

*** APPROVALS ***

HIDDEN HILLS SUBDIVISION, PHASE 1

Located in the N.W. 1/4 of Sec. 16,
T37S., R.1W., W.M. and in the
City of Medford Jackson County, Oregon
(File No. LDS-21-129)

*** RECORDER'S CERTIFICATE ***

File LDS-21-129.

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

[Signature]
Planning Director

NOVEMBER 12, 2022
Date

Filed for record this 30th day of November, 2022, at
9:20 o'clock A.M., and recorded in Volume 48 of Plats at Page 17
of the records of Jackson County, Oregon and recorded as Document No. 2022-034077
Official Records of Jackson County, Oregon.

EXAMINED AND APPROVED as required by ORS 92.100 as of NOV. 16, 2022.

[Signature]
City Surveyor

SURVEY FOR:
CLE RESIDENTIAL, LLC
4003 CRATER LAKE HWY.
MEDFORD, OR 97504

[Signature] County Clerk
[Signature] Deputy

EXAMINED AND APPROVED this 17 day of NOVEMBER, 2022.

[Signature]
City Engineer

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

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2022-034076, ORJCO.

*** SURVEYOR'S CERTIFICATE ***

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of November 30, 2022.

[Signature] Agent
Assessor, Department of Assessment

DATE:
AUGUST 25, 2022

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 OF THOSE TRACTS SET FORTH IN DOCUMENT NOS. 2020-045847 & 2020-045848, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON:

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of November 30th, 2022.

[Signature]
Tax Collector

SHEET INDEX
1) SIGNATURE PAGE
2) NORTHERLY PORTION
3) SOUTHERLY PORTION

Beginning at the Southwest corner of Lot 1, Block 1 of STERLING HEIGHTS UNIT NO. 1, according to the official plat thereof, now of record, in Volume 15, Page 99 of plats of Jackson County, Oregon also being on the East line of ROYAL GREENS ESTATES, UNIT NO. 1, according to the official plat thereof, now of record, Volume 15, Page 70 of plats of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the South line thereof, North 89°50'46" East, 629.53 feet (record North 89°52'00" East, 629.53 feet) to the interior ell corner of said STERLING HEIGHTS UNIT NO. 1 also being the Northeast corner of that tract set forth in Document No. 2020-045848, Official Records of Jackson County, Oregon; thence along the West line of said STERLING HEIGHTS UNIT NO. 1 also being the East line of that tract set forth in Document No. 2020-045848, said Official Records, South 00°29'41" East, 276.26 feet (record South 00°31'00" East, 276.40 feet) to the Southwest corner of said STERLING HEIGHTS UNIT NO. 1; thence along the West line of VIEWPOINT SUBDIVISION, PHASES 1 AND 2, according to the official plat thereof, now of record, in Volume 20, Page 57 of plats of Jackson County, Oregon also being the East line of that tract set forth in Document No. 2020-045848 and Document 2020-045847, said Official Records, South 00°25'54" East, 67.78 feet (record South 00°29'12" East, 67.72 feet) to the Southwest corner of Lot 39 of said VIEWPOINT SUBDIVISION, PHASES 1 AND 2; thence continue along the West line of said VIEWPOINT SUBDIVISION, PHASES 1 AND 2 and the East line of that tract set forth in Document No. 2020-045847, said Official Records, South 00°37'08" East (record South 00°29'12" East), 14.08 feet to the most Easterly Southeast of that tract set forth in Document No. 2020-045847, said Official Records; thence along the South line thereof, South 89°56'55" West, 445.91 feet (record WEST, 445.60 feet) to the interior ell corner thereof; thence along the East line thereof, South 00°03'05" East, 670.80 feet (record SOUTH, 671.26 feet) to the most Southerly Southeast corner thereof also being on the North line of SKY LAKES VILLAGE AT CEDAR LANDING, PHASES 5 & 6, according to the official plat thereof, now of record, in Volume 33, Page 75 of plats of Jackson County, Oregon; thence along the North line thereof and the South line of that tract set forth in Document No. 2020-045847, said Official Records, North 89°49'34" West (record North 89°49'00" West), 182.27 feet to the Southeast corner of ROYAL GREENS ESTATES UNIT 2, according to the official plat thereof, now of record, in Volume 15, Page 80 of plats of Jackson County, Oregon; thence along the East line thereof, the East line of said ROYAL GREENS ESTATES UNIT NO. 1 and the West line of that tract set forth in Document No. 2020-045847, said Official Records, North 00°16'15" West, 751.11 feet (record North 00°17'29" West, 751.50 feet) to an angle point in the East line of said ROYAL GREENS ESTATES UNIT NO. 1; thence along the East line of said ROYAL GREENS ESTATES UNIT NO. 1 and the West line of that tract set forth in Document No. 2020-045848, said Official Records, North 00°18'05" West (record North 00°19'19" West), 275.96 feet to the initial point of beginning.

*** DECLARATION ***

Know all men by these presents that CLE RESIDENTIAL, LLC, an Oregon limited liability company, is the owner in fee of the lands shown on Sheets 2 & 3, more particularly described in the Surveyor's Certificate, and have subdivided the same into the Lots and Tract as shown on Sheets 2 & 3; and (1) does hereby dedicate to the public for public use under the jurisdiction of the City of Medford the Streets and Street Right of Way (R/W), together with the Public Utility Easements (PUE), Public Sanitary Sewer Easement (SSE) and Public Storm Drainage Easement (SDE); does hereby grant to the City of Medford in fee the 1 foot street plugs (1SP) with the condition that upon the extension of the affected street the affected Street Plug will automatically be dedicated as Public Right of Way; (3) does hereby make and establish the Private Storm Drainage Easement for the Lots as noted (PSDE #); (4) does hereby make and establish the Private Sanitary Sewer Easement for the Lots as noted (PSSE #) and does hereby designate said Subdivision as HIDDEN HILLS SUBDIVISION PHASE 1, which shall be subject to the Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this plat.

[Signature]
DENIS J. HICKEY, Member
CLE Residential, LLC

STATE OF OREGON)
COUNTY OF JACKSON) SS.

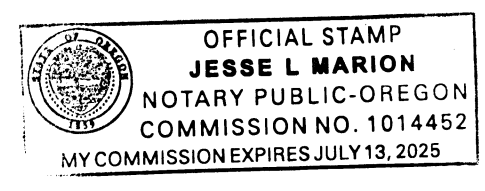
PERSONALLY APPEARED THE ABOVE NAMED DENIS J. HICKEY AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF CLE RESIDENTIAL, LLC.

DATED THIS 10th DAY OF NOVEMBER, 2022.

[Signature]
Jesse Marion NOTARY PUBLIC - OREGON

COMMISSION NO. 1014452

MY COMMISSION EXPIRES 7-13-2025



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

PURPOSE: To survey and monument the streets, lots & tract corners of HIDDEN HILLS SUBDIVISION, PHASE 1 being a subdivision of those tracts set forth in Doc. 2020-045847 & 2020-045848, ORJCO. See City File LDS-21-129.

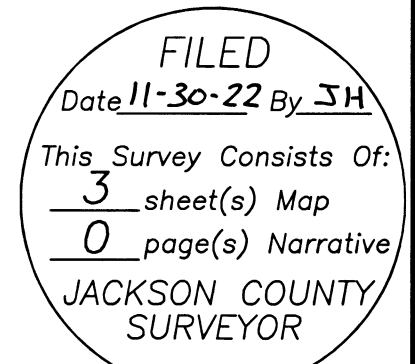
PROCEDURE: Using Trimble R10 G.P.S. receivers & Trimble S8 Robotic Total Station made ties to monuments as shown hereon to control the exterior of the property. The N.E. corner was positioned at plat record distance per SH1 from the S.W. corner of Lot 1, Block 1, SH1. The E.S.E. corner was positioned at map record distance per FS8744 from the monument per FS8744 to the South. Held deed record angle at the found monument per FS8744 as noted to control the direction of the East line and then intersected it with the monumented North line of SLVCL5-6. The S.W. corner was positioned at the intersection of the North line of SLVCL5-6 and the monumented East line of RGE2. The angle point in the East line of RGE1 (being on the centerline of Viewpoint Drive per RGE1) was positioned by computing a point using plat record angle from the centerline monument & intersecting the monumented East line of RGE2. With the exterior boundary resolved, I computed the interior Lot, Tract and street right of way corner positions and set monuments as shown on Sheets 2 & 3. Due to obstructions (fences, retaining wall, etc.) witness corners were set as shown.



APPROVED FOR RECORDING.

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

11/30/22
DATE



SHEET 1 OF 3

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

[Signature]
SURVEYOR

SURVEY BY:

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

SURVEY FOR:

CLE RESIDENTIAL, LLC
4003 CRATER LAKE HWY.
MEDFORD, OR 97504

DATE:

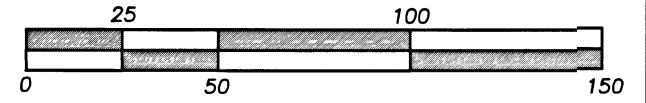
AUGUST 25, 2022

HIDDEN HILLS SUBDIVISION, PHASE 1

Located in the N.W. 1/4 of Sec. 16,
T37S, R.1W., W.M. and in the
City of Medford Jackson County, Oregon
(File No. LDS-21-129)

BASIS OF BEARINGS:

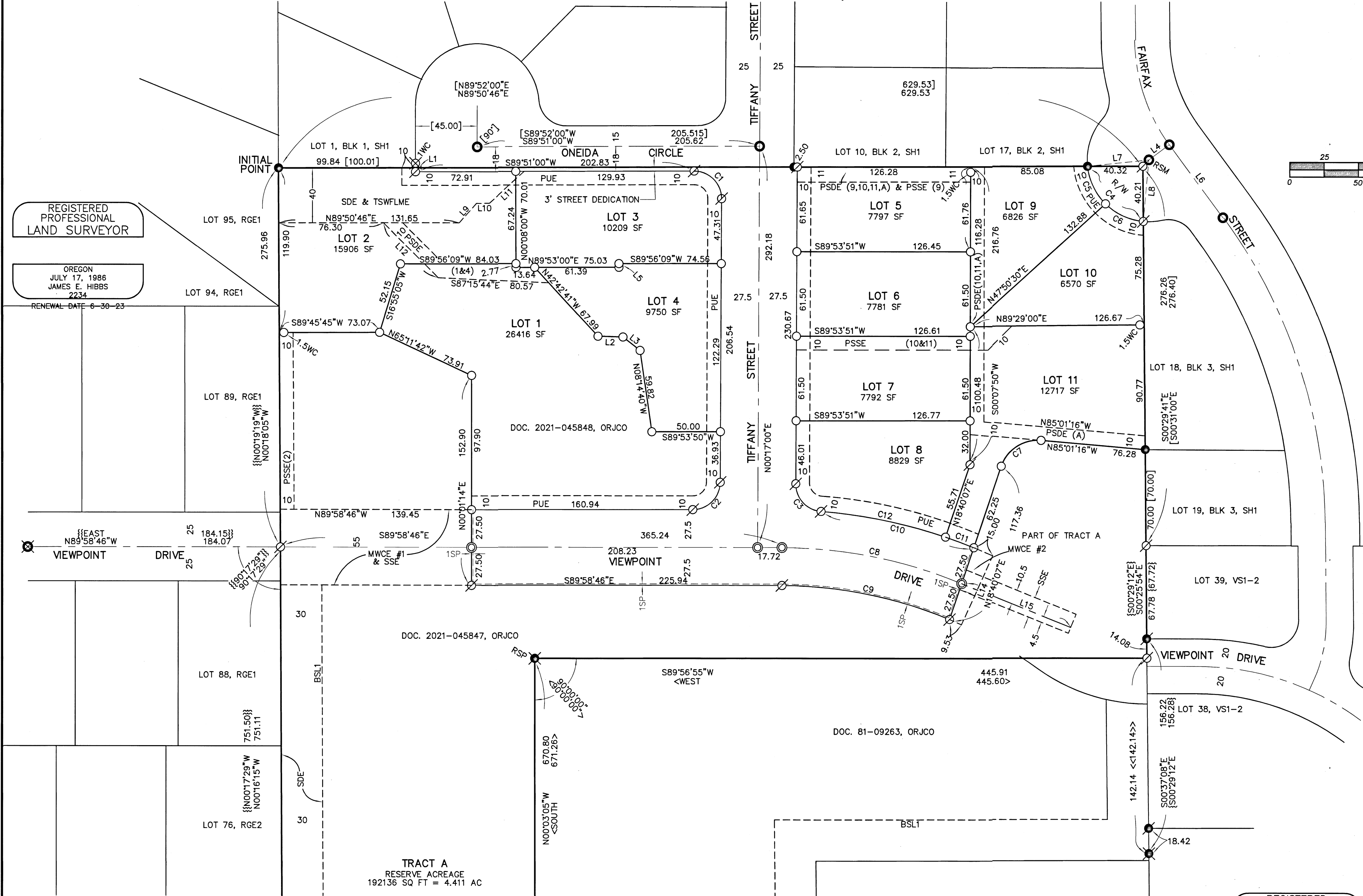
CENTERLINE OF CEDAR LINKS DRIVE PER FS21667 AS SHOWN.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 50'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234

RENEWAL DATE 6-30-23



SEE SHEET 3

SEE SHEET 3 FOR LEGEND, EXCEPTION LIST AND COURSE DATA TABLE.

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 11-30-22 By JH
This Survey Consists Of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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

SURVEY FOR:
CLE RESIDENTIAL, LLC
4003 CRATER LAKE HWY.
MEDFORD, OR 97504

DATE:
AUGUST 25, 2022

HIDDEN HILLS SUBDIVISION, PHASE 1
Located in the N.W. 1/4 of Sec. 16,
T37S, R1W, W.M. and in the
City of Medford Jackson County, Oregon
(File No. LDS-21-129)

LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER 2014 RE-ESTAB'S.
- ⊙ = FD. BRASS CAP MKD. LS1913 PER FS15669.
- ⊙ = FD. BRASS CAP MKD. LS505 PER SH1.
- ⊙ = FD. ALUMINUM CAP MKD. LS2349 PER SLVCL5-6.
- ⊙ = FD. BRASS CAP MKD. LS1656 PER RGE1 OR RGE2.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD THOMAS LS505 PER SH1.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD MINNECI LS2349 PER VS1-2.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. BATH LS1069 PER FS8744.
- = FD. 5/8" IRON PIN PER RGE2.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD MINNECI LS2349 PER SLVCL5-6.
- ⊙ = 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.
- ⊙ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. & MAG NAIL IN CONCRETE.
- △ = SET 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC. & MAG SPIKE IN ASPHALT.

LEGEND:

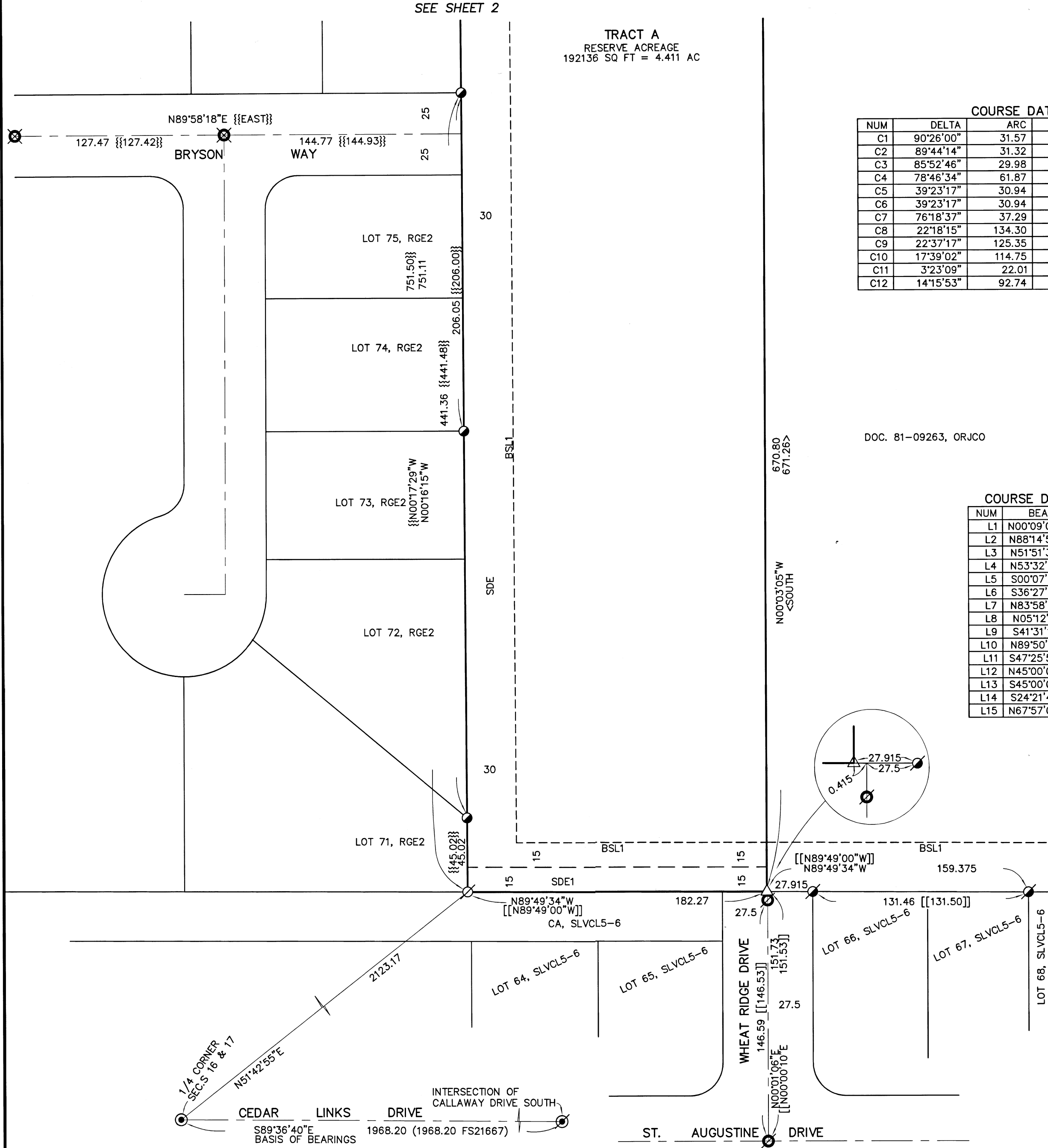
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- #WC = # FEET WITNESS CORNER MONUMENT.
- SH1 = STERLING HEIGHTS, UNIT NO. 1 (FS11207)
- FS = FILED SURVEY #
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- VS1-2 = VIEWPOINT SUBDIVISION, PHASES 1 & 2 (FS14725).
- 1SP = ONE FOOT STREET PLUG PER THIS PLAT.
- PUE1 = PUBLIC UTILITY EASEMENT PER DOC. 2019-031945, ORJCO.
- RW = RIGHT OF WAY DEDICATION THIS PLAT.
- RW1 = RIGHT OF WAY PER DEDICATION PER DOC. 2019-031946, ORJCO.
- RGE1 = ROYAL GREENS ESTATES, UNIT NO. 1 (FS10739).
- MWCE #1 = WATER FACILITIES EASEMENT PER DOC. #2022-032406, ORJCO.
- RSM = FD. MONUMENT DESTROYED BY CONSTRUCTION. RESET 2" WASHER MKD. L.J. FRIAR & ASSOC. & MAG SPIKE IN FOUND POSITION.
- RGE2 = ROYAL GREENS ESTATES, UNIT NO. 2 (FS10907).
- MWCE #2 = WATER FACILITIES EASEMENT PER DOC. #2022-032406, ORJCO.
- PSDE(#1) = PRIVATE STORM DRAINAGE EASEMENT (LOTS/TRACT BENEFITTING) PER THIS PLAT.
- SLVCL5-6 = SKY LAKES VILLAGE AT CEDAR LANDING, PHASES 5 & 6 (FS19831).
- { } = RECORD DATA PER VS1-2
- { } = PUBLIC STORM DRAINAGE EASEMENT PER THIS PLAT.
- { } = PRIVATE SANITARY SEWER EASEMENT (LOTS BENEFITTING) PER THIS PLAT.
- { } = RECORD DATA PER SH1.
- { } = RECORD DATA PER DOC. 2021-045847, ORJCO.
- { } = RECORD DATA PER SLVCL5-6.
- { } = RECORD DATA PER RGE2 OR RGE1.
- { } = STREET RIGHT OF WAY DEDICATION PER THIS PLAT.
- << >> = RECORD DATA PER FS8744.
- RSP = FD. MONUMENT DESTROYED BY CONSTRUCTION. RESET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. IN FOUND POSITION.
- SSE = PUBLIC SANITARY SEWER EASEMENT PER THIS PLAT.
- SDE1 = PUBLIC STORM DRAINAGE EASEMENT PER DOC. 02-60847, ORJCO.
- BSL1 = BUILDING SETBACK LINE PER V.434, P.297, JCDR.
- TSWFLME = TEMPORARY STORM WATER FACILITIES LANDSCAPE AND MAINTENANCE EASEMENT PER DOC. 2022-030054, ORJCO.

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	90°26'00"	31.57	20.00	N44°56'00"W 28.39
C2	89°44'14"	31.32	20.00	N45°09'07"E 28.22
C3	85°52'46"	29.98	20.00	S42°39'23"E 27.25
C4	78°46'34"	61.87	45.00	S45°24'24"E 57.11
C5	39°23'17"	30.94	45.00	S25°42'46"E 30.33
C6	39°23'17"	30.94	45.00	S65°06'03"E 30.33
C7	76°18'37"	37.29	28.00	S56°49'25"W 34.60
C8	22°18'15"	134.30	345.00	N78°49'38"W 133.46
C9	22°37'17"	125.35	317.50	N78°40'08"W 124.54
C10	17°39'02"	114.75	372.50	N76°46'15"W 114.30
C11	3°23'09"	22.01	372.50	N69°38'18"W 22.01
C12	14°15'53"	92.74	372.50	N78°27'50"W 92.50

COURSE DATA TABLE

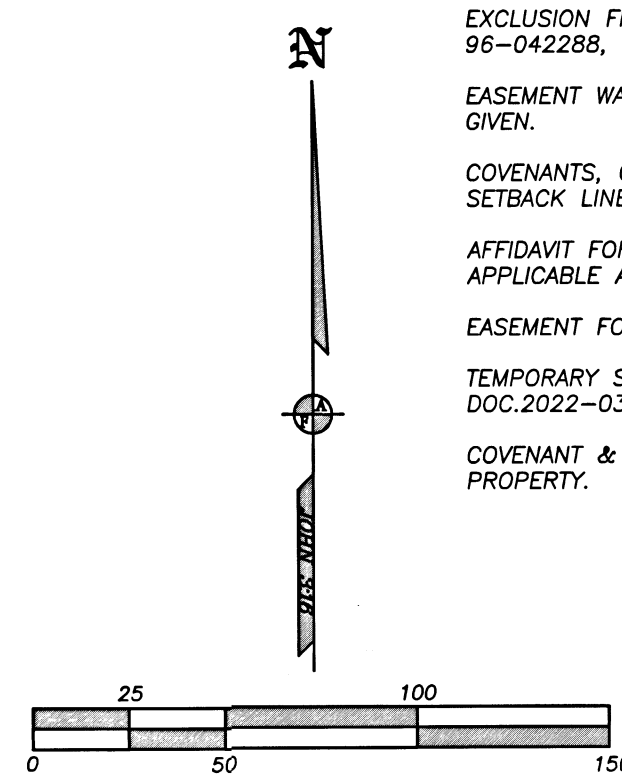
NUM	BEARING	DISTANCE
L1	N00°09'00"W	2.83
L2	N88°14'59"W	18.22
L3	N51°51'36"W	15.80
L4	N53°32'22"E	18.47
L5	S00°07'00"E	2.70
L6	S36°27'38"E	65.88
L7	N83°58'53"E	45.00
L8	N05°12'19"E	45.00
L9	S41°31'10"W	18.90
L10	N89°50'46"E	9.30
L11	S47°25'58"W	34.17
L12	N45°00'00"W	56.40
L13	S45°00'00"W	24.37
L14	S24°21'42"W	55.00
L15	N67°57'08"W	85.70



DOC. 81-09263, ORJCO

EXCEPTIONS PER FIRST AMERICAN PRRS 7169-398933 DATED 2022-11-07

- THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
- THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS.
- EASEMENT FOR ELECTRICAL FACILITIES PER V.230, P.510, V.283, P.596 & V.515, P.183, JCDR. NO SPECIFIC LOCATION GIVEN.
- EXCLUSION FROM THE BOUNDARIES OF THE MEDFORD IRRIGATION DISTRICT BY DOC. NO. 96-042288, ORJCO. AFFECTS TL9000.
- EASEMENT WATER PIPELINES PER V.131, P.514 & V161, P.343, JCDR. NO SPECIFIC LOCATION GIVEN.
- COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS PER V.434, P.297, JCDR. BUILDING SETBACK LINE (BSL) SHOWN.
- AFFIDAVIT FOR GUEST HOUSE LIVING QUARTERS PER DOC. 81-09268, ORJCO. NO LONGER APPLICABLE AS THERE IS NO LONGER A GUEST HOUSE ON TL9000.
- EASEMENT FOR STORM DRAINAGE (SDE1) PER DOC. 02-60847, ORJCO. SHOWN.
- TEMPORARY STORM WATER FACILITY LANDSCAPE AND MAINTENANCE EASEMENT (TSWFLME) PER DOC.2022-030054, ORJCO. SHOWN.
- COVENANT & RELEASE OF LIABILITY PER DOC. 2022-030055, ORJCO. BLANKET.OVER SUBJECT PROPERTY.



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

REGISTERED PROFESSIONAL LAND SURVEYOR
J. Friar
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-23

FILED
Date 8-30-22 By JH
This Survey Consists Of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR