

*** APPROVALS ***

File LDS-16-027.

I certify that, pursuant to authority granted in M.L.D.C. 10.162 this plat is hereby approved.

[Signature]
Planning Director

JUNE 8, 2020
Date

THE COTTAGES AT CEDAR LANDING

A Planned Community Subdivision of
Lot 127 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)

*** RECORDER'S CERTIFICATE ***

Filed for record this 19th day of June, 2020, at 9:59 o'clock A.M., and recorded in Volume 46 of Plats at Page 10 of the records of Jackson County, Oregon and recorded as Document No. 2020-020472, Official Records of Jackson County, Oregon.

EXAMINED AND APPROVED as required by ORS 92.100 as of JUNE 3, 2020.

[Signature]
City Surveyor

EXAMINED AND APPROVED this 3 day of JUNE, 2020.

[Signature]
City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of JUNE 15, 2020.

[Signature] ABENT
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of JUNE 9, 2020.

[Signature]
Tax Collector

SURVEY FOR:
RV Cottages LLC
220 Dead Indian Memorial Road
Ashland, OR 97520

SURVEY BY:
L.J. Friar & Associates, P.C.
Consulting Land Surveyors
P.O. Box 1947
Phoenix, Oregon 97535
Phone: (541) 772-2782
lfriarandassociates@charter.net

DATE:
May 1, 2020

[Signature]
Christal D. Walker
County Clerk

[Signature]
Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. N/A, 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:

Lot 127 of the Replat of Lots 91 & 94 of SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 7A, according to the official plat thereof, now of record, in Volume 42, Page 26 of plat records of Jackson County, Oregon.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-21

*** DECLARATION ***

Know all men by these presents that RV COTTAGES LLC, is the owner in fee of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate, and have 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, together with the Public Utility Easements (PUE), Public Water Facilities Easement (PWE) and Public Sanitary Sewer Easement (SSE1) and Street Plug (SP) with the condition that upon the approved dedication of the affected streets the Street Plug will automatically be dedicated as street right of way and (2) does hereby make and establish the Private Road Easement (PRE) and Private Storm Drainage Easement (PSDE) for the benefit of all Lots and the Shared Access Easement (SAE) for Lots 13, 14, 19 & 20 and (3) does hereby designate said Subdivision as THE COTTAGES AT CEDAR LANDING, which shall be subject to the Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this plat.

[Signature]
JOHN CLASON, MEMBER
CLASON COMPANY, LLC, Member
RV COTTAGES LLC

STATE OF OREGON)
COUNTY OF JACKSON) SS.

PERSONALLY APPEARED THE ABOVE NAMED JOHN CLASON AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF CLASON COMPANY, LLC.

DATED THIS 4th DAY OF May, 2020.

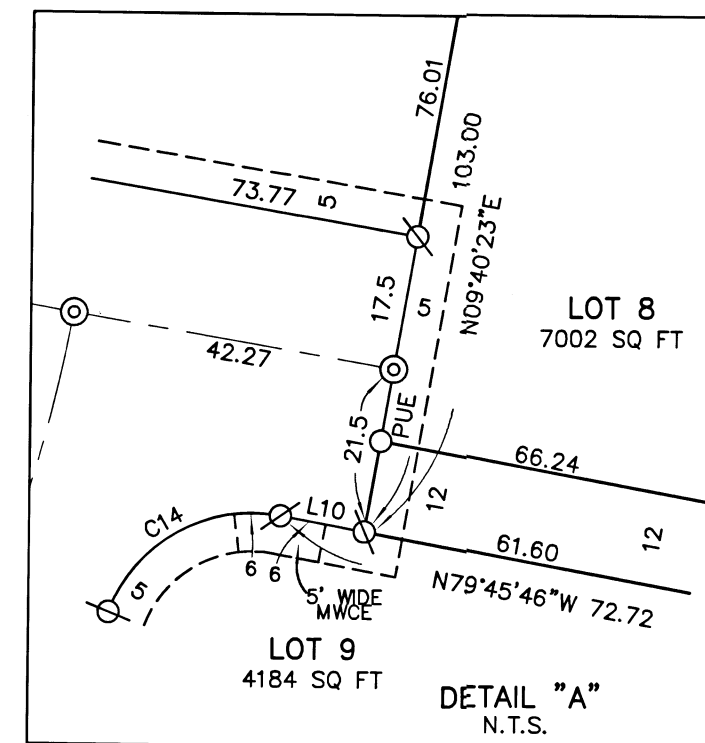
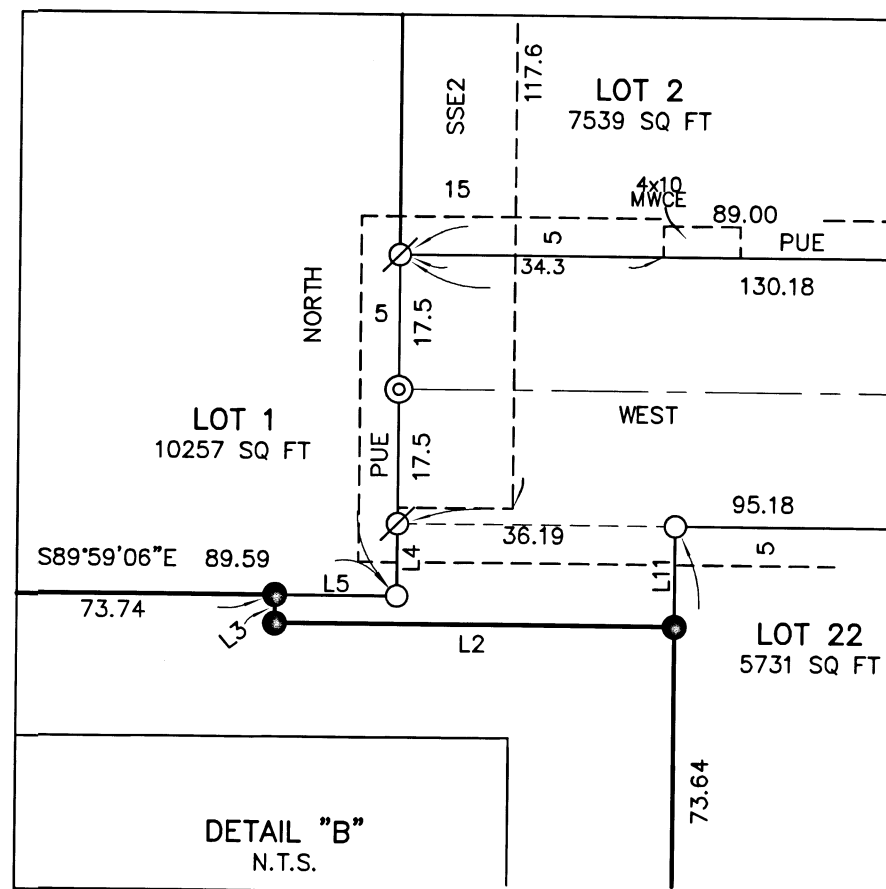
[Signature]
Jamila M. Baker
NOTARY PUBLIC - OREGON

COMMISSION NO. 999208

MY COMMISSION EXPIRES 4/19/2024

CONSENT AFFIDAVIT - DOC. 2020-020469, ORJCO

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



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

PURPOSE: To survey and monument the exterior boundary, certain lots corners and graphically shown the remaining lots, open space and street right of way corners of THE COTTAGES AT CEDAR LANDING. See City File LDS-16-027.

PROCEDURE: Using Trimble R8 G.P.S. receivers made ties to monuments as shown hereon to control the exterior of Lot 127. 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. The remaining monuments are being deferred until construction of improvements is complete.

*** POST MONUMENTATION ***

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY December 31, 2020.

[Signature]
SURVEYOR

2021-034258

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. 23424, ORJCO, THIS 10 DAY OF May, 2021.

APPROVED: *[Signature]*
CITY OF MEDFORD SURVEYOR

APPROVED FOR RECORDING.

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

6/15/20
DATE

FILED
Date 6/19/20 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 1 OF 2

SURVEY BY:
L.J. Friar & Associates, P.C.
Consulting Land Surveyors
P.O. Box 1947
Phoenix, Oregon 97535
Phone: (541) 772-2782
lfriarandassociates@charter.net

SURVEY FOR:
RV Cottages LLC
220 Dead Indian Memorial Road
Ashland, OR 97520
DATE:
May 1, 2020

THE COTTAGES AT CEDAR LANDING

A Planned Community Subdivision of
Lot 127 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)

- LEGEND:**
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD HOFFBUHR AND ASSOCIATES INC PER SLVCL7AR.
 - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER SLVCL7B.
 - ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. MINECCI LS2349 PER SLVCL5&6.
 - ⊠ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - = SET 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC. & 4" MAG NAIL IN ASPHALT.
 - ⊘ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)
 - = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)
 - ⊙ = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)

See Survey 23424

COURSE DATA TABLE

NUM	BEARING	DISTANCE
L1	S41°56'00"E	11.78
L2	EAST	52.04
L3	SOUTH	3.68
L4	SOUTH	9.40
L5	S89°59'06"E	15.85
L6	S76°19'56"E	90.21
L7	S47°33'49"E	41.02
L8	S26°19'18"E	40.85
L9	S30°54'27"W	12.83
L10	N79°45'46"W	11.13
L11	NORTH	13.08

COURSE DATA TABLE

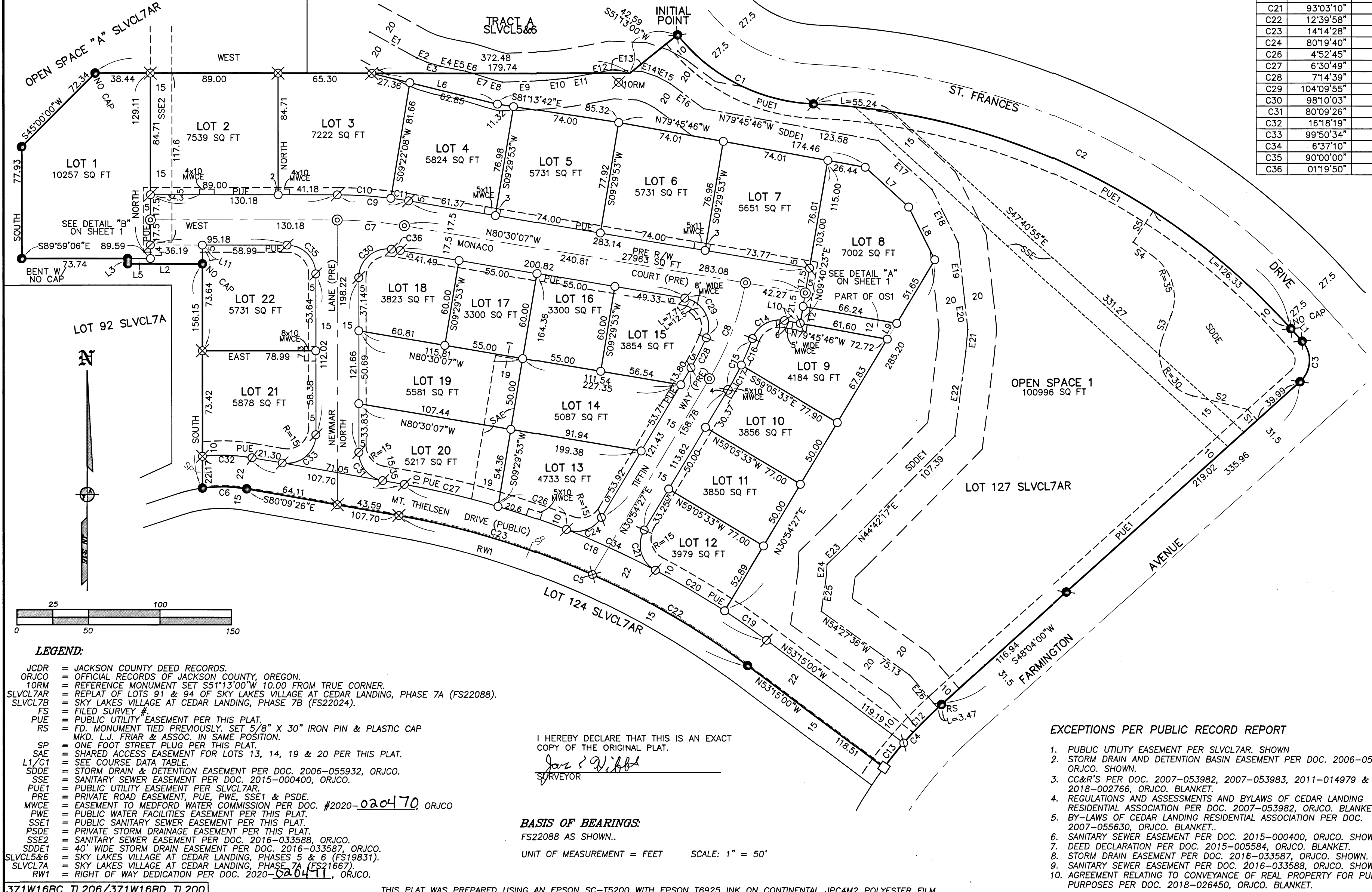
NUM	DELTA	ARC	RADIUS	CHORD
C1	49°10'08"	109.42	127.50	S63°07'12"E 106.09
C2	45°46'16"	377.46	472.50	N64°49'08"W 367.50
C3	90°00'00"	31.42	20.00	N03°04'00"E 28.28
C4	11°42'47"	59.69	292.00	S42°12'37"W 59.59
C5	26°54'26"	266.74	568.00	N66°42'13"W 264.30
C6	17°44'07"	30.95	100.00	N89°01'29"W 30.83
C7	9°29'53"	47.06	283.86	N85°15'04"W 47.00
C8	20°35'05"	71.85	200.00	N20°36'54"E 71.47
C9	9°29'53"	49.96	301.36	N85°15'04"W 49.90
C10	7°07'47"	37.50	301.36	N86°26'06"W 37.48
C11	2°22'06"	12.46	301.36	N81°41'10"W 12.46
C12	7°23'35"	37.68	292.00	S44°22'12"W 37.65
C13	4°19'12"	22.02	292.00	S38°30'49"W 22.01
C14	79°53'24"	27.89	20.00	S60°17'32"W 25.68
C15	10°33'37"	39.63	215.00	N25°37'38"E 39.57
C16	5°19'22"	19.97	215.00	N23°00'31"E 19.97
C17	5°14'15"	19.65	215.00	N28°17'20"E 19.65
C18	26°54'26"	277.08	590.00	N66°42'13"W 274.54
C19	3°27'40"	35.64	590.00	N54°58'50"W 35.64
C20	5°26'03"	55.96	590.00	N59°25'42"W 55.94
C21	93°03'10"	32.48	20.00	S15°37'08"E 29.03
C22	12°39'58"	125.57	568.00	N59°34'59"W 125.31
C23	14°14'28"	141.18	568.00	N73°02'12"W 140.82
C24	80°19'40"	28.04	20.00	N71°04'17"E 25.80
C26	4°52'45"	50.24	590.00	N71°12'15"W 50.23
C27	6°30'49"	67.07	590.00	N76°54'02"W 67.04
C28	7°14'39"	23.39	185.00	N27°17'07"E 23.38
C29	104°09'55"	36.36	20.00	N28°25'10"W 31.56
C30	98°10'03"	34.27	20.00	S49°05'02"W 30.23
C31	80°09'26"	27.98	20.00	S40°04'43"E 25.75
C32	16°18'19"	34.72	122.00	N88°18'35"W 34.60
C33	99°50'34"	34.85	20.00	N49°55'17"E 30.61
C34	6°37'10"	68.16	590.00	N65°27'18"W 68.12
C35	90°00'00"	31.42	20.00	N45°00'00"W 28.28
C36	01°19'50"	6.18	266.36	N81°10'02"W 6.18

SDDE1 COURSE TABLE

NUM	BEARING	DISTANCE
E1	S61°22'18"E	37.29
E2	S66°48'53"E	7.58
E3	S73°48'36"E	9.66
E4	S78°17'13"E	7.78
E5	S78°56'58"E	10.33
E6	S74°10'11"E	7.05
E7	S72°38'50"E	12.66
E8	S74°51'32"E	7.03
E9	N87°50'06"E	30.81
E10	N84°19'03"E	14.47
E11	N79°57'55"E	17.17
E12	N78°44'01"E	13.74
E13	S87°25'57"E	21.37
E14	S71°33'57"E	11.21
E15	S61°35'06"E	10.59
E16	S53°10'37"E	29.13
E17	S47°33'49"E	50.54
E18	S26°19'18"E	41.09
E19	S06°22'40"E	38.74
E20	S06°09'41"E	21.98
E21	S05°22'40"W	15.51
E22	S07°17'54"W	59.29
E23	S45°54'16"W	18.94
E24	S02°49'17"W	7.15
E25	S07°57'19"W	26.07
E26	S40°39'37"E	30.51

SDDE COURSE TABLE

NUM	BEARING	DISTANCE
S1	N41°56'00"W	10.00
S2	N76°17'28"W	39.70
S3	N20°49'02"E	17.36
S4	N54°22'38"W	17.27
S5	N32°44'52"E	25.62



- LEGEND:**
- JCDR = JACKSON COUNTY DEED RECORDS.
 - ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 - 10RM = REFERENCE MONUMENT SET S51°13'00"W 10.00 FROM TRUE CORNER.
 - SLVCL7AR = 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).
 - FS = FILED SURVEY.
 - PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
 - RS = FD. MONUMENT TIED PREVIOUSLY. SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. IN SAME POSITION.
 - SP = ONE FOOT STREET PLUG PER THIS PLAT.
 - SAE = SHARED ACCESS EASEMENT FOR LOTS 13, 14, 19 & 20 PER THIS PLAT.
 - L1/C1 = SEE COURSE DATA TABLE.
 - SDDE = STORM DRAIN & DETENTION EASEMENT PER DOC. 2006-055932, ORJCO.
 - SSE = SANITARY SEWER EASEMENT PER DOC. 2015-000400, ORJCO.
 - PUE1 = PUBLIC UTILITY EASEMENT PER SLVCL7AR.
 - PRE = PRIVATE ROAD EASEMENT, PUE, PWE, SSE1 & PSDE.
 - MWCE = EASEMENT TO MEDFORD WATER COMMISSION PER DOC. #2020-020470, ORJCO.
 - PWE = PUBLIC WATER FACILITIES EASEMENT PER THIS PLAT.
 - SSE1 = PUBLIC SANITARY SEWER EASEMENT PER THIS PLAT.
 - PSDE = PRIVATE STORM DRAINAGE EASEMENT PER THIS PLAT.
 - SSE2 = SANITARY SEWER EASEMENT PER DOC. 2016-033588, ORJCO.
 - SDDE1 = 40" WIDE STORM DRAIN EASEMENT PER DOC. 2016-033587, ORJCO.
 - SLVCL5&6 = SKY LAKES VILLAGE AT CEDAR LANDING, PHASES 5 & 6 (FS19831).
 - SLVCL7A = SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 7A (FS21667).
 - RW1 = RIGHT OF WAY DEDICATION PER DOC. 2020-020411, ORJCO.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

BASIS OF BEARINGS:
FS22088 AS SHOWN.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 50'

- EXCEPTIONS PER PUBLIC RECORD REPORT**
- PUBLIC UTILITY EASEMENT PER SLVCL7AR. SHOWN
 - STORM DRAIN AND DETENTION BASIN EASEMENT PER DOC. 2006-055932, ORJCO. SHOWN.
 - CC&R'S PER DOC. 2007-053982, 2007-053983, 2011-014979 & 2018-002766, ORJCO. BLANKET.
 - REGULATIONS AND ASSESSMENTS AND BYLAWS OF CEDAR LANDING RESIDENTIAL ASSOCIATION PER DOC. 2007-053982, ORJCO. BLANKET.
 - BY-LAWS OF CEDAR LANDING RESIDENTIAL ASSOCIATION PER DOC. 2007-055630, ORJCO. BLANKET.
 - SANITARY SEWER EASEMENT PER DOC. 2015-000400, ORJCO. SHOWN.
 - DEED DECLARATION PER DOC. 2015-005584, ORJCO. BLANKET.
 - STORM DRAIN EASEMENT PER DOC. 2016-033587, ORJCO. SHOWN.
 - SANITARY SEWER EASEMENT PER DOC. 2016-033588, ORJCO. SHOWN.
 - AGREEMENT RELATING TO CONVEYANCE OF REAL PROPERTY FOR PUBLIC PURPOSES PER DOC. 2018-026450, ORJCO. BLANKET.

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-21

FILED
Date 6/19/20 By RB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

371W16BC TL206/371W16BD TL200

THIS PLAT WAS PREPARED USING AN EPSON SC-T5200 WITH EPSON T6925 INK ON CONTINENTAL JPC4M2 POLYESTER FILM.