

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

WE CERTIFY THAT PURSUANT to authority granted to us by the Talent Planning Commission in open meeting of 28 April, 20 05 this plat is hereby approved by the Talent Planning Commission. File No. SUB 05-02. Dated this 13th day of January, 20 06.

Attest: [Signature] President, [Signature] Secretary/City Planner

EXAMINED AND APPROVED this 15th day of December, 20 05.

[Signature] Jackson County Surveyor

EXAMINED AND APPROVED this 13th day of JANUARY, 2006.

[Signature] City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 as of JANUARY 17, 2006.

[Signature] Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of January 17, 2006.

[Signature] Tax Collector

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

Know all men by these presents that CLOUDBURST ENTERPRISES, LLC, is the owner in fee of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and has caused the same to be subdivided into the lots and street as shown hereon, and does hereby dedicate to the public for public use, under the jurisdiction of the City of Talent, the streets as well as those areas shown hereon as Public Utility Easement (PUE) and Public Pedestrian Access Easement (PPAE) and does hereby make and establish the Public Land Corner Access Easement (PLCAE) for the benefit of persons having a valid reason to access the Public Land Survey Corner and does hereby designate said Subdivision as GREEN ACRES. This subdivision shall be subject to a Declaration of Covenants, Conditions and Restrictions (CC&R's) to be recorded simultaneously with this Plat.

[Signature] GREY HECHT, Member CLOUDBURST ENTERPRISES, LLC

STATE OF OREGON } ss. COUNTY OF JACKSON }

PERSONALLY appeared the above named Grey Hecht of Cloudburst Enterprises, LLC and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Cloudburst Enterprises, LLC.

Dated this 20th day of December, 2005.

Before me: [Signature] Notary Public of Oregon. Karen L. LaFitte

Commission # 354244 My Commission expires March 20, 2006

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

[Signature] SURVEYOR

GREEN ACRES

A Subdivision

Located in the S.W. 1/4 of Sec. 23, T.38S., R.1W., W.M. City of Talent Jackson County, Oregon. (File SUB 05-02)

SURVEY FOR:

GREY HECHT P.O. BOX 442 TALENT, OR 97535

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS 816 WEST EIGHTH STREET MEDFORD, OREGON 97501 PHONE: (541) 772-2782 EMAIL: LJFRIAR@CHARTER.NET

DATE:

DECEMBER 14, 2005

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

Filed for record this 17th day of January, 20 06, at 2:41 o'clock P.M., and recorded in Volume 32 of Plats at Page 5 of the records of Jackson County, Oregon. Document No. 2006-002412, ORJCO.

[Signature] County Clerk, [Signature] Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Doc. 2006-002412, ORJCO.

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

Beginning at the Northwest corner of Parcel No. 1 per Partition Plat No. P-67-2003, according to the official plat thereof, now of record, in Volume 14, Page 67 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 17965 in the Office of the Jackson County Surveyor and the INITIAL POINT OF BEGINNING; thence along the West line thereof, South 00°06'34" East, 209.43 feet to the Southwest corner thereof; thence along the North line of SWEETBRIER ESTATES SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon, North 89°52'48" West, 190.36 feet to the Northwest corner thereof; thence along the West line of that tract described in Document No. 2004-037672, Official Records of Jackson County, Oregon, North 00°01'24" West, 283.41 feet to the South line of Colver Road described in Document No. 95-00825, said Official Records; thence along said South line, North 66°18'00" East, 37.96 feet; thence continue along said South line, along the arc of a 434.26 foot radius curve to the left having a central angle of 06°44'04", a distance of 51.04 feet (the long chord of which bears North 60°41'31" East, 51.01 feet); thence continue along said South line, North 57°19'29" East, 3.40 feet to the West line of Front Street; thence along said West line, South 42°50'14" East, 158.80 feet to the INITIAL POINT OF BEGINNING.

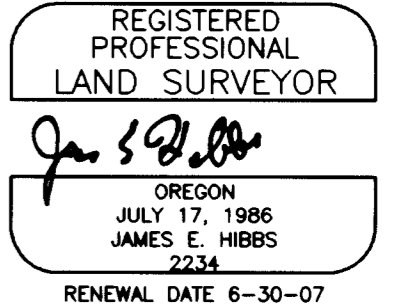
\*\*\* POST MONUMENTATION \*\*\*

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY DECEMBER 31, 20 07.

[Signature] SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. 06-13847. ORJCO, THIS 20th DAY OF March, 20 06. (SEE 05 19113)

APPROVED: [Signature] JACKSON COUNTY SURVEYOR



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

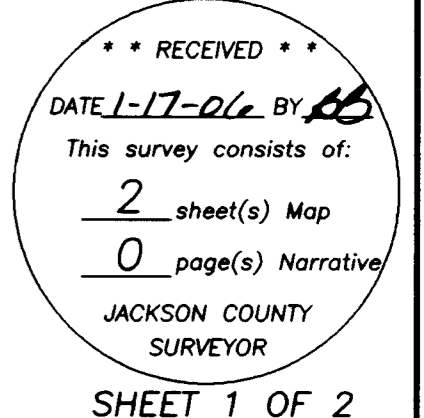
PURPOSE: To survey and monument certain Lot corners and graphically show the Lots and Street of GREEN ACRES. See City of Talent File No. SUB 05-02. PROCEDURE: Made ties to the monuments as shown on Sheet 2 to control the subject tract. The East line was held at map record distance Wly. from the S.E. corner of DLC # 58 per FS16682 and the N.W. corner of Sweetbrier Estates Subdivision. The South line of Colver Road was computed using monuments and data per FS14898. The R/W of Front Street was held by prolonging the line between the found monuments per FS16682 & 17965. Computed the Lot and Street R/W corner positions per the approved tentative plat. Set monuments as shown on Sheet 2 with remaining monuments being deferred until construction is complete.

NOTE PLACED AT THE REQUEST OF UTILITY PROVIDERS: 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 EASEMENT IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREON, 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 PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE, AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

APPROVED FOR RECORDING.

[Signature] COUNTY COMMISSIONER/ADMINISTRATOR

1-17-06 DATE



**SURVEY BY:**

L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
816 WEST EIGHTH STREET  
MEDFORD, OREGON 97501  
PHONE: (541) 772-2782  
EMAIL: LJFRIAR@CHARTER.NET

**SURVEY FOR:**

GREY HECHT  
P.O. BOX 442  
TALENT, OR 97535

**GREEN ACRES**

A Subdivision  
Located in the S.W. 1/4 of Sec. 23, T.38S., R.1W., W.M.  
City of Talent Jackson County, Oregon.  
(File SUB 05-02)

**EASEMENTS PER SUBDIVISION GUARANTEE**

- EASEMENT FOR MOBILE HOME SITE AND USE OF SEPTIC TANK PER DOC. 81-08751, ORJCO HAS APPARENTLY BEEN TERMINATED THROUGH THE AVAILABILITY OF CITY WATER & SEWER.
- EASEMENT PER V.306, P.386, JCDR DOES NOT LIE WITHIN THE SUBJECT TRACT.
- STREET OR HIGHWAY EASEMENT PER DOC. 96-10105, ORJCO DOES NOT LIE WITHIN THE SUBJECT TRACT.
- ELECTRICAL EASEMENT PER DOC. 2004-017181, ORJCO CANNOT BE LOCATED BUT MAY AFFECT THE SUBJECT TRACT.

**LEGEND:**

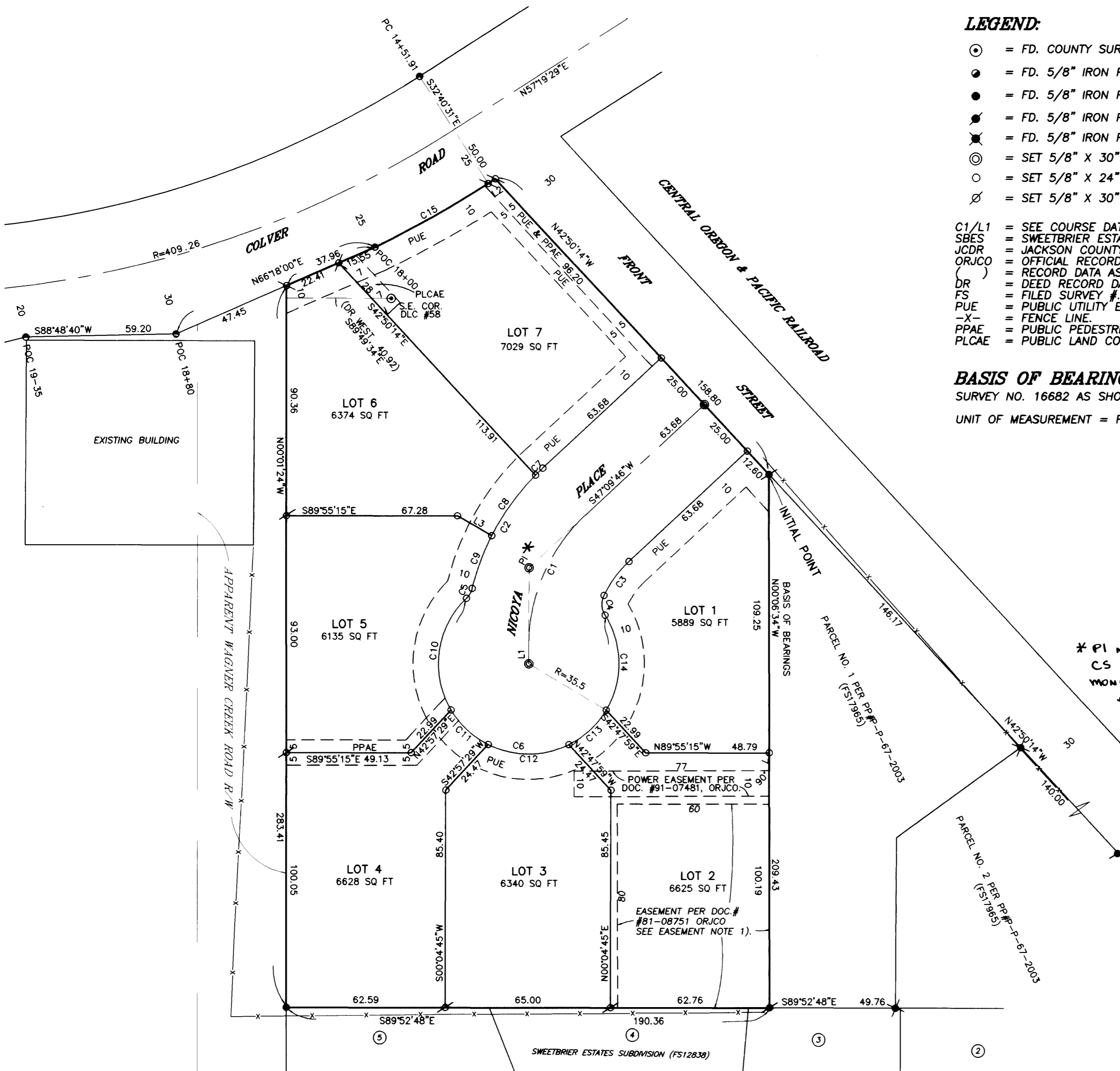
- ⊙ = FD. COUNTY SURVEYORS BRASS CAPPED MONUMENT PER RE-ESTAB'S.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD JACKSON CO PUBLIC WORKS PER FS14898.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD TEMPLIN LS2359 PER SBES.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. STEWART LS2057 PER FS16682.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. CENTER LS1071 PER FS17965.
- ⊙ = SET 5/8" X 30" IRON PIN W/ ALUMINUM CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)
- = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)
- ∅ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

- C1/L1 = SEE COURSE DATA TABLE.
- SBES = SWEETBRIER ESTATES SUBDIVISION. (FS12838)
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- ( ) = RECORD DATA AS SHOWN.
- DR = DEED RECORD DATA.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT.
- X- = FENCE LINE.
- PPAE = PUBLIC PEDESTRIAN ACCESS EASEMENT.
- PLCAE = PUBLIC LAND CORNER ACCESS EASEMENT.

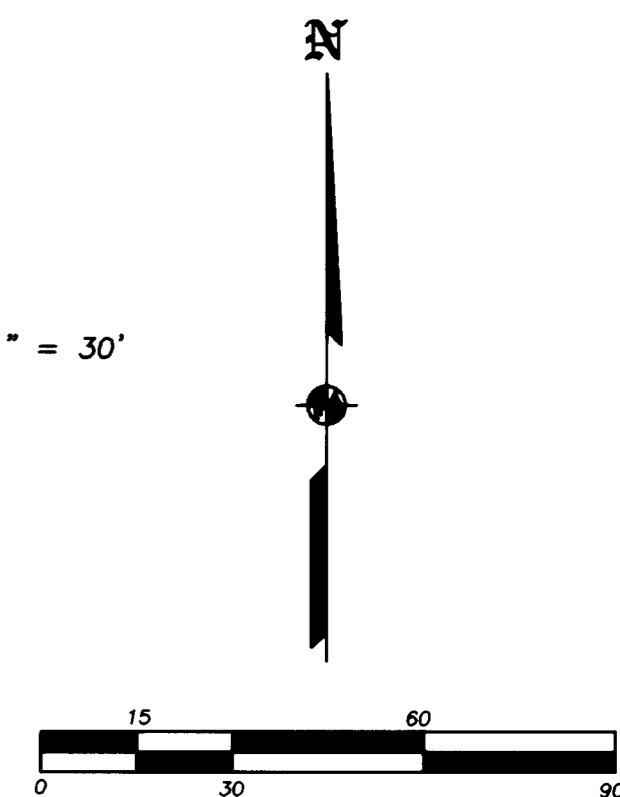
**BASIS OF BEARINGS:**

SURVEY NO. 16682 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET DATE: DECEMBER 14, 2005 SCALE: 1" = 30'



REGISTERED PROFESSIONAL LAND SURVEYOR  
*James E. Hibbs*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-07



\* PI NOT SET. PC & PT WERE SET. SEE CS 19113 AND AFFID OF DEFERRED MONUMENTATION DOC # 06-13847  
*Amplitude C.S.*  
*March 20, 2006*

**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	LONG CHORD	TANGENT
C1	47°05'00"	57.52	70.00	S23°37'15"W 55.92	30.50
C2	33°28'12"	55.50	95.00	S30°25'40"W 54.71	
C3	21°10'24"	16.63	45.00	S36°34'34"W 16.54	
C4	58°19'56"	8.14	8.00	S03°10'37"E 7.80	
C5	32°35'24"	4.55	8.00	N29°59'16"E 4.49	
C6	258°37'32"	160.24	35.50	S83°01'49"E 54.93	
C7	02°22'57"	3.95	95.00	S45°58'17"W 3.95	
C8	17°44'32"	29.42	95.00	S35°54'32"W 29.30	
C9	13°20'42"	22.13	95.00	S20°21'55"W 22.08	
C10	76°57'49"	47.69	35.50	S07°48'03"W 44.18	
C11	32°43'19"	20.27	35.50	S47°02'31"E 20.00	
C12	53°02'08"	32.86	35.50	S89°55'15"E 31.70	
C13	32°43'19"	20.27	35.50	N47°12'01"E 20.00	
C14	63°10'55"	39.15	35.50	N00°45'07"W 37.19	
C15	06°44'04"	51.04	434.26	N60°41'31"E 51.01	
NUM	BEARING	DISTANCE			
L1	N00°04'45"E	7.16			
L2	N57°19'29"E	3.40			
L3	S59°56'41"E	15.56			

RECEIVED  
DATE 1-17-06 By *[Signature]*  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*[Signature]*  
SURVEYOR