

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

HIGH CEDARS SUBDIVISION, PHASE 3A

A Planned Community Subdivision of Tract A of HIGH CEDARS SUBDIVISION, PHASES 1 & 2 & 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 \*\*\*

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

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

Filed for record this 25th day of February, 2019, at 9:45 o'clock A.M., and recorded in Volume 45 of Plats at Page 06 of the records of Jackson County, Oregon and recorded as Document No. 2019-004885. Official Records of Jackson County, Oregon.

KEVANS Acting Planning Director

FEBRUARY 15, 2019 Date

EXAMINED AND APPROVED as required by ORS 92.100 as of FEBRUARY 7, 2019

City Surveyor

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

Christine D. Walker County Clerk

Jean Shugart Deputy

EXAMINED AND APPROVED this 7 day of FEBRUARY, 2019

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 and recorded as Document No. 2019-004885, ORJCO.

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

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of February 25th, 2019

Assessor, Department of Assessment

DATE: JANUARY 2, 2019

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:

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of Feb. 25th, 2019

Tax Collector

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

Tract A of HIGH CEDARS SUBDIVISION, PHASES 1 & 2, according to the official plat thereof, now of record, in Volume 44, Page 19 of plat records of Jackson County, Oregon.



\*\*\* DECLARATION \*\*\*

Know all men by these presents that 1 PETER 5:7, LLC, is the owner in fee of the lands shown on Sheets 2 & 3, more particularly described in the Surveyor's Certificate, and has subdivided the same into the Lots as shown on Sheets 2 & 3; and (1) does hereby dedicate to the public for public use under the jurisdiction of the City of Medford the streets 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 HIGH CEDARS SUBDIVISION, PHASE 3A, which shall be subject to the Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this plat and (4) does hereby grant to the City of Medford in fee the one foot street plug (SP).

C.A. GALPIN, MEMBER 1 PETER 5:7, LLC

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

PURPOSE: To survey and monument the exterior boundary, lot and street right of way HIGH CEDARS SUBDIVISION, PHASE 3A.

PROCEDURE: The exterior monuments of this Phase were tied and/or monumented by this office during High Cedars Subdivision, Phases 1 & 2 (FS22467). From that information, computed the interior Lot and street right of way corner positions of this Phase and set monuments as shown on Sheets 2 & 3.

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 30 DAY OF January, 2019

Terry Speedling Notary Public - Oregon

COMMISSION NO. 902811

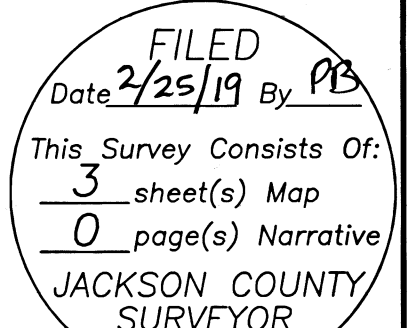
MY COMMISSION EXPIRES June 5, 2021

APPROVED FOR RECORDING

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

County Commissioner/Administrator

2/25/19 DATE



SHEET 1 OF 3

# HIGH CEDARS SUBDIVISION, PHASE 3A

A Planned Community Subdivision of Tract A of  
 HIGH CEDARS SUBDIVISION, PHASES 1 & 2 &  
 located in the 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)

**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:**  
 1 PETER 5.7, LLC  
 744 CARDLEY AVE, #100  
 MEDFORD, OR 97504

**DATE:**  
 JANUARY 2, 2019

**LEGEND:**

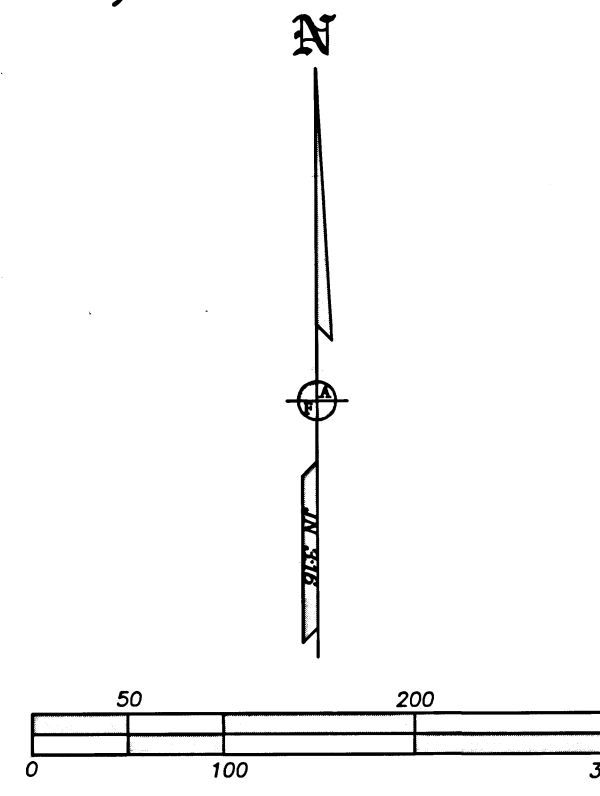
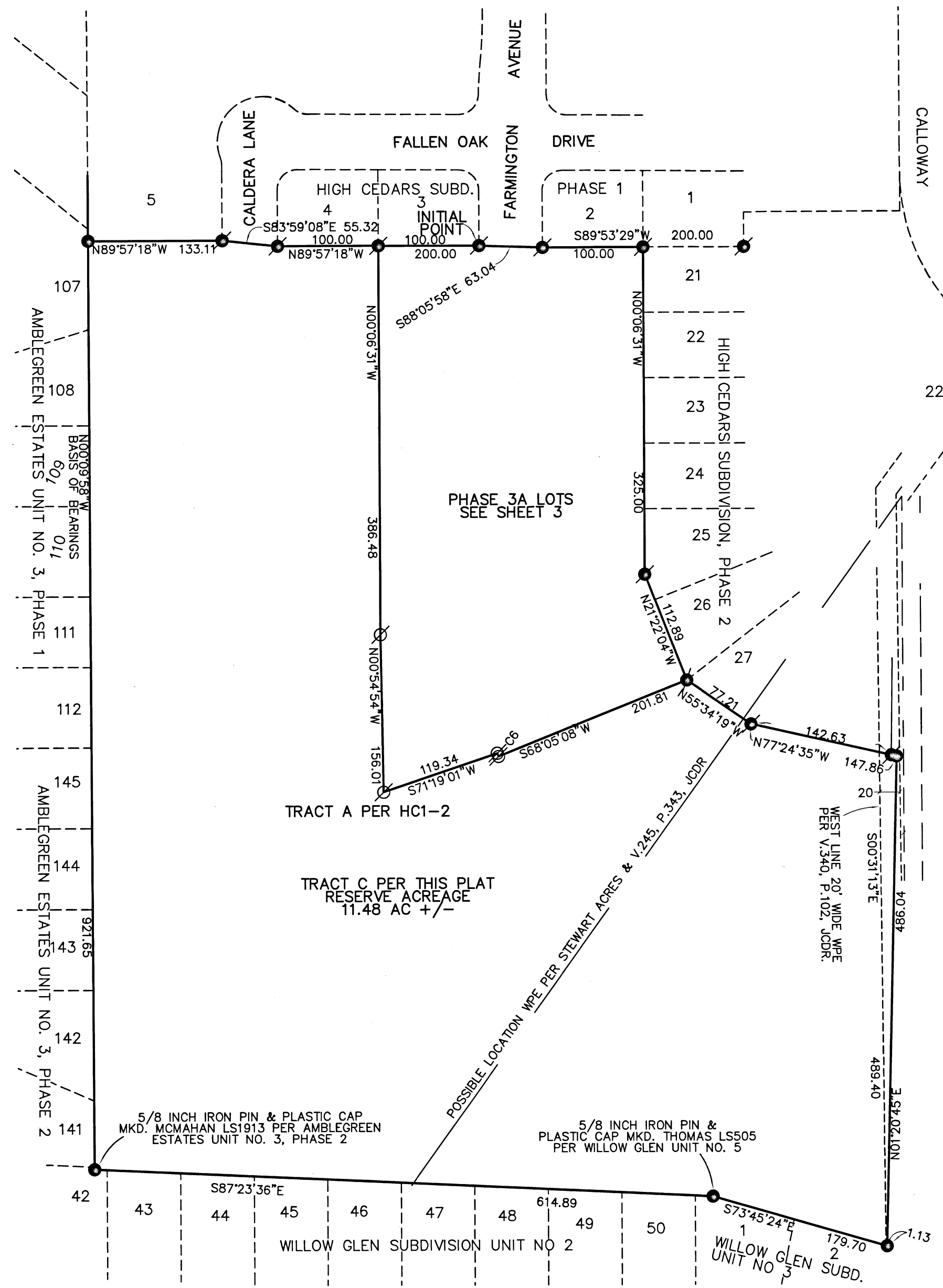
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD HOFFBUHR AND ASSOCIATES INC PER SLVCL7AR1 OR FS21667 OR AS NOTED.
  - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER HC1-2.
  - ⊘ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
  - = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
  - ⊙ = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
- JCDR = JACKSON COUNTY DEED RECORDS.  
 ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.  
 WC = WITNESS CORNER MONUMENT (DISTANCE NOTED).  
 HC1-2 = HIGH CEDARS SUBDIVISION, PHASES 1 & 2 (FS22647).  
 FS = FILED SURVEY #.  
 WPE = WATER PIPELINE EASEMENT.

**BASIS OF BEARINGS:**

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

**NOTE:**

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



**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	CHORD
C1	21'48"19"	64.13	168.50	S11'00'41"E 63.74
C2	21'48"20"	76.12	200.00	S11'00'41"E 75.66
C3	21'48"20"	88.10	231.50	S11'00'41"E 87.57
C4	7'09"10"	28.90	231.50	S03'41'06"E 28.88
C5	13'48"21"	55.78	231.50	S14'09'51"E 55.65
C6	00'50'49"	3.42	231.50	S21'29'26"E 3.42

NUM	BEARING	DISTANCE
L1	S88'05'58"E	63.04
L2	S88'05'58"E	31.52
L3	S88'05'58"E	31.52

**EXCEPTIONS PER PUBLIC RECORD REPORT**

- IRRIGATION CANAL EASEMENT PER V. 130, PGS 176-177, JCDR. NOT ON SUBJECT PROPERTY.
- 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. NOT ON SUBJECT PROPERTY..
- 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.

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
 [Signature]  
 OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234  
 RENEWAL DATE 6-30-19

FILED  
 Date 2/25/19 By JB  
 This Survey Consists Of:  
 3 sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

**SURVEY FOR:**

1 PETER 5-7, LLC  
744 CARDLEY AVE, #100  
MEDFORD, OR 97504

**SURVEY BY:**

L.J. Friar & Associates, P.C.  
Consulting Land Surveyors  
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Phoenix, Oregon 97535  
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**DATE:**

JANUARY 2, 2019

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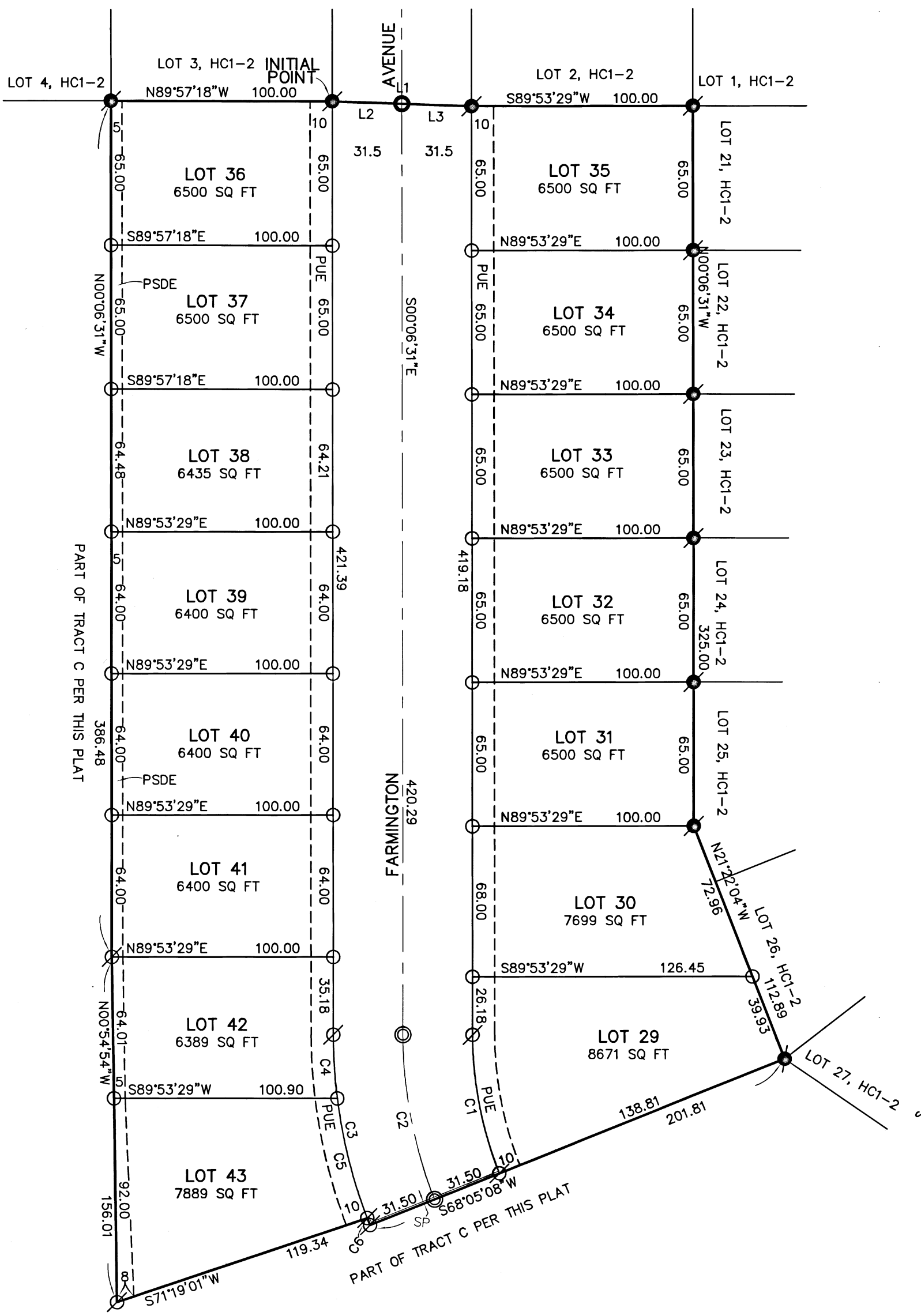
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- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT FOR LOTS 36-43 AND ADJOINING PROPERTY PER THIS PLAT.
- SP = ONE FOOT STREET PLUG PER THIS PLAT.
- L1/C1 = SEE COURSE DATA TABLE.

**BASIS OF BEARINGS:**

SURVEY NO. 22140 AS SHOWN ON SHEET 2.  
UNIT OF MEASUREMENT = FEET SCALE: 1" = 50'



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

*J. Cardley*  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

*J. Cardley*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-19

FILED  
Date 2/25/19 By PB  
This Survey Consists Of:  
3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

22742  
177/30