

APPROVALS:

MEDFORD CITY PLANNING

I certify that, pursuant to authority granted in ordinance No. 5785 this plat is hereby approved. Re: LDS-20-207/CUP-20-208

[Signature]
Planning Director

APRIL 6, 2022
Date

MEDFORD CITY ENGINEER AND SURVEYOR

Examined and approved this 30 day of MARCH, 2022.

[Signature]
City Surveyor

[Signature]
City Engineer

* * * DECLARATION * * *

KNOW ALL PERSONS BY THESE PRESENTS, that Windy Creek, LLC, an Oregon Limited Liability Company, by its managing member, Laura Knapp, Declarant, is the owner in fee simple of the land shown hereon and further described in the Surveyor's Certificate, and have caused the same to be subdivided and platted into lots as set forth hereon, and the number of each lot, the size of each lot and the course and length of all lines are plainly set forth and that this plat is a correct representation of this subdivision. Declarant does hereby designate this subdivision as CREEKSIDE VILLAGE SUBDIVISION.

IN WITNESS WHEREOF, I have set my hand and seal this 25th day of March, 2022.

[Signature]
WINDY CREEK, LLC
By: LAURA KNAPP, MANAGING MEMBER

STATE OF Oregon s.s.
County of Jackson

Personally appeared before me the above named LAURA KNAPP, managing member on behalf of WINDY CREEK, LLC and acknowledged the foregoing instrument to be his/her voluntary act and deed.

Before me this 25th day of March, 2022.

[Signature]
Notary Public for Oregon

Expires 1/19/2026

Subject to a Cross Access Easement and Infrastructure Maintenance Agreement as recorded in the Official Records of Jackson County, Oregon Document Number 2021-025036

Subject to a Declaration of Covenants for the Flood Control Maintenance of Lone Pine Creek as recorded in the Official Records of Jackson County, Oregon Document Number 2021-025033

Subject to a Declaration of Covenants for the operation and maintenance of Stormwater Facilities for Creekside Village Apartments as recorded in the Official Records of Jackson County, Oregon Document Number 2021-025031

Subject to Restrictive Covenants imposed by Jackson County Department of Planning and Development as recorded in the Official Records of Jackson County, Oregon Document Number 99-23496

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

CREEKSIDE VILLAGE SUBDIVISION

CITY OF MEDFORD PLANNING ACTION

LDS-20-207/CUP-20-208

LOCATED IN

N.E. 1/4 OF SECTION 18, T37S, R1W, W.M.

IN THE CITY OF MEDFORD

JACKSON COUNTY, OREGON

SEPTEMBER 25, 2021

RECORDER'S CERTIFICATE:

Filed for record this 15th day of April, 2022, at 9:51

O'Clock, A.M., and recorded in Volume 48 of Plats at

Page 02 of records of Jackson County, Oregon.

[Signature]
County Clerk

[Signature]
Deputy

APPROVED FOR RECORDING: *[Signature]*
County Commissioner / Administrator

[Signature]
Date

ASSESSOR / TAX COLLECTOR

Examined and approved as required by O.R.S. 92.100 this 12th day

of APRIL, 2022. *[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 12th April, 2022.

[Signature]
Tax Collector

* * * SURVEYOR'S CERTIFICATE * * *

I, John L. Hardey, a duly Registered Land Surveyor of the State of Oregon, License No. 1990, do hereby certify that this plat correctly represents a survey made by me or under my direction, and that I have correctly surveyed and marked with proper monuments the tract of land hereon shown, and that said plat and survey conform with the ordinances of the City of Medford and the statutes of the State of Oregon, and that the following is an accurate survey and title description of said tract's exterior boundary:

Commencing at a point for the Section corner common to Sections 7, 8, 17 and 18 in Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon, said point being on the centerline of Crater Lake Avenue; thence South 00°33'30" West, along said centerline, 428.51 feet; thence North 89°26'30" West 30.00 feet to a point for the Northeast corner of Lot 26 in Block 2 of ROGUE VALLEY HEIGHTS, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point also being the Initial Point of Beginning of the parent tract of Partition Plat No. P-18-1998 (RS 15695); thence North 89°50'47" West 10.00 feet to a point being the northeast corner of Parcel 1 of Partition Plat No. P-18-1998 according to the Official Plat thereof, now of record in Jackson County, Oregon, from which a found 5/8 inch iron pin with plastic cap stamped "D. MCMAHAN LS 1913" bears South 17°02'07" East, 0.14 feet; thence continuing North 89°50'47" West 10.00 feet to the west right of way line of Crater Lake Avenue and a set lead plug and tack with brass tag marked "HARDEY GROUP" for the INITIAL POINT OF BEGINNING; thence South 00°33'30" West, along the aforementioned west right of way line of Crater Lake Avenue, 295.33 feet to a set 5/8 inch by 30" iron pin with plastic cap stamped "HARDEY GROUP" and the beginning of a 25.00 foot radius curve to the right with a central angle of 89°33'59"; thence along said right of way line and the arc of said curve, 39.08 feet (long cord bears South 45°20'30" West, 35.22 feet) to a set 5/8 inch by 30" iron pin with plastic cap stamped "HARDEY GROUP", said point being 31.5 feet north of the centerline of Sky Park Drive; thence North 89°52'31" West along the north right of way line of Sky Park Drive, 622.15 feet to a set 5/8 inch by 30" iron pin with plastic cap stamped "HARDEY GROUP", said point being on the west line of the aforementioned Parcel 1 of Partition Plat No. P-18-1998; thence North 0°25'23" East along the west line of the aforementioned Parcel 1, 320.47 feet to the northwest corner of the aforementioned Parcel 1 (point falls within creek, no point set); thence South 89°49'47" East, 35.00 feet along the north line of the aforementioned Parcel 1 to a found 5/8 inch iron pin (per RS3062); thence South 89°50'47" East, along the north line of the aforementioned Parcel 1, 612.72 feet to the Initial Point of Beginning.

SURVEY NARRATIVE:

PURPOSE: To survey, monument, and plat CREEKSIDE VILLAGE SUBDIVISION, as approved by the City of Medford Planning Commission, per LDS-20-207/CUP-20-208.

PROCEDURE: The found monuments noted on the Plat which were tied in using a Trimble 5600 Robotic unit via closed traverse and doubled side ties. Found monuments fit record within acceptable tolerances and the record bearings and distances were held. Monuments were set as noted on the plat drawing.

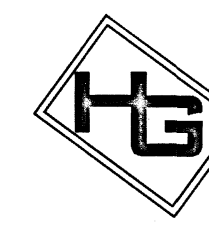
SHEET INDEX

- SHEET 1 SIGNATURE SHEET
- SHEET 2 BOUNDARY DATA
- SHEET 3 EASEMENTS
- SHEET 4 MULTI USE PATHWAY RESERVATION

** RECEIVED **
DATE 4/15/22 BY SS
This survey consists of:
4 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
JULY 16, 1982
JOHN HARDEY
1990
RENEWS: 6-30-2023



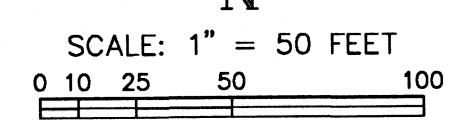
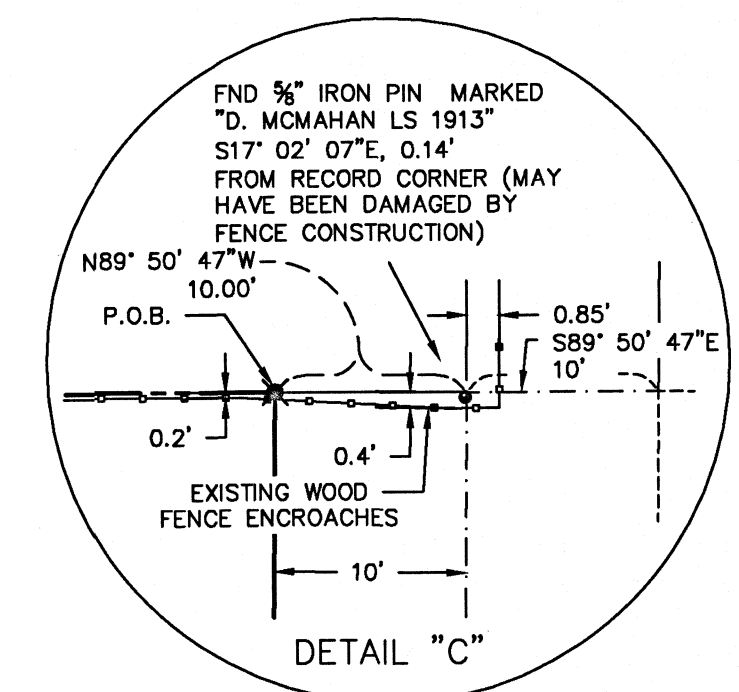
HARDEY GROUP, INC.
P.O. BOX 1625
MEDFORD, OREGON 97501-0063
VOICE: 541-772-6880
EMAIL: info@hardeygroup.com

BASIS OF BEARING = CENTERLINE OF SKYPARK DRIVE (RS 15695)

CREEKSIDE VILLAGE SUBDIVISION

CITY OF MEDFORD PLANNING ACTION
LDS-20-207/CUP-20-208
LOCATED IN
N.E. 1/4 OF SECTION 18, T37S, R1W, W.M.
IN THE CITY OF MEDFORD
JACKSON COUNTY, OREGON
SEPTEMBER 25, 2021

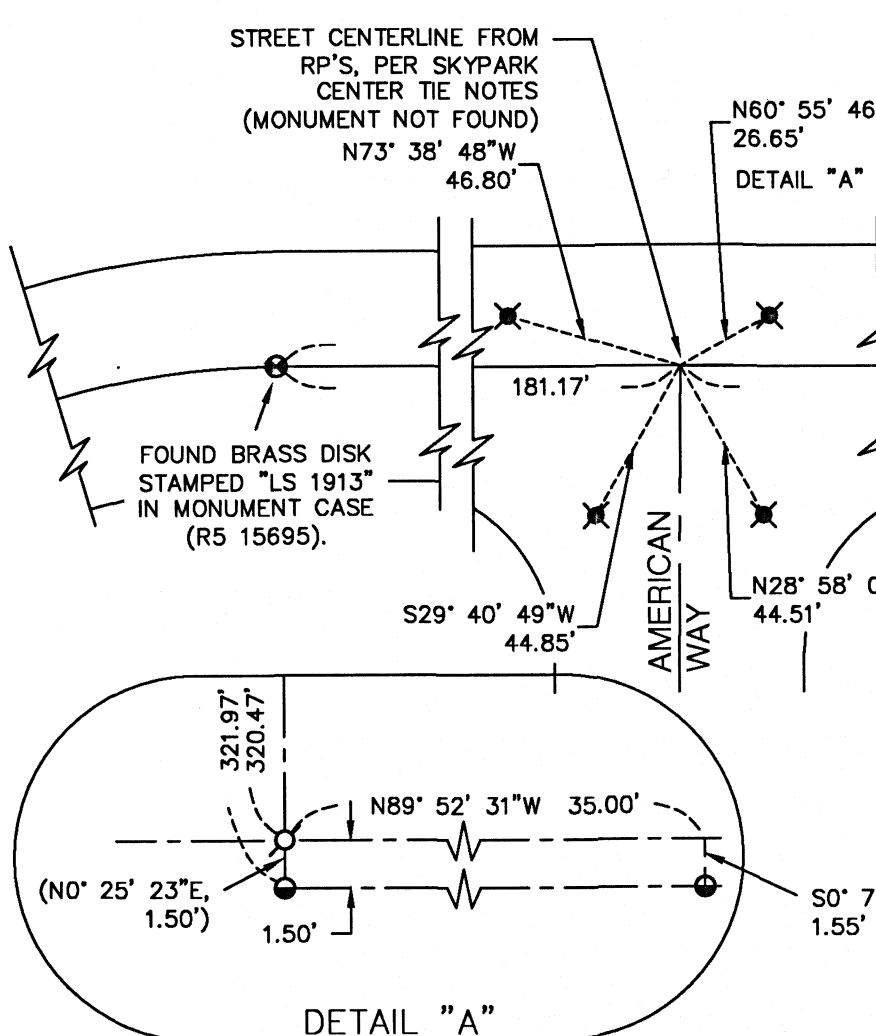
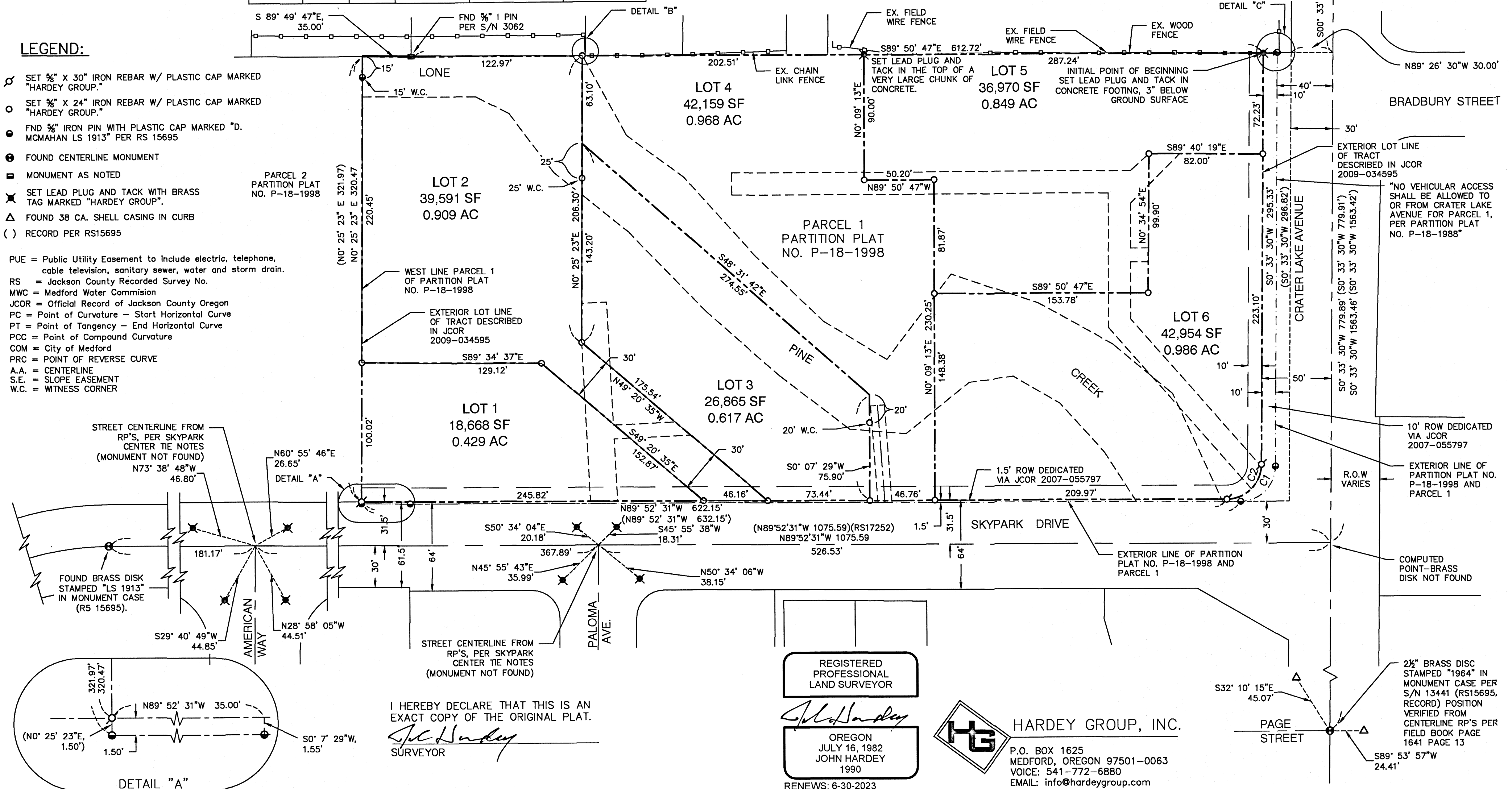
FILED
Date 11/15/22 by SS
This Survey Consist Of:
4 sheets Map
0 pages Narrative
**JACKSON COUNTY
SURVEYOR**



CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.08	25.00	89° 33' 59"	N45° 20' 30"E	35.22
C2	39.08	25.00	89° 33' 59"	N45° 20' 30"E	35.22

LEGEND:

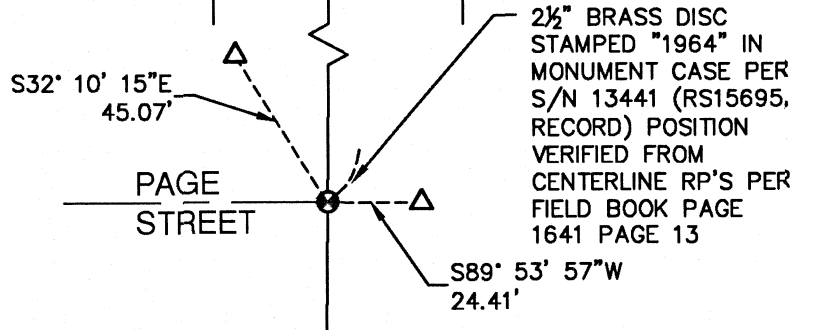
- SET 3/8" X 30" IRON REBAR W/ PLASTIC CAP MARKED "HARDEY GROUP."
 - SET 3/8" X 24" IRON REBAR W/ PLASTIC CAP MARKED "HARDEY GROUP."
 - FND 5/8" IRON PIN WITH PLASTIC CAP MARKED "D. MCMAHAN LS 1913" PER RS 15695
 - ⊙ FOUND CENTERLINE MONUMENT
 - MONUMENT AS NOTED
 - ✱ SET LEAD PLUG AND TACK WITH BRASS TAG MARKED "HARDEY GROUP."
 - △ FOUND 3/8 CA. SHELL CASING IN CURB
 - () RECORD PER RS15695
- PUE = Public Utility Easement to include electric, telephone, cable television, sanitary sewer, water and storm drain.
RS = Jackson County Recorded Survey No.
MWC = Medford Water Commission
JCOR = Official Record of Jackson County Oregon
PC = Point of Curvature - Start Horizontal Curve
PT = Point of Tangency - End Horizontal Curve
PCC = Point of Compound Curvature
COM = City of Medford
PRC = POINT OF REVERSE CURVE
A.A. = CENTERLINE
S.E. = SLOPE EASEMENT
W.C. = WITNESS CORNER



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

REGISTERED PROFESSIONAL LAND SURVEYOR
John Hardey
OREGON
JULY 16, 1982
JOHN HARDEY
1990
RENEWS: 6-30-2023

HARDEY GROUP, INC.
P.O. BOX 1625
MEDFORD, OREGON 97501-0063
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Creek Easement		
Line	Distance	Direction
L25	85.16	N24° 38' 07"W
L26	55.95	N49° 59' 28"W
L27	61.48	N60° 59' 07"W
L28	65.67	N71° 16' 41"W
L29	76.53	S37° 27' 03"W
L30	53.00	N58° 58' 30"W
L31	68.88	N45° 59' 00"W
L32	75.92	N41° 49' 55"W
L33	50.69	N53° 34' 01"W
L34	65.51	N28° 37' 47"W
L35	81.43	S89° 44' 51"E
L36	26.85	S62° 40' 19"E
L37	53.37	S36° 56' 43"E
L38	68.68	S51° 01' 06"E
L39	79.90	S43° 58' 53"E
L40	70.21	S48° 37' 55"E
L41	63.14	S52° 22' 09"E
L42	40.77	S85° 15' 29"E
L43	58.46	N51° 20' 45"E
L44	31.88	N82° 39' 00"E
L45	38.69	S59° 33' 25"E
L46	47.39	S42° 11' 02"E
L47	42.43	S32° 42' 48"E

COM PUBLIC SEWER EASEMENT NO.1		
Line	Distance	Direction
L1	141.68	N41° 15' 15"W
L2	40.87	N0° 11' 22"E
L3	12.74	S89° 34' 48"E
L4	10.00	N0° 34' 54"E
L5	12.81	N89° 34' 48"W
L6	32.27	N0° 11' 22"E
L7	50.11	N45° 10' 21"E
L8	22.15	N89° 40' 19"W
L9	17.91	S48° 00' 17"W
L10	286.84	N89° 57' 43"W
L11	16.00	S0° 02' 17"W
L12	270.80	S89° 57' 43"E
L13	96.61	S0° 11' 22"W
L14	154.90	S41° 15' 15"E

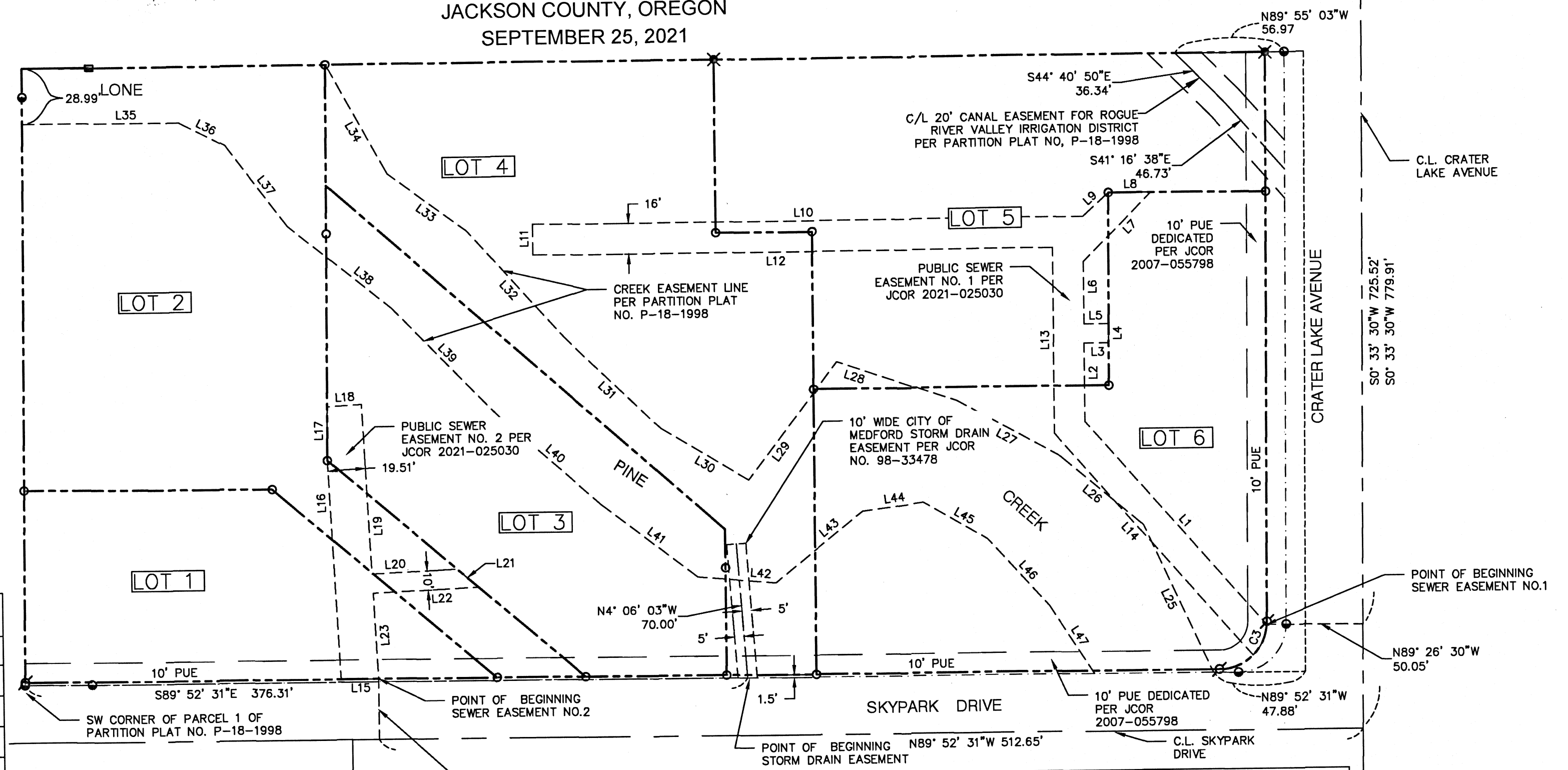
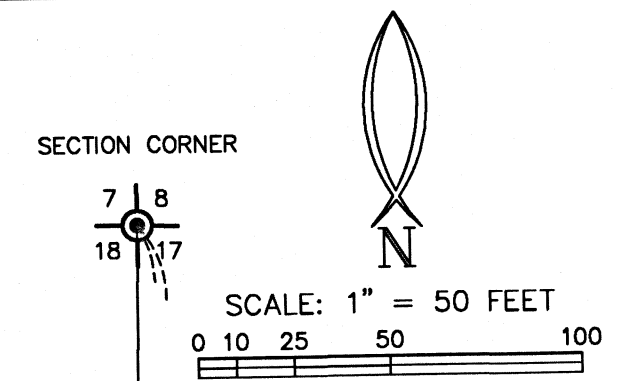
COM PUBLIC SEWER EASEMENT NO.1					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	17.91	25.00	41° 03' 08"	N24° 37' 41"E	17.53

COM PUBLIC SEWER EASEMENT NO.2		
Line	Distance	Direction
L15	19.54	N89° 52' 31"W
L16	114.23	N2° 52' 29"W
L17	28.03	N0° 25' 23"E
L18	17.90	N87° 07' 31"E
L19	88.58	S2° 52' 29"E
L20	44.45	N87° 20' 13"E
L21	14.58	S49° 20' 37"E
L22	55.02	S87° 20' 13"W
L23	44.66	S2° 52' 29"E

FILED
Date 11/15/22 by SS
This Survey Consist Of:
4 sheets map
1 page Narrative
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SURVEYOR

CREEKSIDE VILLAGE SUBDIVISION

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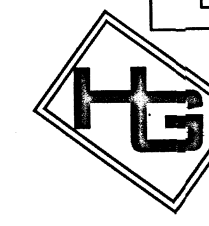


NOTE: AN EASEMENT PER VOLUME 484, PAGE 299 DEED RECORDS JACKSON COUNTY, OREGON TO CALIFORNIA OREGON POWER COMPANY AFFECTS THIS PROPERTY, HOWEVER THE SPECIFIC LOCATION IS NOT DISCLOSED.

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