

*** APPROVALS ***

SILKY OAKS, PHASE 5

*** RECORDER'S CERTIFICATE ***

File LDS-16-051/E-16-052

I certify that pursuant to authority granted in MLDC 10.273 this plat is hereby approved.

Planning Director 2-26-18 Date

EXAMINED AND APPROVED: City Surveyor feb 13, 2018 Date

City Engineer 2-15-18 Date

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of February 28, 2018.

Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.085 have been paid as of Feb. 28th, 2018

Tax Collector

*** DECLARATION ***

Know all men by these presents that RONALD L. HORTON and CHRISTINE A. HORTON, are the owners in fee as tenants by the entirety of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate and have subdivided the same into the Lots as shown on Sheet 2 and (1) do hereby dedicate to the public for public use under the jurisdiction of the City of Medford, the Street Right of Way together with the Public Utility Easements (PUE) and (2) do hereby grant to the City of Medford in fee the Street Plugs (1SP) and (3) do hereby make and establish the Private Storm Drain & Private Sanitary Sewer Easements (PSDE, PSSE & PSSDE), Private Ingress-Egress Easement (IEE) and (4) do hereby designate said Subdivision as SILKY OAKS, PHASE 5.

Ronald L. Horton Christine A. Horton

STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named Ronald L. Horton and Christine A. Horton and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 7th day of February, 2018.

Notary Public - Oregon Commission No. 947137 My Commission Expires February 9th, 2020

* AFFIDAVIT OF CONSENT *

From Peoples Bank of Commerce recorded as Doc. #2018-006647, ORJCO.

A SUBDIVISION In the S.E. 1/4 of Sec. 23, T.37S, R.2W., W.M. & in the City of Medford Jackson County, Oregon (Planning File No. LDS-16-051/E-16-052)

SURVEY FOR:

RON HORTON PO BOX 3354 CENTRAL POINT, OR 97502

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS P.O. BOX 1947 PHOENIX, OR 97535 PHONE: (541) 772-2782 EMAIL: LJFRIAR@CHARTER.NET

DATE:

FEBRUARY 2, 2018

Filed for record this 28th day of February, 2018, at 2:49 o'clock P.M., and recorded in Volume 44 of Plats at Page 05 of the records of Jackson County, Oregon and recorded as Document No. 2018-006645 Official Records of Jackson County, Oregon.

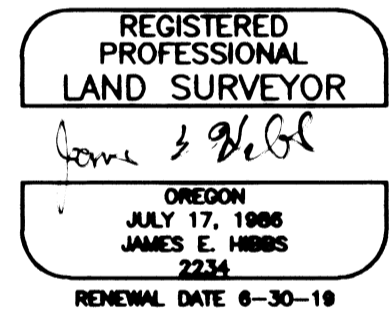
Christine D. Walker County Clerk Deputy

Sidewalk Deed Declaration recorded as Document No. 2018-006646, 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:

BEGINNING AT THE NORTHWEST CORNER OF LOT 23 OF SILKY OAKS, PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, IN JACKSON COUNTY, OREGON AND THE INITIAL POINT OF BEGINNING; THENCE ALONG THE WEST LINES OF SAID SILKY OAKS, PHASE 3 AND SILKY OAKS, PHASE 4, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, IN JACKSON COUNTY, OREGON, SOUTH 00°00'14" EAST, 502.74 FEET TO THE SOUTHWEST CORNER OF SAID PHASE 4, THENCE ALONG THE NORTH LINE OF MAPLE PARK DRIVE, SOUTH 89°57'31" WEST (RECORD WEST), 180.00 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN DOCUMENT NO. 2016-009583, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE ALONG THE WEST LINE THEREOF, NORTH 00°00'14" WEST (RECORD NORTH), 502.82 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINE THEREOF, NORTH 89°59'04" EAST (RECORD EAST), 180.00 FEET TO THE INITIAL POINT OF BEGINNING.



SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209-250

PURPOSE: TO SURVEY AND MONUMENT THE LOTS AND STREET RIGHT OF WAY OF SILKY OAKS, PHASE 5. SEE MEDFORD FILE NO. LDS-16-051/E-16-052. THE PARENT TRACTS BEING DESCRIBED IN DOC. 2016-009583 & 2016-009592. ORJCO.

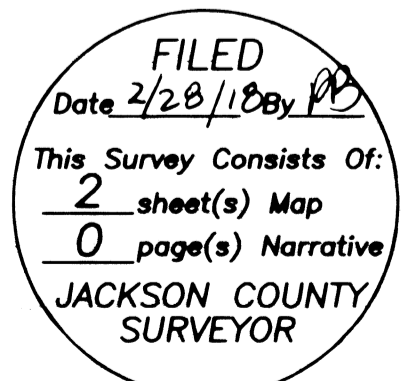
PROCEDURE: USING MONUMENTS AND CONTROL ESTABLISHED BY THIS OFFICE DURING SILKY OAKS, PHASES 3 & 4, HELD DEED RECORD DISTANCES FOR THE NORTH AND SOUTH LINES OF THE SUBJECT TRACT. COMPUTED THE INTERIOR LOT CORNER AND STREET RIGHT OF WAY POSITIONS PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AT THE LOCATIONS SHOWN ON SHEET 2.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

APPROVED FOR RECORDING.

County Commissioner/Administrator

2/28/18 DATE



SHEET 1 OF 2

SURVEY FOR:

RON HORTON
P.O. BOX 3354
CENTRAL POINT, OR 97502

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET

DATE:

FEBRUARY 2, 2018

SILKY OAKS, PHASE 5

A SUBDIVISION

In the S.E. 1/4 of Sec. 23, T.37S., R.2W., W.M. &
in the City of Medford Jackson County, Oregon
(Planning File No. LDS-16-051/E-16-052)

LEGEND:

- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC PER SO3 OR SO4.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. HOFFBUHR & ASSOC. INC. PER FS18823, SO1 OR FS20292
- = FD 5/8" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC. PER SO3.
- ∅ = 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.

- B.O.B. = BASIS OF BEARINGS
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- SO3 = SILKY OAKS, PHASE 3 (FS21860).
- SO4 = SILKY OAKS, PHASE 4 (FS22017).
- FS = FILED SURVEY #
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- () = RECORD DATA AS NOTED.
- R/W = RIGHT OF WAY.
- R1 = RECORD DATA PER DOC. 2016-009583 & 2016-009592, ORJCO.
- PSDE(4) = PRIVATE STORM DRAIN EASEMENT PER THIS PLAT (LOT BENEFITTING).
- 1SP = ONE FOOT WIDE STREET PLUG PER THIS PLAT.
- IEE(44) = INGRESS-EGRESS EASEMENT FOR LOT 44 PER THIS PLAT.
- WC = WITNESS CORNER MONUMENT.
- PI = POINT OF INTERSECTION.
- 2.93RM = REFERENCE MONUMENT SET 500'00"14"E, 2.93 FROM TRUE CORNER.
- PSSE(4) = PRIVATE SEWER & STORM DRAIN EASEMENT PER THIS PLAT (LOT BENEFITTING).
- PSSE(4) = PRIVATE SEWER EASEMENT PER THIS PLAT (LOT BENEFITTING).
- S/L = SUBDIVISION BOUNDARY LINE.

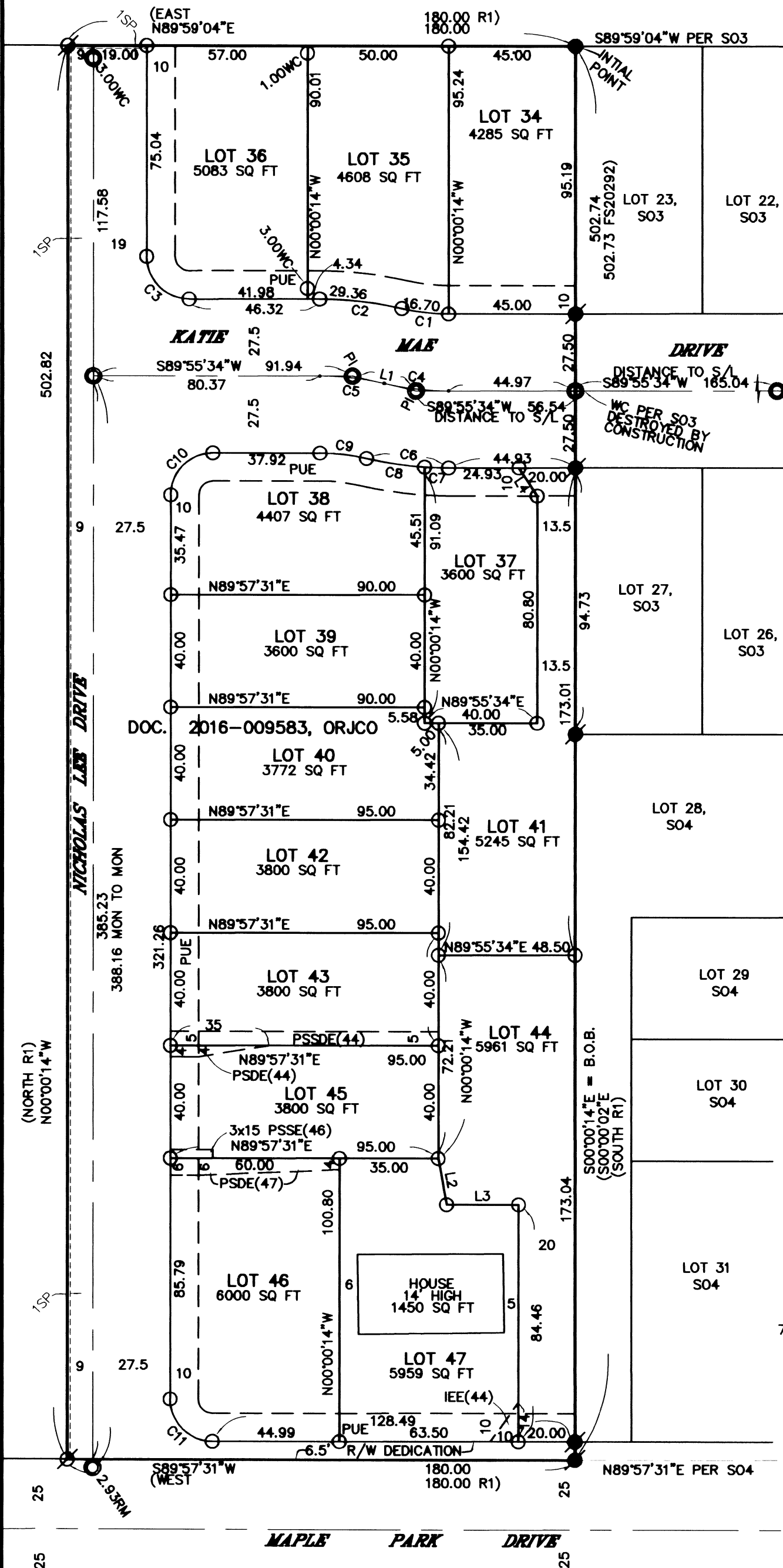
BASIS OF BEARINGS:

SILKY OAKS PHASE 3 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'

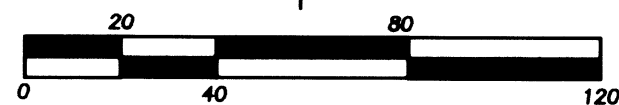
COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD	TANGENT
C1	13°11'46"	16.70	72.50	S83°28'34"E	16.66
C2	13°11'46"	29.37	127.50	N83°28'34"W	29.30
C3	90°04'12"	23.58	15.00	S45°02'20"E	21.23
C4	13°11'46"	23.03	100.00	S83°28'34"E	22.98
C5	13°11'46"	23.03	100.00	N83°28'34"W	22.98
C6	13°11'46"	29.37	127.50	S83°28'34"E	29.30
C7	03°51'10"	8.58	127.50	S88°08'52"E	8.57
C8	9°20'36"	20.79	127.50	S81°32'59"E	20.77
C9	13°11'46"	16.70	72.50	N83°28'34"W	16.66
C10	89°55'48"	23.54	15.00	S44°57'40"W	21.20
C11	90°02'15"	23.57	15.00	S45°01'22"E	21.22
NUM	BEARING	DISTANCE			
L1	S78°52'41"E	23.14			
L2	S10°12'36"E	16.61			
L3	N89°55'34"E	25.56			
L4	S33°02'55"E	11.92			



EXCEPTIONS PER FIRST AMERICAN PUBLIC RECORD REPORT #7169-2970296

2. City liens, if any, of the City of Medford.
3. The premises herein described are within and subject to the statutory powers of the Rogue Valley Sewer Services.
4. 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 instruments recorded February 23, 2017 as Document Nos. 2017-006109 & 2017-006111, ORJCO the herein described land is no longer subject to levies and assessments imposed by said District.
6. Right of way for irrigation ditch through the highest part as excepted in deed recorded February 24, 1931 as Volume 186, Page 307, Deed Records. (specific location not given).



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 6-30-19

FILED
Date 2/28/18 By JB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR