

HIGH CEDARS AT CEDAR LANDING, PHASE 5B (A Planned Community)

Located In: A Portion of Lots 97 & 98 of SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 7A REPLAT OF LOTS 95, 96, 97, 98 AND 99 and RESERVE AREA OF HIGH CEDARS AT CEDAR LANDING, PHASE 5A in the Southwest 1/4 OF Section 16, Township 37 South, Range 1 West, W.M., in the City of Medford, Jackson County, Oregon

Cedar Landing Development, LLC

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 AND STREETS AS SHOWN HEREON, AND THE NUMBER OF EACH AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS IS A CORRECT REPRESENTATION OF THE SUBDIVISION. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS AND PUBLIC SLOPE EASEMENTS SHOWN HEREON TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS (PUE). WE HEREBY GRANT TO THE CITY OF MEDFORD IN FEE SIMPLE THE AREA PORTRAYED AND DESIGNATED HEREON AS A 1-FOOT NON-ACCESS STRIP. BY ITS APPROVAL OF THIS PLAT, THE CITY OF MEDFORD DECLARES THAT UPON DEDICATION OF THE EXTENSION OF THE AFFECTED STREET IT THEREBY DEDICATES THE RESERVE STRIP FOR PUBLIC STREET PURPOSES. WE HEREBY DESIGNATE SAID SUBDIVISION AS HIGH CEDARS AT CEDAR LANDING, PHASE 5B.

ACKNOWLEDGEMENT

CEDAR LANDING DEVELOPMENT LLC, AN OREGON LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, SIGNED THIS 10 DAY OF August, 2021.

BY: [Signature] TITLE: [Signature]

STATE OF Oregon, COUNTY OF Jackson, OR SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED THIS 10 DAY OF August 2021 BY Eric Artner, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF CEDAR LANDING DEVELOPMENT LLC, AN OREGON LIMITED LIABILITY COMPANY.

[Signature] KRISTIA WHITMAN, NOTARY PUBLIC - OREGON

COMMISSION NO. 995688 MY COMMISSION EXPIRES 01/07/2024

CONSENT

EVERGREEN FEDERAL BANK, BENEFICIARY OF A CERTAIN TRUST DEED RECORDED MAY 17, 2021 AS DOCUMENT NO. 2021-021711, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

SEE CONSENT RECORDED AS DOC. NO. 2021-037120, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

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

PROCEDURE: THE BOUNDARY OF THIS SUBDIVISION WAS ESTABLISHED FROM PREVIOUS SURVEYS, INCLUDING SURVEYS NO. 16369, 21667, 22140 AND 23128. MONUMENTS FROM THESE SURVEYS WERE LOCATED, EVALUATED FOR ACCURACY AND REPLACED WHERE APPROPRIATE. THE RIGHT-OF-WAY OF FOOTHILL ROAD WAS ESTABLISHED BY THE LEGALIZATION ORDER NO. 113-20, RECORDED AS DOC. NO. 2020-025165 AND FILED AS SURVEY NO. 23127. THE POSITIONING OF THIS RIGHT-OF-WAY DIFFERS SLIGHTLY FROM THE RIGHT-OF-WAY CREATED BY THIS OFFICE IN PREVIOUS SURVEYS. THE DIFFERENCE IS MINIMAL BUT BECAUSE OF POTENTIAL RIGHT-OF-WAY TAKINGS, I FELT IT NECESSARY TO ADHERE TO THE LEGALIZED POSITION. THE CURRENT MONUMENTATION IS SHOWN IN RELATIONSHIP TO THE LEGALIZED RIGHT-OF-WAY AND STREET DEDICATION.

EQUIPMENT USED: TRIMBLE S6 ROBOTIC INSTRUMENT.

NOTES: FIRST AMERICAN TITLE PUBLIC RECORD REPORT DATED MARCH 22, 2021

- 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. QUITCLAIM OF WATER RIGHTS TO MID RECORDED MARCH 23, 2016 AS DOC. NO. 2016-08735-36 AND 2016-008733.
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 PER VOLUME 337, PAGE 52. (DOES NOT AFFECT THIS PROPERTY)
4) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF THE CITY OF MEDFORD FOR WATER PIPELINE FACILITIES PER VOLUME 340, PAGE 102. (DOES NOT AFFECT THIS PROPERTY)
5) EASEMENT IN FAVOR OF THE CITY OF MEDFORD FOR SANITARY SEWER PER DOC. NO. 81-09770. (DOES NOT AFFECT THIS PROPERTY)
6) UNRECORDED AGREEMENT ENTITLED "EASEMENT AGREEMENT" FOR PIPELINE DATED APRIL 3, 1968 BETWEEN CRATER LAKE ORCHARDS AND NORMAN E. JAHN, AND THE UNRECORDED LICENSE AGREEMENT FOR PIPELINE, DATED APRIL 10, 1973 BETWEEN R.W. ROOT AND D.G. ROOT, A PARTNERSHIP, LICENSOR AND FORDYCE WATER USERS, INC., LICENSEE, AS DISCLOSED BY WARRANTY DEED DOC. NO. 86-21933. (SPECIFIC LOCATION NOT GIVEN)
7) EASEMENT AS SHOWN ON THE RECORDED PLAT/PARTITION FOR PUBLIC UTILITIES. (VACATED PER ORDINANCE 2019-117 RECORDED AS DOC. NO. 2019-034635)
8) RESTRICTIONS SHOWN ON THE RECORDED PLAT/PARTITION OF SKYLAKES VILLAGE AT CEDAR LANDING, PHASE 7A: DIRECT VEHICULAR ACCESS SHALL NOT BE PERMITTED TO FOOTHILL DRIVE OR CEDAR LINKS DRIVE.
9) 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 DOC. NO. 2007-053982. MODIFICATION AND OR AMENDMENT PER DOC. NO. 2007-053983. MODIFICATION AND OR AMENDMENT PER DOC. NO. 2011-014979. MODIFICATION AND OR AMENDMENT PER DOC. NO. 2018-002766.
10) REGULATIONS AND ASSESSMENTS OF CEDAR LANDING RESIDENTIAL ASSOCIATION HOMEOWNER'S ASSOCIATION AS SET FORTH IN DECLARATION RECORDED AS DOC. NO. 2007-053982.
11) BY-LAWS, INCLUDING TERMS AND PROVISIONS THEREOF OF CEDAR LANDING RESIDENTIAL ASSOCIATION HOMEOWNER'S ASSOCIATION RECORDED AS DOC. NO. 2007-053982.
12) BY-LAWS, INCLUDING TERMS AND PROVISIONS THEREOF OF CEDAR LANDING RESIDENTIAL ASSOCIATION HOMEOWNER'S ASSOCIATION RECORDED AS DOC. NO. 2007-055630.
13) DEED DECLARATION DEVELOPMENT PROHIBITION, INCLUDING THE TERMS AND PROVISIONS THEREOF RECORDED AS DOCS. NO. 2015-005588, 2015-005589, 2015-005590 & 2015-005591. (MAY BE REMOVED WHEN FUTURE SUBDIVISION PLAT IS FILED).
14) 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)
15) EASEMENT AS SHOWN ON THE RECORDED PLAT/PARTITION OF SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 5A FOR EMERGENCY VEHICLE TURNAROUND. (SHOWN-EASEMENT WILL TERMINATE UPON FILING OF PLAT)
16) RESERVATION OF UTILITIES IN VACATED STREET AREA AND THE RIGHT TO SAME AS SET FORTH IN ORDINANCE NO. 2019-117 RECORDED AS DOC. NO. 2019-034635.
17) IN THE MATTER OF THE PROCEEDING TO LEGALIZE A PORTION OF A PUBLIC RIGHT-OF-WAY, INCLUDING TERMS AND PROVISIONS THEREOF RECORDED AS DOC. NO. 2020-025165.
18) DECLARATION OF STREET RIGHT-OF-WAY, INCLUDING TERMS AND PROVISIONS THEREOF RECORDED AS DOC. NO. 2021-026949. (SHOWN)

SURVEYOR'S CERTIFICATE

I, DAVID M. MINNECI, 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:

BEGINNING AT THE NORTHWEST CORNER OF THE RESERVE AREA OF HIGH CEDARS AT CEDAR LANDING 5A 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 MARCH 28, 2019 IN VOLUME 45 OF PLATS AT PAGE 9 OF THE RECORDS OF JACKSON COUNTY, OREGON, AND BEING THE INITIAL POINT OF BEGINNING OF HIGH CEDARS AT CEDAR LANDING, PHASE 5B; THENCE, ALONG THE NORTHERLY LINE OF SAID RESERVE AREA, SOUTH 89°43'35" EAST 221.48 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF FOOTHILL ROAD AS DESCRIBED IN DOCUMENT NO. 2021-026949, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE, ALONG SAID WESTERLY LINE, SOUTH 03°52'15" EAST 322.91 FEET TO THE SOUTHERLY LINE OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2020-026703, SAID OFFICIAL RECORDS; THENCE, ALONG SAID DOCUMENT BOUNDARY AS FOLLOWS: SOUTH 88°16'30" WEST 176.22 FEET; THENCE NORTH 01°43'30" WEST 45.34 FEET; THENCE SOUTH 74°29'14" WEST 7.72 FEET; THENCE NORTH 89°43'35" WEST 76.51 FEET; THENCE NORTH 00°16'25" EAST 110.00 FEET; THENCE SOUTH 89°43'35" EAST 16.82 FEET; THENCE NORTH 00°16'25" EAST 175.00 FEET TO THE POINT OF BEGINNING.

[Signature] 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

[Signature] PLANNING DIRECTOR

DATE: AUGUST 19, 2021

EXAMINED AND APPROVED THIS 19 DAY OF AUGUST, 2021.

[Signature] CITY ENGINEER

EXAMINED AND APPROVED THIS 17 DAY OF AUGUST, 2021.

[Signature] CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 26th DAY OF August, 2021.

[Signature] 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 26th DAY OF August, 2021.

[Signature] TAX COLLECTOR

RECORDER'S STATEMENT

FILED FOR RECORD THIS 27th DAY OF August, 2021 AT 2:44

O'CLOCK P.M. AND RECORDED IN VOLUME 47 OF PLATS AT PAGE 19 OF RECORDS OF JACKSON COUNTY, OREGON.

[Signature] COUNTY CLERK [Signature] DEPUTY

APPROVED FOR RECORDING

[Signature] COUNTY COMMISSIONER/ADMINISTRATOR

DATE: 8/27/21

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature] DAVID M. MINNECI

OREGON JULY 26, 1998 DAVID M. MINNECI 2349

EXPIRES 12/31/22

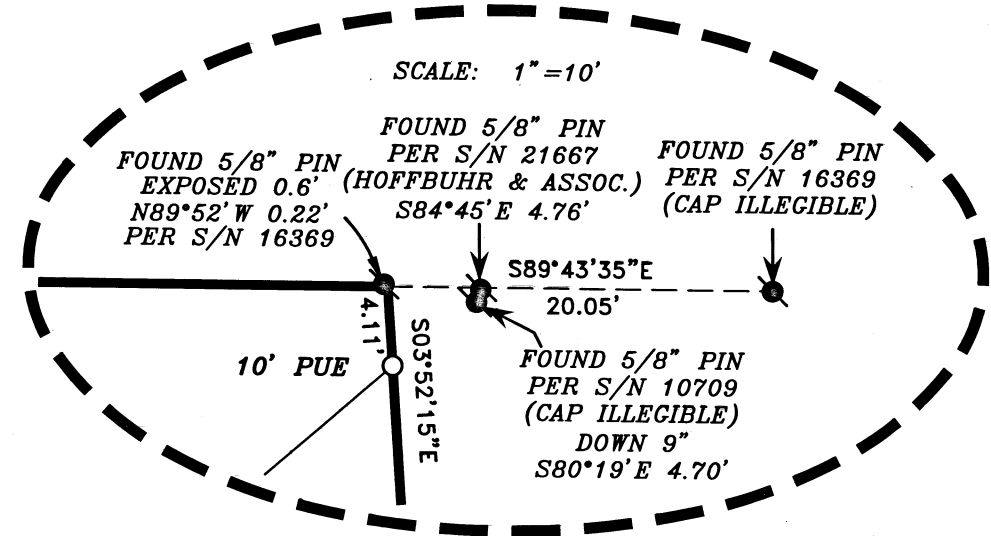
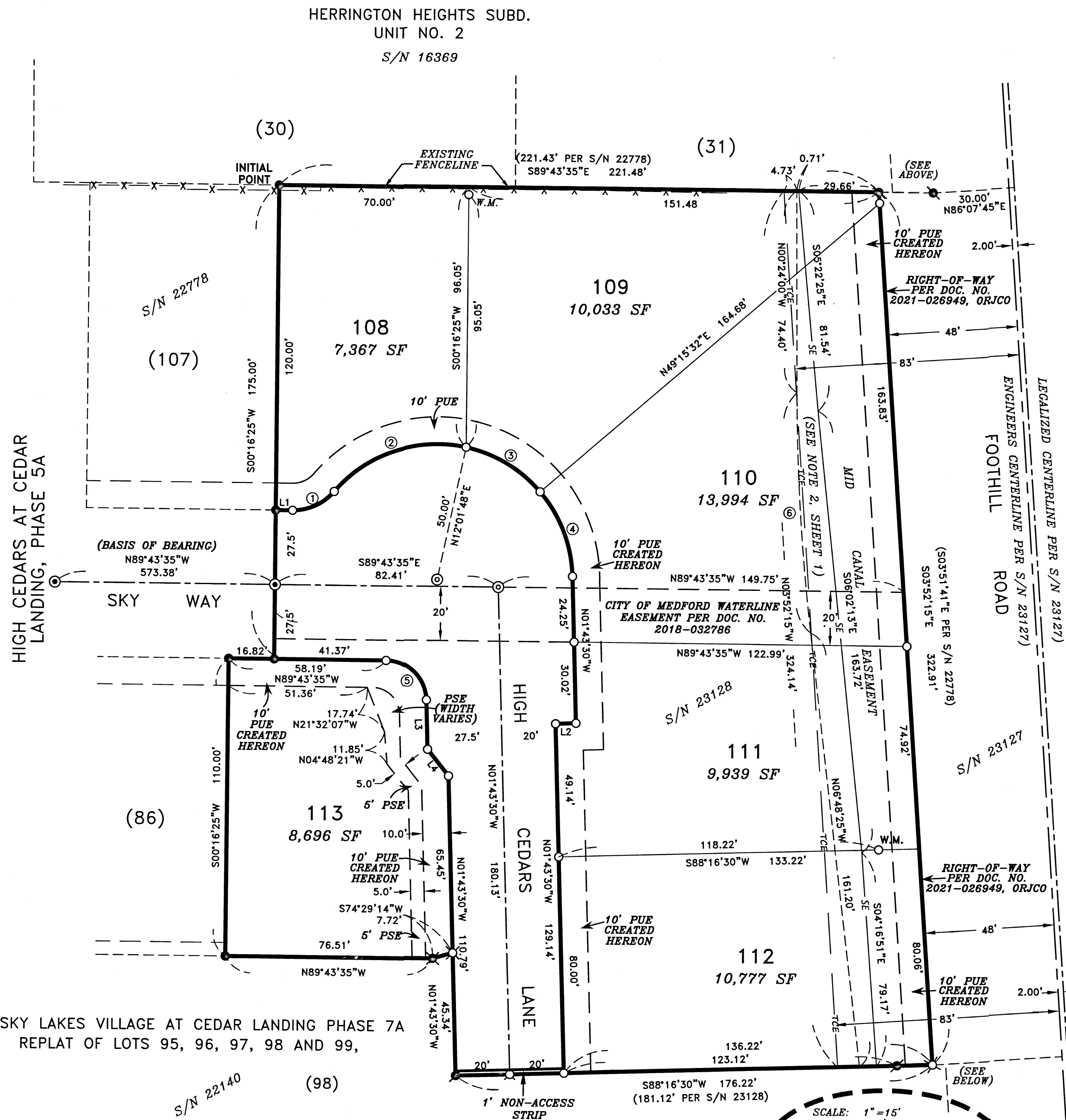
RECEIVED Date 8/27/21 By SS This survey consists of: 2 sheet(s) Map 0 pages(s) Narrative JACKSON COUNTY SURVEYOR

I certify this plat to be an exact copy of the original [Signature] SURVEYOR

HIGH CEDARS AT CEDAR LANDING, PHASE 5B (A Planned Community)

Located In:
A Portion of Lots 97 & 98 of SKY LAKES VILLAGE
AT CEDAR LANDING, PHASE 7A
REPLAT OF LOTS 95, 96, 97, 98 AND 99
and RESERVE AREA of HIGH CEDARS
AT CEDAR LANDING, PHASE 5A
in the Southwest 1/4 OF Section 16,
Township 37 South, Range 1 West, W.M.,
in the City of Medford, Jackson County, Oregon
For:

Cedar Landing Development, LLC



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	49°59'19"	20.00'	17.45'	16.90'	N65°16'46"E
2	61°44'42"	50.00'	53.88'	51.31'	N71°09'27"E
3	37°11'47"	50.00'	32.46'	31.89'	S59°22'19"E
4	39°02'55"	50.00'	34.08'	33.42'	S21°14'58"E
5	88°00'05"	15.00'	23.04'	20.84'	N45°43'32"W
6	06°24'25"	795.00'	88.90'	88.85'	N03°36'12"W

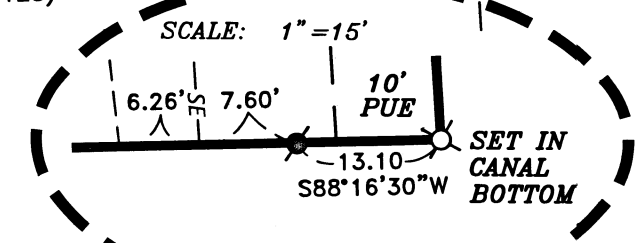
LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°43'35"E	6.20'
L2	S88°16'30"W	7.50'
L3	S01°43'30"E	18.30'
L4	S38°35'43"E	12.50'

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541)779-4641

BY: DAVID M. MINNECI PLS No. 2349
SCALE: 1 INCH = 30' JULY 12, 2021
BASIS OF BEARING: CENTERLINE OF SKY WAY
PER SURVEY NO 22778

- = 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 2349" IN CANAL WALL
- ⊙ = 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 HOFFBUHR & ASSOC., INC. PER SURVEY NO. 22778.
- ⊙ = FOUND IRON REINFORCING PIN WITH ALUMINUM CAP STAMPED "HOFFBUHR AND ASSOCIATES, INC." PER S/N 22778.
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED HOFFBUHR & ASSOC., INC. PER SURVEY NO. 23128.
- ⊗ = FOUND 5/8" IRON REINFORCING PIN WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOCIATES, INC." PER S/N 22140.
- = FOUND MONUMENT AS NOTED.
- PSE = PUBLIC SLOPE EASMENT.
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, IRRIGATION, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- W.M. = WITNESS MONUMENT
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- SE- = SLOPE EASEMENT PER DOC. NO. 2021-026949.
- TCE- = TEMPORARY CONSTRUCTION EASEMENT 2021-026949.



****RECEIVED****
Date 8/27/21 By SS
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
David M. Minnecci
OREGON
JULY 26, 1988
DAVID M. MINNECCI
2349
EXPIRES 12/31/22

I certify this plat to be an exact copy of the original
David M. Minnecci
SURVEYOR