

SURVEY NARRATIVE
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES
CLEAR CREEK VILLAGE, PHASE 2, A PLANNED COMMUNITY

DATE OF SURVEY:

November 11, 2003

Vol. 30 Pg. 5
Book 15 pg. 50
13R/17

SURVEYED BY:

Terrasurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520

SURVEY FOR:

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

LOCATION:

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:

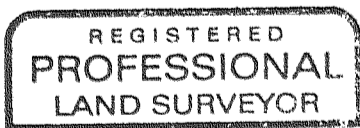
To adjust the boundary of Lot 5 of Clear Creek Village, Phase 1, and to create three new lots and common area from a portion of Parcel 2 of Partition Plat P-32-2000 as tentatively approved by City of Ashland Planning Action No. 2003-089.

BASIS OF BEARINGS:

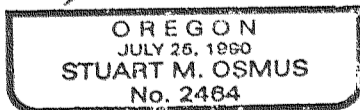
True meridian at the north-south centerline of Section 9 as derived from the N.O.A.A. survey net on file in the Office of the Jackson County Surveyor. The reference line for bearing control for this survey was taken from monuments found along the south line of Donation Land Claim No. 41 as shown on Filed Surveys No. 13679, 16528, and 17143.

PROCEDURE:

Survey control points and set monuments were recovered from Clear Creek Village, Phase 1, which was surveyed by this office in 2001. Using these points and monuments recovered from Filed survey No. 16528, the boundaries were established as shown on the plat.



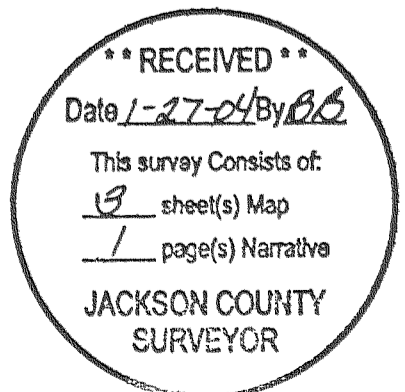
S. M. Osmus



Expires 12/31/04

November 14, 2003

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



-1E-4CD

CLEAR CREEK VILLAGE, PHASE 2

A PLANNED COMMUNITY

LOCATED IN:
 PARCEL 2 OF PARTITION PLAT P-32-2000 AND LOT 5 OF CLEAR CREEK VILLAGE, PHASE 1
 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

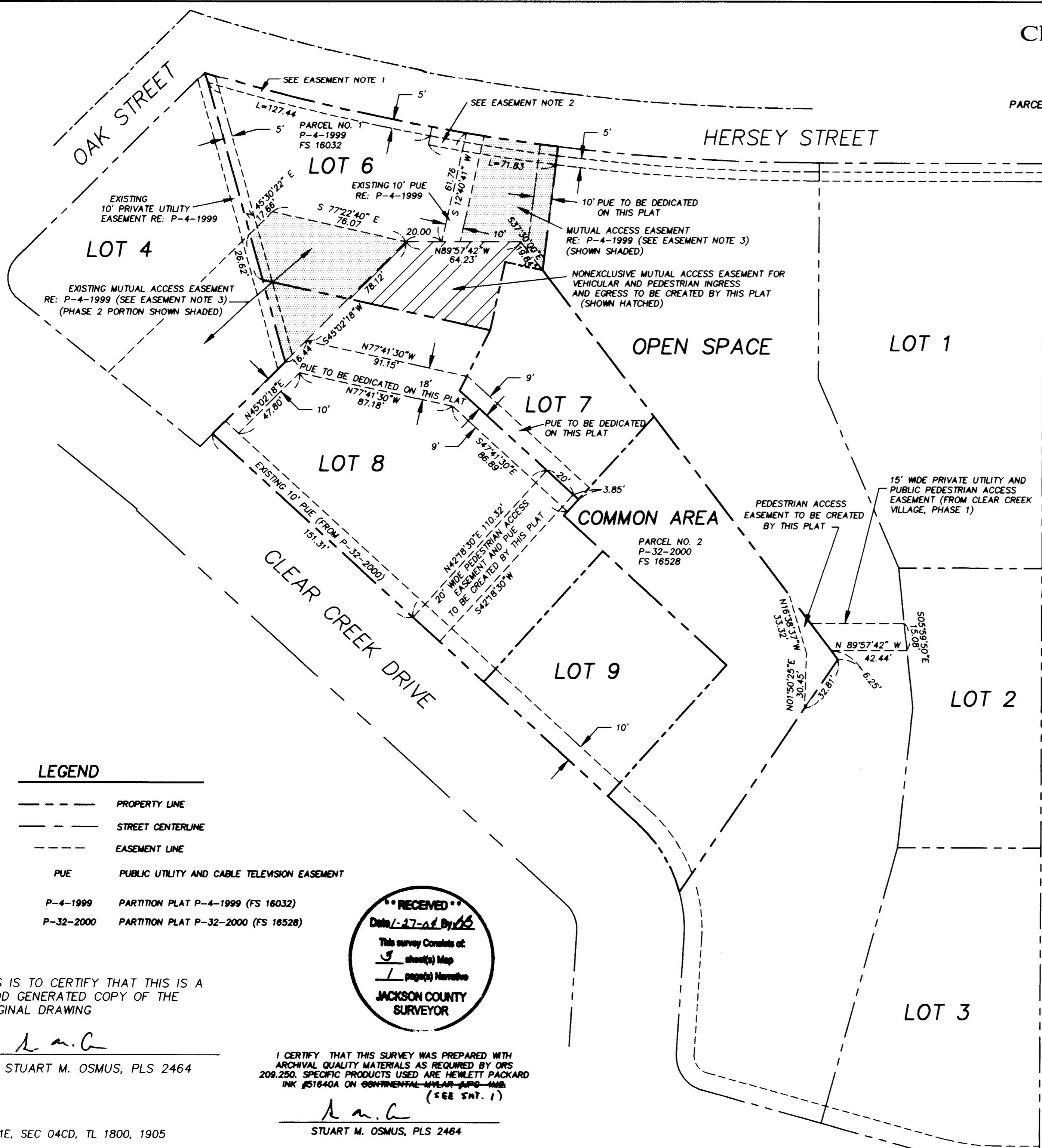
NOTE: LOT 5 OF CLEAR CREEK VILLAGE, PHASE 1, IS SUBJECT TO BYLAWS OF THE ASSOCIATION OF LOT OWNERS OF CLEAR CREEK VILLAGE, RECORDED AS DOCUMENT NO. 01-52884, AND COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND/OR SETBACKS RECORDED AS DOCUMENT NO. 01-52885 OFFICIAL RECORDS, JACKSON COUNTY, OREGON.

NOTE: RIGHT OF WAY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND FOR OTHER PURPOSES, RECORDED FEBRUARY 11, 1948 IN VOLUME 291, PAGE 247, DEED RECORDS, JACKSON COUNTY, OREGON IS NOT LOCATABLE WITHIN THIS TRACT.

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 AN EXISTING 5' WIDE PUBLIC PEDESTRIAN ACCESS EASEMENT FROM CLEAR CREEK VILLAGE, PHASE 1.

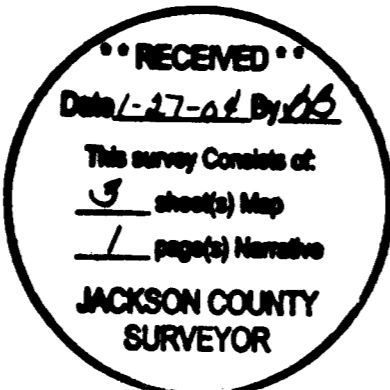
EASEMENT NOTE NO. 2: AN EXISTING 5' WIDE EASEMENT FOR SLOPES AND DRAINAGE AS DESCRIBED IN DOCUMENT NO. 81-18114, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.

EASEMENT NOTE 3: PARCEL 1 OF PARTITION PLAT P-4-1999 IS 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. 18032.



LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- EASEMENT LINE
- PUE PUBLIC UTILITY AND CABLE TELEVISION EASEMENT
- P-4-1999 PARTITION PLAT P-4-1999 (FS 18032)
- P-32-2000 PARTITION PLAT P-32-2000 (FS 16528)



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

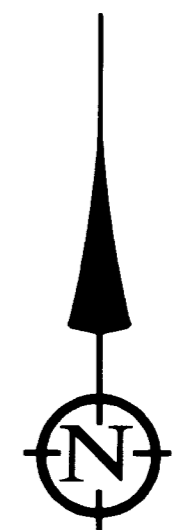
S.M.O.
 STUART M. OSMUS, PLS 2464

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 #490-1182 (SEE SH. 1)

S.M.O.
 STUART M. OSMUS, PLS 2464



S.M.O.
 OREGON
 JULY 28, 1880
 STUART M. OSMUS
 No. 2464
 Expires 12/31/04



SCALE: 1" = 40'
 DATE OF SURVEY: 11-26-03

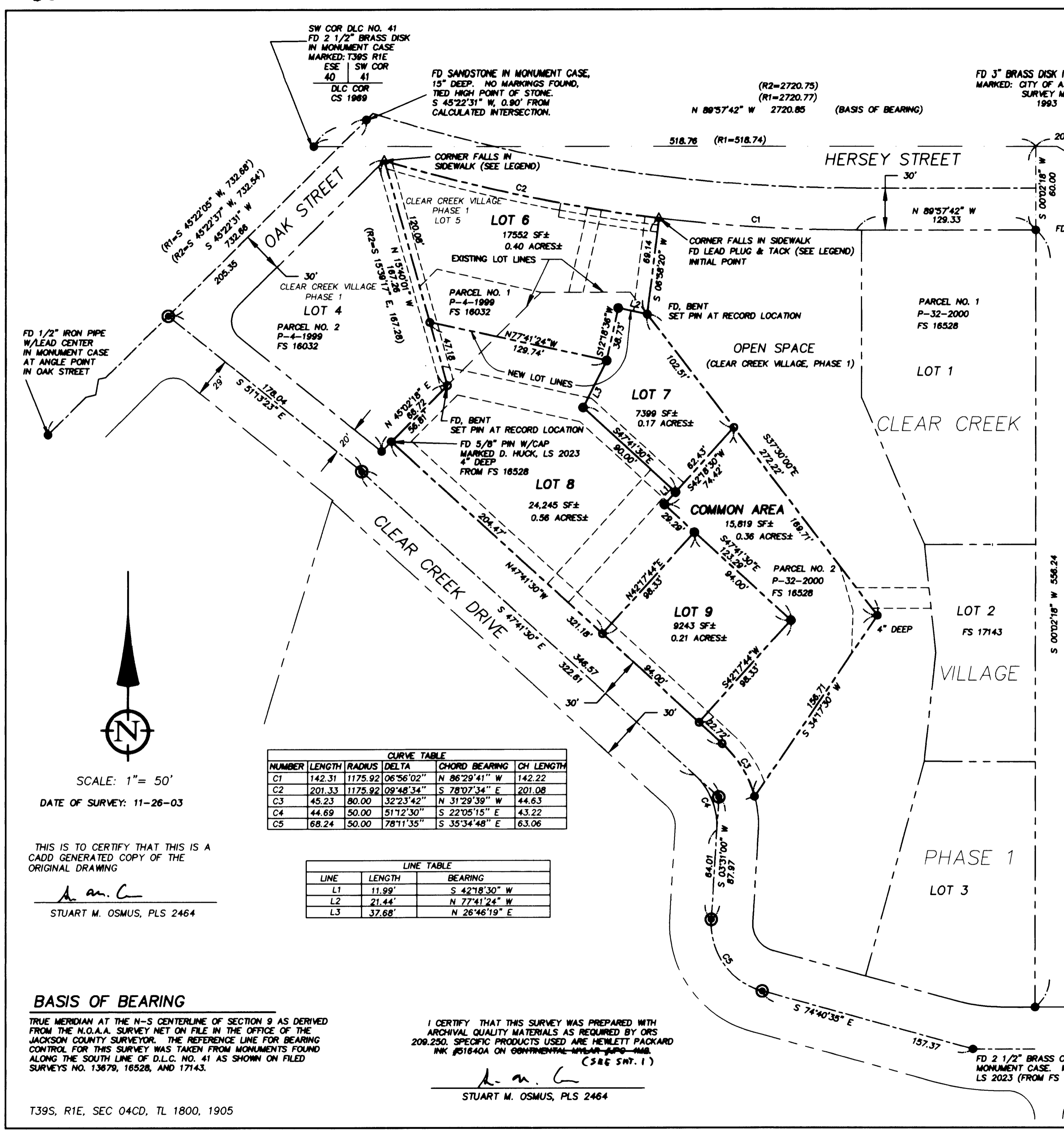
TERRASURVEY, INC.
 PROFESSIONAL LAND SURVEYORS

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

CLEAR CREEK VILLAGE, PHASE 2

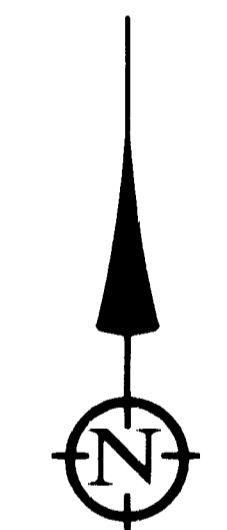
A PLANNED COMMUNITY

LOCATED IN:
 PARCEL 2 OF PARTITION PLAT P-32-2000 AND
 LOT 5 OF CLEAR CREEK VILLAGE, PHASE 1
 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
 - STREET CENTERLINE
 - EASEMENT LINES (SEE SHEET 3)
 - P-4-1999 PARTITION PLAT P-4-1999 (FS 18032)
 - 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
 - △ FD LEAD PLUG W/TACK AND TAG MARKED LS 2464 FROM FS 17143
 - ⊙ FD STREET CENTERLINE MONUMENTS FROM FS 17143
 - FOUND 5/8" IRON PIN W/CAP MARKED OSMUS PLS 2464, FROM FS 17143 UNLESS OTHERWISE NOTED
 - (R1) RECORD DATA FROM FILED SURVEY NO. 16528
 - (R2) RECORD DATA FROM FILED SURVEY NO. 18032
 - F.S. FILED SURVEY, OFFICE OF THE COUNTY SURVEYOR, JACKSON COUNTY, OREGON
 - RE: REFERENCE
 - FD FOUND
 - PUE PUBLIC UTILITY AND CABLE TELEVISION EASEMENT

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



SCALE: 1" = 50'
 DATE OF SURVEY: 11-26-03

NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CH LENGTH
C1	142.31	1175.92	06°56'02"	N 86°29'41" W	142.22
C2	201.33	1175.92	09°48'34"	S 78°07'34" E	201.08
C3	45.23	80.00	32°23'42"	N 31°29'39" W	44.63
C4	44.69	50.00	51°12'30"	S 22°05'15" E	43.22
C5	68.24	50.00	78°11'35"	S 35°34'48" E	63.06

LINE	LENGTH	BEARING
L1	11.99'	S 42°18'30" W
L2	21.44'	N 77°41'24" W
L3	37.68'	N 26°46'19" E

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.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, 16528, AND 17143.

I CERTIFY THAT THIS SURVEY WAS PREPARED WITH ARCHIVAL QUALITY MATERIALS AS REQUIRED BY ORS 209.250. SPECIFIC PRODUCTS USED ARE HEWLETT PACKARD INK #51840A ON ENVIRONMENTAL-WEAR-RESISTANT PAPER. (SEE SNT. 1)

Stuart M. Osmus
 STUART M. OSMUS, PLS 2464

REGISTERED PROFESSIONAL LAND SURVEYOR

Stuart M. Osmus
 OREGON JULY 28, 1980
 STUART M. OSMUS No. 2464
 Expires 12/31/04

RECEIVED
 Date 1-27-04 By *BB*
 This survey consists of:
 3 sheet(s) Map
 1 page(s) Narrative
 JACKSON COUNTY SURVEYOR

TERRASURVEY, INC.
 PROFESSIONAL LAND SURVEYORS
 274 FOURTH STREET
 ASHLAND, OREGON 97520
 (541) 482-6474
 terrain@bisp.net

CLEAR CREEK VILLAGE, PHASE 2 A PLANNED COMMUNITY

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT GOLDEN FIELDS PROPERTY MANAGEMENT LLC, DENNIS K. COOPER, KATHLEEN G. COOPER AND CLEAR CREEK INVESTMENTS, 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, COMMON AREA, 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 FOR PUBLIC USE THE PUBLIC UTILITY AND CABLE TELEVISION EASEMENTS AS SHOWN HEREON, AND DO HEREBY CREATE THE NONEXCLUSIVE MUTUAL ACCESS EASEMENT AND THE PEDESTRIAN ACCESS EASEMENTS AS SHOWN HEREON. SAID OWNERS HEREBY DESIGNATE THIS SUBDIVISION AS CLEAR CREEK VILLAGE, PHASE 2, A PLANNED COMMUNITY.

John Fields
JOHN FIELDS, FOR CLEAR CREEK INVESTMENTS, LLC, AND
FOR GOLDEN FIELDS PROPERTY MANAGEMENT LLC

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

ON THIS, THE 24th DAY OF December, 2003, 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.

BY: *Patricia Gray*
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 6/27/04

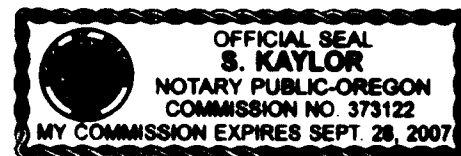


D.K. Cooper
DENNIS K. COOPER

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

ON THIS, THE 5th DAY OF December, 2003, 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.

BY: *S. Kaylor*
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 9/28/07



Kathleen G. Cooper
KATHLEEN G. COOPER

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

ON THIS, THE 31st DAY OF December, 2003, BEFORE ME APPEARED KATHLEEN G. COOPER, 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.

BY: *S. Kaylor*
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 9/28/07



AFFIDAVIT OF CONSENT FOR SUBDIVISION BY SUSAN EICHLER REPRESENTING UMPQUA BANK (FORMERLY VALLEY OF THE ROGUE BANK) AS THE BENEFICIARY OF TRUST DEED RECORDED MARCH 13, 2000, AS DOCUMENT NO. 00-09158 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AFFIDAVIT RECORDED AS DOCUMENT NO. 04-003131 OF SAID OFFICIAL RECORDS.

DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NO. 04-003131
OFFICIAL RECORDS, JACKSON COUNTY, OREGON.

LOCATED IN:

PARCEL 2 OF PARTITION PLAT P-32-2000 AND LOT 5 OF CLEAR CREEK VILLAGE, PHASE 1
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: 11-26-03

TERRASURVEY JOB NO. 350-03

APPROVAL:

B. Clark 1.12.2004
ASHLAND PLANNING DEPARTMENT DATE
PA # 2003-089 PLANNED COMMUNITY

EXAMINED AND APPROVED THIS 6th DAY OF

Jan, 20004
Jan Holman
CITY SURVEYOR

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

AS OF January 22nd, 20004

Judy DeBart
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY

ORS 92.095 AND ORS 311.280 HAVE BEEN PAID AS OF January 22, 20004

Jan Clark, Deputy
TAX COLLECTOR

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

S. M. Osmus
STUART M. OSMUS, PLS 2464

RECORDING:

FILED FOR RECORD THIS 27 DAY OF January
20004 AT 10:46 O'CLOCK, A.M. AND RECORDED IN
VOLUME 30, PAGE 05
OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckett
COUNTY CLERK

Geraldine Cutting
DEPUTY

SURVEYOR'S CERTIFICATE

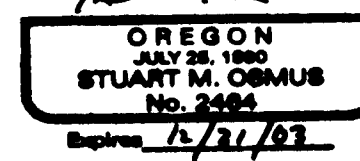
I, STUART M. OSMUS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, NO. 2464, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING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

COMMENCING AT THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 42 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE ALONG THE SOUTH LINE OF DONATION LAND CLAIM NO. 41, NORTH 89° 57' 42" WEST, 2025.84 FEET; THENCE SOUTH 00° 02' 18" WEST, 60.00 FEET TO THE NORTHEAST CORNER OF LOT 1 OF CLEAR CREEK VILLAGE, PHASE 1, IN THE CITY OF ASHLAND; THENCE ALONG THE SOUTHERLY LINE OF HERSEY STREET IN SAID CITY OF ASHLAND, NORTH 89° 57' 42" WEST, 129.33 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, 142.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1175.92 FEET, A CENTRAL ANGLE OF 06° 56' 02", AND A LONG CHORD WHICH BEARS NORTH 86° 29' 41" WEST, 142.22 FEET TO THE MOST NORTHEASTERLY CORNER OF LOT 5 OF SAID CLEAR CREEK VILLAGE, PHASE 1, BEING THE POINT OF BEGINNING AND INITIAL POINT; THENCE SOUTH 06° 58' 20" WEST, 69.14 FEET; THENCE SOUTH 37° 30' 00" EAST, 272.22 FEET; THENCE SOUTH 34° 17' 30" WEST, 156.71 FEET TO THE NORTHERLY LINE OF CLEAR CREEK DRIVE IN SAID CITY OF ASHLAND; THENCE ALONG SAID NORTHERLY LINE, 45.23 FEET ALONG A CURVE WHICH IS CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 32° 23' 42", AND A LONG CHORD WHICH BEARS NORTH 31° 29' 39" WEST, 44.63 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE, NORTH 47° 41' 30" WEST, 321.18 FEET TO THE SOUTHEASTERLY LINE OF LOT 4 OF SAID CLEAR CREEK VILLAGE, PHASE 1; THENCE ALONG SAID SOUTHEASTERLY LINE, NORTH 45° 02' 18" EAST, 56.81 FEET; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 4, NORTH 15° 40' 01" WEST, 167.26 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 4; THENCE ALONG THE SOUTHERLY LINE OF SAID HERSEY STREET, 201.33 FEET ALONG A CURVE WHICH IS CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1175.92 FEET, A CENTRAL ANGLE OF 09° 48' 34", AND A LONG CHORD WHICH BEARS SOUTH 78° 07' 34" EAST, 201.08 FEET TO THE POINT OF BEGINNING.

S. M. Osmus 12/24/03
STUART M. OSMUS PLS 2464 DATE

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 JET SET MYLAR #R4401UME.

S. M. Osmus
STUART M. OSMUS, PLS 2464



FOR THE ORDER OF THE COUNTY COMMISSIONERS APPROVING
THIS PLAT SEE VOLUME 206 PAGE 437 OF THE
COMMISSIONERS JOURNAL OF PROCEEDING.

