

***** APPROVALS *****

HIGH CEDARS SUBDIVISION, PHASES 3B, 4A & 4B

***** 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.

A Planned Community Subdivision of Tract C of HIGH CEDARS SUBDIVISION, PHASE 3A & 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)

Filed for record this 7th day of October, 2021, at 3:15 o'clock P.M., and recorded in Volume 47 of Plats at Page 20 of the records of Jackson County, Oregon and recorded as Document No. 2021-42494 Official Records of Jackson County, Oregon.

Ass. Planning Director OCTOBER 1, 2021 Date

EXAMINED AND APPROVED as required by ORS 92.100 as of SEPT 29, 2021 City Surveyor

EXAMINED AND APPROVED this 30 day of SEPTEMBER, 2021 City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of October 7th, 2021 Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of October 7th, 2021 Tax Collector

***** DECLARATION *****

Know all men by these presents that 1 PETER 5:7, LLC, is the owner in fee of the lands shown on Sheets 2-5, more particularly described in the Surveyor's Certificate, and has subdivided the same into the Lots and Open Spaces (OS#) as shown on Sheets 2-5; and (1) does hereby dedicate to the public for public use under the jurisdiction of the City of Medford the streets, Public Utility Easements (PUE), Public Sanitary Sewer Easement (SSE) and Public Storm Drainage Easement (SDE); (2) does hereby make and establish the Private Storm Drainage Easements (PSDE) for the benefit of and use by Lots 44-46, 47, 48, 49-51, 53-55, 61-68, 69-72, 73-78, 79, 80, 81, 83-84, as noted on Sheets 3-5; and (3) does hereby designate said Subdivision as HIGH CEDARS SUBDIVISION, PHASES 3B, 4A & 4B, which shall be subject to the Declaration of Covenants, Conditions and Restrictions to be recorded with this plat and (4) does hereby grant to the City of Medford in fee the one foot street plug (SP) as shown on Sheet 5.

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

STATE OF OREGON) ss. COUNTY OF JACKSON)

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 29 DAY OF September, 2021.

Terry Speedling, Notary Public - Oregon Commission No. 1010468

MY COMMISSION EXPIRES March 28, 2025

*** POST MONUMENTATION ***

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY June 30, 2022

James E. Hibbs, Surveyor

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. 2023-005930 ORJCO, THIS 31st DAY OF March, 2023. See S/N 23861

APPROVED: [Signature] CITY OF MEDFORD 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 P.O. Box 1947 Phoenix, Oregon 97535 Phone: (541) 772-2782 lfriarandassociates@charter.net

DATE:

MAY 24, 2021

SHEET INDEX

- 1) SIGNATURE PAGE 2) OVERALL MAP & EXISTING EASEMENTS 3) PHASE 4A LOTS 4) PHASE 4B LOTS 5) PHASE 3B LOTS

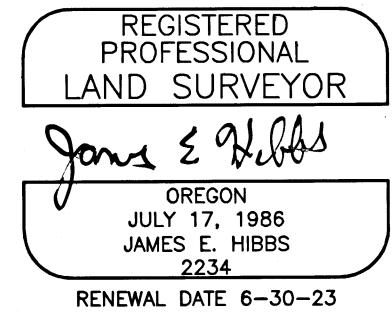
Christine D. Walker, County Clerk; Jenna J. Morgan, Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2018-031313, ORJCO and recorded as Document No. 2021-042495, 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:

Tract C of HIGH CEDARS SUBDIVISION, PHASE 3A, according to the official plat thereof, now of record, in Volume 45, Page 06 of plat records of Jackson County, Oregon.



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

PURPOSE: To survey and monument the exterior boundary and graphically depict the lot and streets of HIGH CEDARS SUBDIVISION, PHASES 3B, 4A & 4B. The parent tract being Tract C per High Cedars Subdivision, Phase 3A. See City File PUD-15-043/LDS-15-044.

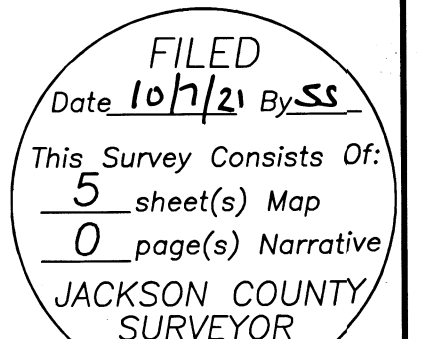
PROCEDURE: The exterior monuments of this Phase were tied and/or monumented by this office during High Cedars Subdivision, Phase 3A. From that information, computed the interior lot and street right of way corner positions of this Phase and set monuments along the exterior boundary as shown on Sheets 2-5. Due to obstructions (fences, retaining wall, etc.) along the exterior boundary witness corner monuments were set as shown.

APPROVED FOR RECORDING.

[Signature] COUNTY COMMISSIONER/ADMINISTRATOR

10/7/21 DATE

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



SHEET 1 OF 5

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

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

DATE:
MAY 24, 2021

HIGH CEDARS SUBDIVISION, PHASES 3B, 4A & 4B

A Planned Community Subdivision of Tract C of
HIGH CEDARS SUBDIVISION, PHASE 3A &
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)

LEGEND:

- = FD. 5/8" IRON PIN & PLASTIC CAP MKD HOFFBUHR AND ASSOCIATES INC PER SLVCL7AR1 OR FS21667, HC5A OR AS NOTED.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER HC1-2 OR HC3A.
- ⊗ = 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.
- HC3A = HIGH CEDARS SUBDIVISION, PHASE 3A (FS22742).
- SLVCL7AR1 = SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 7A REPLAT OF LOTS 95-99 (FS22140).
- HC5A = HIGH CEDARS SUBDIVISION, PHASE 5A (FS22778).

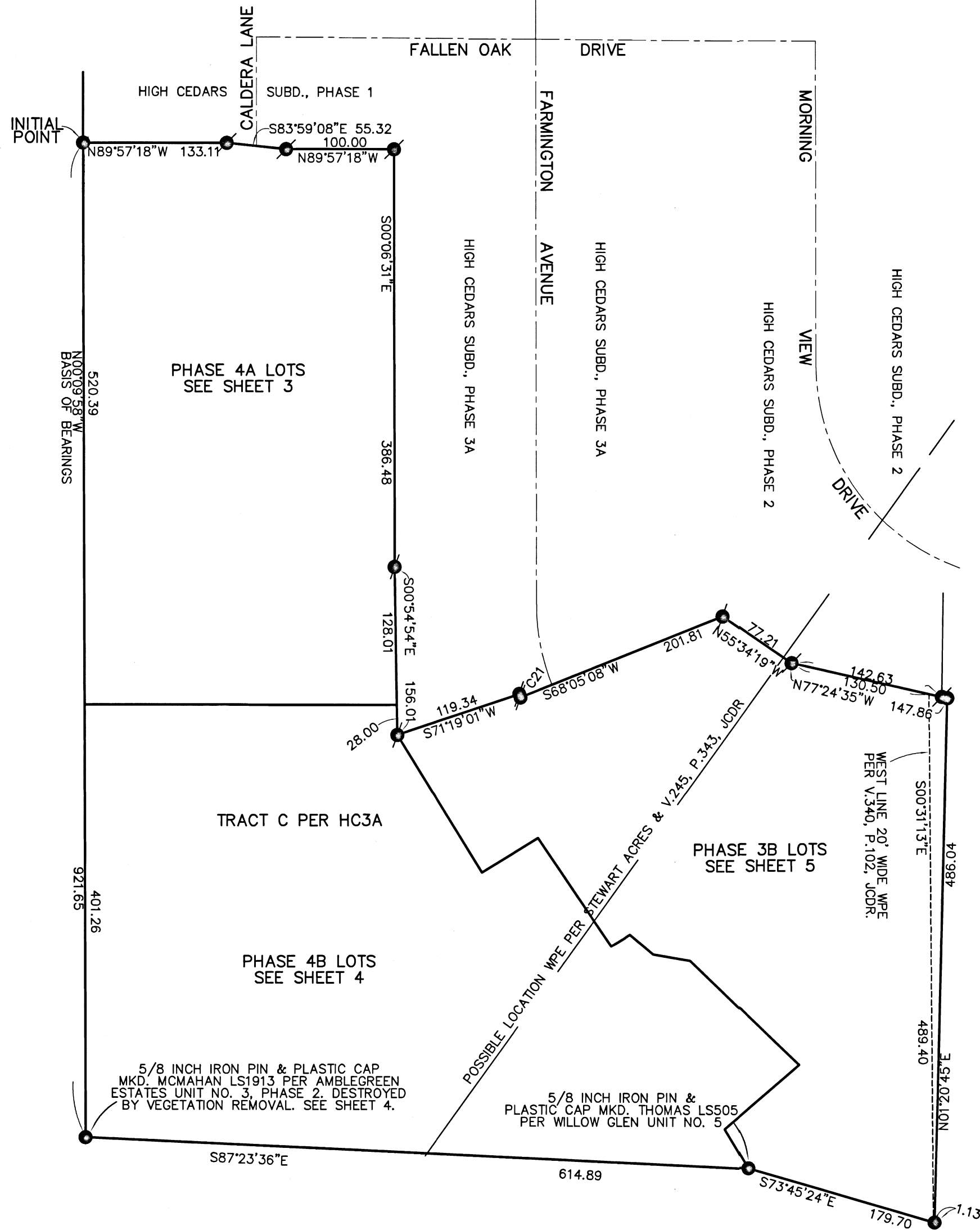
BASIS OF BEARINGS:

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
C21	00°50'49"	3.42	231.50	S21°29'26"E 3.42

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.

5/8 INCH IRON PIN & PLASTIC CAP MKD. MCMAHAN LS1913 PER AMBLEGREEN ESTATES UNIT NO. 3, PHASE 2, DESTROYED BY VEGETATION REMOVAL. SEE SHEET 4.

5/8 INCH IRON PIN & PLASTIC CAP MKD. THOMAS LS505 PER WILLOW GLEN UNIT NO. 5

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 6-30-23

FILED
Date 10/12/21 By ss
This Survey Consists Of:
5 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

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

HIGH CEDARS SUBDIVISION, PHASES 3B, 4A & 4B

A Planned Community Subdivision of Tract C of
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 (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
 ljfriarandassociates@charter.net

DATE:
 MAY 24, 2021

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 OR HC3A.
- = FD. 5/8" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC. PER HC1-2.
- ⊗ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
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- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)
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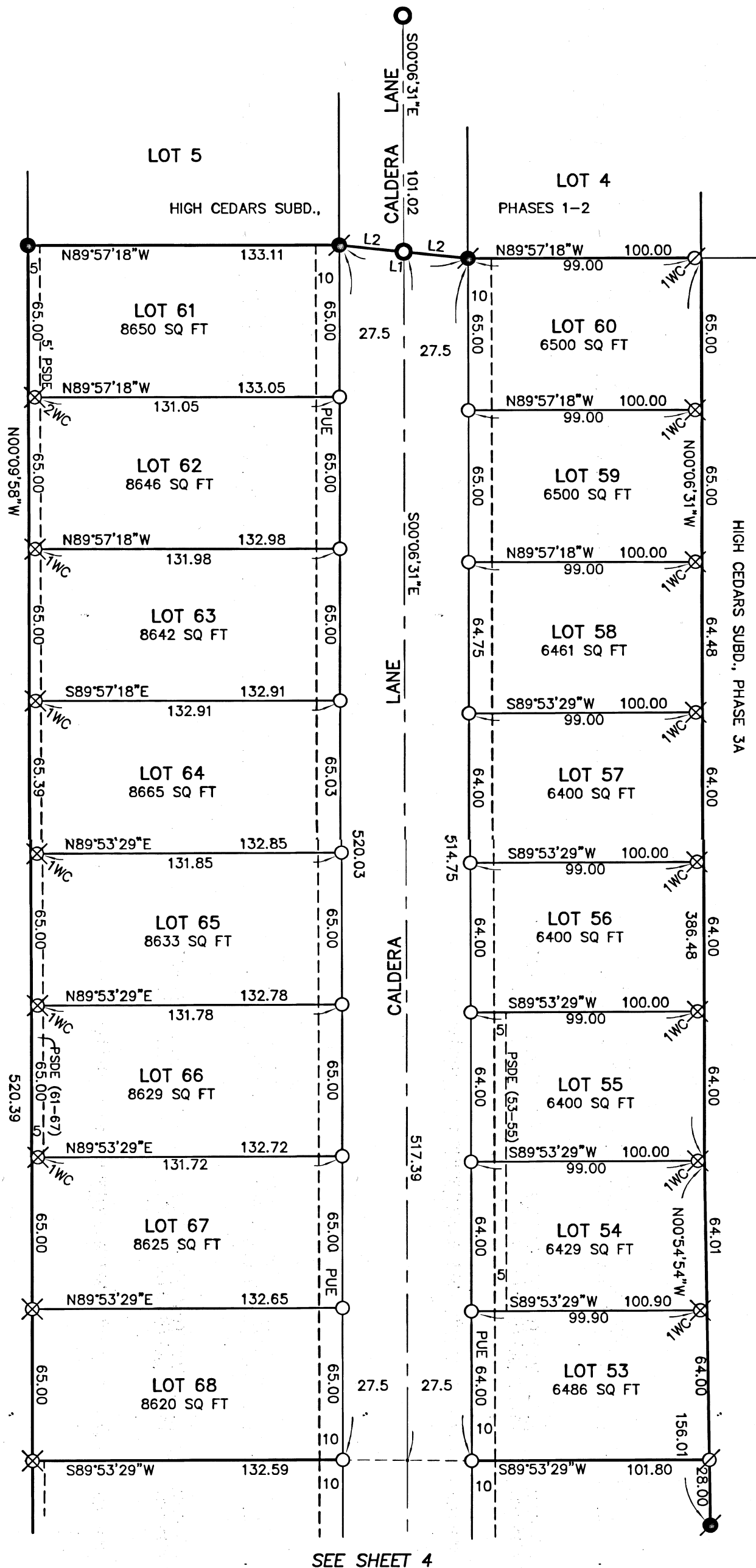
See Survey # 23861

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- HC1-2 = HIGH CEDARS SUBDIVISION, PHASES 1 & 2 (FS22647).
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT FOR LOTS AS NOTED PER THIS PLAT.
- HC3A = HIGH CEDARS SUBDIVISION, PHASE 3A (FS22778).
- HC3A = HIGH CEDARS SUBDIVISION, PHASE 3A (FS22742).
- SLVCL7AR1 = SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 7A REPLAT OF LOTS 95-99 (FS22140).
- 2WC = 2.00' WITNESS CORNER MONUMENT SET ON LOT LINE.
- 1WC = 1.00' WITNESS CORNER MONUMENT SET ON LOT LINE.
- OS3 = OPEN SPACE 3.
- L1 = SEE COURSE DATA TABLE.

BASIS OF BEARINGS:

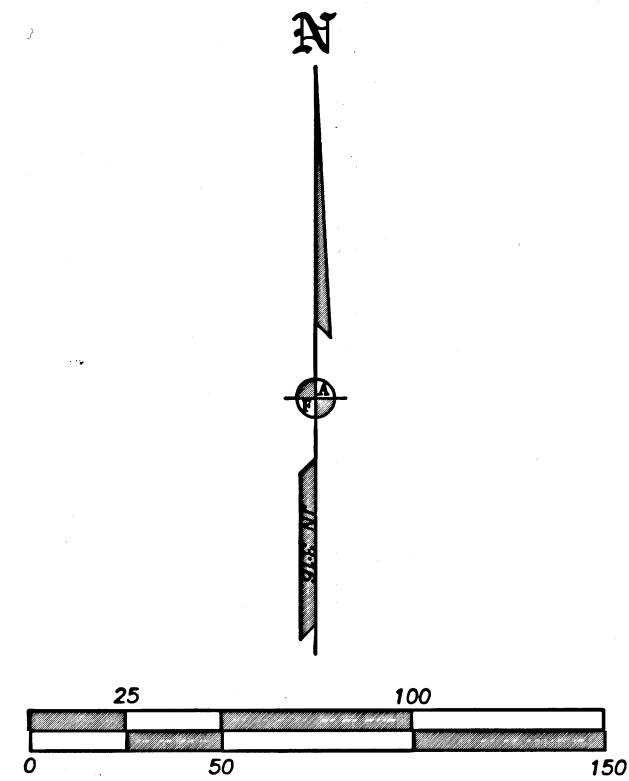
SURVEY NO. 22140 AS SHOWN ON SHEET 2.
 UNIT OF MEASUREMENT = FEET SCALE: 1" = 50'

PHASE 4A



COURSE DATA TABLE

NUM	BEARING	DISTANCE
L1	S83°59'08"E	55.32
L2	S83°59'08"E	27.66



SEE SHEET 4

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 6-30-23

FILED
 Date 10/7/21 By SS
 This Survey Consists Of:
 5 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

SHEET 3 OF 5

23458
 17R/22

SURVEY FOR:

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

HIGH CEDARS SUBDIVISION, PHASES 3B, 4A & 4B

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DATE:

MAY 24, 2021

NUM	DELTA	ARC	RADIUS	CHORD
C1	7°34'35"	23.47	177.50	N47°49'00"E 23.45
C2	41°00'05"	121.65	170.00	N72°06'21"E 119.07
C3	87°17'05"	30.47	20.00	S43°45'04"E 27.61
C4	38°43'31"	96.31	142.50	N73°14'38"E 94.49
C5	41°00'05"	141.33	197.50	N72°06'21"E 138.34
C6	15°44'26"	54.26	197.50	N84°44'10"E 54.09
C7	16°31'33"	56.97	197.50	N68°36'11"E 56.77
C8	8°44'06"	30.11	197.50	N55°58'21"E 30.08
C9	35°22'13"	12.35	20.00	S74°55'17"W 12.15
C10	38°57'57"	13.60	20.00	N19°22'27"E 13.34
C11	161°37'16"	148.09	52.50	S41°57'12"E 103.65
C12	67°34'25"	61.92	52.50	S05°04'14"W 58.39
C13	32°59'29"	30.23	52.50	S45°12'43"E 29.81
C14	61°03'22"	55.95	52.50	N87°45'51"E 53.34
C15	30°33'16"	75.99	142.50	N77°19'46"E 75.09
C16	10°26'50"	25.98	142.50	N56°49'43"E 25.95

See Survey #23861

NUM	BEARING	DISTANCE
L3	N38°14'35"E	14.30

LEGEND:

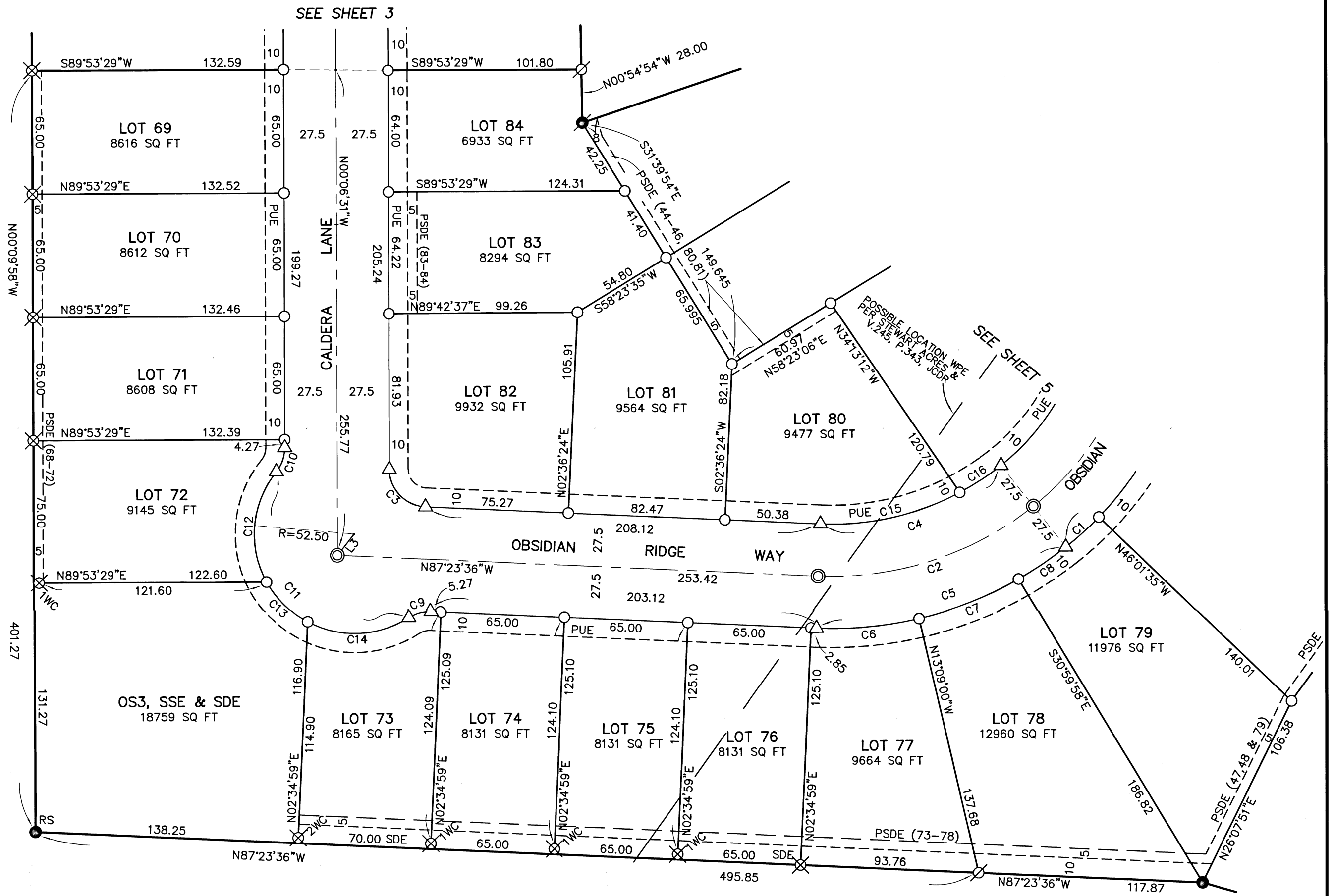
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FS = FILED SURVEY #.
PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
PSDE = PRIVATE STORM DRAINAGE EASEMENT FOR LOTS AS NOTED PER THIS PLAT.
HC3A = HIGH CEDARS SUBDIVISION, PHASE 3A (FS22742).
L1/C1 = SEE COURSE DATA TABLE.
HC3A = HIGH CEDARS SUBDIVISION, PHASE 3A (FS22742).
SLVCL7AR1 = SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 7A REPLAT OF LOTS 95-99 (FS22140).
SDE = PUBLIC STORM DRAINAGE EASEMENT PER THIS PLAT.
SSE = PUBLIC SANITARY SEWER EASEMENT PER THIS PLAT.
RS = FD. MONUMENT TIED PRIOR TO DESTRUCTION. SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. IN SAME POSITION.
2WC = 2.00' WITNESS CORNER MONUMENT SET ON LOT LINE.
1WC = 1.00' WITNESS CORNER MONUMENT SET ON LOT LINE.

BASIS OF BEARINGS:

SURVEY NO. 22140 AS SHOWN ON SHEET 2.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 50'

PHASE 4B



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

L.J. Friar
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

L.J. Friar
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-23

FILED
Date 10/17/21 By ss
This Survey Consists Of:
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0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 4 OF 5

23458

23458
17/2/22

23458

SURVEY FOR:

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

HIGH CEDARS SUBDIVISION, PHASES 3B, 4A & 4B

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DATE:

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NUM	DELTA	ARC	RADIUS	CHORD
C21	00°50'49"	3.42	231.50	S21°29'26"E 3.42
C22	61°59'53"	182.33	168.50	S52°54'47"E 173.56
C23	39°05'11"	114.95	168.50	S41°27'26"E 112.73
C24	22°54'42"	67.38	168.50	S72°27'23"E 66.93
C25	47°52'49"	193.46	231.50	S45°51'15"E 187.88
C26	13°18'48"	53.79	231.50	S28°34'15"E 53.67
C27	16°45'10"	67.69	231.50	S43°36'14"E 67.45
C28	17°48'51"	71.98	231.50	S60°53'14"E 71.69
C29	86°31'13"	30.20	20.00	N26°32'03"W 27.41
C30	34°52'45"	74.57	122.50	N34°09'56"E 73.43
C31	37°48'03"	117.10	177.50	N32°42'17"E 114.99
C32	7°34'35"	23.47	177.50	N47°49'00"E 23.45
C33	16°15'45"	50.38	177.50	N35°53'50"E 50.21
C34	13°57'42"	43.25	177.50	N20°47'06"E 43.15
C35	82°17'01"	28.72	20.00	S54°56'46"W 26.32
C36	61°59'53"	216.41	200.00	S52°54'47"E 206.01
C17	58°58'36"	205.87	200.00	S51°24'09"E 196.90
C18	03°01'17"	10.55	200.00	S82°24'06"E 10.55
C19	42°29'47"	111.26	150.00	N30°21'24"E 108.72
C20	10°26'50"	25.98	142.50	N56°49'43"E 25.95

NUM	BEARING	DISTANCE
L4	S09°06'31"W	33.21

See Survey 238601

LEGEND:

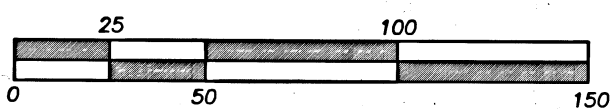
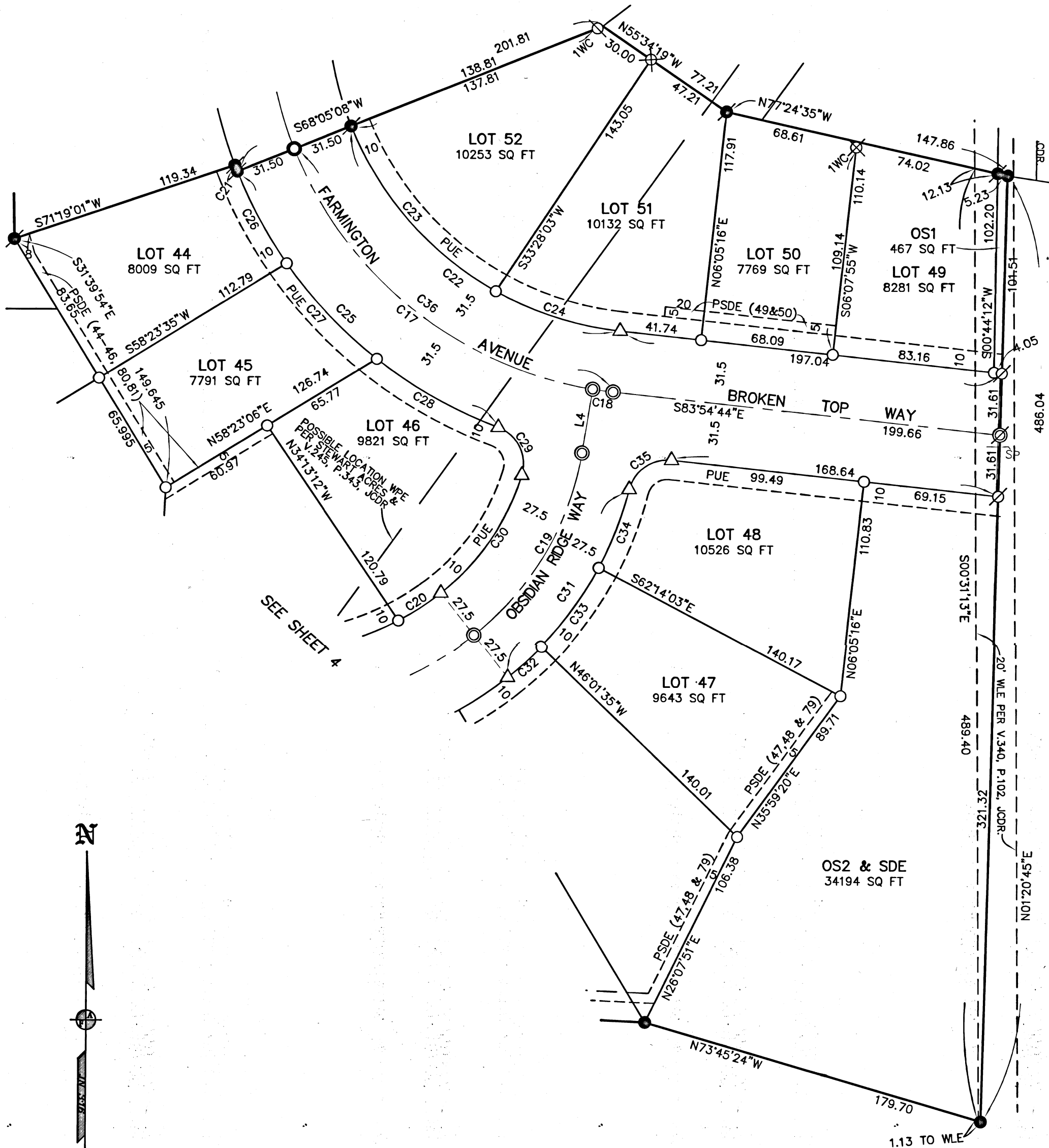
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FS = FILED SURVEY #.
PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
PSDE = 5' PRIVATE STORM DRAINAGE EASEMENT PER THIS PLAT.
MWC = EXISTING EASEMENT FOR MEDFORD WATER COMMISSION FACILITIES.
SP = ONE FOOT STREET PLUG PER THIS PLAT.
C1 = SEE COURSE DATA TABLE.
HC1-2 = HIGH CEDARS SUBDIVISION, PHASES 1 & 2 (FS22647).
HC3A = HIGH CEDARS SUBDIVISION, PHASE 3A (FS22742).
1WC = 1.00" WITNESS CORNER MONUMENT SET ON LOT LINE.
OS1 = OPEN SPACE 1.
OS2 = OPEN SPACE 2.
SDE = PUBLIC STORM DRAINAGE EASEMENT PER THIS PLAT.

BASIS OF BEARINGS:

SURVEY NO. 22140 AS SHOWN..

UNIT OF MEASUREMENT = FEET SCALE: 1" = 50'

PHASE 3B



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

[Signature]
SURVEYOR

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[Signature]
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JACKSON COUNTY SURVEYOR

SHEET 5 OF 5

23458
17R/22

23458

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