

APPROVAL:

ASHLAND PLANNING DEPARTMENT
PA #2001-041 SUBDIVISION

10/31/2001
DATE

CLAY CREEK GARDENS SUBDIVISION, PHASE 2

Located in the S.W. 1/4 of Section 14, T.39S., R.1E., W.M.
City of Ashland Jackson County, Oregon

*** RECORDER'S CERTIFICATE ***

APPROVAL:

EXAMINED AND APPROVED THIS 22nd DAY OF October, 2001

Jimm Hillson
CITY SURVEYOR

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

FILED FOR RECORD THIS 8 DAY OF November, 2001, AT
1:21 O'CLOCK P.M., AND RECORDED IN VOLUME 27 OF PLATS ON PAGE 57 OF
THE RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckett
COUNTY CLERK

Deputy
DEPUTY

EXAMINED AND APPROVED AS REQUIRED BY ORS 92.100 AS OF November 2, 2001

Judith R. Dyer
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN
PAID AS OF November 2, 2001

Lynette Admitt, Deputy
TAX COLLECTOR

*** POST MONUMENTATION ***

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET
BY DECEMBER 31, 2002

James E. Hibbs
SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC.# 04-41025
ORJCO, THIS 19th DAY OF July, 2004
CS 18345

APPROVED: James E. Hibbs
JACKSON COUNTY SURVEYOR

***** DECLARATION *****

KNOW ALL MEN BY THESE PRESENTS THAT GALPIN, LLC, SUNCREST HOMES, LLC, CHARLES A. COCHRANE DBA COCHRANE CONSTRUCTION, GREG ADAMS AND LAUREL ADAMS 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 WE DO HEREBY DEDICATE TO THE CITY OF ASHLAND FOR PUBLIC USE THE STREETS SHOWN ON SHEET 2 AS WELL AS THOSE AREAS LABELED AS PUBLIC UTILITY EASEMENT (PUE), WITH THE CONDITION THAT CHARTER COMMUNICATIONS, ITS SUCCESSORS OR ASSIGNS 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 AND DESIGNATE THOSE AREAS SHOWN ON SHEET 2 LABELED AS PUBLIC PEDESTRIAN ACCESS EASEMENT (PPAE). WE DO HEREBY MAKE AND ESTABLISH THE PRIVATE STORM DRAINAGE EASEMENT (PSDE) AND PRIVATE SANITARY SEWER EASEMENT (PSSE) AS SHOWN ON SHEET 2 FOR THE BENEFIT OF THE LOTS SHOWN. CLAY CREEK GARDENS SUBDIVISION, PHASE 2 SHALL BE SUBJECT TO THE BY-LAWS OF THE CLAY CREEK GARDENS HOMEOWNERS ASSOCIATION AS WELL AS A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS DOC. 00-09943 & 00-09942, ORJCO, RESPECTIVELY. WE DO HEREBY DESIGNATE SAID SUBDIVISION AS CLAY CREEK GARDENS SUBDIVISION, PHASE 2.

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:

Beginning at the Southeast corner of Lot 36 of CLAY CREEK GARDENS SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the East line of said PHASE 1, North 00°00'25" East, 58.55 feet to the Southwesterly right of way line of the Oregon & Pacific Railroad as shown on Survey No. 5851 in the Office of the Jackson County Surveyor; thence along said Southwesterly right of way line, South 55°12'00" East, 762.78 feet to the West line of Tolman Creek Road as shown on said Survey; thence along said West line, South 00°02'10" East, 48.39 feet to the most Easterly Southeast corner of the tracts described in Document No. 00-43967, Official Records of Jackson County, Oregon; thence along the South line of said tracts, North 89°59'10" West, 250.00 feet to the interior ell corner of said tracts; thence South 00°02'10" East, 70.00 feet to the most Southerly Southeast corner thereof; thence along the South line thereof, North 89°59'10" West, 360.50 feet to the Southeast corner of that tract described in Document No. 00-03073, said Official Records; thence North 00°00'25" East, 153.32 feet to the Northeast corner thereof; thence North 89°20'03" West, 16.00 feet to the Northwest corner thereof; thence along the East line of said SUBDIVISION, North 00°00'25" East, 341.52 feet to the INITIAL POINT OF BEGINNING.

*** SURVEYOR'S CERTIFICATE ***

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.

C.A. GALPIN, MANAGING MEMBER GALPIN, LLC
CHARLES HAMILTON, MANAGING MEMBER SUNCREST HOMES, LLC
CHARLES A. COCHRANE DBA COCHRANE CONSTRUCTION

GREG ADAMS
LAUREL ADAMS

EASEMENTS OF RECORD PER SUBDIVISION GUARANTEE
1) RIGHT OF WAY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER V.367, P.315, JCDR ARE GENERAL AREA DESCRIPTIONS AND CANNOT BE DEPICTED BUT MAY AFFECT THE SUBJECT PROPERTY.
2) RIGHT OF WAY FOR WATER MAIN PER V.292, P.471, JCDR CANNOT BE DEPICTED HEREON BUT MAY AFFECT THE SUBJECT PROPERTY.

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-03

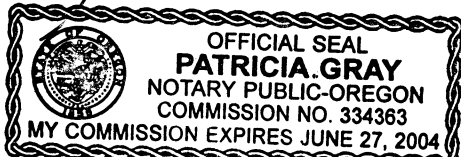
STATE OF OREGON) SS
COUNTY OF JACKSON)
PERSONALLY APPEARED THE ABOVE NAMED C.A. GALPIN, MANAGING MEMBER OF GALPIN, LLC, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.
DATED THIS 4th DAY OF October, 2001

BEFORE ME: Patricia Gray
NOTARY PUBLIC OF OREGON.



STATE OF OREGON) SS
COUNTY OF JACKSON)
PERSONALLY APPEARED THE ABOVE NAMED GREG ADAMS AND LAUREL ADAMS AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.
DATED THIS 4th DAY OF October, 2001

BEFORE ME: Patricia Gray
NOTARY PUBLIC OF OREGON.



STATE OF OREGON) SS
COUNTY OF JACKSON)
PERSONALLY APPEARED THE ABOVE NAMED CHARLES HAMILTON, MANAGING MEMBER OF SUNCREST HOMES, LLC, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.
DATED THIS 4th DAY OF October, 2001

BEFORE ME: Patricia Gray
NOTARY PUBLIC OF OREGON.



STATE OF OREGON) SS
COUNTY OF JACKSON)
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 8th DAY OF Oct, 2001

BEFORE ME: James E. Hibbs
NOTARY PUBLIC OF OREGON.



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

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250
PURPOSE: TO SURVEY AND MONUMENT LOT CORNERS OF CLAY CREEK GARDENS SUBDIVISION, PHASE 2 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.

AFFIDAVIT OF CONSENT

FROM PREMIERWEST BANK RECORDED AS DOC. 01-53681, ORJCO.

RECEIVED
DATE 11-8-01 BY 88
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

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

SHEET 1 OF 2

CLAY CREEK GARDENS SUBDIVISION, PHASE 2

Located 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

CURVE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD	TANGENT
C1	34°37'56"	35.36	58.50	N72°30'58"W	34.82
C2	34°37'56"	30.52	50.50	N72°30'58"W	30.06
C3	34°37'56"	25.69	42.50	N72°30'58"W	25.30
C4	90°00'00"	23.56	15.00	N10°12'00"W	21.21
C5	90°00'00"	23.56	15.00	S79°48'00"W	21.21
C6	90°00'00"	23.56	15.00	N79°48'00"E	21.21
C7	90°00'00"	23.56	15.00	S10°12'00"E	21.21
C8	55°09'49"	55.84	58.00	N27°37'05"W	53.71
C9	55°09'49"	48.14	50.00	N27°37'05"W	46.30
C10	55°09'49"	40.44	42.00	N27°37'05"W	38.89
C11	89°57'00"	23.55	15.00	S45°00'40"E	21.20
C12	90°03'00"	23.58	15.00	N44°59'20"E	21.22
C13	28°03'17"	12.98	26.50	S75°57'31"E	12.85
C14	61°53'42"	21.61	20.00	S30°59'01"E	20.57
C15	9°10'17"	11.77	73.50	N4°37'19"W	11.75
C16	27°00'55"	34.66	73.50	N22°42'55"W	34.34
C17	18°58'37"	24.34	73.50	N45°42'41"W	24.23
C18	55°09'49"	48.14	50.00	N27°37'05"W	46.30
C19	129°39'17"	45.26	20.00	N25°11'11"E	36.20
C20	15°33'32"	7.20	26.50	N47°25'14"W	7.17
C21	31°47'18"	27.74	50.00	S74°05'31"E	27.39
C22	31°47'18"	27.74	50.00	N74°05'31"E	27.39
C23	31°47'18"	40.78	73.50	S74°05'31"E	40.26
C24	26°00'57"	12.03	26.50	N71°12'21"W	11.93
C25	5°46'20"	2.67	26.50	N87°06'00"W	2.67
C26	20°26'41"	26.23	73.50	S79°45'49"E	26.09
C27	38°07'27"	33.27	50.00	S70°55'26"E	32.66
C28	38°07'27"	17.63	26.50	S70°55'26"E	17.31
C29	9°10'57"	11.78	73.50	N56°27'11"W	11.77
C30	27°43'15"	35.56	73.50	N74°54'18"W	35.22
C31	37°28'21"	32.70	50.00	N70°35'53"W	32.12
C32	110°27'06"	38.55	20.00	S55°13'58"W	32.86
C33	22°13'39"	28.51	73.50	N68°17'54"W	28.34
C34	10°25'11"	13.37	73.50	N84°37'19"W	13.35
C35	34°37'54"	30.22	50.00	N72°30'57"W	29.76
C36	34°37'54"	16.02	26.50	N72°30'57"W	15.77
C37	89°50'19"	31.36	20.00	S44°54'45"E	28.24
C38	90°09'38"	31.47	20.00	S45°05'14"W	28.32
C39	1°59'04"	2.55	73.50	N56°11'32"W	2.55

- LEGEND**
- CCG1 = CLAY CREEK GARDENS SUBDIVISION (FS16451)
 - FS = FILED SURVEY #
 - JCDR = JACKSON COUNTY DEED RECORDS.
 - SQ FT = SQUARE FEET.
 - ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 - WC = WITNESS CORNER.
 - C1 L1 = SEE COURSE DATA TABLE ON SHEET 2.
 - PUE = PUBLIC UTILITY EASEMENT.
 - DR = DEED RECORD DATA.
 - PI = POINT OF INTERSECTION.
 - X-X- = FENCE LINE.
 - MLP 1-8 = MINOR LAND PARTITION, V.1, P.8 (FS5851)
 - RM = REFERENCE MONUMENT.
 - PSDE(1) = PRIVATE STORM DRAINAGE EASEMENT (LOT #)
 - PSSE(1) = PRIVATE SANITARY SEWER EASEMENT (LOT #)
 - PPAE = PUBLIC PEDESTRIAN ACCESS EASEMENT.

- LEGEND**
- = FD. 3/4" GALV. IRON PIPE W/ PLASTIC CAP MKD. RLS759 PER FS4247.
 - = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. SWAIN RLS759 PER FS5851.
 - = FD. 5/8" IRON PIN W. PLASTIC CAP MKD. L.J.FRIAR & ASSOC. PER CCG1.
 - ⊗ = FD. 3" BRASS DISK IN MON. WELL MKD. L.J.FRIAR & ASSOC. PER CCG1.
 - ⊗ = 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)

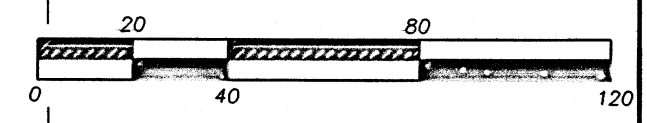
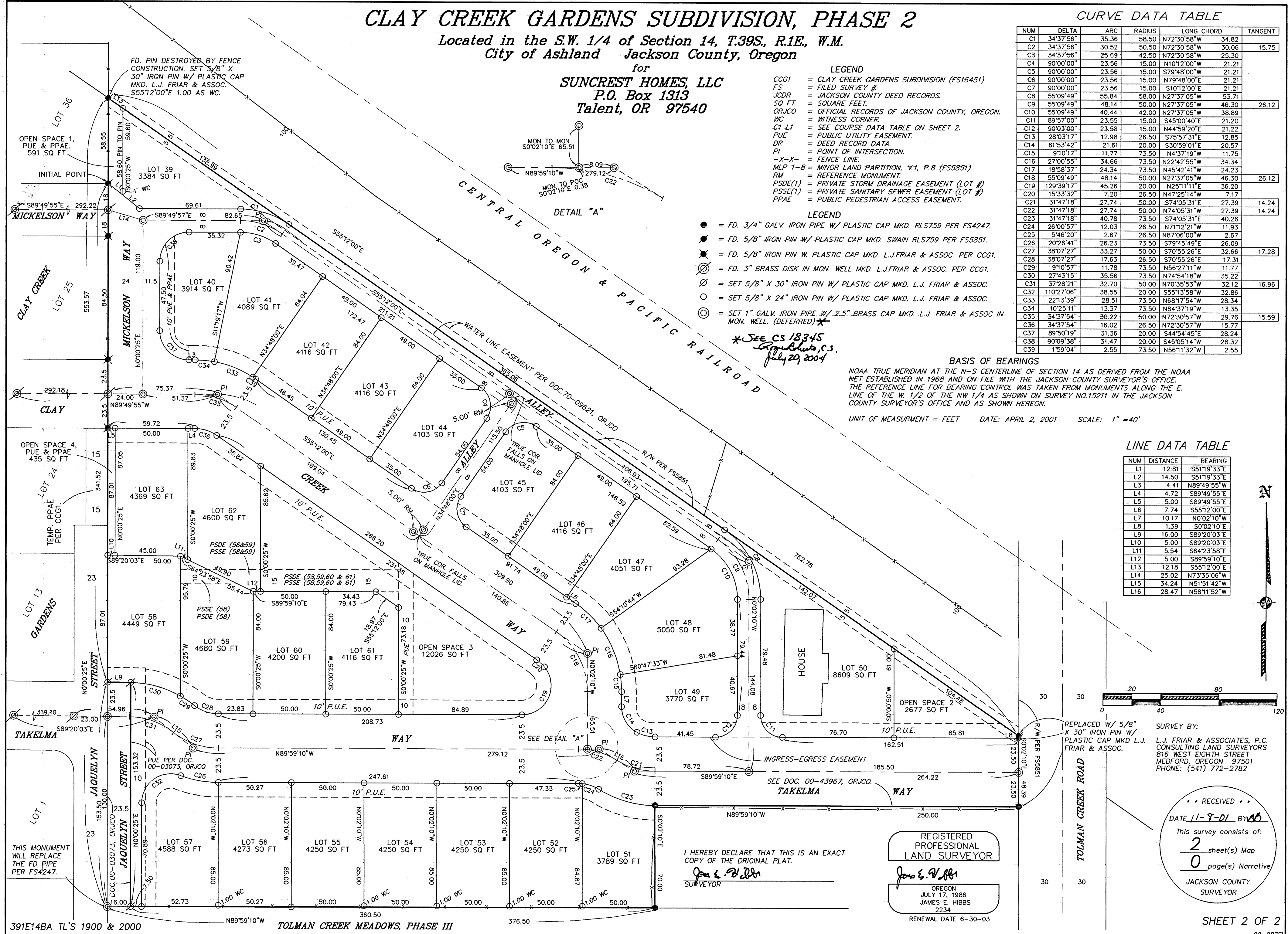
*SEE CS 18345
Agg. Subd., C.S.
July 29, 2004

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: APRIL 2, 2001 SCALE: 1" = 40'

LINE DATA TABLE

NUM	DISTANCE	BEARING
L1	12.81	S51°19'33"E
L2	14.50	S51°19'33"E
L3	4.41	N89°49'55"W
L4	4.72	S89°49'55"E
L5	5.00	S89°49'55"E
L6	7.74	S55°12'00"E
L7	10.17	N0°02'10"W
L8	1.39	S0°02'10"E
L9	16.00	S89°20'03"E
L10	5.00	S89°20'03"E
L11	5.54	S64°23'58"E
L12	5.00	S89°59'10"E
L13	12.18	S55°12'00"E
L14	25.02	N73°35'06"W
L15	34.24	N51°51'42"W
L16	28.47	N58°11'52"W



REPLACED W/ 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD L.J. FRIAR & ASSOC.

SURVEY BY:
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MEDFORD, OREGON 97501
PHONE: (541) 772-2782

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DATE 11-9-01 BY *MS*

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2 sheet(s) Map
0 page(s) Narrative

JACKSON COUNTY SURVEYOR

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James E. Hibbs
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-03

391E14BA TL'S 1900 & 2000

TOLMAN CREEK MEADOWS, PHASE III