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SHEET 3 OF 3	EASEMENTS, TABLES, DETAILS

HIGH CEDARS AT CEDAR LANDING, PHASES 6B, 7A & 7B (A PLANNED COMMUNITY)

Located in:
 A Portion of the RESERVE AREAS of Lots 97, 98 & 99 of SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 6A in the Southeast 1/4 of Section 16, Township 37 South, Range 1 West, W.M., in the City of Medford, Jackson County, Oregon

NOTES: FIRST AMERICAN TITLE PUBLIC RECORD REPORT NO. 7169-4043082

- 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.
- 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 ON SHEET 3)
- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF THE MEDFORD IRRIGATION DISTRICT FOR IRRIGATION CANAL PURPOSES 50' IN WIDTH PER VOLUME 130, PAGES 176-177. (DOES NOT AFFECT SUBJECT PROPERTY)
- 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 SUBJECT PROPERTY)
- 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 SUBJECT PROPERTY)
- EASEMENT IN FAVOR OF THE CITY OF MEDFORD FOR SANITARY SEWER PER DOC. NO. 81-09770. (SHOWN ON SHEET 3)
- 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)
- EASEMENT AS SHOWN ON THE RECORDED PLAT/PARTITION FOR PUBLIC UTILITIES. (VACATED PER ORDINANCE 2019-117 RECORDED AS DOC. NO. 2019-034635 - REDEDICATED HEREON)
- 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.
- 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. MODIFICATION AND OR AMENDMENT PER DOC. NO. 2022-033092.
- REGULATIONS AND ASSESSMENTS OF CEDAR LANDING RESIDENTIAL ASSOCIATION HOMEOWNER'S ASSOCIATION AS SET FORTH IN DECLARATION RECORDED AS DOC. NO. 2007-053982.
- BY-LAWS, INCLUDING TERMS AND PROVISIONS THEREOF OF CEDAR LANDING RESIDENTIAL ASSOCIATION HOMEOWNER'S ASSOCIATION RECORDED AS DOC. NO. 2007-053982. MODIFICATION AND OR AMENDMENT PER DOC. NO. 2022-033092.
- BY-LAWS, INCLUDING TERMS AND PROVISIONS THEREOF OF CEDAR LANDING RESIDENTIAL ASSOCIATION HOMEOWNER'S ASSOCIATION RECORDED AS DOC. NO. 2007-055630. MODIFICATION AND OR AMENDMENT PER DOC. NO. 2022-033092.
- DEED DECLARATION DEVELOPMENT PROHIBITION, INCLUDING THE TERMS AND PROVISIONS THEREOF RECORDED AS DOCS. NO. 2015-005590 & 2015-005591 AND 2015-005592. (MAY BE REMOVED WHEN FUTURE SUBDIVISION PLAT IS FILED).
- 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.
- 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 ON SHEET 3)
- 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 ON SHEET 3)

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:

COMMENCING AT THE MOST NORTHERLY, NORTHWEST CORNER OF THE RESERVE AREA OF HIGH CEDARS AT CEDAR LANDING, PHASE 6A 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 NOVEMBER 15, 2022 IN VOLUME 48 OF PLATS AT PAGE 15 OF THE RECORDS OF JACKSON COUNTY, OREGON AND BEING THE INITIAL POINT OF BEGINNING OF HIGH CEDARS AT CEDAR LANDING, PHASE 6B, 7A & 7B; THENCE, ALONG THE BOUNDARY OF SAID RESERVE AREA AS FOLLOWS: SOUTH 89°43'35" EAST 110.07 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; THENCE, ALONG SAID WESTERLY LINE, SOUTH 03°52'15" EAST 395.83 FEET; THENCE SOUTH 04°27'02" EAST 494.15 FEET; THENCE SOUTH 89°15'29" WEST 133.57 FEET; THENCE NORTH 54°16'58" WEST 787.18 FEET; THENCE NORTH 73°45'24" WEST 254.44 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE, NORTH 17°10'40" EAST 99.41 FEET; THENCE, ALONG THE ARC OF A 45.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS NORTH 04°31'31" EAST 60.20 FEET), A DISTANCE OF 65.94 FEET; THENCE, ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 27°42'24" EAST 12.89 FEET), A DISTANCE OF 13.12 FEET; THENCE NORTH 08°54'28" EAST 35.55 FEET; THENCE SOUTH 81°05'32" EAST 63.00 FEET; THENCE NORTH 08°54'28" EAST 46.32 FEET; THENCE SOUTH 81°02'32" EAST 210.00 FEET; THENCE SOUTH 08°54'28" WEST 16.88 FEET; THENCE SOUTH 81°05'32" EAST 62.64 FEET; THENCE SOUTH 04°47'22" WEST 60.40 FEET; THENCE SOUTH 85°12'38" EAST 117.70 FEET; THENCE, ALONG THE ARC OF A 222.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS SOUTH 00°29'15" EAST 23.17 FEET), A DISTANCE OF 23.18 FEET; THENCE SOUTH 87°30'09" EAST 55.00 FEET; THENCE SOUTH 80°08'06" EAST 114.54 FEET; THENCE NORTH 02°53'47" WEST 111.35 FEET; THENCE NORTH 01°11'52" WEST 328.76 FEET TO THE POINT OF BEGINNING.

David M. Minneci
 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.

Matt Brinkley
 PLANNING DIRECTOR

August 10, 2023
 DATE

EXAMINED AND APPROVED THIS 9 DAY OF August, 2023.

Alex Georgevitch
 CITY ENGINEER ALEX GEORGEVITCH

EXAMINED AND APPROVED THIS 8 DAY OF August, 2023.

Darren Goheen
 Acting City Surveyor

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 15th DAY OF August, 2023.

Paula Wilson
 BY + FOR 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 August, 2023.

Cori Sperry
 TAX COLLECTOR

RECORDER'S STATEMENT

FILED FOR RECORD THIS 16 DAY OF August, 2023 AT 10:42

O'CLOCK A. M. AND RECORDED IN VOLUME 49 OF PLATS AT PAGE 17 OF RECORDS OF

JACKSON COUNTY, OREGON.

Christine D. Walker
 COUNTY CLERK

Gwen Hall
 DEPUTY

APPROVED FOR RECORDING

Danny Jordan
 COUNTY COMMISSIONER/ADMINISTRATOR

8/16/23
 DATE

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 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 HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS SHOWN HEREON TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS (PUE). WE HEREBY GRANT TO THE CITY OF MEDFORD, EASEMENTS FOR SANITARY SEWER FACILITIES (PSE) OVER AND ACROSS LOTS 155 AND 157 AS SHOWN HEREON. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 168 AND 169, A MINIMUM ACCESS EASEMENT (MAE) OVER AND ACROSS LOTS 168, 169 AND 170 AS SHOWN HEREON. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS, OF LOTS 137-142 INCLUSIVE, AND LOT 175, PRIVATE STORM DRAIN EASEMENTS (PSDE) OVER AND ACROSS LOTS 138-142 INCLUSIVE, 175 AND 176 AS SHOWN HEREON. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS, OF LOTS 155-168 INCLUSIVE AND THE PROPERTIES COINCIDENT WITH THE SOUTHERLY BOUNDARY OF THE SUBDIVISION, PRIVATE STORM DRAIN EASEMENTS (PSDE) OVER AND ACROSS LOTS 155-163 INCLUSIVE AND LOTS 165, 166 AND 167 AS SHOWN HEREON. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS, OF LOT 148, A PRIVATE STORM DRAIN EASEMENT (PSDE) OVER AND ACROSS LOT 149 AS SHOWN HEREON. WE HEREBY CREATE FOR THE BENEFIT OF LOTS 137, 140, 142 AND 175, PRIVATE SANITARY SEWER EASEMENTS (PSSE) OVER AND ACROSS LOTS 138, 139, 141 AND 149 AS SHOWN HEREON; WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS, OF LOTS 165 AND 170, PRIVATE SANITARY SEWER EASEMENTS (PSSE) OVER AND ACROSS LOTS 166 AND 171 AS SHOWN HEREON. WE HEREBY DESIGNATE SAID SUBDIVISION AS HIGH CEDARS AT CEDAR LANDING, PHASES 6B, 7A AND 7B.

ACKNOWLEDGEMENT

CEDAR LANDING DEVELOPMENT LLC, AN OREGON LIMITED LIABILITY COMPANY

BY: *Eric Artner*
 TITLE: *Member*

STATE OF Oregon,
 COUNTY OF Jackson SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED THIS 7th DAY OF August, 2023, 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.

Delaine Laney
 NOTARY PUBLIC - OREGON

COMMISSION NO. 1036648

MY COMMISSION EXPIRES 5-1-27

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. 2023-017219, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

PUBLIC PEDESTRIAN EASEMENT

RECORDED AS DOC. NO. 2023-017233, 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, 6B, 7A & 7B 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 23762. 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. 2021-046600 AND FILED AS SURVEY NO. 23127 AND IS FURTHER EXPLAINED IN THE NARRATIVE OF SURVEY NO. 23434. IT WAS RECENTLY DISCOVERED THAT THE WESTERLY RIGHT-OF-WAY LINE AND ADJOINING EASEMENTS WERE INCORRECTLY REPRESENTED ON SURVEY NO. 23762. THIS SURVEY ACCURATELY PORTRAYS SAID RIGHT-OF-WAY AND EASEMENTS AND THE APPROPRIATE AFFIDAVIT OF CORRECTION HAS BEEN FILED WITH THE JACKSON COUNTY SURVEYOR (SEE DOCUMENT NO. 2023-015995). DUE TO ONGOING CONSTRUCTION, I DID NOT SET A MONUMENT AT THE INTERSECTION OF TREE TOP DRIVE AND FOOTHILL ROAD BUT RATHER AT THE INTERSECTION OF TREE TOP DRIVE AND THE WESTERLY RIGHT-OF-WAY LINE OF FOOTHILL ROAD.

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

****RECEIVED****
 Date 8/16/23 By PB
 This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

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

REGISTERED PROFESSIONAL LAND SURVEYOR
David M. Minneci
 OREGON
 JULY 28, 1988
 DAVID M. MINNECI
 2349
 EXPIRES 12/31/24

(SEE SHEET 3 FOR EASEMENT INFORMATION)

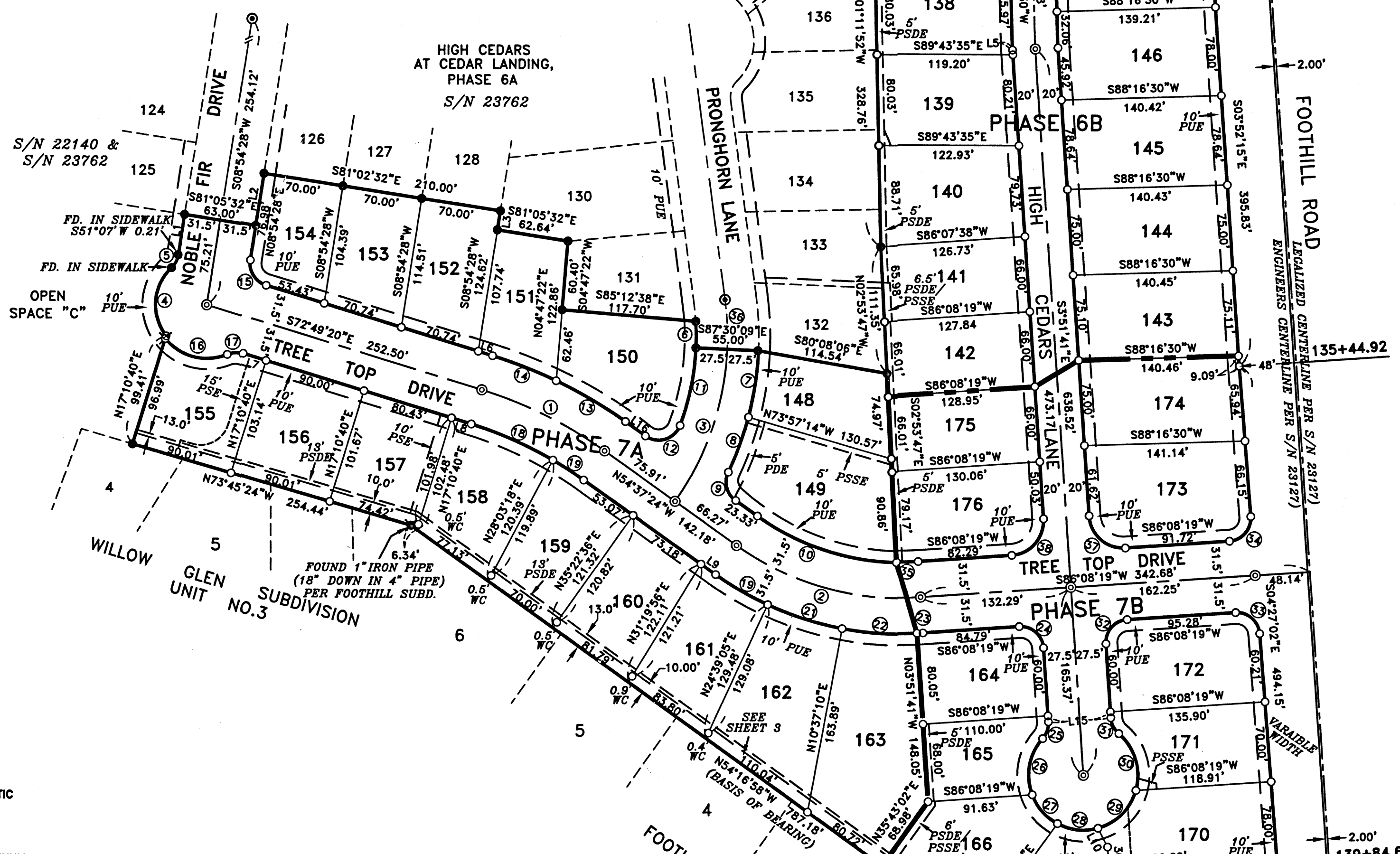
HIGH CEDARS AT CEDAR LANDING, PHASES 6B, 7A & 7B
 (A PLANNED COMMUNITY)

Located In:
 A Portion of the RESERVE AREAS of Lots 97, 87, 86, 113, 114, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

FILED
 Date: 8/12/23 By: PB
 This Survey Consist Of:
 3 sheet(s) Map
 0 page(s) Narrative
JACKSON COUNTY SURVEYOR

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	18°11'56"	380.00'	120.70'	120.19'	S63°43'22"E
2	39°14'17"	250.00'	171.21'	167.88'	S74°14'32"E
3	32°46'27"	250.00'	143.00'	141.06'	N18°53'25"E
4	83°57'41"	45.00'	65.94'	60.20'	N04°31'31"E
5	37°35'54"	20.00'	13.12'	12.89'	N27°42'24"E
6	05°58'12"	222.50'	23.18'	23.17'	S00°29'15"E
7	12°13'16"	277.50'	59.19'	59.08'	S08°36'50"W
8	10°35'59"	277.50'	51.34'	51.26'	S20°00'44"W
9	79°56'30"	20.00'	27.90'	25.70'	S14°39'08"E
10	34°13'19"	218.50'	130.51'	128.58'	S71°44'03"E
11	23°58'55"	222.50'	93.13'	92.45'	S08°31'25"W
12	104°51'40"	20.00'	36.60'	31.70'	S72°56'46"W
13	09°50'29"	411.50'	70.68'	70.60'	N59°32'38"W
14	08°21'27"	411.50'	60.02'	59.97'	N68°38'37"W
15	81°43'47"	20.00'	28.53'	26.17'	N31°57'26"W
16	73°25'15"	47.00'	60.23'	56.19'	S75°52'42"E
17	39°46'00"	20.00'	13.88'	13.60'	N87°17'40"E
18	12°53'13"	348.50'	78.38'	78.32'	S66°22'44"E
19	05°18'44"	348.50'	32.31'	32.30'	S57°16'46"E
20	10°43'31"	281.50'	52.69'	52.62'	S59°59'09"E
21	14°01'55"	281.50'	68.94'	68.77'	S72°21'53"E
22	13°25'13"	281.50'	65.94'	65.79'	S86°05'26"E
23	01°03'38"	281.50'	5.21'	5.21'	N86°40'06"E
24	90°00'00"	20.00'	31.42'	28.28'	S48°51'41"E
25	45°41'28"	20.00'	15.95'	15.53'	S18°59'03"W
26	62°48'54"	48.00'	52.62'	50.03'	S10°25'19"W
27	40°47'38"	48.00'	34.18'	33.46'	S41°22'56"E
28	43°47'23"	48.00'	36.69'	35.80'	S83°40'27"E
29	58°39'08"	48.00'	49.14'	47.02'	N45°06'17"E
30	65°19'51"	48.00'	54.73'	51.81'	N16°53'13"W
31	45°41'26"	20.00'	15.95'	15.53'	N26°42'25"W
32	90°00'00"	20.00'	47.12'	42.43'	N41°08'19"E
33	89°24'39"	20.00'	31.21'	28.14'	S49°09'21"E
34	90°35'21"	20.00'	31.62'	28.43'	S40°50'39"W
35	05°00'58"	218.50'	19.13'	19.12'	N88°38'48"W
36	10°00'28"	250.00'	43.67'	43.61'	S02°30'23"E
37	90°00'00"	30.00'	47.12'	42.43'	N48°51'41"E
38	90°00'00"	30.00'	47.12'	42.43'	S41°08'19"W



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 = 80' JUNE 1, 2023
 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 REINFORCING PIN WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOCIATES, INC."
- ⊙ = SET LEAD PLUG ADM TACK WITH METAL WASHER STAMPED "LS 2349" IN CONCRETE SIDEWALK
- ⊕ = SET 5/8" x 30" IRON REINFORCING PIN WITH ALUMINUM CAP STAMPED "HOFFBUHR AND ASSOCIATES, INC."
- ⊖ = FOUND IRON REINFORCING PIN WITH ALUMINUM CAP STAMPED "HOFFBUHR AND ASSOCIATES, INC." PER S/N 23762 OR 23434.
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "HOFFBUHR & ASSOC." PER SURVEY NO. 22778.
- ⊗ = FOUND MONUMENT AS NOTED.
- ⊕ = FOUND 5/8" IRON REINFORCING PIN WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOCIATES, INC." PER SURVEY NO. 23434.
- PSE = PUBLIC SANITARY SEWER EASEMENT
- 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.
- WC = WITNESS MONUMENT

AREA TABLE

LOT	AREA (SQ FT)	LOT	AREA (SQ FT)
137	9,440	157	8,131
138	9,494	158	9,707
139	9,685	159	9,400
140	10,502	160	9,418
141	8,399	161	9,423
142	8,474	162	12,488
143	10,541	163	15,912
144	10,526	164	8,714
145	11,036	165	6,624
146	10,926	166	10,897
147	11,009	167	13,033
148	7,950	168	12,462
149	12,751	169	10,358
150	10,350	170	11,041
151	7,616	171	8,646
152	8,369	172	10,670
153	7,661	173	12,308
154	6,893	174	10,550
155	8,729	175	8,547
156	9,217	176	10,260

LINE TABLE

LINE	BEARING	DISTANCE
L1	N08°54'28"E	35.55'
L2	N08°54'28"E	46.32'
L3	S08°54'28"W	16.88'
L4	N74°29'14"E	7.72'
L5	S03°51'41"E	4.09'
L6	N72°49'20"W	13.04'
L7	S72°49'20"E	21.09'
L8	N72°49'20"W	18.12'
L9	S54°37'24"E	15.92'
L10	S27°35'38"E	18.58'
L11	N54°16'58"W	19.61'
L12	S83°54'44"E	29.27'
L13	S38°54'48"E	18.50'
L14	S36°05'32"E	11.43'
L15	S03°51'41"E	5.21'
L16	S54°37'24"E	21.64'

REGISTERED PROFESSIONAL LAND SURVEYOR
 David M. Minnecci
 OREGON
 MAY 28, 1998
 DAVID M. MINNECCI
 2349
 EXPIRES 12/31/24

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

FOUND 5/8" REBAR W/CAP STAMPED McMAHAN LS 1913 N89°15'29"W 5.01' (S/N 21667)

HIGH CEDARS AT CEDAR LANDING, PHASES 6B, 7A & 7B
 (A PLANNED COMMUNITY)
 HIGH CEDARS AT CEDAR LANDING, PHASE 5A

Located In:
 A Portion of the RESERVE AREAS of Lots 97, 87 86 113
 98 & 99 of SKY LAKES VILLAGE
 AT CEDAR LANDING, PHASE 6A
 In the Southeast 1/4 of Section 16,
 Township 37 South, Range 1 West, W.M.,
 In the City of Medford, Jackson County, Oregon

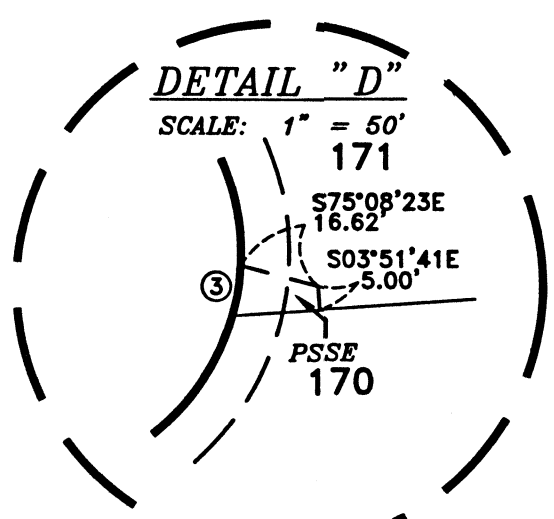
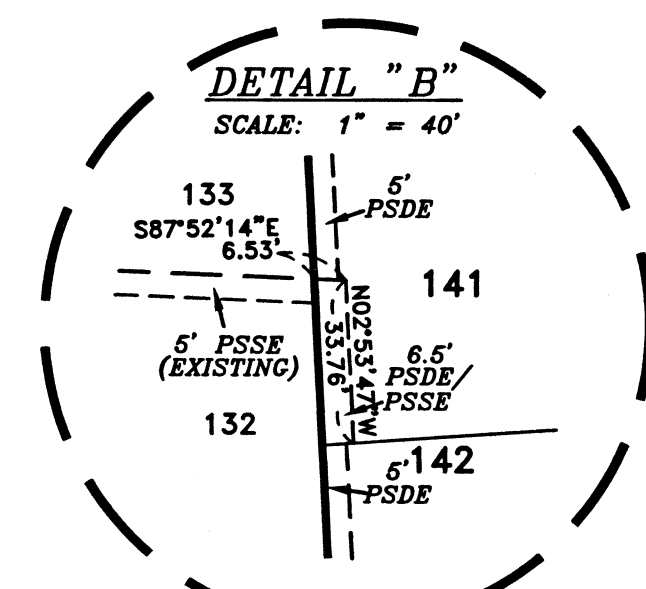
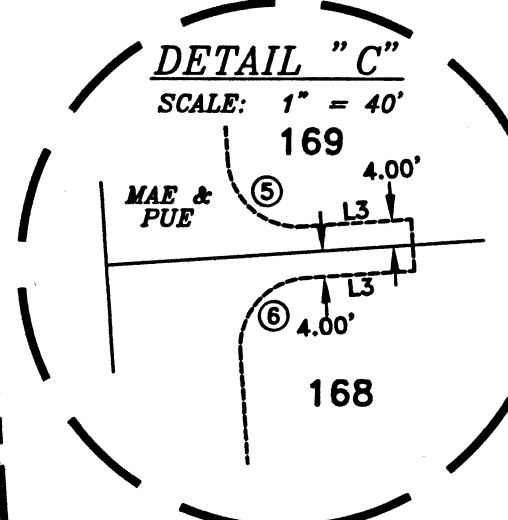
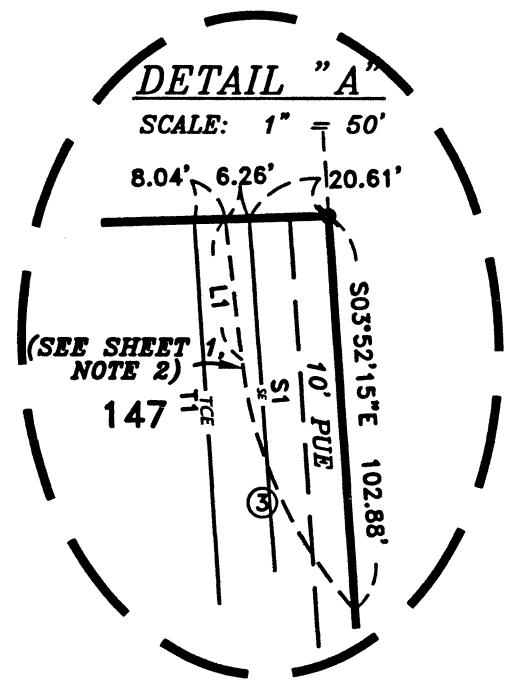
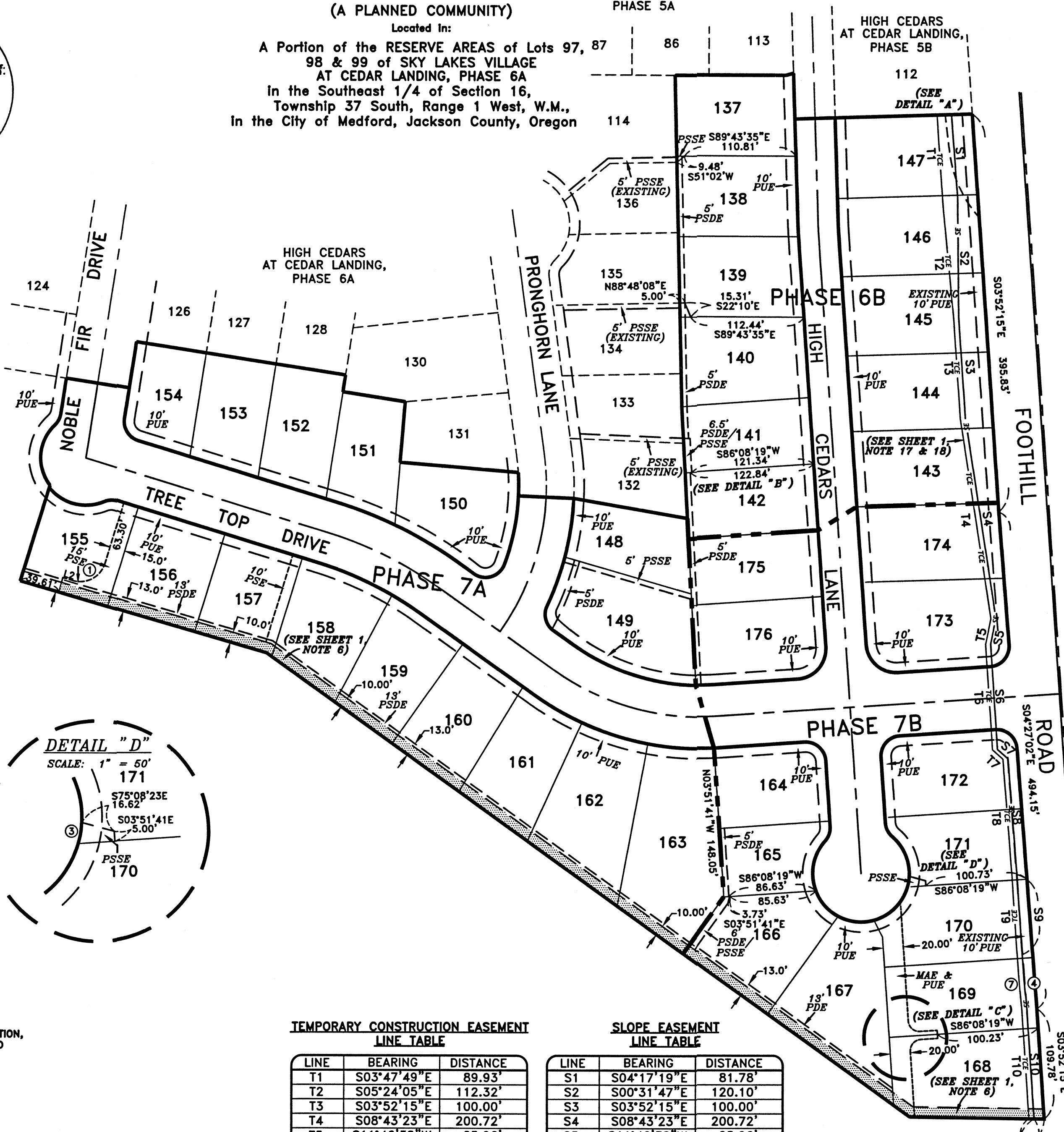
FILED
 Date 8/16/23 By PB
 This Survey Consist Of:
 3 sheet(s) Map
 0 page(s) Narrative
JACKSON COUNTY SURVEYOR

LINE TABLE

LINE	BEARING	DISTANCE
L1	S06°48'25"E	36.62'
L2	S73°45'24"E	10.62'
L3	N86°08'19"W	17.00'
L4	S08°54'28"W	35.55'
L5	S37°22'06"W	36.63'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
1	39.64'	25.50'	89°03'56"	35.77'	S61°42'38"W
2	10.64'	48.00'	12°42'06"	10.62'	S09°25'40"E
3	72.91'	120.00'	34°48'35"	71.79'	S24°12'42"E
4	54.85'	1494.00'	02°06'13"	54.85'	S04°55'22"E
5	17.28'	11.00'	90°00'00"	15.56'	S48°51'41"E
6	17.28'	11.00'	90°00'00"	15.56'	S41°08'19"W
7	54.85'	1499.00'	02°05'47"	54.85'	S04°55'09"E



HOFFBUHR & ASSOCIATES, INC.
 880 GOLF VIEW DRIVE, SUITE 201
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BY: DAVID M. MINNECI PLS NO. 2349
 SCALE: 1 INCH = 80' JUNE 1, 2023

- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, IRRIGATION, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
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- PSSE = PRIVATE SANITARY SEWER EASEMENT
- MAE = MINIMUM ACCESS EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- SE = SLOPE EASEMENT
- = EXISTING SANITARY SEWER EASEMENT PER DOC. NO. 81-09770.

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'

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'

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 28, 1988
 DAVID M. MINNECCI
 2349

EXPIRES 12/31/24
 SHEET 3 OF 3
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