

CLEAR CREEK SUBDIVISION

(a Planned Community to the City of Ashland)

Located in:

D.L.C. No. 43 in the N.W. 1/4 of Section 10,
T.39S., R.1E., W.M., Jackson County,
Oregon

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that we, LARVAN, INC., a corporation of the State of New Jersey are the owners in fee simple of the lands hereon described, and that we have subdivided the same into lots, streets and open space 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, and we do hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as public utility easements and drainage easements. We hereby grant to the City of Ashland in fee simple those areas designated as street plugs. By its approval of this plat, the City of Ashland undertakes that upon approved dedication of the extension of the affected street, it will deed the street plug for public street purposes. We hereby designate said subdivision as CLEAR CREEK SUBDIVISION, a planned community to the City of Ashland.

IN WITNESS WHEREOF, I have set my hand and seals this 21st day of July, 1993

John Schleining
LARVAN INC.
John Schleining (President)

STATE OF OREGON)
County of Jackson) ss.

On July 21, 1993, personally appeared the above named John Schleining, President of LARVAN, INC., a New Jersey corporation, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Cheryl Adams
CHRISTINA A. ADAMS
NOTARY PUBLIC
12-23-93

*** APPROVALS ***

Ashland City Planning:

We certify that, pursuant to authority granted to us by the City of Ashland Planning Commission in open meeting of February 8, 1988, this plat is hereby approved by the City of Ashland Planning Commission. Dated this 3rd day of August, 1993.

Attest: Barbara J. Smith
President

John M. Smith
Secretary

Examined and approved this 29th day of July, 1993.

James H. Nelson
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of 11 AUGUST, 1993

Sheryl Swift
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of August 11, 1993

Barbara E. Weide
Tax Collector

Water Rights Statement:

There are no water rights appurtenant to this property.

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss.

I, Darrell L. Huck, a duly Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the 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 a bronze disc situated on the East line of Donation Land Claim No. 43 and monumenting the corner common to the Southwest Corner of Donation Land Claim No. 44 and the Northwest corner of Donation Land Claim No. 45 in Township 39 South, Range 1 East of the Willamette Meridian, Jackson County, Oregon; thence North 00°06'22" East, along the claim line common to Donation Land Claims No. 43 and 44, 423.03 feet to the INITIAL POINT OF BEGINNING; Thence, along said common claim line, South 00°06'22" West 470.30 feet; thence, leaving said claim line, North 89°53'38" West 482.40 feet to the East right-of-way line of Fardyce Street; thence, along said right-of-way line, North 00°06'22" East 471.89 feet; thence South 89°42'21" East 482.40 feet to the Initial Point of Beginning.

Darrell L. Huck
SURVEYOR

We, Carl Authur Borgstrom and Kristi K. Borgstrom, are the undersigned beneficiary of a certain Trust Deed recorded July 7, 1993 as Document No. 93-22158, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deeds all property shown hereon as dedicated to the public for public use.

Signed this 26th day of July, 1993

Carl Authur Borgstrom by Carl Smith Kristi K. Borgstrom by Larry Medinger
Carl Authur Borgstrom attorney in fact Kristi K. Borgstrom attorney in fact

Before me:

OFFICIAL GREAT
TINA P. RUSSELL
NOTARY PUBLIC - OREGON
COMMISSION NO. 85187
MY COMMISSION EXPIRES MAY 5, 1996

Larry Medinger
Larry Medinger
(Attorney in Fact)

Sina R. Russell

Power of Attorney recorded as Instrument Number 93-22186, Official Records, Jackson County, Oregon

Talent Irrigation District

This plat and the dedication hereof is subject to the condition that Talent Irrigation District has no obligation to deliver water, although this land is subject to the statutory powers, rules and regulations of Talent Irrigation District.

Examined and approved by the Talent Irrigation District in regular session this 5th day of

June, 1993.
Samuel M. Minor John C. ...
President Secretary

For order of the County Court approving this plat see Volume _____, page _____ of County Commissioners Journal of Proceedings.

Filed for record this 16 day of August, 1993 at 11:23 O'Clock A.M. and recorded in Volume 18 of Plats at page 29 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

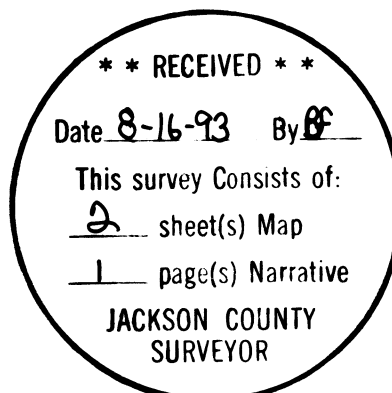
Suban Kelley
Deputy

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1993
DARRELL L. HUCK
2023
079 12-11-93

I certify this plat to be an exact photocopy of the original
Darrell L. Huck
SURVEYOR

Sheet 1 of 2



CLEAR CREEK SUBDIVISION

(A PLANNED COMMUNITY TO THE CITY OF ASHLAND)

Located in:

D.L.C. 43 in the N.W. 1/4 of Section 10,
T.39S., R.1E., W.M., City of Ashland
Jackson County, Oregon

(ASHLAND PLANNING ACTION NO. 93-050)

All deferred monuments will be set no later than
June 1, 1994.

Darrell L. Huck
Surveyor

All deferred monuments are now set, see Document
No. 95-0624 of Official Records this 15th day of
March 1995.

Approved: *Roger Roberts*
Jackson County Surveyor

LOT SIZE

LOT	SQ. FT.
1	6,893
2	5,503
3	5,120
4	4,980
5	4,980
6	4,973
7	6,056
8	5,211
9	4,362
10	4,324
11	4,324
12	4,500
13	5,310
14	4,990
15	4,934
16	4,800
17	4,800
18	4,885
19	5,971
20	4,810
21	4,512
22	4,491
23	4,856
24	4,847
25	4,669
26	5,144
27	4,857
28	5,200
29	4,914
30	5,086
31	4,631
32	16,457

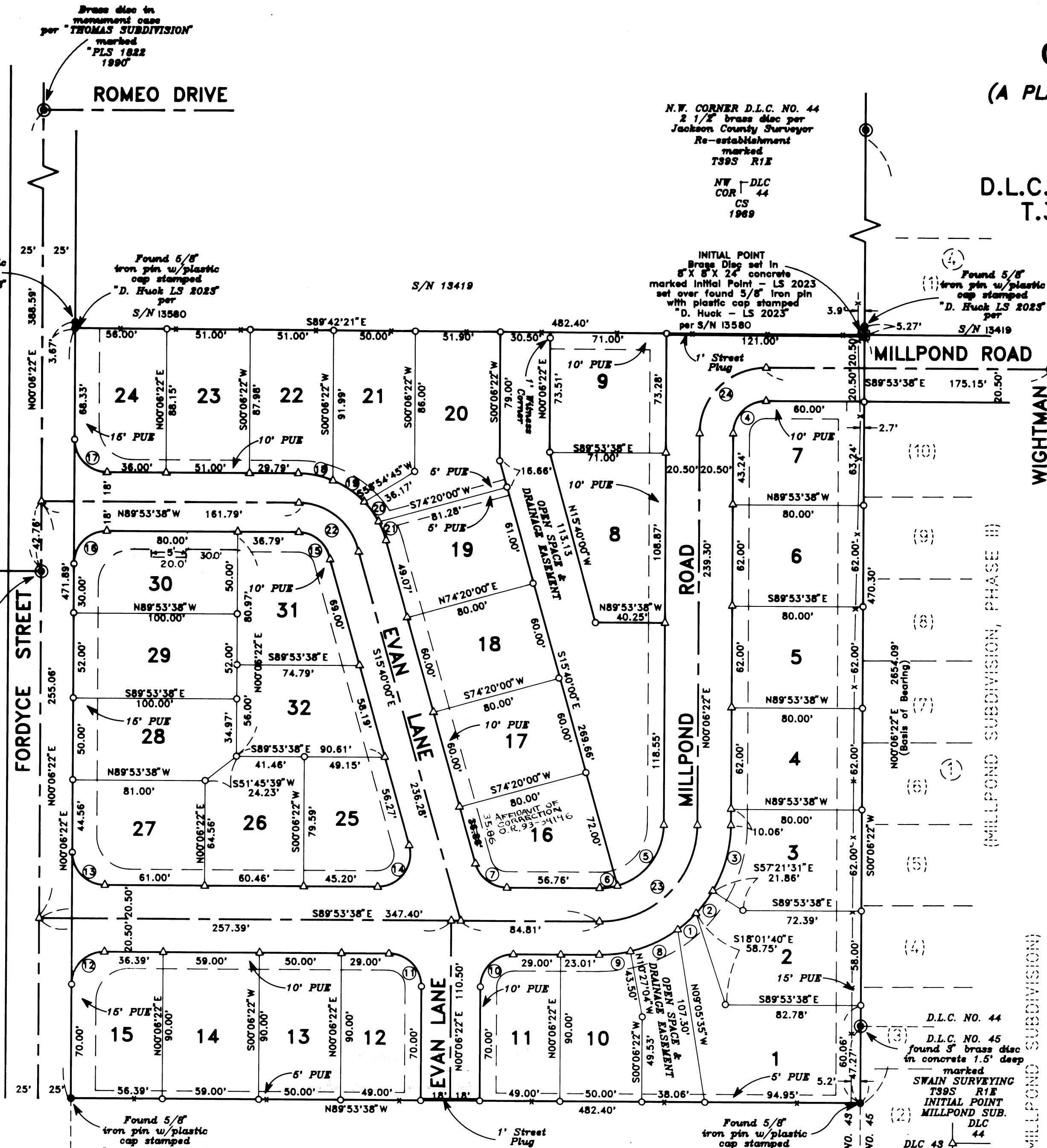
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	10°40'19"	80.00'	14.90'	14.88'	N47°59'36"E
2	12°24'16"	80.00'	17.32'	17.29'	N36°27'19"E
3	30°08'49"	80.00'	42.09'	41.61'	N15°10'46"E
4	90°00'00"	20.00'	31.42'	28.28'	N45°06'22"E
5	73°55'19"	39.00'	50.32'	46.90'	S37°04'01"W
6	16°04'41"	39.00'	10.94'	10.91'	S82°04'01"W
7	74°13'38"	20.00'	25.91'	24.14'	N52°46'49"W
8	23°01'15"	80.00'	32.14'	31.93'	N64°50'23"E
9	13°45'22"	80.00'	19.21'	19.16'	N83°13'41"E
10	90°00'00"	20.00'	31.42'	28.28'	N45°06'22"E
11	90°00'00"	20.00'	31.42'	28.28'	S44°53'38"E
12	90°00'00"	20.00'	31.42'	28.28'	N45°06'22"E
13	90°00'00"	20.00'	31.42'	28.28'	N44°53'38"W
14	105°48'22"	20.00'	36.92'	31.90'	S37°13'11"W
15	74°13'38"	20.00'	25.91'	24.14'	S52°46'49"E
16	90°00'00"	20.00'	31.42'	28.28'	N45°06'22"E
17	90°00'00"	20.00'	31.42'	28.28'	N44°53'38"W
18	22°15'11"	56.00'	21.75'	21.61'	N78°48'03"W
19	23°43'23"	56.00'	23.19'	23.02'	N55°46'46"W
20	15°57'21"	56.00'	15.59'	15.54'	N35°56'24"W
21	12°17'43"	56.00'	12.02'	11.99'	N21°48'52"W
22	74°13'38"	38.00'	49.23'	45.86'	S52°46'49"E
23	90°00'00"	59.50'	93.46'	84.15'	S45°06'22"W
24	90°00'00"	40.50'	63.62'	57.28'	S45°06'22"W

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
779-4641

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 50 feet June 1, 1993
BASIS OF BEARING: N.O.A.A. TRUE MERIDIAN AT THE N-S CENTERLINE OF
SECTION 10 AS REFERENCED ON RECORDED SURVEY NO. 10578
(N.O.A.A. NET ESTABLISHED 1988)

- = Set 5/8"x24" iron pin with plastic cap stamped "D. Huck LS 2023"
- ⊗ = Set 5/8"x30" iron pin with plastic cap stamped "D. Huck LS 2023"
- = Found monument as noted
- ⊙ = Found brass cap monument
- △ = Deferred Monument
- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer, construction and maintenance and sidewalk
- x-x-x- = Existing wire fence



EASEMENTS OF RECORD
 Power line easement per Volume 144, Page 180, Jackson County Deed Records
 (along East property line) location and width not defined
 Irrigation easement per Volume 229, Page 561, Jackson County Deed Records
 located within that area labeled Open Space and Drainage Easement
 Overhang easement per Volume 368, Pages 123, 124 and 125 Jackson County Deed Records
 location not defined

DARRELL L. HUCK
 OREGON
 FEBRUARY 4 1993
 DARRELL L. HUCK
 2-23

I certify this plat to be an
 exact photocopy of the original
Darrell L. Huck
 SURVEYOR

SURVEY NO. 13618

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: Larvan, Inc.
P.O. Box 283
Stockton, N.J. 08559

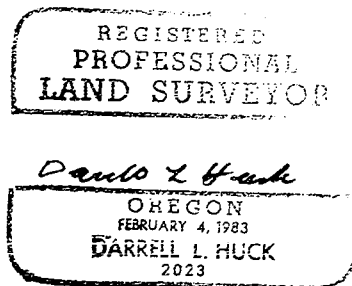
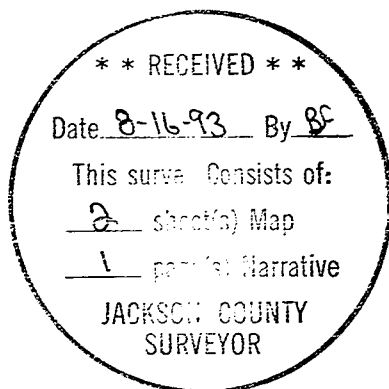
Location: Donation Land Claim No. 43 in the Northwest
one-quarter (1/4) of Section 10, Township 39
South, Range 1 East, Willamette Meridian, City
of Ashland, Jackson County, Oregon

Purpose: To survey and monument CLEAR CREEK SUBDIVISION
as approved by the City of Ashland Planning
Department

Procedure: Control established for Recorded Survey No.
13470 was used for this survey and I refer you
to the narrative of that survey. Monuments
were computed and set per client's request and
as shown on the attached map.

Basis of Bearing: N.O.A.A. True Meridian of the North-South
centerline of Section 10 as referenced on
Recorded Survey No.10578

Date: June 1, 1993



Darrell L. Huck
L.S. 2023 - Oregon
Expires 12/31/93
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504

HOFFBUHR & ASSOCIATES, INC.
1062 E. Jackson Street
Medford, Oregon 97504-7027
(503) 779-4641

500
600

8:48

13618

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

I, Darrell L. Huck, Registered Professional Land Surveyor of the State of Oregon, No. 2023, do hereby state that I have discovered a drafting error on my Plat of CLEAR CREEK SUBDIVISION, filed for record the 16th day of August, 1993, and recorded in Volume 18 of Plats, page 28 of Records of Jackson County, Oregon and recorded in Office of Jackson County Surveyor as: County Surveyor File No. 13618.

Darrell L. Huck, L.S. 2023

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck

OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

STATE OF OREGON)
County of Jackson) ss.

Expires 12/31/93

OCTOBER 8 A.D. 1993

Personally appeared the above named Darrell L. Huck, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:

Cheryl A. Ferns
CHERYL A. FERNS
NOTARY PUBLIC OREGON
My Commission Expires 12-23-93

The correction is: The Westerly line of Lot 16 which presently reads 36.86 feet should be corrected to read 35.86 feet

The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording.

October 12, 1993
Date

Venlyn Thomas
Jackson County Surveyor

(affcorr.dlh)

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

8:48 OCT 12 1993 A.M.

KATHLEEN S. BECKETT
CLERK and RECORDER

Janet Kella Deputy