

CLEAR CREEK VILLAGE, PHASE 1

A PLANNED COMMUNITY

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT CLEAR CREEK INVESTMENTS, LLC, COOPER INVESTMENTS, LLC, AND CLEAR CONCEPTS OF OREGON, LLC, ARE THE OWNERS IN FEE TITLE OF THE LANDS HEREON DESCRIBED, AND SAID OWNERS HAVE CAUSED THIS TRACT OF LAND TO BE PLATTED INTO LOTS, OPEN SPACE, AND EASEMENTS AS SHOWN HEREON AND THE NUMBER AND SIZE OF LOTS AND THE LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND SAID OWNERS DO HEREBY DEDICATE TO THE CITY OF ASHLAND FOR PUBLIC USE THE WATER LINE, PEDESTRIAN ACCESS, PUBLIC ACCESS, AND EMERGENCY ACCESS EASEMENTS AS SHOWN HEREON. SAID OWNERS HEREBY DESIGNATE THIS SUBDIVISION AS CLEAR CREEK VILLAGE, PHASE 1, A PLANNED COMMUNITY, TO THE CITY OF ASHLAND.

John Fields
JOHN FIELDS, FOR CLEAR CREEK INVESTMENTS, LLC

STATE OF OREGON)
COUNTY OF JACKSON) S.S.

ON THIS, THE 19th DAY OF October, 2001, BEFORE ME APPEARED JOHN FIELDS, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HIS FREE ACT AND DEED.

D.K. Cooper
DENNIS K. COOPER, FOR COOPER INVESTMENTS, LLC.

STATE OF OREGON)
COUNTY OF JACKSON) S.S.

ON THIS, THE 19th DAY OF October, 2001, BEFORE ME APPEARED DENNIS K. COOPER, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HIS FREE ACT AND DEED.

Sheryl Clear
SHERYL CLEAR FOR CLEAR CONCEPTS OF OREGON, LLC

STATE OF OREGON)
COUNTY OF JACKSON) S.S.

ON THIS, THE 26th DAY OF October, 2001, BEFORE ME APPEARED SHERYL CLEAR, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HER FREE ACT AND DEED.

Loren Clear
LOREN CLEAR FOR CLEAR CONCEPTS OF OREGON, LLC.

STATE OF OREGON)
COUNTY OF JACKSON) S.S.

ON THIS, THE 25th DAY OF October, 2001, BEFORE ME APPEARED LOREN CLEAR, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HIS FREE ACT AND DEED.

AFFIDAVIT OF CONSENT FOR SUBDIVISION BY Susan E. Eckler REPRESENTING UMPQUA BANK AS THE BENEFICIARY OF TRUST DEEDS RECORDED MARCH 13, 2000 AS DOCUMENT NO. 00-09158 AND DECEMBER 20, 2000 AS NO. 00-51472 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
AFFIDAVIT RECORDED AS DOCUMENT NO. 01-52881 OF SAID OFFICIAL RECORDS.
01-52882

AFFIDAVIT OF CONSENT FOR SUBDIVISION BY William F. Whalen REPRESENTING KEYBANK NATIONAL ASSOCIATION AS THE BENEFICIARY OF TRUST DEED RECORDED FEBRUARY 18, 1999, AS DOCUMENT NO. 99-08605 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
AFFIDAVIT RECORDED AS DOCUMENT NO. 01-52883 OF SAID OFFICIAL RECORDS.

LOCATED IN:

PARCEL 1 OF PARTITION PLAT P-32-2000 AND PARCELS 1 AND 2 OF PARTITION PLAT P-4-1999
IN THE SW 1/4 OF SECTION 4 AND THE NW 1/4 OF SECTION 9,
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE BASE AND MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

PREPARED FOR:
GOLDEN-FIELDS CONSTRUCTION & DESIGN LTD.
108 EAST HERSEY STREET
ASHLAND, OREGON 97520

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terrain@bisp.net

DATE OF SURVEY: 8-28-01

TERRASURVEY JOB NO. 204-01

APPROVAL:

Bill H 12/6/2001
ASHLAND PLANNING DEPARTMENT DATE
PA # 2001-053

APPROVAL:

EXAMINED AND APPROVED THIS 6th DAY OF
December, 2001

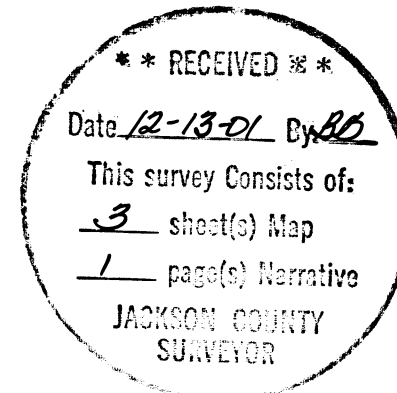
Jam Olson
CITY SURVEYOR

I CERTIFY THAT THIS SURVEY WAS PREPARED WITH ARCHIVAL QUALITY MATERIALS AS REQUIRED BY ORS 209.250. SPECIFIC PRODUCTS USED ARE HEWLETT PACKARD INK #51640A ON CONTINENTAL MYLAR #JPC-4M2.

Stuart M. Osmus
STUART M. OSMUS, PLS 2464

THIS IS TO CERTIFY THAT THIS IS A CADD GENERATED COPY OF THE ORIGINAL DRAWING

Stuart M. Osmus
STUART M. OSMUS, PLS 2464



SURVEYOR'S CERTIFICATE

I, STUART M. OSMUS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, NO. 2464, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE TRACT:

PARCEL NO. 1 OF PARTITION PLAT RECORDED MAY 26, 2000 AS PARTITION PLAT NO. P-32-2000 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 16528 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AND PARCEL NO. 1 AND PARCEL NO. 2 OF PARTITION PLAT RECORDED FEBRUARY 5, 1999, AS PARTITION PLAT P-4-1999 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 16032 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

Stuart M. Osmus 10/18/01
STUART M. OSMUS PLS 2464 DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S 92.100

AS OF 7 December, 2001

Deputy
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF December 7, 2001.

Jamie Clark, Deputy
TAX COLLECTOR

RECORDING:

FILED FOR RECORD THIS 13 DAY OF December
2001, AT 12:30 O'CLOCK, P.M. AND RECORDED IN
VOLUME 27, PAGE 59
OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckett
COUNTY CLERK

Deputy
DEPUTY

FOR THE ORDER OF THE COUNTY COMMISSIONERS APPROVING THIS PLAT SEE VOLUME _____ PAGE _____ OF THE COMMISSIONERS JOURNAL OF PROCEEDING.

ALL DEFERRED MONUMENTS WILL BE SET NO LATER THAN NOVEMBER 1, 2002.

Stuart M. Osmus
STUART M. OSMUS

ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT NO. 02-53959 OFFICIAL RECORDS, JACKSON COUNTY, OREGON, THIS 6th DAY OF January 2001 (SEE SN 18046)

APPROVED BY JACKSON COUNTY SURVEYOR.

Stuart M. Osmus
JACKSON COUNTY SURVEYOR

CLEAR CREEK VILLAGE, PHASE 1

A PLANNED COMMUNITY

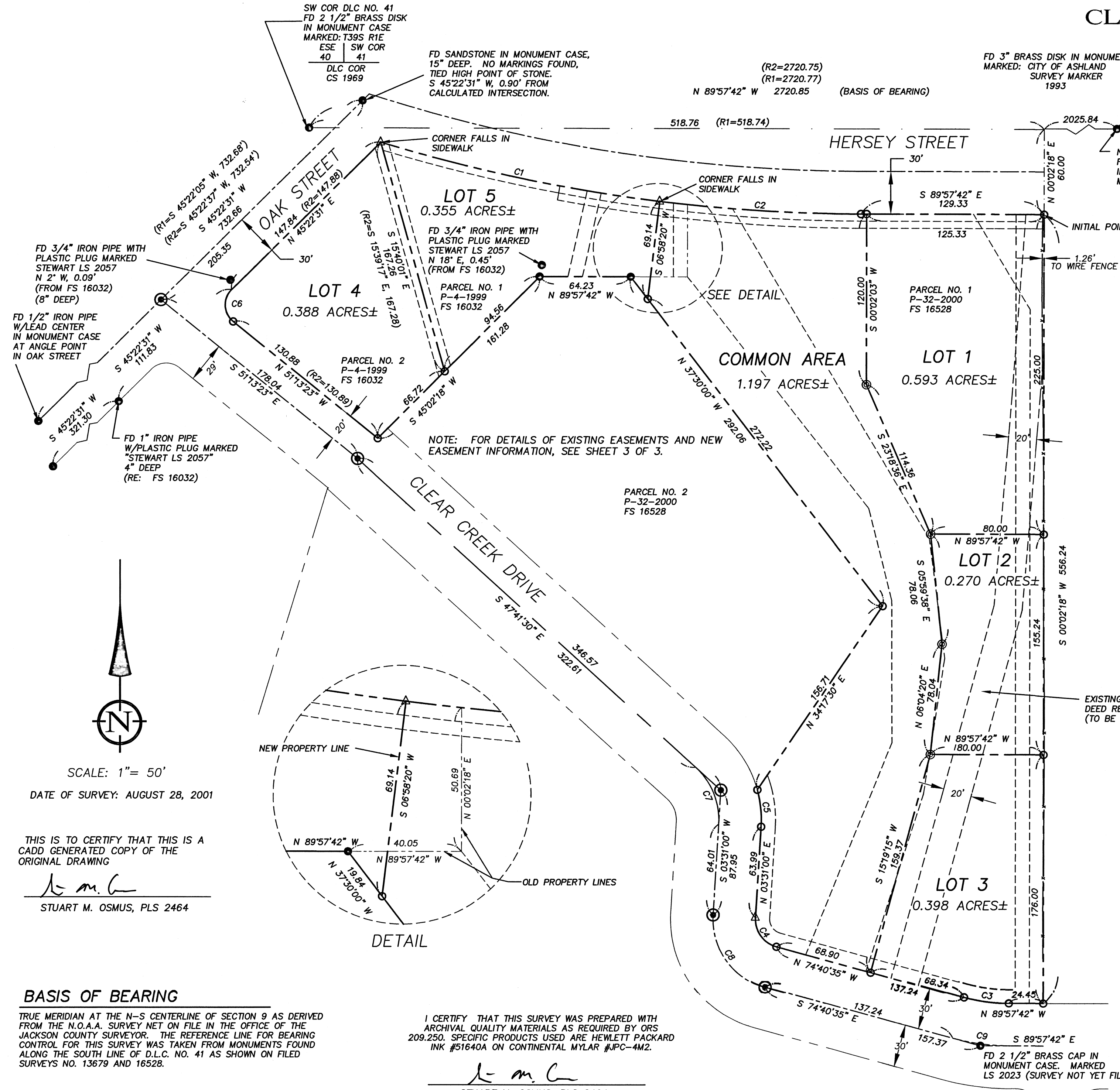
LOCATED IN:
 PARCEL 1 OF PARTITION PLAT P-32-2000 AND
 PARCELS 1 AND 2 OF PARTITION PLAT P-4-1999
 IN THE SW 1/4 OF SECTION 4
 AND THE NW 1/4 OF SECTION 9,
 TOWNSHIP 39 SOUTH, RANGE 1 EAST,
 WILLAMETTE BASE AND MERIDIAN
 CITY OF ASHLAND, JACKSON COUNTY, OREGON

LEGEND

- PROPERTY LINE
- - - FENCE
- - - STREET CENTERLINE
- - - EXISTING EASEMENT LINES (SEE SHEET 3)
- P-4-1999 PARTITION PLAT P-4-1999 (FS 16032)
- P-32-2000 PARTITION PLAT P-32-2000 (FS 16528)
- SET 5/8" X 30" IRON PIN W/CAP MARKED OSMUS PLS 2464
- ⊙ SET 5/8" X 24" IRON PIN W/CAP MARKED OSMUS PLS 2464
- △ SET LEAD PLUG W/TACK AND TAG MARKED PLS 2464
- ⊙ STREET CENTERLINE MONUMENTS-DEFERRED (SEE SHEET 1)
- FOUND 5/8" IRON PIN W/CAP MARKED HUCK LS 2023 (FROM FS 16528) UNLESS OTHERWISE NOTED
- (R1) RECORD DATA FROM FILED SURVEY NO. 16528
- (R2) RECORD DATA FROM FILED SURVEY NO. 16032
- F.S. FILED SURVEY, OFFICE OF THE COUNTY SURVEYOR, JACKSON COUNTY, OREGON
- RE: REFERENCE
- FD FOUND
- PUE PUBLIC UTILITY EASEMENT

EXISTING 20' POWER LINE EASEMENT, VOL. 291, PG. 247, DEED RECORDS, JACKSON COUNTY, OREGON. (TO BE VACATED, POWER LINE TO BE RELOCATED)

CURVE TABLE					
NUMBER	DELTA	CHORD BEARING	RADIUS	LENGTH	CH LENGTH
C1	09°48'34"	S 78°07'23" E	1175.92	201.33	201.08
C2	06°56'02"	S 86°29'41" E	1175.92	142.31	142.22
C3	15°17'07"	N 82°19'09" W	120.00	32.01	31.92
C4	78°11'35"	N 35°34'48" W	20.00	27.29	25.23
C5	18°49'19"	N 05°53'39" W	80.00	26.28	26.16
C6	96°35'54"	N 02°55'26" W	15.00	25.29	22.40
C7	51°12'30"	S 22°05'15" E	50.00	44.69	43.22
C8	78°11'35"	S 35°34'48" E	50.00	68.24	63.06
C9	15°17'07"	S 82°19'09" E	150.00	40.02	39.90



SW COR DLC NO. 41
 FD 2 1/2" BRASS DISK
 IN MONUMENT CASE
 MARKED: T39S R1E
 ESE SW COR
 40 41
 DLC COR
 CS 1969

FD SANDSTONE IN MONUMENT CASE,
 15" DEEP. NO MARKINGS FOUND,
 TIED HIGH POINT OF STONE.
 S 45°22'31" W, 0.90' FROM
 CALCULATED INTERSECTION.

(R2=2720.75)
 (R1=2720.77)
 N 89°57'42" W 2720.85 (BASIS OF BEARING)

FD 3" BRASS DISK IN MONUMENT CASE
 MARKED: CITY OF ASHLAND
 SURVEY MARKER
 1993

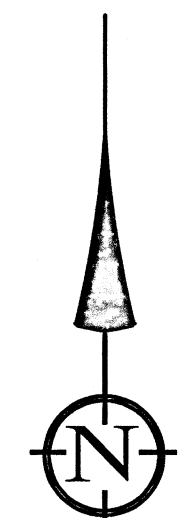
FD 3/4" IRON PIPE WITH
 PLASTIC PLUG MARKED
 STEWART LS 2057
 N 2" W, 0.09'
 (FROM FS 16032)
 (8" DEEP)

FD 1/2" IRON PIPE
 W/LEAD CENTER
 IN MONUMENT CASE
 AT ANGLE POINT
 IN OAK STREET

FD 1" IRON PIPE
 W/PLASTIC PLUG MARKED
 STEWART LS 2057
 4" DEEP
 (RE: FS 16032)

NOTE: FOR DETAILS OF EXISTING EASEMENTS AND NEW
 EASEMENT INFORMATION, SEE SHEET 3 OF 3.

PARCEL NO. 2
 P-32-2000
 FS 16528



SCALE: 1" = 50'

DATE OF SURVEY: AUGUST 28, 2001

THIS IS TO CERTIFY THAT THIS IS A
 CADD GENERATED COPY OF THE
 ORIGINAL DRAWING

Stuart M. Osmus
 STUART M. OSMUS, PLS 2464

BASIS OF BEARING

TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 9 AS DERIVED
 FROM THE N.O.A. SURVEY NET ON FILE IN THE OFFICE OF THE
 JACKSON COUNTY SURVEYOR. THE REFERENCE LINE FOR BEARING
 CONTROL FOR THIS SURVEY WAS TAKEN FROM MONUMENTS FOUND
 ALONG THE SOUTH LINE OF D.L.C. NO. 41 AS SHOWN ON FILED
 SURVEYS NO. 13679 AND 16528.

I CERTIFY THAT THIS SURVEY WAS PREPARED WITH
 ARCHIVAL QUALITY MATERIALS AS REQUIRED BY ORS
 209.250. SPECIFIC PRODUCTS USED ARE HEWLETT PACKARD
 INK #51640A ON CONTINENTAL MYLAR #JPC-4M2.

Stuart M. Osmus
 STUART M. OSMUS, PLS 2464

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Stuart M. Osmus
 OREGON
 JULY 25, 1990
 STUART M. OSMUS
 No. 2484
 Expires 12/31/02

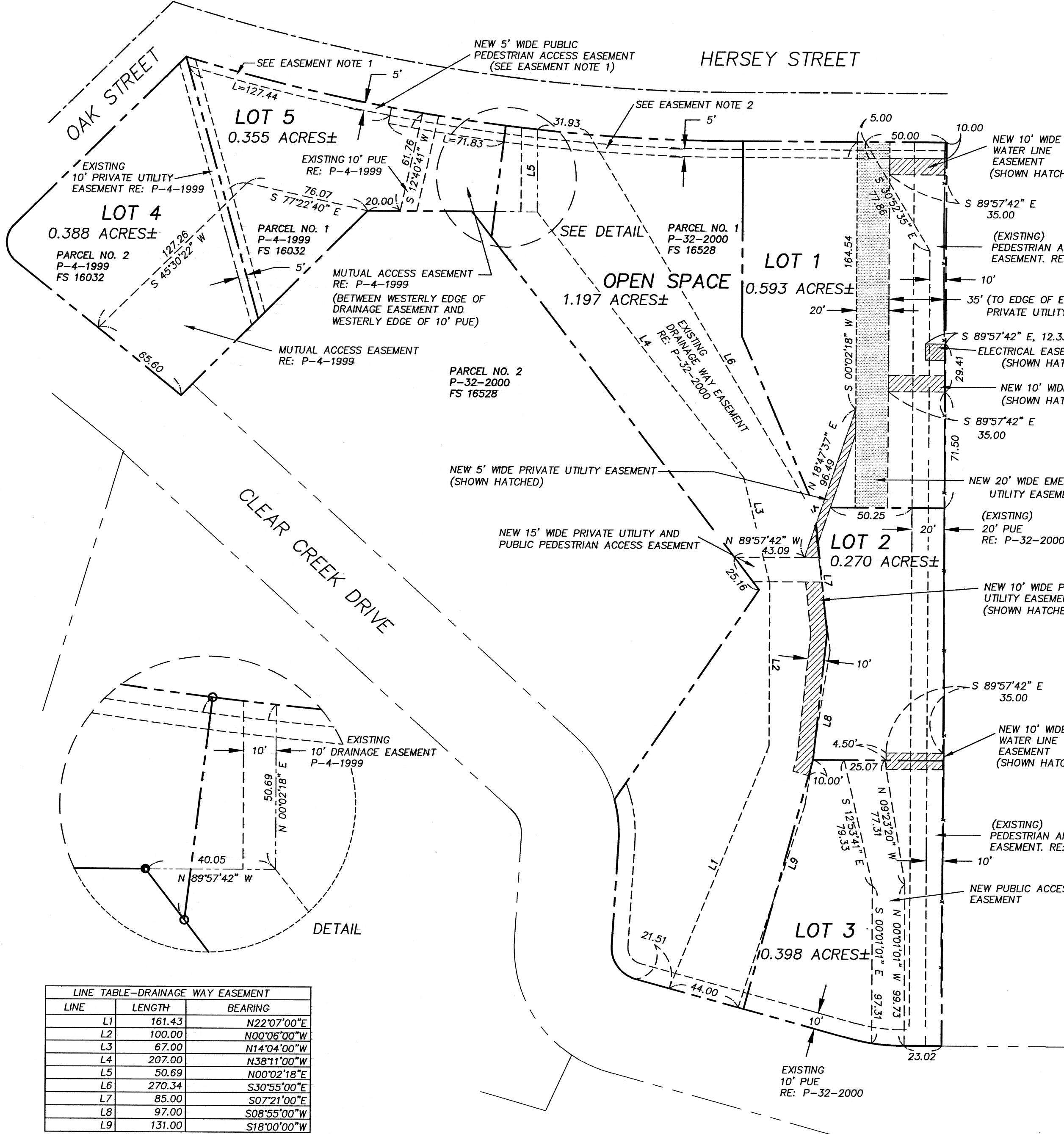
TERRASURVEY, INC.
 PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
 ASHLAND, OREGON 97520
 (541) 482-6474
 terrain@bisp.net

CLEAR CREEK VILLAGE, PHASE 1

A PLANNED COMMUNITY

LOCATED IN:
 PARCEL 1 OF PARTITION PLAT P-32-2000 AND PARCELS 1 AND 2 OF PARTITION PLAT P-4-1999
 IN THE SW 1/4 OF SECTION 4 AND THE NW 1/4 OF SECTION 9,
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE BASE AND MERIDIAN
 CITY OF ASHLAND, JACKSON COUNTY, OREGON



LEGEND

- PROPERTY LINE
- - - FENCE
- - - STREET CENTERLINE
- - - EASEMENT LINE
- PUE PUBLIC UTILITY EASEMENT
- P-4-1999 PARTITION PLAT P-4-1999 (FS 16032)
- P-32-2000 PARTITION PLAT P-32-2000 (FS 16528)
- OR 79-00000 OFFICIAL RECORDS, JACKSON COUNTY, OREGON

NOTE: PARCELS 1 AND 2 OF PARTITION PLAT P-4-1999 ARE SUBJECT TO A NONEXCLUSIVE MUTUAL ACCESS EASEMENT AND MUTUAL EASEMENT FOR THE USE OF OTHER PUBLIC AMENITIES AS DETAILED ON SAID PARTITION PLAT, FILED AS SURVEY NO. 16032.

NOTE: EASEMENT DESCRIBED IN VOLUME 264, PAGE 52, DEED RECORDS, JACKSON COUNTY, OREGON, DOES NOT FALL WITHIN THIS PROPERTY.

EASEMENT NOTE 1: AN EXISTING 5' WIDE EASEMENT FOR SLOPES, TELEPHONE, ELECTRIC POWERLINES, AND DRAINAGE AS DESCRIBED IN DOCUMENT NO. 81-18114, OFFICIAL RECORDS, JACKSON COUNTY, OREGON, AND A NEW 5' WIDE PUBLIC PEDESTRIAN ACCESS EASEMENT.

EASEMENT NOTE NO. 2: AN EXISTING 5' WIDE EASEMENT FOR SLOPES AND DRAINAGE AS DESCRIBED IN DOCUMENT NO. 81-18114, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.

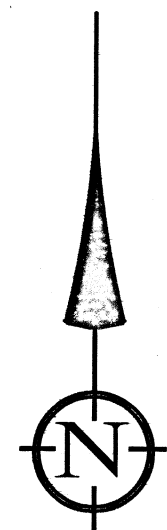
EASEMENT NOTE 3: 20' POWER LINE EASEMENT AS DESCRIBED IN VOL. 291, PG. 247 IS IN THE PROCESS OF BEING VACATED. IT HAS NOT BEEN SHOWN ON THIS SHEET FOR CLARITY. (SEE SHEET 2).

I CERTIFY THAT THIS SURVEY WAS PREPARED WITH ARCHIVAL QUALITY MATERIALS AS REQUIRED BY ORS 209.250. SPECIFIC PRODUCTS USED ARE HEWLETT PACKARD INK #51640A ON CONTINENTAL MYLAR #JPC-4M2.

Stuart M. Osmus
 STUART M. OSMUS, PLS 2464

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Stuart M. Osmus
 STUART M. OSMUS, PLS 2464



SCALE: 1" = 50'

DATE OF SURVEY: AUGUST 28, 2001

TERRASURVEY, INC.
 PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
 ASHLAND, OREGON 97520
 (541) 482-6474
 terrain@bisp.net

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 25 1990
 STUART M. OSMUS
 No. 2464

Expires 12/31/02

LINE	LENGTH	BEARING
L1	161.43	N22°07'00"E
L2	100.00	N00°06'00"W
L3	67.00	N14°04'00"W
L4	207.00	N38°11'00"W
L5	50.69	N00°02'18"E
L6	270.34	S30°55'00"E
L7	85.00	S07°21'00"E
L8	97.00	S08°55'00"W
L9	131.00	S18°00'00"W

CLEAR CREEK VILLAGE, PHASE 1

SURVEY NARRATIVE
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

Clear Creek Village, Ph. 1

DATE OF SURVEY:

August 28, 2001

SURVEYED BY:

Terrasurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520

*Vol. 27, pg. 59
Book 14, pg. 11
12R/78*

SURVEY FOR:

Golden-Fields Construction & Design Ltd.
108 East Hersey Street
Ashland, Oregon 97520

LOCATION:

Parcel 1 of Partition Plat P-32-2000 and Parcels 1 and 2 of Partition Plat P-4-1999, in the Southwest Quarter of Section 4 and the Northwest Quarter of Section 9, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon.

PURPOSE:

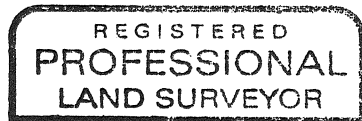
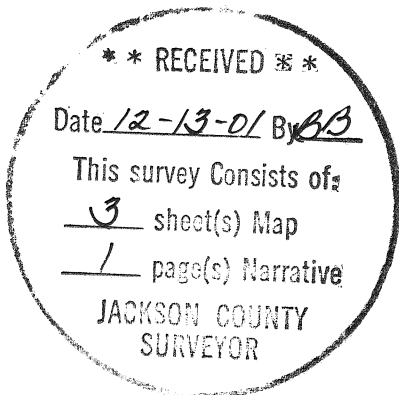
To subdivide three Parcels into five Lots and an Open Space area as proposed by Planning Action No. 2001-053.

BASIS OF BEARINGS:

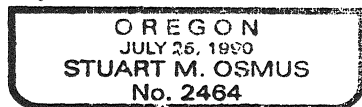
True meridian at the north-south centerline of Section 9 as derived from the N.O.A.A. survey net on file in the Office of the Jackson County Surveyor. The reference line for bearing control for this survey was taken from monuments found along the South line of Donation Land Claim No. 41 as shown on Filed Surveys No. 13679 and 16528.

PROCEDURE:

Although these three Parcels have been recently partitioned, most of the original monuments for the Partition corners have been removed or paved over during recent construction. Using found centerline monuments and DLC corners, the Parcel corners were placed at their record locations according to their respective Maps. The remaining monuments found from Survey No. 16528 fit the record information extremely well.



Stuart M. Osmus



Expires 12-31-02

September 6, 2001

Stuart M. Osmus, PLS 2464
Terrasurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520