

HIGH CEDARS AT CEDAR LANDING, PHASE 5A
(A PLANNED COMMUNITY)

SITUATED IN
TRACT B OF HIGH CEDARS SUBDIVISION, PHASES 1 AND 2
IN THE SW 1/4 OF SECTION 16,
TOWNSHIP 37 SOUTH, RANGE 1 WEST, W.M.,
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

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:

TRACT B OF HIGH CEDARS SUBDIVISION, PHASES 1 AND 2 IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED OCTOBER 9TH, 2018 IN VOLUME 44 OF PLATS AT PAGE 19 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Darrell L. Huck
SURVEYOR

APPROVALS

MEDFORD CITY PLANNING: FILE NO. LDS-15-44

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

Kevin
Acting PLANNING DIRECTOR

March 27, 2019
DATE

EXAMINED AND APPROVED THIS 18 DAY OF MARCH, 2019.

[Signature]
CITY ENGINEER

EXAMINED AND APPROVED THIS 18 DAY OF MARCH, 2019.

[Signature]
CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 28 DAY OF March 20, 2019.

Dilly Thompson, agent
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 28 DAY OF March, 2019.

Carol Elkins - Deputy
TAX COLLECTOR

RECORDER'S STATEMENT

FILED FOR RECORD THIS 28th DAY OF March, 2019 AT 3:14 O'CLOCK P M. AND RECORDED IN VOLUME 45 OF PLATS AT PAGE 09 OF RECORDS OF JACKSON COUNTY, OREGON.

Christine W. Walker Carmen W. Helman
COUNTY CLERK DEPUTY

APPROVED FOR RECORDING

Darrell L. Huck
COUNTY COMMISSIONER/ADMINISTRATOR

3/28/19
DATE

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT CEDAR LANDING DEVELOPMENT LLC, AN OREGON LIMITED LIABILITY COMPANY IS THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED AND HAS SUBDIVIDED THE SAME INTO LOTS, STREETS AND OPEN SPACE 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 A CORRECT REPRESENTATION OF THE SUBDIVISION. WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS SHOWN HEREON AND THE 12-FOOT PEDESTRIAN PATH, TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. WE DO HEREBY GRANT TO THE CITY OF MEDFORD IN FEE SIMPLE THE AREA PORTRAYED AND DESIGNATED HEREON AS A 1-FOOT RESERVE STRIP. 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 DO HEREBY GRANT TO THE CITY OF MEDFORD, AN EASEMENT FOR EMERGENCY VEHICULAR TURNAROUND OVER THE AREA SHOWN AT THE EASTERLY EXTENSION OF SKY WAY. BY ITS ACCEPTANCE OF THIS EASEMENT, THE CITY OF MEDFORD DECLARES THAT SAID EASEMENT, UNLESS OTHERWISE QUITCLAIMED, SHALL AUTOMATICALLY TERMINATE AND EXTINGUISH IF (A) EXTENSION OF THE AFFECTED STREET HAS BEEN DEDICATED, IMPROVED AND ACCEPTED BY THE CITY OR (B) AN ALTERNATE TURNAROUND HAS BEEN PROVIDED. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 86, 87, 88, 89, 90, 91 AND THE RESERVE AREA, A 5-FOOT PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS LOTS 86, 87, 88, 89, 90, 91 AND 92. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 93, 94 AND 95, A 5-FOOT PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS LOTS 94, 95 AND OPEN SPACE "A". WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 97, 98, 99, 100, 101 AND 102, A 5-FOOT PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS LOTS 96, 97, 98, 99, 100 AND 101. WE HEREBY DESIGNATE SAID SUBDIVISION AS HIGH CEDARS AT CEDAR LANDING, PHASE 5A.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT HIGH CEDARS AT CEDAR LANDING PHASE, 5A AS APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT (FILE NO LDS-15-044).

PROCEDURE: THE BOUNDARY OF THIS SUBDIVISION WAS ESTABLISHED FROM PREVIOUS SUBDIVISIONS INCLUDING HERRINGTON HEIGHTS, UNITS NO. 1 AND 2, SKY LAKES VILLAGE AT CEDAR LANDING PHASE 7A REPLAT OF LOTS 95, 96, 97, 98 AND 99 AND HIGH CEDARS SUBDIVISION, PHASES 1 AND 2. MONUMENTS FROM THESE SUBDIVISIONS WERE LOCATED, EVALUATED FOR ACCURACY AND REPLACED WHERE NECESSARY.

EQUIPMENT USED: TRIMBLE S6 ROBOTIC INSTRUMENT.

NOTES: FIRST AMERICAN TITLE PUBLIC RECORD REPORT DATED OCTOBER 22, 2018

- 1) 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 AN INSTRUMENT RECORDED MARCH 23, 2016 AS DOCUMENT NO. 2016-08736, THE HEREIN DESCRIBED LAND IS NO LONGER SUBJECT TO LEVIES AND ASSESSMENTS BY SAID DISTRICT.
- 2) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF THE MEDFORD IRRIGATION DISTRICT FOR IRRIGATION CANAL PURPOSES ALONG THE EAST BOUNDARY RECORDED IN VOLUME 130, PAGES 176-177. (SHOWN)
- 3) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF THE CITY OF MEDFORD FOR WATER PIPELINE FACILITIES AS SHOWN ON PLAT 44-19 RECORDED IN VOLUME 337, PAGE 52. (SHOWN PER SURVEY NO. 22647)
- 4) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF THE CITY OF MEDFORD FOR WATER PIPELINE FACILITIES AS SHOWN ON PLAT 44-19 RECORDED IN VOLUME 340, PAGE 102. (SHOWN PER SURVEY NO. 22647)
- 5) "EASEMENT AGREEMENT" FOR PIPELINE DATED APRIL 3, 1968 WITH FORDYCE WATER USERS, INC. AS DISCLOSED BY WARRANTY DEED RECORDED OCTOBER 30, 1986 AS DOCUMENT NO. 86-21933, OFFICIAL RECORDS, JACKSON COUNTY, OREGON. (NO SPECIFIC LOCATION GIVEN)
- 6) DEFERRED IMPROVEMENT AGREEMENT WITH THE CITY OF MEDFORD INCLUDING THE TERMS AND PROVISIONS THEREOF RECORDED AS DOCUMENT NO. 87-05971.
- 7) SKYLAKES VILLAGE AT CEDAR LANDING, PHASE 7A: DIRECT VEHICULAR ACCESS SHALL NOT BE PERMITTED TO FOOTHILL DRIVE OR CEDAR LINKS DRIVE.
- 8) 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 RECORDED AS DOCUMENT NO. 2007-053982. MODIFICATION AND OR AMENDMENT PER INSTRUMENT NO. 2007-053983. MODIFICATION AND OR AMENDMENT PER INSTRUMENT NO. 2011-014979.
- 9) REGULATIONS AND ASSESSMENTS OF CEDAR LANDING RESIDENTIAL ASSOCIATION HOMEOWNER'S ASSOCIATION AS SET FORTH IN DECLARATION RECORDED AS INSTRUMENT NO. 2007-053982.
- 10) BY-LAWS, INCLUDING TERMS AND PROVISIONS THEREOF OF CEDAR LANDING RESIDENTIAL ASSOCIATION HOMEOWNER'S ASSOCIATION RECORDED AS INSTRUMENT. NO. 2007-053982.
- 11) BY-LAWS, INCLUDING TERMS AND PROVISIONS THEREOF OF CEDAR LANDING RESIDENTIAL ASSOCIATION HOMEOWNER'S ASSOCIATION RECORDED AS INSTRUMENT. NO. 2007-055630.
- 12) DEED DECLARATION DEVELOPMENT PROHIBITION, INCLUDING THE TERMS AND PROVISIONS THEREOF RECORDED AS DOCUMENTS NO. 2015-005588, 2015-005589, 2015-005590 & 2015-005591. (MAY BE REMOVED WHEN FUTURE SUBDIVISION PLAT IS FILED).
- 13) 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 RECORDED AS DOCUMENT NO. 2018-031313.
- 14) REGULATIONS AND ASSESSMENTS OF HIGH CEDARS HOMEOWNERS ASSOCIATION TO BE CREATED IN THE FUTURE WITH AUTOMATIC MEMBERSHIP AND SHARED COMMON AREA MAINTENANCE AS SET FORTH IN DECLARATION RECORDED AS DOCUMENT NO. 2018-031313.
- 15) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, IN FAVOR OF THE CITY OF MEDFORD, BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS FOR WATER MAINS AND WATER FACILITIES RECORDED AS DOCUMENT NO. 2018-032786. (SHOWN)
- 16) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF THE CITY OF MEDFORD FOR SANITARY SEWER AS SHOWN ON PLAT 44-19 RECORDED DOCUMENT NO. 81-09770. (DOES NOT AFFECT THIS PROPERTY)

ACKNOWLEDGEMENT

CEDAR LANDING DEVELOPMENT LLC, AN OREGON LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, SIGNED THIS 15 DAY OF March, 2019.

BY: EC
TITLE: Manager

STATE OF Oregon
COUNTY OF Jackson) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED THIS 15 DAY OF March, 2019 BY ERIC ARTNEK, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF CEDAR LANDING DEVELOPMENT LLC, AN OREGON LIMITED LIABILITY COMPANY.

Stardillo
NOTARY PUBLIC - OREGON

COMMISSION NO. 965816

MY COMMISSION EXPIRES 08-27-2021

CONSENT

BLUM FAMILY DYNASTY, INC., AN OREGON CORPORATION, BENEFICIARY OF A CERTAIN TRUST DEED RECORDED AUGUST 10, 2018 AS DOCUMENT NO. 2018-026127, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

SEE CONSENT RECORDED AS DOC. NO. 2019-008141, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

RECEIVED
Date 3/28/19 By PB
This survey Consists of:
2 sheet(s) Map
0 pages(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

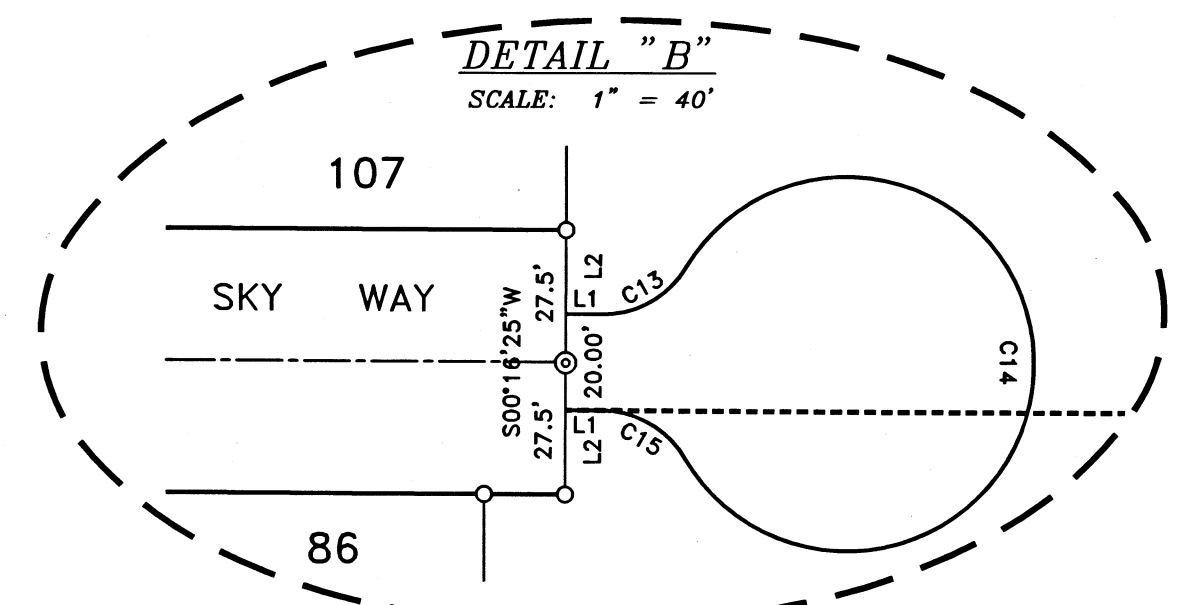
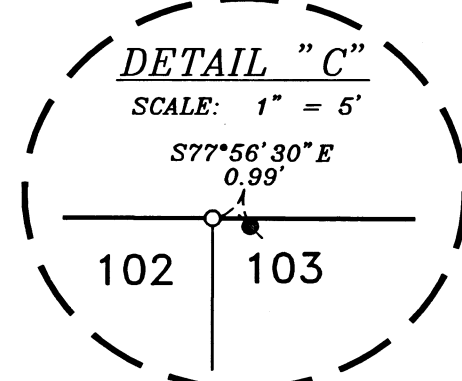
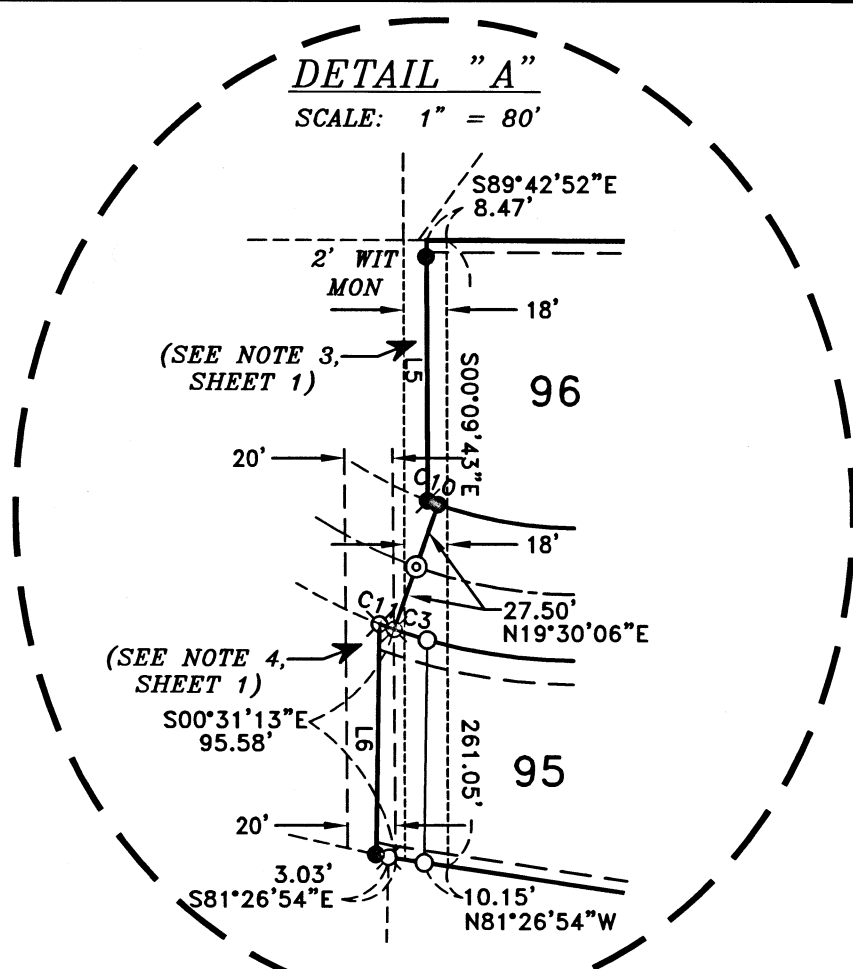
Expires 6/30/2019

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

HIGH CEDARS AT CEDAR LANDING, PHASE 5A

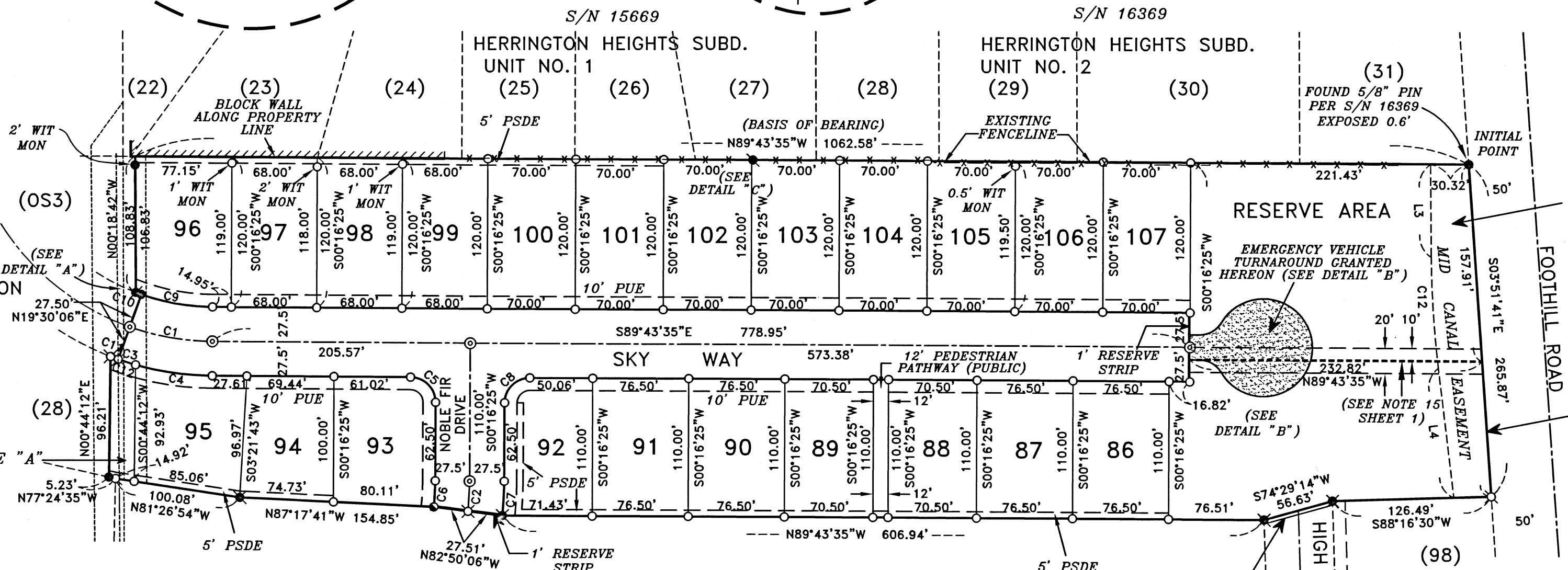
(A PLANNED COMMUNITY)

SITUATED IN
TRACT B OF HIGH CEDARS SUBDIVISION, PHASES 1 AND 2
IN THE SW 1/4 OF SECTION 16,
TOWNSHIP 37 SOUTH, RANGE 1 WEST, W.M.,
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON



FALLEN OAK DRIVE
FOUND 5/8" IRON PIN (NO CAP) PER SURVEY NO. 22647
MORNING VIEW DR.
(S00°06'31"E 299.31' PER S/N 22647)
S00°05'45"E 299.33'

FOUND 5/8" IRON PIN WITH ALUMINUM CAP STAMPED "L.J. FRIAR & ASSOC." PER SURVEY NO. 22647
HIGH CEDARS SUBDIVISION PHASE 2 S/N 22647



S/N 15669 HERRINGTON HEIGHTS SUBD. UNIT NO. 1
S/N 16369 HERRINGTON HEIGHTS SUBD. UNIT NO. 2
RESERVE AREA
EMERGENCY VEHICLE TURNAROUND GRANTED HEREON (SEE DETAIL "B")
FOOTHILL ROAD
SKY LAKES VILLAGE AT CEDAR LANDING PHASE 7A
REPLAT OF LOTS 95, 96, 97, 98 AND 99,
S/N 22140 (98)
S/N 22167
S/N 22647

(SEE NOTE 2, SHEET 1)
(SEE NOTE 7, SHEET 1)

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541)779-4641
BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 INCH = 80' DECEMBER 16, 2018
BASIS OF BEARING: NORTH LINE OF TRACT B PER SURVEY NO 22647

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	67.07'	200.00'	19°12'51"	66.76'	S80°07'09"E
C2	24.23'	250.00'	05°33'17"	24.24'	S03°03'04"W
C3	14.51'	227.50'	03°39'12"	14.50'	N72°20'15"W
C4	61.79'	227.50'	15°33'45"	61.60'	S81°56'43"E
C5	31.42'	20.00'	90°00'00"	28.28'	N44°43'35"W
C6	20.93'	222.50'	05°23'22"	20.92'	N02°58'06"E
C7	27.54'	227.50'	05°41'14"	27.53'	S03°07'02"W
C8	31.42'	20.00'	90°00'00"	28.28'	S45°16'25"W
C9	62.44'	172.50'	20°44'27"	62.10'	N79°21'21"W
C10	4.60'	172.50'	01°31'44"	4.60'	N69°45'00"W
C11	6.50'	227.50'	01°38'17"	6.50'	S69°41'29"E
C12	21.01'	227.50'	05°17'29"	21.00'	S71°31'06"E
C13	20.75'	20.00'	59°26'16"	19.83'	N60°33'17"E
C14	203.44'	78.00'	298°52'32"	39.66'	S00°16'25"W
C15	20.75'	20.00'	59°26'16"	19.83'	N60°00'27"W
C16	245.60'	200.00'	70°21'35"	230.45'	N35°19'56"W
S/N 22647	245.76'	200.00'	70°24'17"	230.59'	N35°18'40"W

LINE	BEARING	DISTANCE
L1	S89°43'35"E	7.75'
L2	S00°16'25"W	17.50'
L3	S00°24'00"E	74.27'
L4	S01°43'30"E	50.25'
L5	N00°18'42"W	108.83'
L6	N00°44'12"E	96.21'

****RECEIVED****
Date 3/28/19 By PB
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Dan L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023
Expires 6/30/2019

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

- = SET 5/8" x 24" IRON REINFORCING PIN WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOCIATES, INC."
- ⊗ = SET 5/8" x 30" IRON REINFORCING PIN WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOCIATES, INC."
- = SET LEAD PLUG AND TACK WITH METAL WASHER STAMPED "LS 2023" IN SANDSTONE.
- ⊙ = SET 5/8" x 30" IRON REINFORCING PIN WITH ALUMINUM CAP STAMPED "HOFFBUHR AND ASSOCIATES, INC."
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "L.J. FRIAR & ASSOC." PER SURVEY NO. 22647 OR AS NOTED.
- = FOUND MAG NAIL AND BRASS TAG STAMPED "L.J. FRIAR & ASSOC." IN CONCRETE PER SURVEY NO. 22647.
- ⊗ = FOUND 5/8" IRON REINFORCING PIN WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOCIATES, INC." PER SURVEY NO. 22140.
- = FOUND 5/8" IRON REINFORCING PIN WITH PLASTIC CAP STAMPED "D. HUCK LS 2023." ("HOFFBUHR AND ASSOCIATES, INC" PER S/N 21667.
- O.S. = OPEN SPACE
- PSDE = PRIVATE STORM DRAIN EASEMENT
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, IRRIGATION, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- WIT MON = WITNESS MONUMENT