC. NO. 85-02759, ORJCO. SHOWN HEREON.
5. DEFERRED IMPROVEMENT AGREEMENT WITH THE CITY OF MEDFORD, INCLUDING TERMS AND PROVISIONS THEREOF PER DOC. NO. 87-05971. ORJCO.
6. 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.
7. REGULATIONS AND ASSESSMENTS OF CEDAR LANDING RESIDENTIAL ASSOCIATION HOMEOWNER'S ASSOCIATION, AS SET FORTH IN DECLARATION RECORDED AS DOC. NO. 2007-053982, ORJCO..
- 8&9. THE BY-LAWS, INCLUDING THE TERMS AND PROVISIONS THEREOF OF CEDAR LANDING RESIDENTIAL ASSOCIATION PER DOC. NO. 2007-053982 AND 2007-055630, ORJCO.
10. 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.
11. PUBLIC UTILITY EASEMENT AS SHOWN ON THE RECORDED PLAT. SHOWN HEREON.
12. DEED DECLARATION DEVELOPMENT PROHIBITION, INCLUDING TERMS AND PROVISIONS THEREOF PER DOC. NO. 2015-005587, ORJCO.



COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	29°04'17"	116.19	229.00	S33°31'52"W 114.95
C2	19°06'36"	76.38	229.00	S09°26'25"W 76.03
C3	1°36'19"	6.42	229.00	S18°11'33"W 6.42
C4	17°30'17"	69.96	229.00	S08°38'15"W 69.69
C5	89°29'47"	31.24	20.00	S44°51'46"E 28.16
C6	70°34'59"	24.64	20.00	N55°05'50"E 23.11
C7	280°24'24"	220.23	45.00	N19°59'27"W 57.61
C8	55°02'20"	43.23	45.00	S47°19'31"W 41.58
C9	42°29'00"	33.37	45.00	N83°54'49"W 32.61
C10	39°11'54"	30.79	45.00	N43°04'22"W 30.19
C11	42°26'22"	33.33	45.00	N02°15'14"W 32.58
C12	42°54'27"	33.70	45.00	N40°25'11"E 32.92
C13	43°03'52"	33.82	45.00	N83°24'20"E 33.03
C14	15°16'28"	12.00	45.00	S67°25'29"E 11.96
C15	89°29'47"	31.24	20.00	S44°51'47"E 28.16
C16	60°00'00"	20.94	20.00	S59°36'40"E 20.00
C17	29°29'47"	10.30	20.00	S14°51'47"E 10.18
C18	29°49'25"	10.41	20.00	N74°41'58"W 10.29
C19	90°30'13"	31.59	20.00	S45°08'14"W 28.41

COURSE DATA TABLE

L1	S48°04'00"W	11.94
L2	S18°59'43"W	4.18
L3	N59°00'08"E	3.45
L4	S89°36'40"E	5.59
L5	S89°36'40"E	33.88
L6	S00°23'20"W	17.39

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 7/26/17 By JB
 This Survey Consists Of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

22311
 16R/48