

### CLEAR HORIZON SUBDIVISION

Located in Parcel No. 1 of Partition Plat P-49-2003 and in the N.W. 1/4 of Section 21, T.36S.,R.1W., W.M., Jackson County, Oregon

July 15, 2005

**SURVEY FOR:**  
Barber Homes, Inc.  
P.O. Box 1335  
Shady Cove, OR. 97539

**SURVEY BY:**  
Kaiser Surveying  
19754 Highway 62  
Eagle Point, OR. 97524

I HEREBY CERTIFY THAT THIS IS A  
PHOTOCOPY OF THE ORIGINAL PLAT

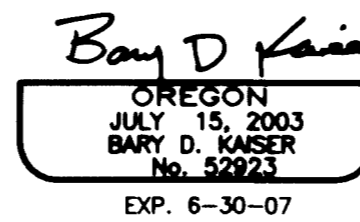
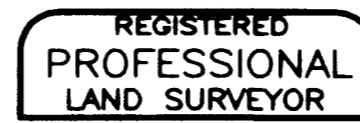
Bary D. Kaiser  
SURVEYOR

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

I, Bary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the tract of land shown on Sheet 2, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Parcel No. One (1) of Partition Plat recorded August 18, 2003, as Partition Plat No. P-49-2003 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 17872 in the Office of the County Surveyor.

Bary D. Kaiser  
SURVEYOR



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

Known all men be by these presents, that BARBER HOMES, INC., an Oregon Corporation, is the owner of the lands hereon described, and have caused the same to be subdivided into lots and streets as shown on Sheet 2, and the number and size of the lots and 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 street, together with all public utility easements (PUE) as shown on Sheet 2. We also hereby grant to Rogue Valley Sewer Service the 15-foot wide Sewer line easement across Lots 11 and 12 as shown on Sheet 2. We also hereby create that 6-foot wide Private Stormdrain easement across Lots 2 through 12 benefiting Lots 1 through 11, and that 6-foot wide Stormdrain easement across Lots 13 through 24 benefiting Lots 14 through 25 as shown on Sheet 2. We hereby designate said subdivision as "CLEAR HORIZON SUBDIVISION".

We, the undersigned, hereby dedicate to Jackson County in Fee simple that area designated hereon as street plugs. By approval of this Plat, said Jackson County declares that upon approved dedication of the extension of the affected streets, it will deed said street plugs for Public Street purposes.

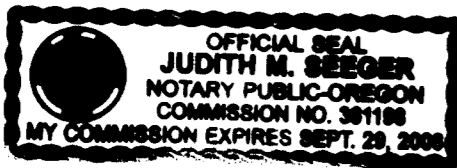
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 2nd DAY OF August, 20 05.

Mark Barber  
MARK BARBER  
(President, BARBER HOMES, INC., an Oregon Corporation)

STATE OF OREGON )  
COUNTY OF JACKSON )  
SS

Personally appeared the above named MARK BARBER and acknowledge the foregoing instrument to be his voluntary act and deed.

Subscribed and sworn to before me this 2nd day of August, 2005.

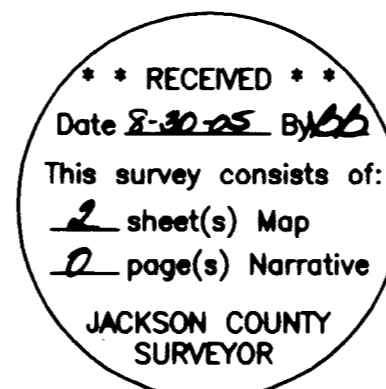


(SIGN) Judith M. Seeger  
Judith M. Seeger NOTARY PUBLIC - OREGON  
(PRINT)  
COMMISSION NO. 36118  
MY COMMISSION EXPIRES 9/29/06

We, PREMIERWEST BANK, are the undersigned beneficiary of certain Trust Deed dated April 15, 2005 and recorded April 18, 2005 as Document No. 2005-021671, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown on Sheet 2 as dedicated to the public for public use.

Signed this 2nd day of August, 20 05.

Before me: Don Moran  
Title: Vice President  
(SIGN) Diana Tobin  
DIANA TOBIN NOTARY PUBLIC - OREGON  
(PRINT)  
COMMISSION NO. 349757  
MY COMMISSION EXPIRES 9/10/05



We, WHITE CITY LLC, an Oregon Limited Liability Company, is the undersigned beneficiary of certain Trust Deed dated July 14, 2005 and recorded April 18, 2005 as Document No. 2005-043236, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown on Sheet 2 as dedicated to the public for public use.

Signed this 2 day of August, 20 05.  
Before me: Michael McAlpin  
Title: Member  
(SIGN) Channon Cullen  
Channon Cullen NOTARY PUBLIC - OREGON  
(PRINT)  
COMMISSION NO. 367832  
MY COMMISSION EXPIRES 6/2/07

**\*\*\* APPROVALS \*\*\***

Examined and approved this 2nd day of AUGUST, 20 05.

Robert Roberts  
JACKSON COUNTY SURVEYOR

Examined and approved by the Jackson County Department of Planning and Development this 16th day of August, 20 05. JCDPD File No. SUB2004-00154.

James Dixon  
JACKSON COUNTY PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 18th day of August, 20 05.

Deputy  
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 18th day of August, 20 05.

Patty Bidsong, Deputy  
TAX COLLECTOR

Approved by Rogue Valley Sewer Service.

Cal Thomas  
DISTRICT ENGINEER

Examined and approved by the Jackson County Department of Roads and Parks this 4th day of August, 20 05.

John Thomas  
JACKSON COUNTY ENGINEER

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

Filed for record, this 30th day of August, 20 05 at 10:55 o'clock A m, and recorded in Volume 31 of Plats on page 43 of the Records of Jackson County, Oregon.

By: Kathleen S. Beckett COUNTY CLERK Carmen D. Helman DEPUTY

For order of the County Commissioners approving this plat see Volume 214, Page 524-526 of County Commissioners Journal of Proceedings.

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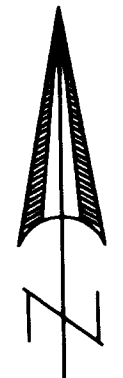
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SURVEYOR

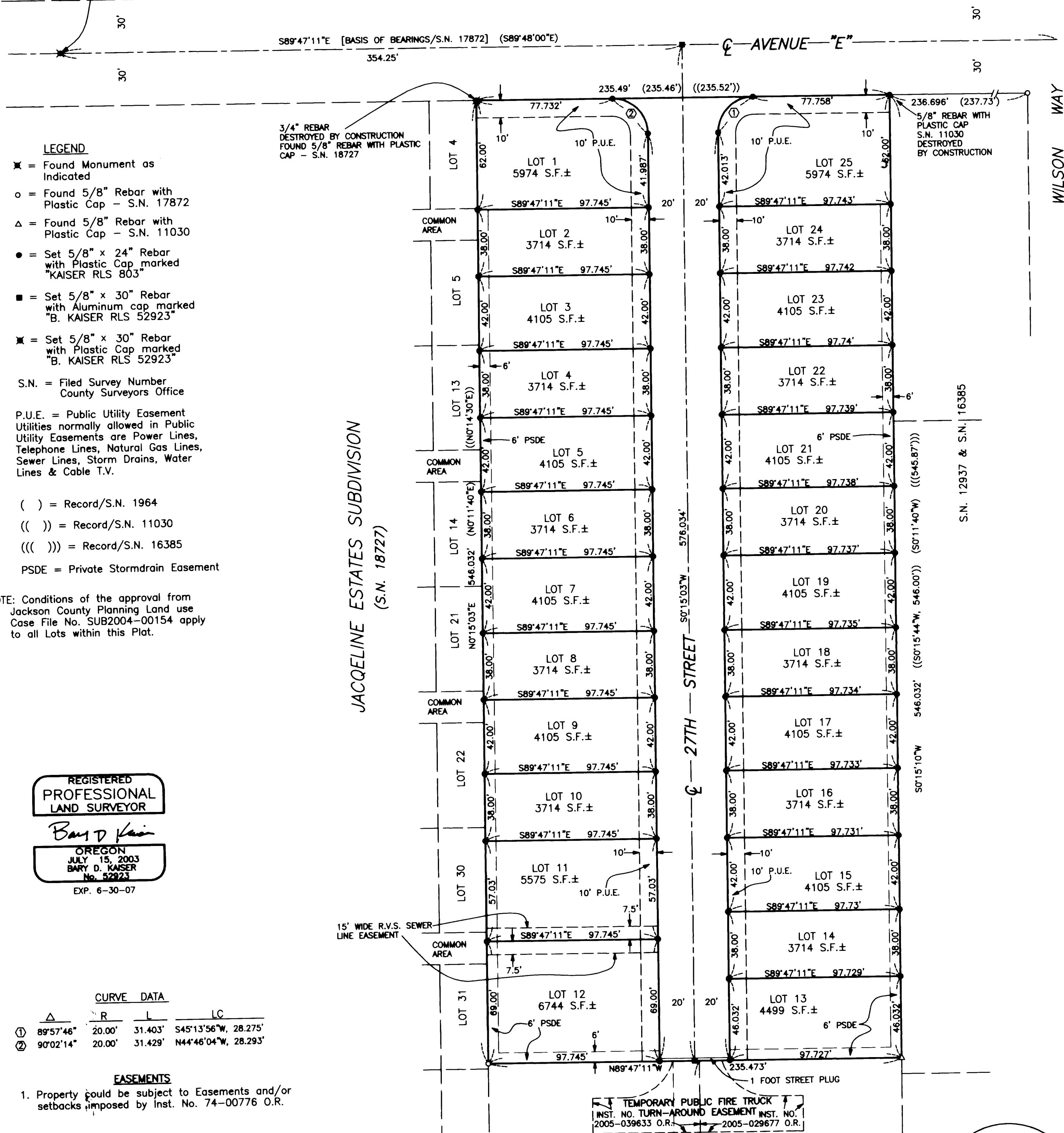
"Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the P.U.E. The utility may require the lot owner to remove all structures within the P.U.E. at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the P.U.E. or any other obstructions which interfere with the use of the P.U.E. without the prior written approval of the utilities with facilities in the P.U.E."



SCALE: 1" = 40'

CLEAR SKY  
ESTATES  
SUBDIVISION

FOUND 5/8" REBAR  
PLASTIC CAP MARKED  
"HARDY ENG. AND ASSOC."  
SEE S.N. 17872



- LEGEND**
- ✕ = Found Monument as Indicated
  - = Found 5/8" Rebar with Plastic Cap - S.N. 17872
  - △ = Found 5/8" Rebar with Plastic Cap - S.N. 11030
  - = Set 5/8" x 24" Rebar with Plastic Cap marked "KAISER RLS 803"
  - = Set 5/8" x 30" Rebar with Aluminum cap marked "B. KAISER RLS 52923"
  - ✕ = Set 5/8" x 30" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
- S.N. = Filed Survey Number  
County Surveyors Office
- P.U.E. = Public Utility Easement  
Utilities normally allowed in Public Utility Easements are Power Lines, Telephone Lines, Natural Gas Lines, Sewer Lines, Storm Drains, Water Lines & Cable T.V.
- ( ) = Record/S.N. 1964  
(( )) = Record/S.N. 11030  
((( ))) = Record/S.N. 16385
- PSDE = Private Stormdrain Easement

NOTE: Conditions of the approval from Jackson County Planning Land use Case File No. SUB2004-00154 apply to all Lots within this Plat.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Barry D Kaiser*  
OREGON  
JULY 15, 2003  
BARRY D. KAISER  
No. 52923  
EXP. 6-30-07

**CURVE DATA**

Δ	R	L	LC
① 89°57'46"	20.00'	31.403'	S45°13'56"W, 28.275'
② 90°02'14"	20.00'	31.429'	N44°46'04"W, 28.293'

**EASEMENTS**

- Property could be subject to Easements and/or setbacks imposed by Inst. No. 74-00776 O.R.

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

PURPOSE: Subdivision of Parcel No. 1 of Partition Plat No. P-49-2003, S.N. 17872.

PROCEDURE: Information on Partition Plat No. P-49-2003, Filed Survey No. 17872 was used to locate the property boundaries (See Survey Narrative of Filed Survey No. 17872, by this office). The Lot and Street boundaries were located per the approved tentative plat.

PARCEL No. 2  
PARTITION PLAT No.  
P-49-2003  
S.N. 17872

15' DRAINAGE EASEMENT,  
SEE PARTITION PLAT NO.  
P-49-2003

**\*\* RECEIVED \*\***  
Date *8-30-05* By *BB*  
This survey consists of:  
*2* sheet(s) Map  
*2* page(s) Narrative  
JACKSON COUNTY  
SURVEYOR