

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 SPACES 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 AREAS PORTRAYED AND DESIGNATED HEREON AS 1-FOOT RESERVE STRIPS. 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 PUBLIC STORM DRAINAGE FACILITIES AND ACCESS (PDE) OVER OPEN SPACE C AS SHOWN HEREON. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS, OF LOTS 120, 124, 127, 128, 129, 130, 131 AND THE RESERVE AREA, 5-FOOT PRIVATE STORM DRAIN EASEMENTS (PSDE) OVER AND ACROSS LOTS 121, 125, 126, 127, 128, 130, 131 AND 136. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 125, 130, 131 AND THE RESERVE AREA, 5-FOOT PRIVATE SANITARY SEWER EASEMENTS (PSSE) OVER AND ACROSS LOTS 114, 124, 129, 130, 133, AND 134

ACKNOWLEDGEMENT

CEDAR LANDING DEVELOPMENT LLC, AN OREGON LIMITED LIABILITY COMPANY

BY: Eric Arther
TITLE: Member

STATE OF Oregon
COUNTY OF Jackson ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED THIS 25 DAY OF October 2022, BY Eric Arther, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF CEDAR LANDING DEVELOPMENT LLC, AN OREGON LIMITED LIABILITY COMPANY.

NOTARY PUBLIC - OREGON

COMMISSION NO. 1029015

MY COMMISSION EXPIRES 09-26-26

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. 2021-33090, 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, 6A AS APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT (FILE NO LDS-18-153).

PROCEDURE: THE BOUNDARY OF THIS SUBDIVISION WAS ESTABLISHED FROM PREVIOUS SURVEYS, INCLUDING SURVEYS NO. 22140, 22647, 22778, 23128, 23434 AND 23458. 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 AND IS FURTHER EXPLAINED IN THE NARRATIVE OF SURVEY NO. 23434.

EQUIPMENT USED: TRIMBLE R8 GPS AND TRIMBLE S6 ROBOTIC INSTRUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR

David M. Minnecci

OREGON JULY 26, 1998 DAVID M. MINNECCI 2349

EXPIRES 12/31/22

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

RECEIVED 11/15/22 By PB
This survey consists of: 2 sheet(s) Map 0 pages(s) Narrative
JACKSON COUNTY SURVEYOR

HIGH CEDARS AT CEDAR LANDING, PHASE 6A (A Planned Community)

Located In: RESERVE AREAS of Lots 98 & 99 of SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 7A REPLAT OF LOTS 95, 96, 97, 98 AND 99 in the South 1/2 of Section 16, Township 37 South, Range 1 West, W.M., in the City of Medford, Jackson County, Oregon

For: Cedar Landing Development, LLC

NOTES: FIRST AMERICAN TITLE PUBLIC RECORD REPORT NO. 7169-3922257

- 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. (SHOWN)
4) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF THE CITY OF MEDFORD FOR WATER PIPELINE FACILITIES PER VOLUME 340, PAGE 102. (SHOWN)
5) EASEMENT IN FAVOR OF THE CITY OF MEDFORD FOR SANITARY SEWER PER DOC. NO. 81-09770. (SHOWN)
6) UNRECORDED AGREEMENT ENTITLED "EASEMENT AGREEMENT" FOR PIPELINE DATED APRIL 3, 1988 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 - RE-DEDICATED HEREON)
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. (DOES NOT EFFECT THIS PROPERTY)
15) EASEMENT AS SHOWN ON THE RECORDED PLAT/PARTITION OF SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 5A FOR EMERGENCY VEHICLE TURNAROUND. (DOES NOT EFFECT THIS PROPERTY)
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) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, IN FAVOR OF THE CITY OF MEDFORD FOR RIGHT-OF-WAY, SLOPE AND TEMPORARY CONSTRUCTION RECORDED AS DOC. NO. 2021-026949. (DOES NOT EFFECT THIS PROPERTY)
18) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, IN FAVOR OF THE CITY OF MEDFORD FOR RIGHT-OF-WAY, SLOPE AND TEMPORARY CONSTRUCTION RECORDED AS DOC. NO. 2021-028406. (SHOWN)
19) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, IN FAVOR OF THE CITY OF MEDFORD FOR RIGHT-OF-WAY, SLOPE AND TEMPORARY CONSTRUCTION RECORDED AS DOC. NO. 2021-046600. (SHOWN)

SURVEYOR'S CERTIFICATE

I, DAVID M. MINNECCI, 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 MOST WESTERLY, SOUTHWEST CORNER OF HIGH CEDARS AT CEDAR LANDING, PHASE 5B 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 AUGUST 27, 2021 IN VOLUME 47 OF PLATS AT PAGE 19 OF THE RECORDS OF JACKSON COUNTY, OREGON, AND BEING THE INITIAL POINT OF BEGINNING OF HIGH CEDARS AT CEDAR LANDING, PHASE 6A; THENCE, ALONG THE BOUNDARY OF SAID PHASE 5B AS FOLLOWS: SOUTH 89°43'35" EAST 76.51 FEET; THENCE NORTH 74°29'14" EAST 7.72 FEET; THENCE SOUTH 01°43'30" EAST 45.34 FEET; THENCE NORTH 88°16'30" EAST 176.22 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF FOOTHILL ROAD AS DESCRIBED IN DOCUMENT NO. 2021-028406, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE, ALONG SAID WESTERLY LINE AND THE WESTERLY LINE OF DOCUMENT NO. 2021-046600, SOUTH 03°52'15" EAST 999.33 FEET TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 99, SKY LAKES VILLAGE AT CEDAR LANDING PHASE 7A, REPLAT OF LOTS 95, 96, 97, 98 AND 99, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED DECEMBER 16, 2016 IN VOLUME 42 OF PLATS AT PAGE 31 OF RECORDS OF JACKSON COUNTY, OREGON; THENCE, ALONG SAID EASTERLY PROLONGATION AND THE SOUTHERLY LINE OF SAID LOT 99 AND LOT 98 OF SAID PHASE 7A AS FOLLOWS: NORTH 89°15'29" WEST 128.55 FEET; THENCE NORTH 54°16'58" WEST 787.18 FEET; THENCE NORTH 73°45'25" WEST 428.41 FEET TO THE SOUTHWEST CORNER OF SAID LOT 98; THENCE, ALONG THE WESTERLY LINE OF SAID LOT, NORTH 01°20'45" EAST 486.04 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF HIGH CEDARS AT CEDAR LANDING, PHASE 5A, 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; THENCE, ALONG SAID SOUTHERLY BOUNDARY AS FOLLOWS: SOUTH 81°26'54" EAST 15.02 FEET (PLAT 14.92 FEET), THENCE SOUTH 87°17'41" EAST 154.85 FEET; THENCE SOUTH 82°50'06" EAST 55.02 FEET; THENCE SOUTH 89°43'35" EAST 530.42 FEET TO THE POINT OF BEGINNING.

David M. Minnecci SURVEYOR

APPROVALS

MEDFORD CITY PLANNING: FILE NO. LDS-18-153

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

PLANNING DIRECTOR

NOVEMBER 11, 22 DATE

EXAMINED AND APPROVED THIS 8 DAY OF NOVEMBER, 2022.

CITY ENGINEER

EXAMINED AND APPROVED THIS 4th DAY OF NOVEMBER, 2022.

CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 15th DAY OF NOVEMBER, 2022.

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 15th DAY OF NOVEMBER, 2022.

TAX COLLECTOR

RECORDER'S STATEMENT

FILED FOR RECORD THIS 15th DAY OF November, 2022 AT 3:06

O'CLOCK P. M. AND RECORDED IN VOLUME 48 OF PLATS AT PAGE 15 OF RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker COUNTY CLERK Sonya S. Morgan DEPUTY

APPROVED FOR RECORDING

COUNTY COMMISSIONER/ADMINISTRATOR

11/15/22 DATE

371W16CA TL 2203 371W16DB TL 3700 371W16D TL 7001

LINE TABLE

HIGH CEDARS AT CEDAR LANDING, PHASE 6A

(A Planned Community)

Located in:  
RESERVE AREAS of Lots 98 & 99 of  
SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 7A  
REPLAT OF LOTS 95, 96, 97, 98 AND 99  
In the South 1/2 of Section 16,  
Township 37 South, Range 1 West, W.M.,  
In the City of Medford, Jackson County, Oregon  
For:

Cedar Landing Development, LLC

AREA TABLE

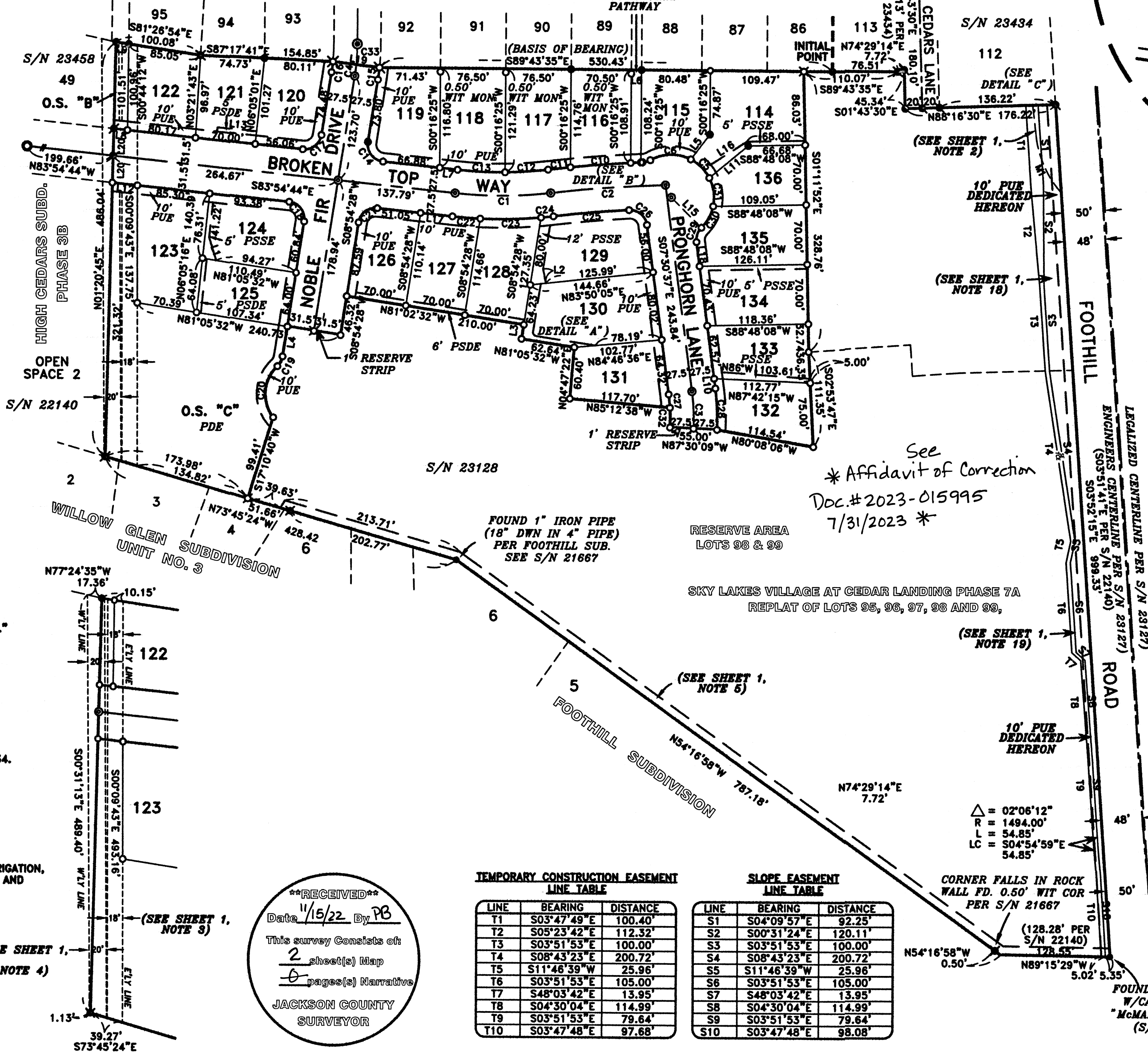
LOT	AREA	LOT	AREA
114	11,003 SF	127	7,844 SF
115	7,951 SF	128	8,414 SF
116	7,865 SF	129	10,146 SF
117	9,081 SF	130	11,784 SF
118	9,172 SF	131	7,682 SF
119	8,845 SF	132	7,491 SF
120	7,971 SF	133	7,546 SF
121	7,168 SF	134	6,556 SF
122	8,136 SF	135	8,611 SF
123	10,775 SF	136	6,927 SF
124	8,790 SF	OS "A"	1,303 SF
125	6,971 SF	OS "B"	1,562 SF
126	7,510 SF	OS "C"	41,726 SF

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	112.37'	500.00'	12°52'38"	112.14'	N89°38'57"E
C2	134.70'	1500.00'	05°08'42"	134.65'	N85°46'59"E
C3	43.67'	250.00'	10°00'28"	43.61'	S02°30'23"E
C4	13.44'	250.00'	03°04'46"	13.43'	S07°22'05"W
C5	31.11'	50.00'	35°38'44"	30.61'	N45°14'34"W
C6	49.46'	50.00'	56°40'39"	47.47'	S88°35'44"W
C7	9.47'	20.00'	27°07'05"	9.38'	S73°48'59"W
C8	1.95'	1527.50'	00°04'23"	1.95'	S87°20'19"W
C9	12.02'	1527.50'	00°27'03"	12.02'	S87°04'35"W
C10	70.75'	1527.50'	02°39'14"	70.74'	S85°31'27"W
C11	26.30'	1527.50'	00°59'12"	26.30'	S83°42'14"W
C12	50.52'	472.50'	06°07'32"	50.49'	S86°16'25"E
C13	55.68'	472.50'	06°45'06"	55.65'	N87°17'17"W
C14	32.40'	20.00'	92°49'11"	28.97'	N37°30'08"W
C15	14.27'	277.50'	02°56'49"	14.27'	N07°26'03"E
C16	12.60'	222.50'	03°14'41"	12.60'	S07°17'07"W
C17	30.43'	20.00'	87°10'48"	27.58'	S52°29'52"W
C18	32.40'	20.00'	92°49'12"	28.97'	S37°30'08"E
C19	13.12'	20.00'	37°35'54"	12.89'	S27°42'23"W
C20	65.94'	45.00'	83°57'41"	60.20'	S04°31'31"W
C21	30.43'	20.00'	87°10'48"	27.58'	N52°29'51"E
C22	32.63'	527.50'	03°32'40"	32.63'	S85°41'04"E
C23	71.18'	527.50'	07°43'55"	71.13'	N88°40'38"E
C24	14.74'	527.50'	01°36'02"	14.74'	N84°00'39"E
C25	88.83'	1472.50'	03°27'23"	88.81'	N84°56'20"E
C26	29.96'	20.00'	85°49'22"	27.23'	S50°25'18"E
C27	15.68'	222.50'	04°02'16"	15.68'	S05°29'29"E
C28	48.47'	277.50'	10°00'28"	48.41'	N02°30'23"W
C29	18.36'	20.00'	52°35'06"	17.72'	N18°46'57"E
C30	29.02'	50.00'	33°15'32"	28.62'	N28°26'44"E
C31	34.24'	50.00'	39°14'10"	33.57'	N07°48'07"W
C32	23.18'	222.50'	05°58'12"	23.17'	S00°29'15"E
C33	24.23'	250.00'	05°33'17"	24.24'	S03°03'04"W
E1	46.43'	409.00'	06°30'15"	46.40'	S01°53'09"E
E2	55.39'	331.00'	09°35'14"	55.32'	S00°20'40"E
E3	8.25'	26.00'	18°10'40"	8.21'	S11°03'23"E
E4	50.28'	116.00'	24°50'03"	49.89'	S07°43'41"E
E5	51.63'	30.00'	81°23'12"	45.49'	S44°37'04"E
E6	86.38'	231.00'	21°25'35"	85.88'	S83°12'40"E
E7	64.70'	239.00'	15°30'41"	64.51'	S80°15'40"E
E8	7.55'	100.00'	04°19'25"	7.54'	S85°50'51"E
M1	72.91'	120.00'	34°48'35"	71.79'	S24°12'42"E

LINE	BEARING	DISTANCE
L1	S38°54'48"E	18.50'
L2	S11°59'55"E	16.87'
L3	S08°54'28"W	16.88'
L4	S08°54'28"W	35.55'
L5	S37°22'06"W	36.63'
L6	S89°43'35"W	12.00'
L7	N83°54'44"W	21.01'
L8	S83°54'44"E	16.03'
L9	S81°28'54"E	15.02'
L10	S07°30'37"E	11.53'
L11	S50°23'52"W	58.99'
L12	S83°54'44"E	29.28'
L13	S83°54'44"E	45.58'
L14	S06°48'25"E	36.62'
L15	S44°55'31"E	50.00'
L16	S57°30'00"W	50.35'
L17	N83°54'44"W	37.52'
L18	S07°30'37"E	28.65'
L19	S82°50'06"E	55.02'
L20	N01°20'45"E	31.61'

HIGH CEDARS AT CEDAR LANDING,  
PHASE 5A  
O.S. "A"  
S/N 22778  
12' PEDESTRIAN  
PATHWAY



DETAIL "A"  
SCALE: 1" = 40'

DETAIL "C"  
SCALE: 1" = 50'

DETAIL "B"  
SCALE: 1" = 50'

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

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

(C:\DWC\2019\1907752+1.DWG)  
SHEET 2 OF 2

HOFFBUHR & ASSOCIATES, INC.  
880 GOLF VIEW DRIVE, SUITE 201  
MEDFORD, OREGON 97504  
(541)779-4841

BY: DAVID M. MINNECCI PLS NO. 2349  
SCALE: 1 INCH = 100' OCTOBER 12, 2022  
BASIS OF BEARING: SURVEY NO. 22778  
(SOUTH LINE)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOCIATES, INC."
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOCIATES, INC."
- ⊙ = SET 5/8" x 30" IRON PIN WITH ALUMINUM CAP STAMPED "HOFFBUHR AND ASSOCIATES, INC."
- ⊕ = SET MAG SPIKE AND WASHER STAMPED "LS 2349" IN ROCK.
- ⊖ = FD. LEAD PLUG AND TACK WITH METAL WASHER STAMPED "LS 2023." IN SANDSTONE PER S/N 22778.
- ⊗ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOCIATES, INC." PER S/N 22778.
- ⊕ = FOUND 5/8" IRON PIN STAMPED "L.J. FRIAR & ASSOC." PER S/N 22847 OR 23458.
- ⊗ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOCIATES, INC." PER S/N 22140.
- ⊕ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOCIATES, INC." PER S/N 23434.
- ⊙ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOCIATES, INC." PER S/N 23128.
- ⊖ = FOUND IRON PIN WITH ALUMINUM CAP STAMPED "HOFFBUHR & ASSOC., INC" PER S/N 22778 OR 23434.
- = FOUND IRON PIN WITH ALUMINUM CAP STAMPED "L.J. FRIAR & ASSOC." PER S/N 23458.
- O.S. = OPEN SPACE
- PDE = PUBLIC STORM DRAIN EASEMENT
- PSDE = PRIVATE STORM DRAIN EASEMENT
- PSSE = PRIVATE SANITARY SEWER 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
- S/N = SURVEY NUMBER
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. (SEE SHEET 1, NOTE 4)
- SE- = SLOPE EASEMENT PER DOC. NO. 2021-028949.
- TCE- = TEMPORARY CONSTRUCTION EASEMENT PER DOC. NO. 2021-028949.

TEMPORARY CONSTRUCTION EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
T1	S03°47'49"E	100.40'
T2	S05°23'42"E	112.32'
T3	S03°51'53"E	100.00'
T4	S08°43'23"E	200.72'
T5	S11°48'39"W	25.96'
T6	S03°51'53"E	105.00'
T7	S48°03'42"E	13.95'
T8	S04°30'04"E	114.99'
T9	S03°51'53"E	79.64'
T10	S03°47'48"E	97.68'

SLOPE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
S1	S04°09'57"E	92.25'
S2	S00°31'24"E	120.11'
S3	S03°51'53"E	100.00'
S4	S08°43'23"E	200.72'
S5	S11°48'39"W	25.96'
S6	S03°51'53"E	105.00'
S7	S48°03'42"E	13.95'
S8	S04°30'04"E	114.99'
S9	S03°51'53"E	79.64'
S10	S03°47'48"E	98.08'

RECEIVED  
Date 11/5/22 By PB  
This survey consists of:  
2 sheet(s) Map  
6 page(s) Narrative  
JACKSON COUNTY SURVEYOR

371W18CA TL 2203  
371W18DB TL 3700  
371W18D TL 7001



Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.  
Christine Walker - County Clerk

Direct: David Minneci  
880 Golf View Dr.  
Medford

Indirect: Cedar Landing Development, LLC  
138 South Foothill Road  
Medford, Oregon 97504

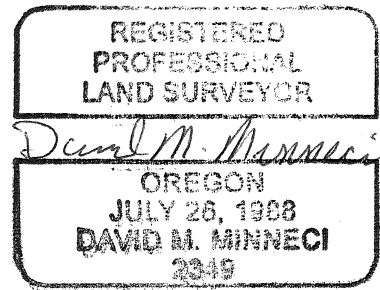
23762

**AFFIDAVIT OF CORRECTION  
pursuant to O.R.S. 209.255**

I, David M. Minneci, Registered Professional Land Surveyor of the State of Oregon, No. 2349, do hereby state that I have discovered a calculation error on my Subdivision Plat of High Cedars at Cedar Landing, Phase 6A recorded the 15th day of November, 2022 in Volume 48 of Plats at Page 15 of Records of Jackson County, Oregon filed in the office of the Jackson County Surveyor as Survey Number 23762 and currently owned by Cedar Landing Development, LLC, an Oregon limited liability company.

IN WITNESS HEREOF, signed this 24 day of JULY, 2023.

David M. Minneci  
David M. Minneci

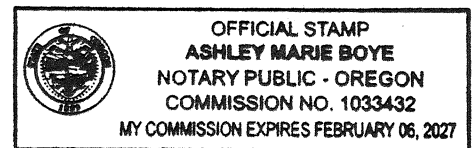


STATE OF OREGON )  
County of Jackson ) ss

Expires 12-31-24

Personally appeared the above named David M. Minneci, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.

Ashley Boye - Above  
Notary Public - Oregon



Commission No.: 1033432

My Commission expires: February 6<sup>th</sup>, 2027

The correction is: The location of the Westerly right-of-way line of Foothill Road and associated easements.

(See Exhibits "A" & "B" attached hereto and made a part thereof)

The City of Medford Surveyor, pursuant to Oregon Revised Statutes 92.100 and 92.170 and City of Medford Resolution No. 6500 dated December 7, 1989, hereby certifies that this Affidavit of Correction has been examined and that the changes are permitted in accordance with 92.170, Oregon Revised Statutes and is approved for recording.

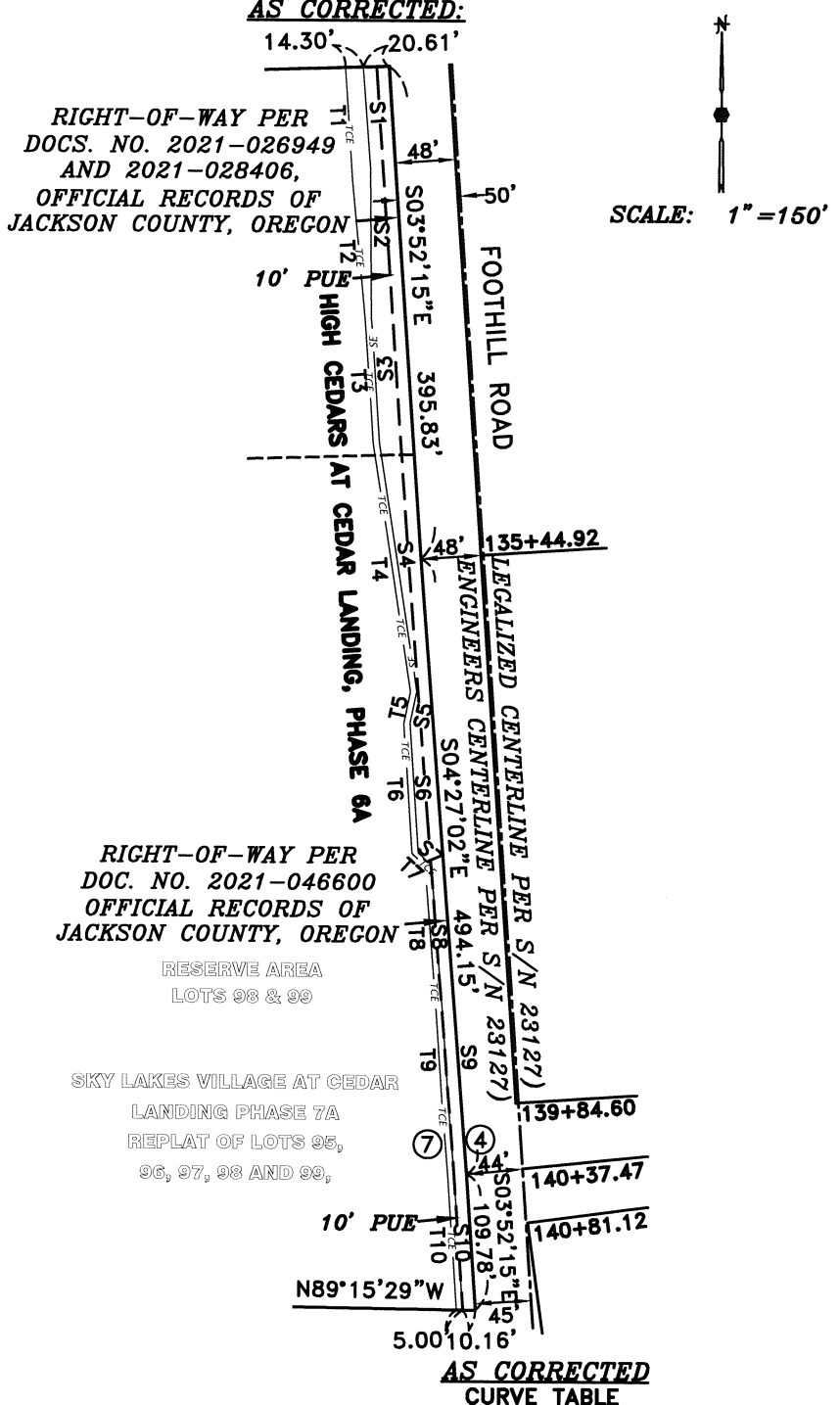
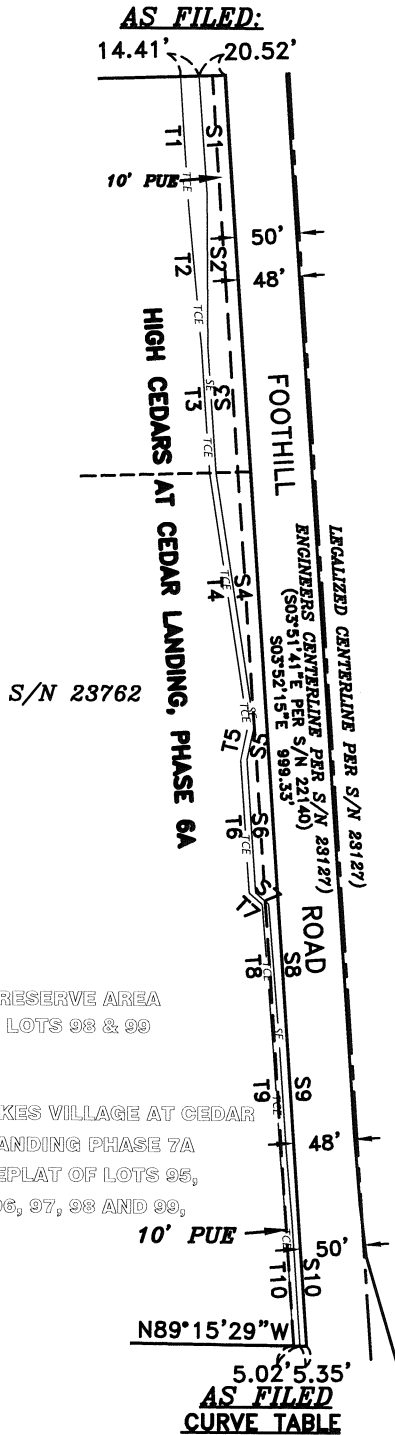
[Signature]  
Date

Jon M. Froud L.S.  
City of Medford Surveyor

7/25/23  
City of Medford Surveyor

Date

Exhibit "B"



RIGHT-OF-WAY PER  
 DOCS. NO. 2021-026949  
 AND 2021-028406,  
 OFFICIAL RECORDS OF  
 JACKSON COUNTY, OREGON

RIGHT-OF-WAY PER  
 DOC. NO. 2021-046600  
 OFFICIAL RECORDS OF  
 JACKSON COUNTY, OREGON

SCALE: 1"=150'

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
SE	54.85'	1494.00'	02°06'12"	54.85'	S04°54'59"E
TCE	54.85'	1499.00'	02°06'12"	54.85'	S04°54'59"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
4	54.85'	1494.00'	02°06'13"	54.85'	S04°55'22"E
7	54.85'	1499.00'	02°05'47"	54.85'	S04°55'09"E

**AS FILED**  
**SLOPE EASEMENT**  
**LINE TABLE**

LINE	BEARING	DISTANCE
S1	S04°09'57"E	92.25'
S2	S00°31'24"E	120.11'
S3	S03°51'53"E	100.00'
S4	S08°43'23"E	200.72'
S5	S11°46'39"W	25.96'
S6	S03°51'53"E	105.00'
S7	S48°03'42"E	13.95'
S8	S04°30'04"E	114.99'
S9	S03°51'53"E	79.64'
S10	S03°47'48"E	98.08'

TCE = TEMPORARY CONSTRUCTION  
 EASEMENT  
 SE = SLOPE EASEMENT  
 S/N = SURVEY NUMBER

**AS CORRECTED**  
**SLOPE EASEMENT**  
**LINE TABLE**

LINE	BEARING	DISTANCE
S1	S04°17'19"E	81.78'
S2	S00°31'47"E	120.10'
S3	S03°52'15"E	100.00'
S4	S08°43'23"E	200.72'
S5	S11°46'38"W	25.96'
S6	S03°52'15"E	105.00'
S7	S48°03'26"E	13.95'
S8	S04°29'42"E	114.99'
S9	S03°52'15"E	79.62'
S10	S03°52'02"E	108.58'

**AS FILED**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LINE TABLE**

LINE	BEARING	DISTANCE
T1	S03°47'49"E	100.40'
T2	S05°23'42"E	112.32'
T3	S03°51'53"E	100.00'
T4	S08°43'23"E	200.72'
T5	S11°46'39"W	25.96'
T6	S03°51'53"E	105.00'
T7	S48°03'42"E	13.95'
T8	S04°30'04"E	114.99'
T9	S03°51'53"E	79.64'
T10	S03°47'48"E	97.68'

**AS CORRECTED**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LINE TABLE**

LINE	BEARING	DISTANCE
T1	S03°47'49"E	89.93'
T2	S05°24'05"E	112.32'
T3	S03°52'15"E	100.00'
T4	S08°43'23"E	200.72'
T5	S11°46'38"W	25.96'
T6	S03°52'15"E	105.00'
T7	S48°03'26"E	13.95'
T8	S04°30'31"E	114.99'
T9	S03°52'15"E	79.62'
T10	S03°48'51"E	108.17'

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*David M. Minneci*  
 OREGON  
 JULY 26, 1988  
 DAVID M. MINNECI  
 2349

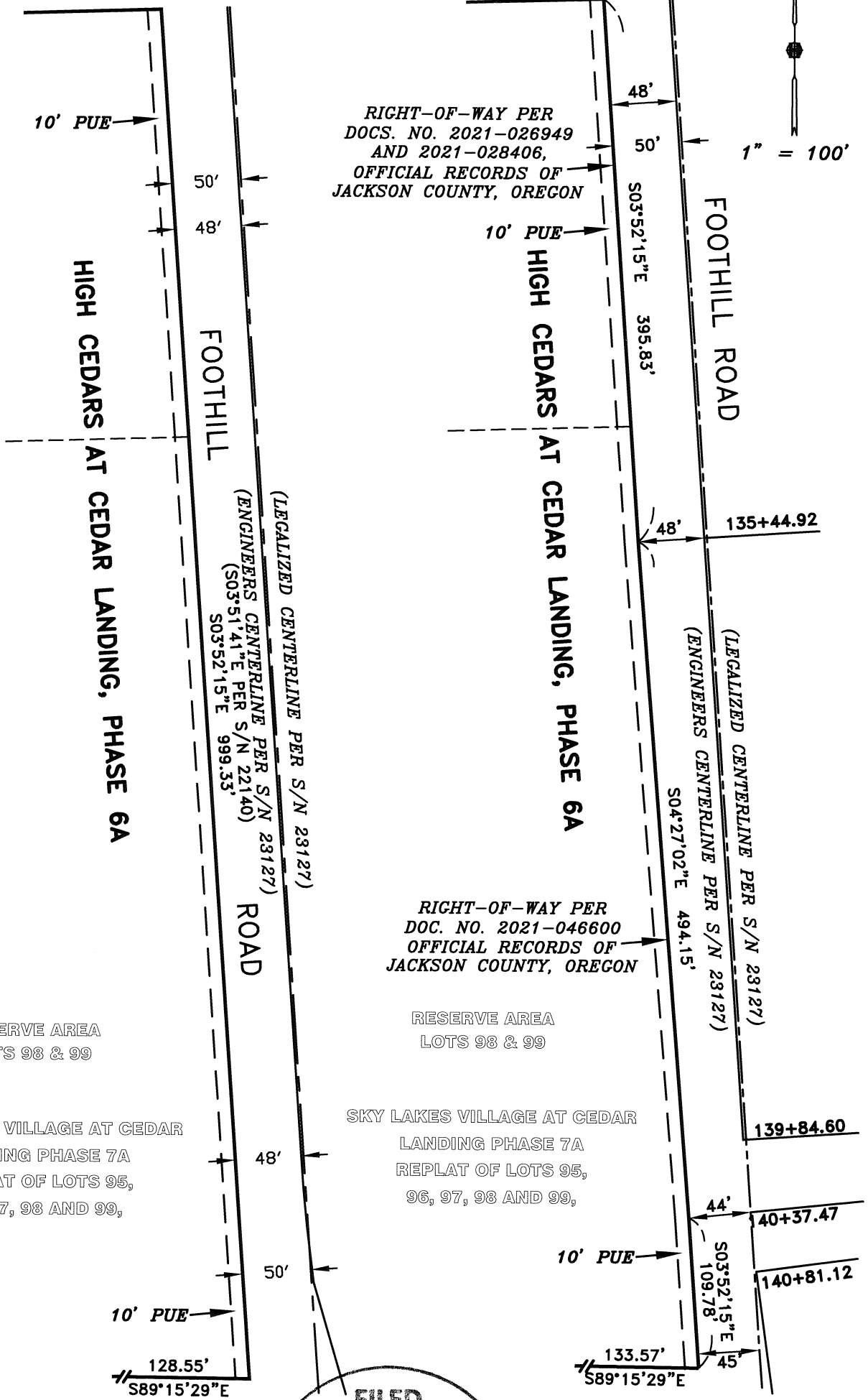
EXPIRES 12/31/24

(G:\DWG\2019\19151AOC2.DWG)

Exhibit "A"

AS FILED:

AS CORRECTED:



RIGHT-OF-WAY PER  
DOCS. NO. 2021-026949  
AND 2021-028406,  
OFFICIAL RECORDS OF  
JACKSON COUNTY, OREGON

RIGHT-OF-WAY PER  
DOC. NO. 2021-046600  
OFFICIAL RECORDS OF  
JACKSON COUNTY, OREGON

RESERVE AREA  
LOTS 98 & 99

RESERVE AREA  
LOTS 98 & 99

SKY LAKES VILLAGE AT CEDAR  
LANDING PHASE 7A  
REPLAT OF LOTS 95,  
96, 97, 98 AND 99,

SKY LAKES VILLAGE AT CEDAR  
LANDING PHASE 7A  
REPLAT OF LOTS 95,  
96, 97, 98 AND 99,

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David M. Minneck*

OREGON  
JULY 26, 1988  
DAVID M. MINNECI  
2349

FILED  
Date 8/17/23 By PB  
This Survey Consist Of:  
0 sheet(s) Map  
3 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

EXPIRES 12/31/24

(G:\DWG\2019\19151AOC.DWG)