

***** APPROVALS *****

HIGH CEDARS SUBDIVISION, PHASES 1 & 2

File PUD-15-043/LDS-15-044

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

A Planned Community Subdivision in Lots 95, 96 & 97 of
REPLAT OF LOTS 95-99 OF SKY LAKES VILLAGE
AT CEDAR LANDING, PHASE 7A & located in the
S.W. 1/4 of Sec. 16, T37S., R.1W., W.M. and in the
City of Medford Jackson County, Oregon
(File PUD-15-043/LDS-15-044)

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

Filed for record this 9th day of October, 2018, at
9:32 o'clock A.M., and recorded in Volume 44 of Plats at Page 19
of the records of Jackson County, Oregon and recorded as Document No. 2018-031312,
Official Records of Jackson County, Oregon.

[Signature]
Planning Director
Oct 2, 2018
Date

EXAMINED AND APPROVED as required by ORS 92.100 as of Sept 19, 2018.
[Signature]
City Surveyor

SURVEY FOR:
1 PETER 5:7, LLC
744 CARDLEY AVE, #100
MEDFORD, OR 97504

Christie D. Walker
County Clerk
Jean Shugart
Deputy

EXAMINED AND APPROVED this 20 day of SEPTEMBER, 2018.
[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. 2018-031313, 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:

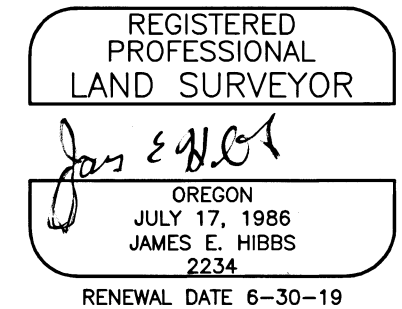
EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of October 9, 2018.
Adilly Thompson, agent
Assessor, Department of Assessment

DATE:
SEPTEMBER 14, 2018

Lots 95, 96 and 97 of REPLAT OF LOTS 95, 96, 97, 98 & 99 OF SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 7A, according to the official plat thereof, now of record, in Volume 42, Page 31 of plat records of Jackson County, Oregon.

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of Oct 9, 2018.
Carol Elkins - Deputy
Tax Collector

SHEET INDEX
1) SIGNATURE PAGE
2) OVERALL MAP & EXISTING EASEMENTS
3) PHASE 1 LOTS
4) PHASE 2 LOTS



***** DECLARATION *****

Know all men by these presents that 1 PETER 5:7, LLC and CEDAR LANDING DEVELOPMENT LLC, are the owners in fee of the lands shown on Sheets 2, 3 & 4, more particularly described in the Surveyor's Certificate, and have subdivided the same into the Lots and Open Space as shown on Sheets 2, 3 & 4; and (1) does hereby dedicate to the public for public use under the jurisdiction of the City of Medford the streets, Right of Way (R/W), 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 make and establish the Sidewalk Easements (SWE); (4) does hereby grant to the City of Medford in fee the one foot street plugs (SP); and (5) does hereby designate said Subdivision as HIGH CEDARS SUBDIVISION, PHASES 1 & 2, which shall be subject to the Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this plat.

[Signature]
C.A. GALPIN, MEMBER
1 PETER 5:7, LLC
[Signature]
ERIC JOHN ARTNER, MEMBER
CEDAR LANDING DEVELOPMENT LLC

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument the exterior boundary, lots, street right of way, Open Spaces and Tracts of HIGH CEDARS SUBDIVISION, PHASES 1 & 2.

PROCEDURE: Using Trimble R8 G.P.S. receivers and Trimble S8 Robotic total station, made ties to monuments shown on Sheets 2-4 prior to construction of improvements to control the exterior of the Phases. Computed the interior Lot, Open Space, Tract and street right of way corner positions and set monuments as shown on Sheets 2-4. The found monument to the the S.E. corner of Lot 16 is not shown as a witness corner on SLVCL7AR1. But due to the existing wall the true corner position would not have been able to be set. Therefore this survey will make record of this monument.

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 AND WAS SIGNED ON BEHALF OF 1 PETER 5:7, LLC.

DATED THIS 18 DAY OF September, 2018.

Terry Speedling
Jerry Spudling NOTARY PUBLIC - OREGON
COMMISSION NO. 9102811
MY COMMISSION EXPIRES 6-5-2021

AFFIDAVIT OF CONSENT

FROM BLUM FAMILY DYNASTY, INC. RECORDED AS DOC. #2018-031311, ORJCO.

STATE OF OREGON))
COUNTY OF JACKSON)) SS.
PERSONALLY APPEARED THE ABOVE NAMED ERIC JOHN ARTNER AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF CEDAR LANDING DEVELOPMENT LLC.

DATED THIS 18 DAY OF September, 2018.

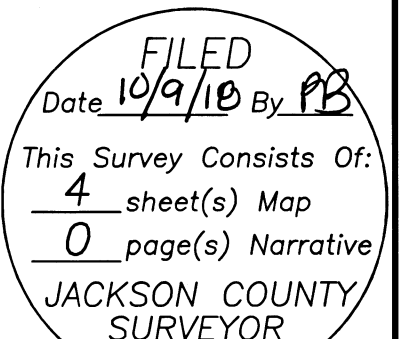
Terry Speedling
Jerry Spudling NOTARY PUBLIC - OREGON
COMMISSION NO. 9102811
MY COMMISSION EXPIRES 6-5-2021

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

[Signature]
SURVEYOR

APPROVED FOR RECORDING.

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR
10/9/18
DATE



371W16D TL70DD
371W16CA TL'S 2200, 2201& 2202

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:
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744 CARDLEY AVE, #100
MEDFORD, OR 97504
DATE:
SEPTEMBER 14, 2018

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S.W. 1/4 of Sec. 16, T37S, R1W, W.M. and in the
City of Medford Jackson County, Oregon
(File PUD-15-043/LDS-15-044)

LEGEND:

- = FD. 5/8" IRON PIN & PLASTIC CAP MKD HOFFBUHR AND ASSOCIATES INC PER SLVCL7AR1 OR FS21667 OR AS NOTED.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. NEATHERMER LS56545 PER FS19658.
- ⊗ = 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.
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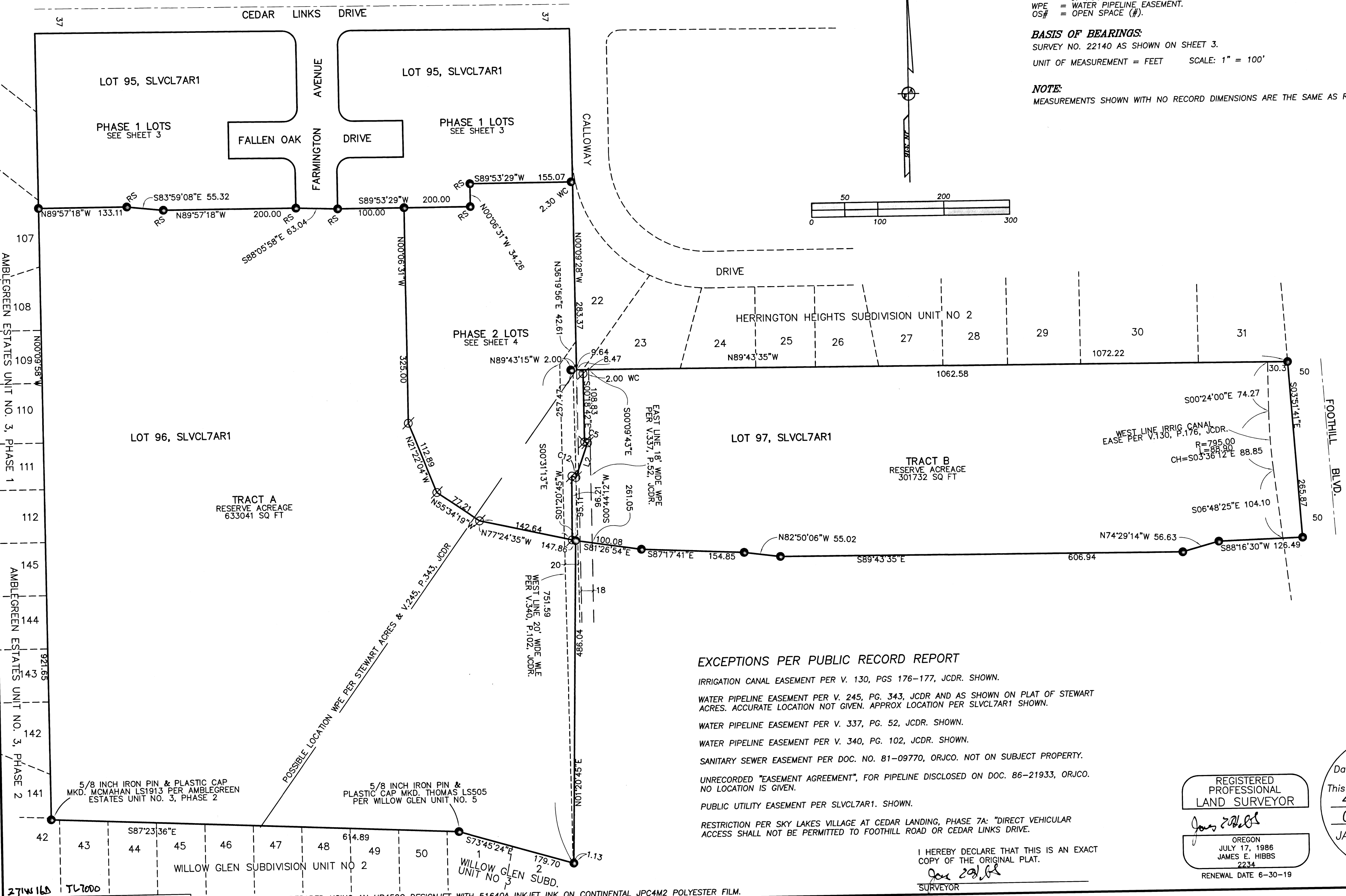
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER MONUMENT (DISTANCE NOTED)
- SLVCL7AR1 = SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 7A REPLAT OF LOTS 95-99 (FS22140).
- FS = FILED SURVEY #
- RS = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. IN POSITION OF FOUND MONUMENT.
- WPE = WATER PIPELINE EASEMENT.
- OS# = OPEN SPACE (#).

BASIS OF BEARINGS:

SURVEY NO. 22140 AS SHOWN ON SHEET 3.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 100'

NOTE:

MEASUREMENTS SHOWN WITH NO RECORD DIMENSIONS ARE THE SAME AS RECORD DIMENSIONS.



EXCEPTIONS PER PUBLIC RECORD REPORT

- IRRIGATION CANAL EASEMENT PER V. 130, PGS 176-177, JCDR. SHOWN.
- WATER PIPELINE EASEMENT PER V. 245, PG. 343, JCDR AND AS SHOWN ON PLAT OF STEWART ACRES. ACCURATE LOCATION NOT GIVEN. APPROX LOCATION PER SLVCL7AR1 SHOWN.
- WATER PIPELINE EASEMENT PER V. 337, PG. 52, JCDR. SHOWN.
- WATER PIPELINE EASEMENT PER V. 340, PG. 102, JCDR. SHOWN.
- SANITARY SEWER EASEMENT PER DOC. NO. 81-09770, ORJCO. NOT ON SUBJECT PROPERTY.
- UNRECORDED "EASEMENT AGREEMENT", FOR PIPELINE DISCLOSED ON DOC. 86-21933, ORJCO. NO LOCATION IS GIVEN.
- PUBLIC UTILITY EASEMENT PER SLVCL7AR1. SHOWN.
- RESTRICTION PER SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 7A: "DIRECT VEHICULAR ACCESS SHALL NOT BE PERMITTED TO FOOTHILL ROAD OR CEDAR LINKS DRIVE."

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 10/9/18 By *JB*
This Survey Consists Of:
4 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SURVEY BY:
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DATE:
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HIGH CEDARS SUBDIVISION, PHASES 1 & 2

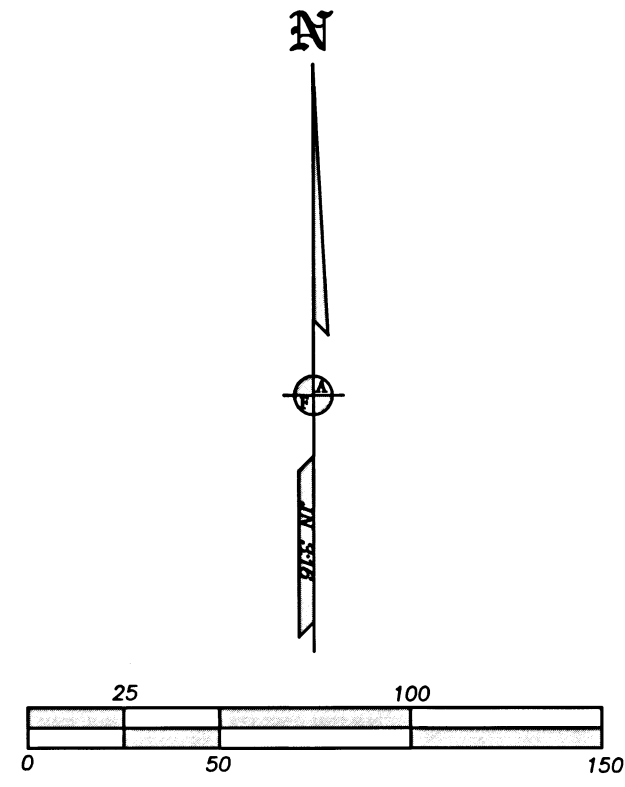
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(File PUD-15-043/LDS-15-044)

LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER 2014 RE-ESTAB'S.
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- ⊘ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
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- FS = FILED SURVEY #
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- SP = ONE FOOT STREET PLUG PER THIS PLAT.
- L1/C1 = SEE COURSE DATA TABLE.
- RS = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. IN POSITION OF FOUND MONUMENT.
- NR = FOUND MONUMENT NOT RESET WITH PERMISSION OF CITY SURVEYOR.
- WPE = WATER PIPELINE EASEMENT.
- OS# = OPEN SPACE (#).
- RSM = SET MAG NAIL & BRASS TAG MKD. L.J. FRIAR & ASSOC. IN CONCRETE IN POSITION OF FOUND MONUMENT.
- SWE = SIDEWALK EASEMENT PER THIS PLAT.
- ARW = ADDITIONAL STREET RIGHT OF WAY DEDICATED PER THIS PLAT.
- HHS2 = HERRINGTON HEIGHTS SUBDIVISION, UNIT NO. 2.
- NEPSDE = NON-EXCLUSIVE PRIVATE STORM DRAINAGE EASEMENT PER THIS PLAT. (WIDTH AS NOTED)

NUM	DELTA	ARC	RADIUS	CHORD
C1	89°29'47"	31.24	20.00	N44°51'46"W 28.16
C2	90°30'13"	31.59	20.00	S45°08'14"W 28.41
C3	88°37'22"	30.94	20.00	N46°04'39"E 27.94
C4	89°29'47"	31.24	20.00	S44°51'46"E 28.16
C5	89°30'09"	31.24	20.00	N44°51'36"W 28.16
C6	90°29'51"	31.59	20.00	S45°08'24"W 28.41
C7	89°30'09"	31.24	20.00	N44°51'36"W 28.16
C8	90°29'51"	31.59	20.00	S45°08'24"W 28.41
C9	43°02'57"	15.03	20.00	N68°51'52"E 14.68
C10	36°05'16"	12.60	20.00	S17°56'07"W 12.39
C11	43°02'57"	15.03	20.00	S68°05'12"E 14.68
C12	20°18'41"	7.09	20.00	N10°15'52"W 7.05
C13	153°51'29"	120.84	45.00	S56°30'32"W 87.67
C14	40°13'43"	31.60	45.00	N66°40'35"W 30.95
C15	50°07'12"	39.36	45.00	S68°08'58"W 38.12
C16	26°11'48"	20.57	45.00	S29°59'28"W 20.40
C17	37°18'46"	29.31	45.00	S01°45'49"E 28.79
C18	168°38'21"	132.45	45.00	N48°20'26"W 89.56
C19	27°45'52"	21.81	45.00	S61°13'20"W 21.59
C20	58°46'59"	46.17	45.00	N75°30'15"W 44.17
C21	46°00'21"	36.13	45.00	N23°06'34"W 35.17
C22	36°05'08"	28.34	45.00	N17°56'10"E 27.88
C23	05°38'18"	49.20	500.00	N02°42'16"E 49.18
C24	05°37'57"	49.15	500.00	S02°42'27"W 49.13
C25	05°38'18"	46.10	468.50	N02°42'16"E 46.09
C26	03°45'27"	34.86	531.50	S03°38'42"W 34.85
C27	90°30'13"	31.59	20.00	N45°08'14"E 28.41

NUM	BEARING	DISTANCE
L1	S83°59'08"E	55.32
L2	S88°05'58"E	63.04
L4	S83°59'08"E	27.66
L5	S83°59'08"E	27.66
L6	S88°05'58"E	31.52
L7	S88°05'58"E	31.52
L8	N89°53'29"E	27.50
L9	N89°53'29"E	27.50



BASIS OF BEARINGS:

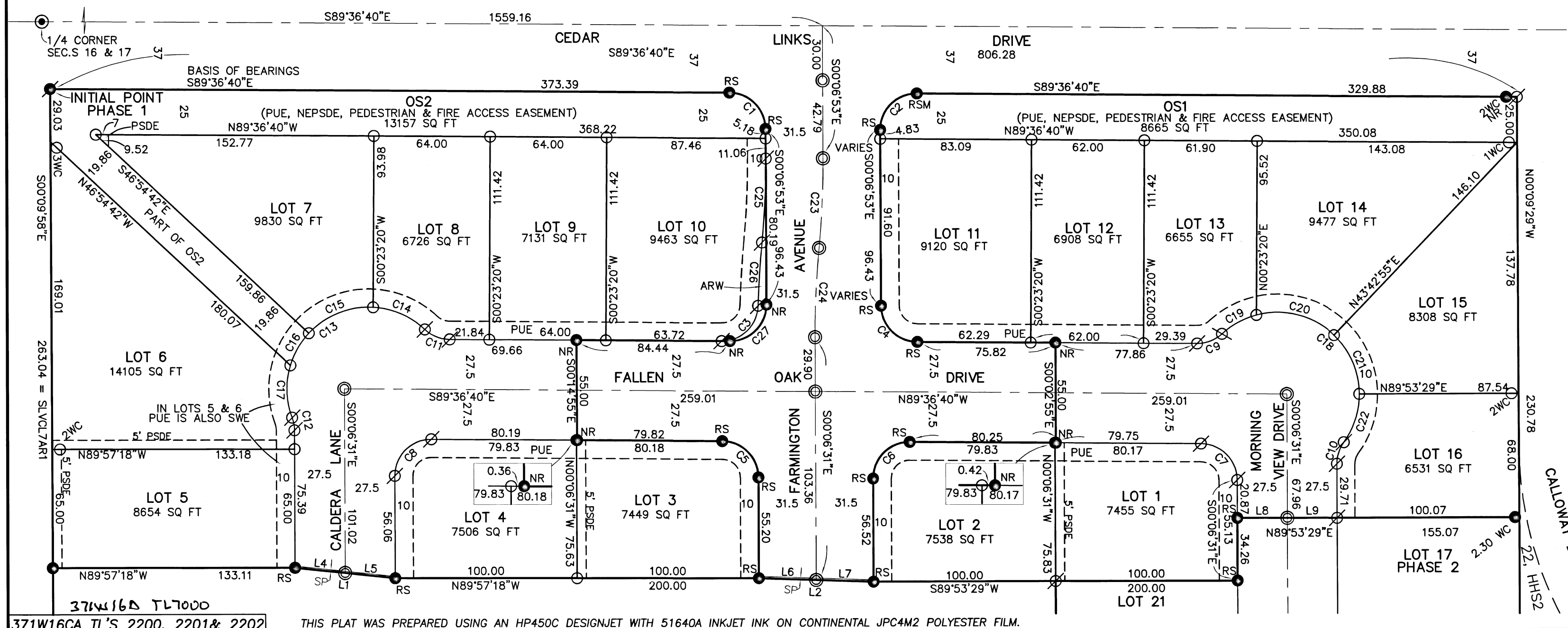
SURVEY NO. 22140 AS SHOWN.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 50'

EXCEPTIONS PER PUBLIC RECORD REPORT (SEE SHEET 2)

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NOTE:

ALL OF OS1 & OS2 ARE PUE, NEPSDE, PEDESTRIAN & FIRE ACCESS EASEMENT.



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 10/9/18 By *PS*
This Survey Consists Of:
4 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

22647

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Phone: (541) 772-2782
Email: ljfriar@charter.net

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	70°24'17"	245.76	200.00	S35°18'40"E 230.59
C2	70°24'26"	211.97	172.50	S35°18'44"E 198.89
C3	17°33'06"	52.84	172.50	S08°53'04"E 52.64
C4	51°19'36"	154.53	172.50	S43°19'25"E 149.41
C5	1°31'44"	4.60	172.50	S69°45'05"E 4.60
C6	70°24'11"	279.54	227.50	S35°18'37"E 262.29
C7	16°03'16"	63.75	227.50	S08°08'09"E 63.54
C8	11°51'04"	47.06	227.50	S22°05'19"E 46.97
C9	12°07'32"	48.15	227.50	S34°04'37"E 48.06
C10	13°52'38"	55.10	227.50	S47°04'42"E 54.97
C11	14°51'24"	58.99	227.50	S61°26'43"E 58.82
C12	1°38'17"	6.50	227.50	S69°41'34"E 6.50

COURSE DATA TABLE

NUM	BEARING	DISTANCE
L1	N89°53'29"E	27.50
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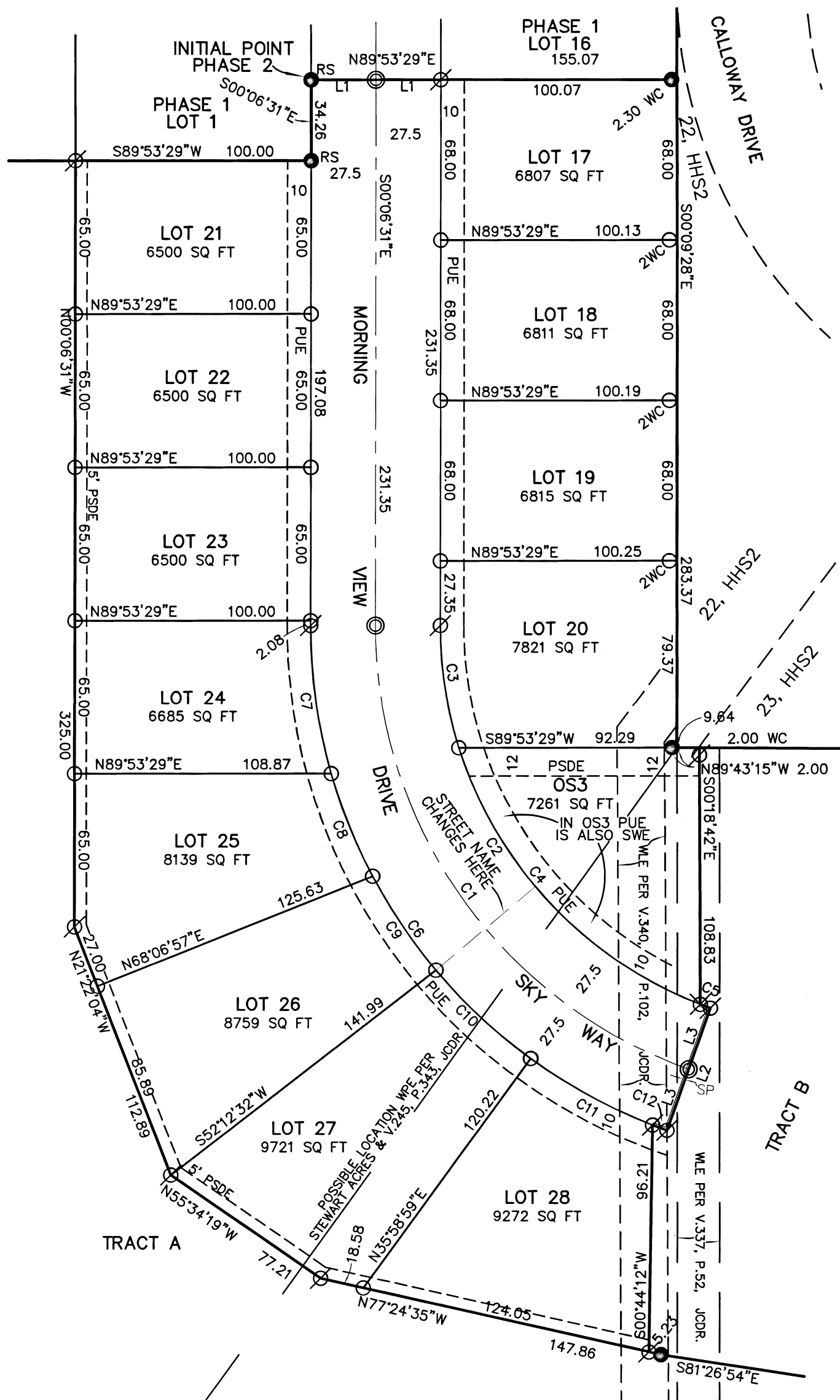
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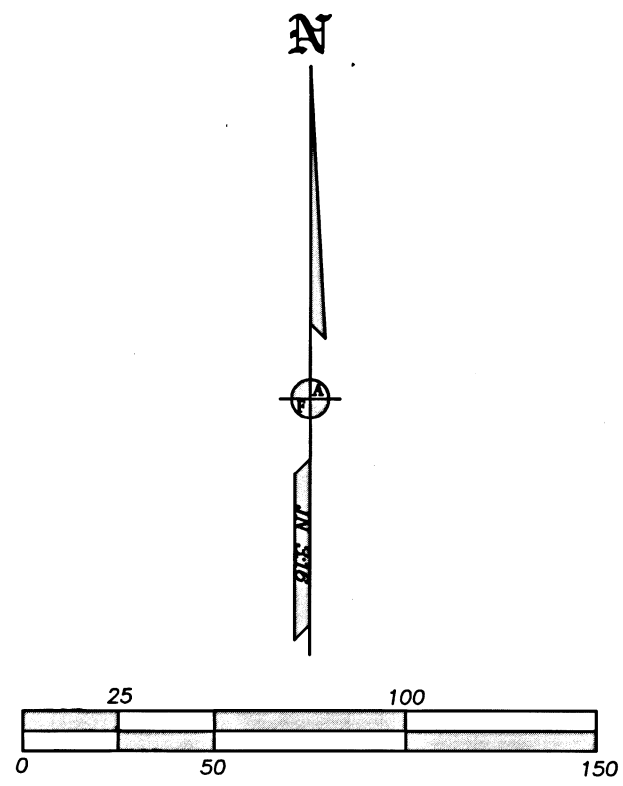
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BASIS OF BEARINGS:

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SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

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JAMES E. HIBBS
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RENEWAL DATE 6-30-19

FILED
Date 10/9/18 By PB

This Survey Consists Of:
4 sheet(s) Map
0 page(s) Narrative

JACKSON COUNTY SURVEYOR

371W16A TL7000
371W16CA TL'S 2200, 2201 & 2202

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

SHEET 4 OF 4 15216FM

22647

22647
17L/20