

APPROVAL:

*[Signature]*  
ASHLAND PLANNING DEPARTMENT  
PA #99-116 SUBDIVISION  
3/10/2000 DATE

CLAY CREEK GARDENS SUBDIVISION

A replat of Parcel 1 per Partition Plat No. P-102-1996  
& in the S.W. 1/4 of Section 14, T.39S., R.1E., W.M.  
City of Ashland Jackson County, Oregon

\*\*\*\*\* RECORDER'S CERTIFICATE \*\*\*\*\*

FILED FOR RECORD THIS 16 DAY OF March, 2000, AT  
2:52 O'CLOCK P.M. AND RECORDED IN VOLUME 26 OF PLATS ON PAGE 7 OF  
THE RECORDS OF JACKSON COUNTY, OREGON.

APPROVAL:

EXAMINED AND APPROVED THIS 8th DAY OF March 2000

for  
SUNCREST HOMES, LLC  
P.O. Box 1313  
Talent, OR 97540

*[Signature]*  
KATHLEEN S. BECKETT  
COUNTY CLERK

*[Signature]*  
DEPUTY

*[Signature]*  
JAMES HOLCOM  
CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY ORS 92.100 AS OF MARCH 14, 2000

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS RECORDED AS DOC.# 00-09942, ORJCO.

BY LAWS OF CLAY CREEK GARDENS HOMEOWNERS ASSOCIATION RECORDED AS DOC.# 00-09943, ORJCO.

*[Signature]* DEPUTY  
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF March 14, 2000

\*\*\*\*\* SURVEYOR'S CERTIFICATE \*\*\*\*\*

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, THIS PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

\*\*\* POST MONUMENTATION \*\*\*  
THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY DECEMBER 31, 2001

Parcel No. 1 per Partition Plat No. P-102-1996, according to the official plat thereof, now of record, in Volume 7, Page 102 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 15211 in the Office of the Jackson County Surveyor

*[Signature]*  
SURVEYOR

AND

Beginning at the Northeast corner of said Parcel No. 1; thence along the North line of that tract described in Volume 244, Page 401, Jackson County Deed Records, South 89°49'55" East, 2300 feet to the Northeast corner thereof; thence along the East line of the West one-half (W.1/2) of the Northwest one-quarter (NW 1/4) of Section 14, Township 39 South, Range 1 East, Willamette Meridian, North 00°00'25" East, 330.00 feet to a 5/8 inch iron pin at the Northeast corner of that tract described in Volume 73, Page 405, said Deed Records; thence along the North line thereof, North 89°49'55" West, 642.30 feet to a 5/8 inch iron pin on the Easterly line of Clay Street; thence along said Easterly line, South 00°03'39" East, 330.00 feet to the Northwest corner of that tract described in Volume 244, Page 401, said Deed Records; thence along the North line thereof, South 89°49'55" East, 618.91 feet to the point of beginning.

\*\*\*\*\* DECLARATION \*\*\*\*\*

KNOW ALL MEN BY THESE PRESENTS THAT WE, EDNA M. NELSON, TRUSTEE OF THE EDNA M. NELSON TRUST, RODNEY A. NELSON, SUSAN F. NELSON, SUNCREST HOMES, LLC AND CHARLES A. COCHRANE, DBA COCHRANE CONSTRUCTION, ARE THE OWNERS IN FEE OF THE LANDS SHOWN HEREON MORE PARTICULARLY DESCRIBED IN SURVEYOR'S CERTIFICATE, AND HAVE SUBDIVIDED THE SAME INTO THE LOTS, STREETS, AND OPEN SPACE AS SHOWN ON SHEET 2 AND 3 AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS SHOWN ON SHEETS 2 AND 3. WE DO HEREBY ESTABLISH AND DEDICATE THOSE AREAS SHOWN ON SHEETS 2 AND 3 LABELED AS PUBLIC PEDESTRIAN ACCESS EASEMENT (PPAE), DRAINAGEWAY EASEMENT AND PUBLIC UTILITY EASEMENT (PUE), WITH THE CONDITION THAT CHARTER COMMUNICATIONS OR ASSIGNMENTS IN INTEREST, IS GRANTED THE RIGHT TO USE SAID PUE FOR THE PLACEMENT AND MAINTENANCE OF CABLE TV LINES AS LONG THESE LINES DO NOT INTERFERE WITH THE MAINTENANCE OF CITY OF ASHLAND UTILITIES. WE DO HEREBY ESTABLISH THE PRIVATE STORM DRAINAGE EASEMENTS SHOWN ON SHEET 2 FOR THE BENEFIT OF THE LOTS SHOWN. WE DO HEREBY ESTABLISH THE PRIVATE SANITARY SEWER, WATER LINE AND POWER LINE EASEMENTS SHOWN ON SHEET 3 FOR THE BENEFIT OF PARCEL 1 PER PARTITION PLAT NO. P-62-1995. WE DO HEREBY DEED TO THE CITY OF ASHLAND THE ONE FOOT STREET PLUGS SHOWN ON SHEET 2. CLAY CREEK GARDENS SHALL BE SUBJECT TO THE "BYLAWS" OF THE CLAY CREEK GARDENS HOMEOWNERS ASSOCIATION AS WELL AS A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT. WE DO HEREBY ESTABLISH THE PRIVATE DRIVEWAY EASEMENT FOR LOT 3B AS SHOWN ON SHEET 2. WE DO HEREBY DESIGNATE SAID SUBDIVISION AS CLAY CREEK GARDENS SUBDIVISION.

*[Signatures]*  
EDNA M. NELSON, TRUSTEE  
EDNA M. NELSON TRUST  
RODNEY A. NELSON  
SUSAN F. NELSON

*[Signatures]*  
CHARLIE HAMILTON, MEMBER  
SUNCREST HOMES, LLC  
CHARLES A. COCHRANE  
DBA COCHRANE CONSTRUCTION

REGISTERED PROFESSIONAL LAND SURVEYOR

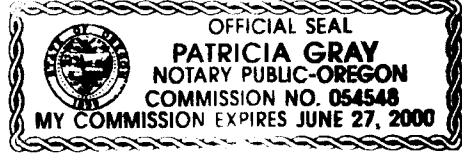
*[Signature]*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-01

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

PERSONALLY APPEARED THE ABOVE NAMED EDNA M. NELSON, TRUSTEE OF THE EDNA M. NELSON TRUST, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

DATED THIS 6th DAY OF March, 2000

BEFORE ME: *[Signature]*  
NOTARY PUBLIC OF OREGON



STATE OF OREGON )  
COUNTY OF JACKSON ) SS

PERSONALLY APPEARED THE ABOVE NAMED RODNEY A. NELSON AND SUSAN F. NELSON, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS 6th DAY OF March, 2000

BEFORE ME: *[Signature]*  
NOTARY PUBLIC OF OREGON

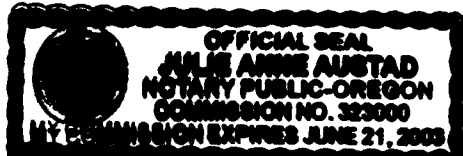


STATE OF OREGON )  
COUNTY OF JACKSON ) SS

PERSONALLY APPEARED THE ABOVE NAMED CHARLIE HAMILTON, MEMBER OF SUNCREST HOMES, LLC, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS 6th DAY OF Mar, 2000

BEFORE ME: *[Signature]*  
NOTARY PUBLIC OF OREGON

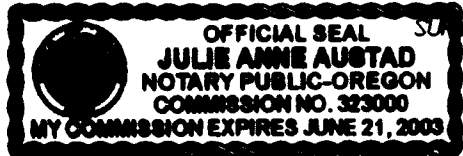


STATE OF OREGON )  
COUNTY OF JACKSON ) SS

PERSONALLY APPEARED THE ABOVE NAMED CHARLES A. COCHRANE, DBA COCHRANE CONSTRUCTION, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS 6th DAY OF Mar, 2000

BEFORE ME: *[Signature]*  
NOTARY PUBLIC OF OREGON



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

PURPOSE: TO SURVEY AND MONUMENT LOT CORNERS OF CLAY CREEK GARDENS SUBDIVISION AND GRAPHICALLY SHOW THE DEFERRED CENTERLINE MONUMENTS.

PROCEDURE: PORTIONS OF THE EXTERIOR OF THIS SUBDIVISION WERE SURVEYED BY THIS OFFICE PER FS13586, 14632 & 15211. RECOVERED CONTROL & PINS SET BY THESE SURVEYS COMPUTED THE POSITION OF THE LOT AND STREET R/W CORNERS AND SET SAME. THE CENTERLINE MONUMENTATION IS BEING DEFERRED UNTIL STREET CONSTRUCTION IS COMPLETE. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN HEREON.

AFFIDAVITS OF CONSENT

FROM LIBERTYBANK RECORDED AS DOC. 00-09941, ORJCO.

FROM MOUNTAIN PARK DEVELOPMENT, LLC RECORDED AS DOC. 00-09940, ORJCO.

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  
816 WEST EIGHTH STREET  
METFORD, OREGON 97501  
PHONE: (541) 772-2782

\*\*\* RECEIVED \*\*\*  
DATE March 16, 2000 BY CSTP  
This survey consists of:  
3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

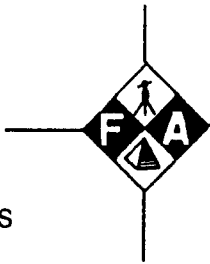
SHEET 1 OF 3

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE COUNTY COMMISSIONER'S JOURNAL OF PROCEEDINGS.



I, Kathleen S. Beckett, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.  
 Kathleen S. Beckett - County Clerk

TELEPHONE  
 541-772-2782



**L. J. FRIAR AND ASSOCIA**  
 CONSULTING LAND SURVEYORS

541-772-8465

16 45 1

JAMES E HIBBS, PLS

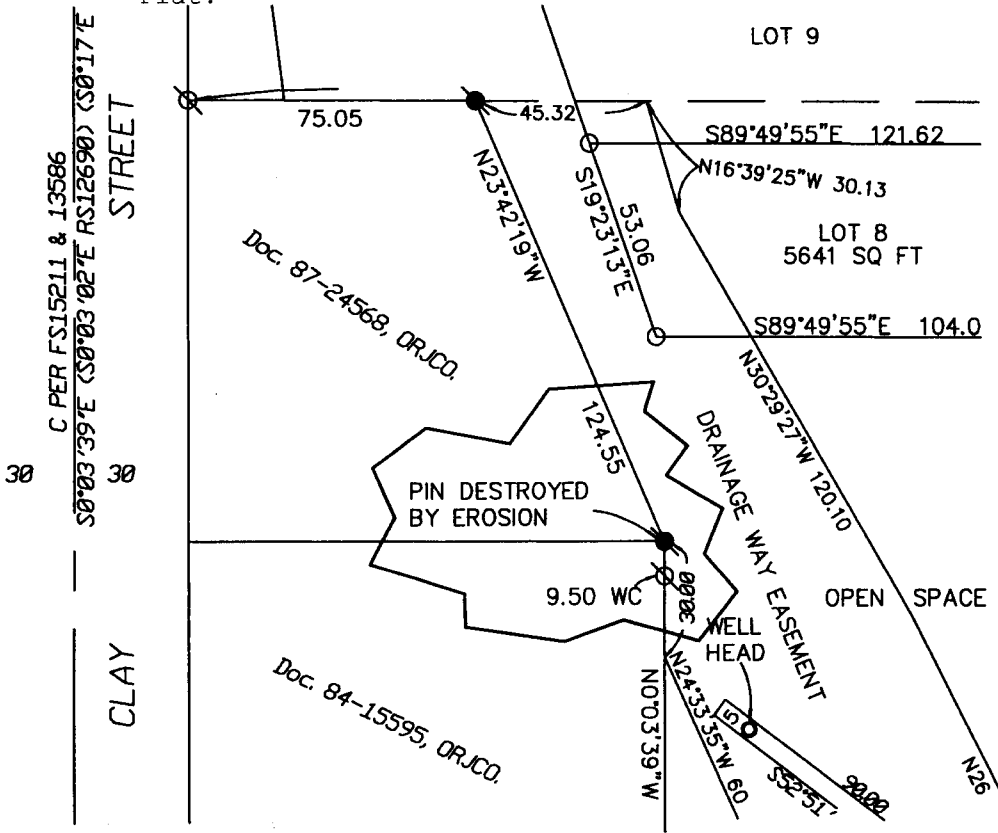
816 WEST 8TH STREET  
 MEDFORD, OREGON 97501

ljfriar@charter.net

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

I, James E. Hibbs, Registered Professional Land Surveyor of the State of Oregon No. 2234, do hereby state that I have discovered a drafting error on the Official Plat of CLAY CREEK GARDENS SUBDIVISION (Survey No. 16451), for Suncrest Homes, LLC, filed March 16, 2000 in the Jackson County Surveyor's Office.

On Sheet 3, there is an exterior monument that was shown as found per Survey #14632 or 15211, but was destroyed by the heavy rains in 1997. The sketch below shows the Witness monument that was actually set and not shown on the Plat.



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*James E. Hibbs*

OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234  
 RENEWAL DATE 6-30-05

**RECEIVED**  
 Date 12-29-04 By [Signature]  
 This survey consists of:  
1 page  
1 sheet(s) Map  
 \_\_\_\_\_ page(s) Narrative  
**JACKSON COUNTY SURVEYOR**

STATE OF OREGON)  
 )ss  
 COUNTY OF JACKSON)

Signed before me this 29<sup>th</sup> day of December, 2004 by James E. Hibbs.

*Karen L. Lafitte*  
 Notary Public of Oregon



I, Roger R. Roberts, Jackson County Surveyor, hereby certify that I have examined this Affidavit of Correction, and that the changes are permitted in accordance with O.R.S. 209.255.

*Roger R. Roberts* 12/29/04  
 Roger R. Roberts, Jackson Co. Surveyor

EASEMENTS OF RECORD

- 1) RIGHTS OF WAY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER V.244, P.51 & V.582, P.445, JCDR ARE GENERAL AREA DESCRIPTIONS AND CANNOT BE DEPICTED.
- 2) RIGHT OF WAY FOR TRANSMISSION OF IRRIGATION WATER PER DOC.86-05921, & 88-27698, ORJCO AFFECTS THIS PROPERTY BUT CANNOT BE LOCATED BY DEED DESCRIPTION OR GROUND SEARCH.
- 3) PRIVATE POWER EASEMENT PER PP# P-102-1996 TO BE EXTINGUISHED BY THIS REPLAT & REPLACED BY PRIVATE POWER EASEMENT SHOWN HEREON.
- 4) PRIVATE WATER LINE EASEMENT PER PP# P-62-1995 TO BE EXTINGUISHED BY THIS REPLAT & REPLACED BY PRIVATE WATER LINE EASEMENT SHOWN HEREON.
- 5) APPARENT CONCRETE WALL ENCROACHMENT SHOWN ON PP# P-62-1995 NO LONGER EXISTS.

# CLAY CREEK GARDENS SUBDIVISION

A replat of Parcel 1 per Partition Plat No. P-102-1996  
& in the S.W. 1/4 of Section 14, T.39S., R.1E., W.M.  
City of Ashland Jackson County, Oregon

for  
**SUNCREST HOMES, LLC**  
P.O. Box 1313  
Talent, OR 97540

LEGEND

- ⊙ = FD. STREET CENTERLINE MONUMENT AS NOTED.
- = FD. 3/4" IRON PIPE W/ PLASTIC CAP MKD. SWAIN RLS759 PER FS11450.
- = FD. 5/8" IRON PIN W. PLASTIC CAP MKD. HARDEY ENG & ASSOC PER FS14563.
- ⊗ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS13586.
- ⊙ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS14632 OR 15211.
- = FD. 3" BRASS DISK IN MON. WELL MKD. PLS1656 PER OAK CREEK SUBDIVISION.
- ⊗ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- \* ⊙ = SET 1" GALV. IRON PIPE W/ 2.5" BRASS CAP MKD. L.J. FRIAR & ASSOC IN MON. WELL. (DEFERRED)

FS = FILED SURVEY #.  
JCDR = JACKSON COUNTY DEED RECORDS.  
SQ FT = SQUARE FEET.  
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.  
WC = WITNESS CORNER.  
C.I.L.I. = SEE COURSE DATA TABLE ON SHEET 2.  
PUE = PUBLIC UTILITY EASEMENT.  
DR = DEED RECORD DATA.  
PPAE = PUBLIC PEDESTRIAN ACCESS EASEMENT.  
PP# = PARTITION PLAT NO.

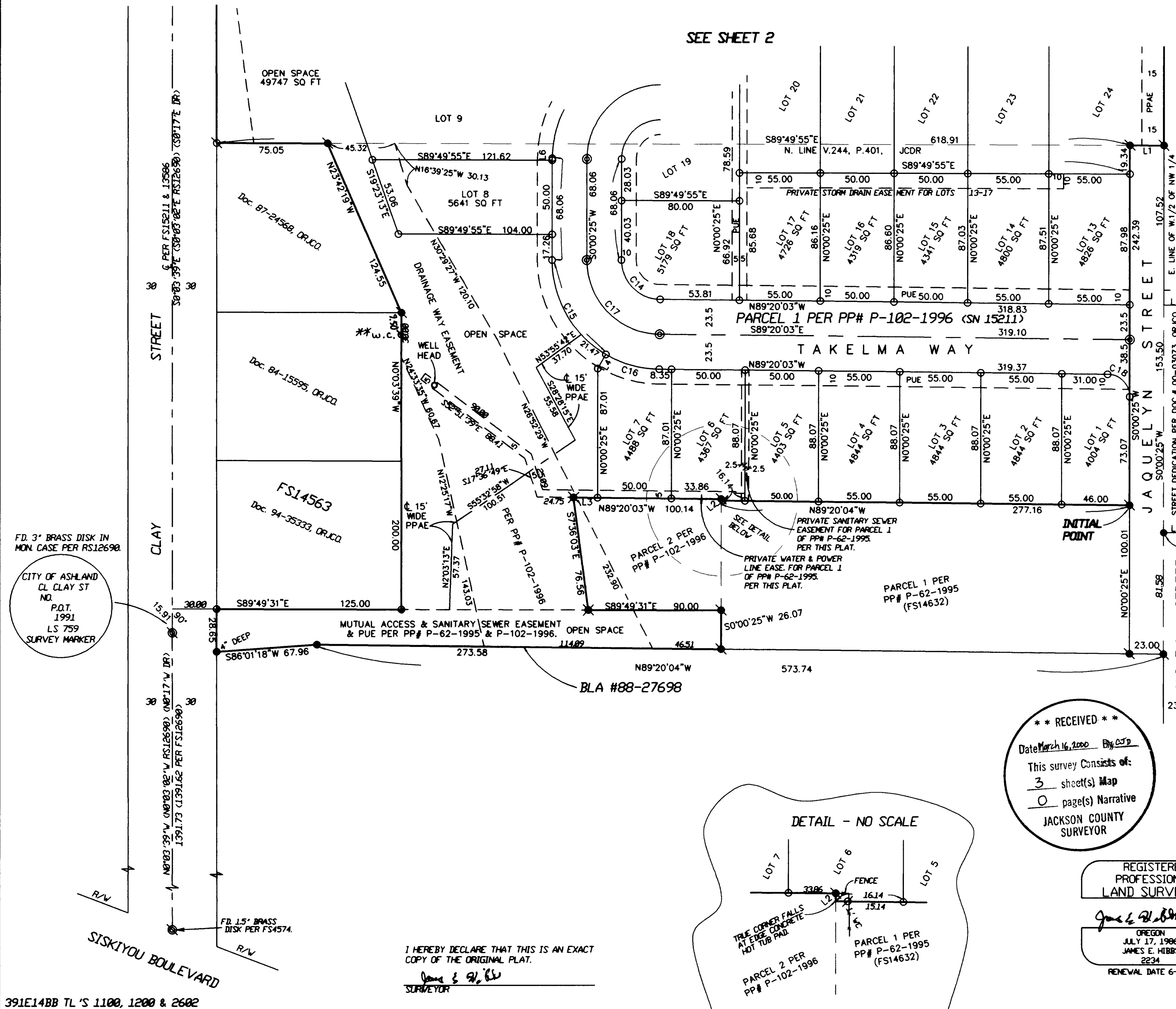
BASIS OF BEARINGS

NOAA TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 14 AS DERIVED FROM THE NOAA NET ESTABLISHED IN 1988 AND ON FILE WITH THE JACKSON COUNTY SURVEYOR'S OFFICE. THE REFERENCE LINE FOR BEARING CONTROL WAS TAKEN FROM MONUMENTS ALONG THE E. LINE OF THE W. 1/2 OF THE NW 1/4 AS SHOWN ON SURVEY NO.15211 IN THE JACKSON COUNTY SURVEYOR'S OFFICE AND AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET DATE: FEBRUARY 7, 2000 SCALE: 1" = 50'

\* SEE AFFID. OF DEFERRED MON.  
Doc. No. 02-24494 (CS 17304)  
*Roger Roberts, C.S. 5/2/02*

\*\* SEE AFFID. OF CORRECTION  
Doc. No. 04-075092 (CS 16451)  
*Roger Roberts, C.S. 12/30/04*



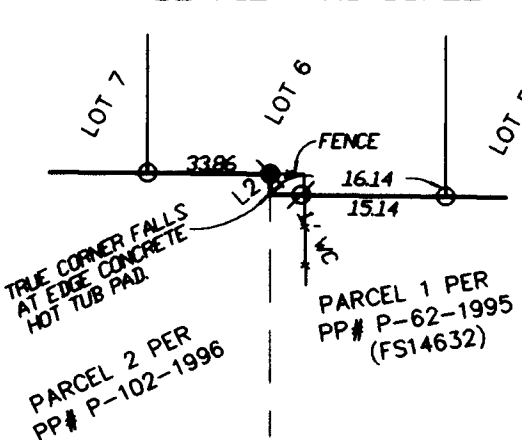
SEE SHEET 2

PARCEL 1 PER PP# P-102-1996 (SN 15211)

TAKELMA WAY

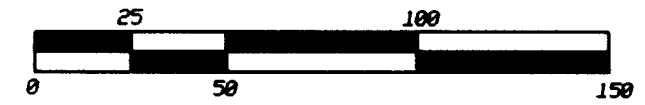
INITIAL POINT

DETAIL - NO SCALE



**\*\* RECEIVED \*\***  
Date March 16, 2000 By CSJ  
This survey consists of:  
3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
*James E. Hibbs*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-01



SURVEY BY:  
L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
816 WEST EIGHTH STREET  
MEDFORD, OREGON 97501  
PHONE: (541) 772-2782

SHEET 3 OF 3

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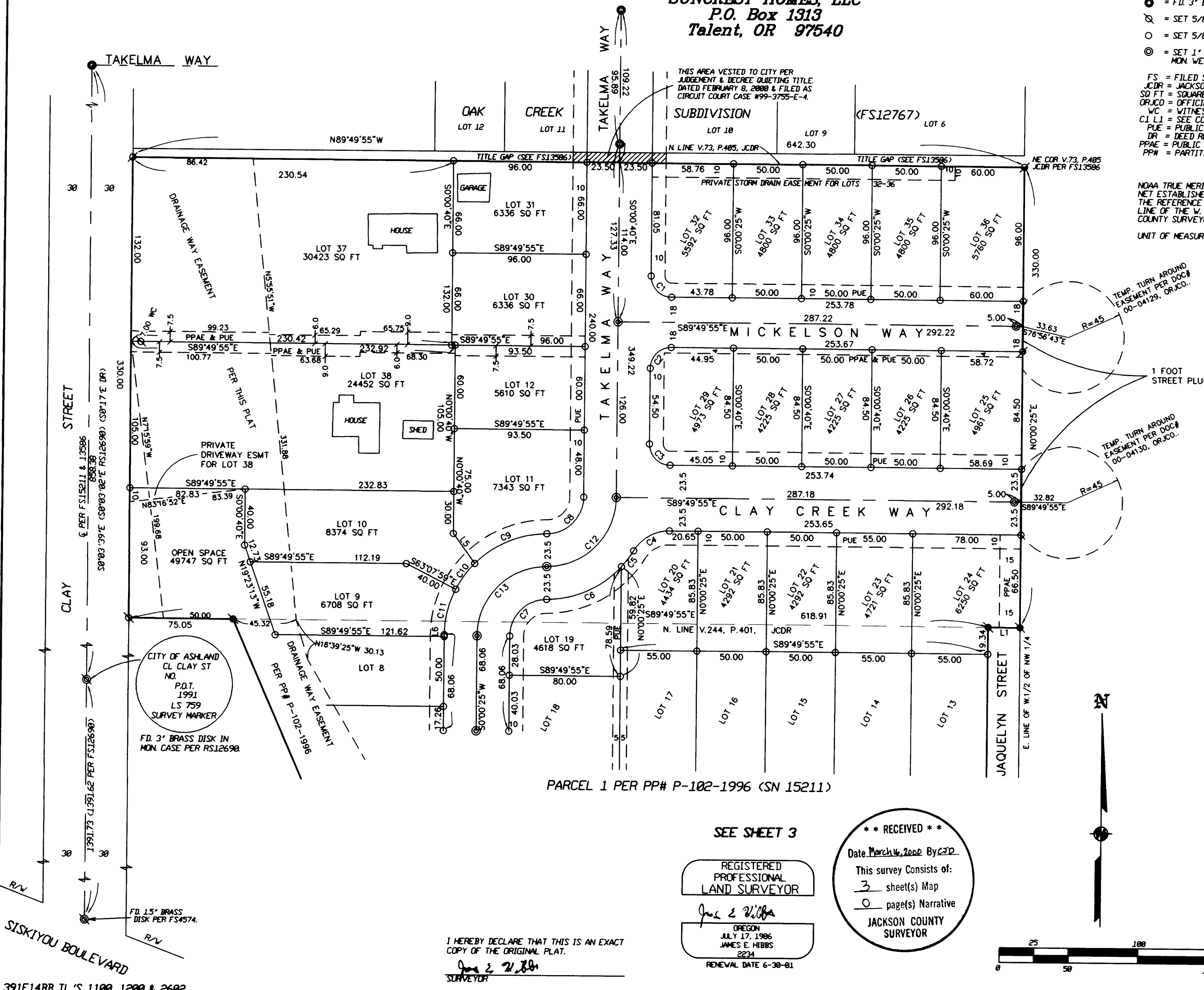
for  
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  - ⊙ = SET 1" GALV. IRON PIPE W/ 2.5" BRASS CAP MKD. L.J. FRIAR & ASSOC IN MON. WELL. (DEFERRED) \*

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WC = WITNESS CORNER.  
C1, L1 = SEE COURSE DATA TABLE ON SHEET 2.  
PUE = PUBLIC UTILITY EASEMENT.  
DR = DEED RECORD DATA.  
PPAE = PUBLIC PEDESTRIAN ACCESS EASEMENT.  
PPW = PARTITION PLAT NO.

**BASIS OF BEARINGS**  
NOAA TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 14 AS DERIVED FROM THE NOAA NET ESTABLISHED IN 1968 AND ON FILE WITH THE JACKSON COUNTY SURVEYOR'S OFFICE. THE REFERENCE LINE FOR BEARING CONTROL WAS TAKEN FROM MONUMENTS ALONG THE E. LINE OF THE W. 1/2 OF THE NW 1/4 AS SHOWN ON SURVEY NO.15211 IN THE JACKSON COUNTY SURVEYOR'S OFFICE AND AS SHOWN HEREON.  
UNIT OF MEASUREMENT = FEET      DATE: FEBRUARY 7, 2000      SCALE: 1" = 50'

\* = See AFFID. OF DEFERRED MON.'S  
Doc No. 02-24494 (CS 17304)  
Bryant Roberts, C.S.  
5/2/02



**COURSE DATA TABLE**

NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE
C1	89°49'14"	15.00	23.52	S44°55'18"E	21.18
C2	90°10'45"	15.00	23.61	S45°04'42"W	21.25
C3	89°49'14"	15.00	23.52	S44°55'18"E	21.18
C4	58°52'29"	30.00	30.83	S60°43'50"W	29.49
C5	11°13'16"	73.50	14.39	N36°54'13"E	14.37
C6	47°06'03"	73.50	60.42	N66°03'53"E	58.73
C7	89°36'30"	26.50	41.44	S44°48'40"W	37.35
C8	89°26'50"	26.50	41.37	N44°53'31"E	37.30
C9	44°48'15"	73.50	57.48	S67°12'48"W	56.02
C10	17°56'38"	73.50	23.02	S35°50'21"W	22.93
C11	26°51'36"	73.50	34.46	S13°26'13"W	34.14
C12	89°26'50"	50.00	78.06	N44°53'31"E	70.37
C13	89°36'30"	50.00	78.20	S44°48'40"W	70.47
C14	89°20'28"	26.50	41.32	S44°39'49"E	37.26
C15	59°47'52"	73.50	76.71	S29°53'31"E	73.28
C16	29°32'35"	73.50	37.90	S74°33'45"E	37.48
C17	89°20'28"	50.00	77.96	S44°39'49"E	70.30
C18	90°39'31"	15.00	23.74	N44°39'49"W	21.34

NUM	DISTANCE	BEARING
L1	23.00	S89°49'55"E
L2	1.06	N0°00'25"E
L3	16.28	N89°20'03"W
L4	10.98	N30°12'33"E
L5	26.43	S35°57'48"E
L6	0.80	N0°00'25"E
L7	16.00	S89°20'03"E
L8	16.00	S89°59'35"E

391E14BB TL 'S 1100, 1200 & 2602

SEE SHEET 3

REGISTERED PROFESSIONAL LAND SURVEYOR  
*James E. Hibbs*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-81

**\*\* RECEIVED \*\***  
Date March 14, 2002 By *JD*  
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3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*James E. Hibbs*  
SURVEYOR

SURVEY BY:  
L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
816 WEST EIGHTH STREET  
MEDFORD, OREGON 97501  
PHONE: (541) 772-2782

