

# CLEAR VILLAGE

A Subdivision in Lots 20, 23, 24 & 27, Block 2, of ORCHARD HOME ASSOCIATION TRACTS & Located in the S.W. 1/4 of Section 36, T.37S., R.2W. W.M. & in the City of Medford Jackson County, Oregon (File #LDS-05-98)

### RECORDER'S CERTIFICATE

Filed for record this 17<sup>th</sup> day of NOVEMBER, 2006, at 3:17 o'clock P.M., and recorded in Volume 32 of Plats at Page 94 of the records of Jackson County, Oregon & Document # 2006-58146, ORJCO.

### APPROVALS

File No. LDS-05-98

I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

[Signature] Planning Director  
November 16, 2006 Date

EXAMINED AND APPROVED this 6<sup>th</sup> day of November, 2006.

[Signature] City Engineer  
[Signature] City Surveyor

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

[Signature] Amanda Kirkpatrick, deputy  
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of Nov. 17, 2006.

[Signature] Deputy  
Tax Collector

### SURVEY FOR:

MT. VALLEY ASSOC. LLC  
105 VALLEY VIEW ROAD, #4  
TALENT, OR 97540

### 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:

OCTOBER 12, 2006

[Signature] Kathleen S Beckett County Clerk  
[Signature] Barbara J SHAW Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2006-58145, Official Records of Jackson County, Oregon.

### 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 Southeast corner of Lot 25 of SHELTERFIELD SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the North line of Lot 20, Block 2 of ORCHARD HOME ASSOCIATION TRACTS, according to the official plat thereof, now of record, in Jackson County, Oregon, as monumented by Survey No. 16144 in the Office of the Jackson County Surveyor, North 89°30'12" East, 154.94 feet to the Northeast corner of that tract described in Document No. 2005-009919, Official Records of Jackson County, Oregon; thence along the East line thereof, South 00°05'53" West, 99.92 feet to an angle point; thence continue along said East line, South 00°06'02" West, 97.00 feet to the North line of that tract described in Document No. 2004-031732, said Official Records; thence along said North line, North 89°57'59" East, 10.00 feet to the Northeast corner thereof; thence along the East line thereof, South 00°06'02" West, 68.00 feet to an angle point; thence continue along said East line and the East line of that tract described in Document No. 2004-015634, said Official Records, South 00°05'52" West, 83.00 feet to the North line of that tract described in Document No. 2004-006262, said Official Records; thence along said North line, North 89°57'59" East, 23.05 feet to the Northeast corner thereof; thence along the East line of said tract, South 00°05'52" West, 97.14 feet to the Southeast corner thereof; thence along the South line thereof, South 89°57'59" West, 283.39 feet to the Southwest corner thereof; thence along the West line of Lots 20, 23 24 & 27 Block 2 of said ORCHARD HOME ASSOCIATION TRACTS, North 00°04'44" East, 443.04 feet to the South line of said SHELTERFIELD SUBDIVISION; thence along said South line, North 89°30'12" East, 95.57 feet to the INITIAL POINT OF BEGINNING.

### DECLARATION

Know all men by these presents that MT. VALLEY ASSOC. LLC is the owner in fee of the land shown on this Plat, more particularly described in the Surveyor's Certificate, and has subdivided the same into the Lots and Street as shown on Sheet 2, and that the size of the lots and the course and length of all lines are plainly set forth, and that this Plat is a correct representation of the same. MT. VALLEY ASSOC. LLC does hereby dedicate to the public for public use, under the jurisdiction of the City of Medford, the the Street right of way, together with those easements shown on Sheet 2 as Public Utility Easement (PUE) and Public Storm Drainage Easement (SDE) and does hereby make and establish the non-exclusive Sanitary Sewer Easement (SSE) for the benefit of Rogue Valley Sewer Services (RVSS) and does hereby make and establish the non-exclusive Shared Driveway Easement (DE) for the benefit of the lots as shown and does hereby make and establish the non-exclusive Private Storm Drainage Easement (PSDE) for the benefit of the adjoining property as shown. MT. VALLEY ASSOC. LLC does hereby designate said Subdivision as CLEAR VILLAGE. This Subdivision shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this Plat.

[Signature]  
LARRY A. KELLEMS, Member  
MT. Valley Assoc. LLC

REGISTERED PROFESSIONAL LAND SURVEYOR  
[Signature]  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-07

STATE OF OREGON }  
COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named Larry A. Kellems, Member of Mt. Valley Assoc. LLC and acknowledged the foregoing instrument to be his voluntary act and deed and that it was signed on behalf of Mt. Valley Assoc. LLC.

Dated this 13<sup>th</sup> day of October, 2006.

[Signature] Karen L. Lafitte  
Karen L. Lafitte Notary Public - Oregon  
Commission No. 402251  
My Commission Expires March 20, 2010

EXAMINED AND APPROVED this 17 day of October, 2006.

[Signature]  
District Engineer  
Rogue Valley Sewer Services

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

PURPOSE: To survey and monument the Lots & Street of CLEAR VILLAGE. See City of Medford File No. LDS-05-98.  
PROCEDURE: Made ties to monuments of record as shown on Sheet 2. Held deed record data per Doc. Nos. 2005-009919, 2004-031732, 2004-015634 and 2004-006262, ORJCO to position the exterior of the subject tract. Computed the position of the Lot and Street R/W corners per the approved tentative plat and set monuments as shown on Sheet 2.

### 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.

### AFFIDAVITS OF CONSENT

- From Janice L. Marvin, Trustee recorded as Document No. 2006-58142, ORJCO.
- From Janice Marvin recorded as Document No. 2006-58142, ORJCO.
- From Joe M. Edwards and Patricia R. Edwards, Trustees, recorded as Document No. 2006-58144, ORJCO.
- From Cal Lanfear, recorded as Document No. 2006-58144, ORJCO.
- From Erdyne Mete and Ronald Mete, recorded as Document No. 2006-58144, ORJCO.
- From James L. Alston and Tracey E. Shirley, recorded as Document No. 2006-58143, ORJCO.

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

[Signature]  
SURVEYOR

### APPROVED FOR RECORDING.

[Signature]  
COUNTY COMMISSIONER/ADMINISTRATOR

11/17/06  
DATE

RECEIVED  
DATE 11-17-06 BY [Signature]  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR



**SURVEY FOR:**

MT. VALLEY ASSOC. LLC  
105 VALLEY VIEW ROAD, #4  
TALENT, OR 97540

**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

*Affidavit of Connection  
Doc # 2013-008013  
03/11/2013, C.S. S. Fein*

**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	14°39'55"	25.60	100.00	S07°14'06"E 25.53
C2	11°49'42"	20.64	100.00	N08°39'13"W 20.61
C3	18°03'25"	31.52	100.00	S11°46'04"E 31.39
C4	20°54'29"	36.49	100.00	N10°20'32"W 36.29
C5	14°39'55"	18.56	72.50	S07°14'06"E 18.51
C6	11°49'42"	26.32	127.50	N08°39'13"W 26.28
C7	10°41'57"	23.81	127.50	N09°13'05"W 23.77
C8	1°07'45"	2.51	127.50	N03°18'14"W 2.51
C9	18°03'25"	22.85	72.50	S11°46'04"E 22.75
C10	8°19'23"	10.53	72.50	S06°54'03"E 10.52
C11	9°44'01"	12.32	72.50	S15°55'46"E 12.30
C12	20°54'29"	46.53	127.50	N10°20'32"W 46.27
C13	3°16'37"	7.30	127.50	N19°09'28"W 7.29
C14	17°37'52"	39.23	127.50	N08°42'13"W 39.08
C15	20°54'29"	26.46	72.50	N10°20'32"W 26.31
C16	18°03'25"	40.18	127.50	S11°46'04"E 40.02
C17	15°55'12"	35.43	127.50	S12°50'10"E 35.31
C18	2°08'12"	4.76	127.50	S03°48'28"E 4.75
C19	11°49'42"	14.97	72.50	N08°39'13"W 14.94
C20	14°39'55"	32.63	127.50	S07°14'06"E 32.55
C21	3°25'44"	7.63	127.50	S12°51'12"E 7.63
C22	11°14'11"	25.00	127.50	S05°31'14"E 24.96

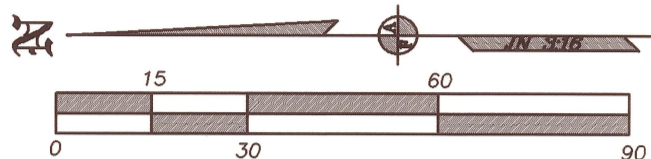
  

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	N89°57'59"E	10.00	L3	S74°22'54"E	10.38
L2	N89°57'59"E	23.05	L4	N00°06'02"E	5.00

**CLEAR VILLAGE**  
A Subdivision in Lots 20, 23, 24 & 27, Block 2,  
of ORCHARD HOME ASSOCIATION TRACTS &  
Located in the S.W. 1/4 of Section 36,  
T.37S., R.2W., W.M. & in the City of Medford  
Jackson County, Oregon  
(File #LDS-05-98)

**EASEMENTS PER SUBDIVISION GUARANTEE**

SSE1 = CENTERLINE OF PUBLIC SANITARY SEWER EASEMENTS PER DOC. 00-41114,  
00-46562 & 00-41119, ORJCO. (15' WIDTH)  
SDE1 = CENTERLINE OF PUBLIC STORM DRAIN EASEMENTS PER DOC. 00-41115,  
00-41116 & 00-46563, ORJCO. (15' WIDTH)



**LEGEND:**

- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. MCMAHAN LS1913 PER FS16892 OR 18724.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. FARBES LS2189 PER FS16288.
- = FD. BRASS CAP MKD. LS1913 IN CONCRETE PER FS14312 OR 13552.
- ⊗ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊙ = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
- MKD. = MARKED.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- C1/L1 = SEE COURSE DATA TABLE.
- ( ) = RECORD DATA AS SHOWN.
- DE( ) = NON-EXCLUSIVE SHARED DRIVEWAY EASEMENT (LOT BENEFITTING).
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- X- = FENCE LINE.
- SSE = NON-EXCLUSIVE SANITARY SEWER EASEMENT TO RVSS PER THIS PLAT.
- FD. = FOUND.
- RVSS = ROGUE VALLEY SEWER SERVICES.
- PI = POINT OF INTERSECTION.
- R/W = RIGHT OF WAY.
- PSDE = NON-EXCLUSIVE PRIVATE STORM DRAINAGE EASEMENT PER THIS PLAT FOR THAT TRACT DESCRIBED IN DOC. 99-27884, ORJCO.
- SDE = PUBLIC STORM DRAINAGE EASEMENT PER THIS PLAT.

**BASIS OF BEARINGS:**

WESTFIELD ESTATES SUBDIVISION (FS14312) AS SHOWN.  
UNIT OF MEASUREMENT = FEET DATE: OCTOBER 12, 2006 SCALE: 1" = 30'

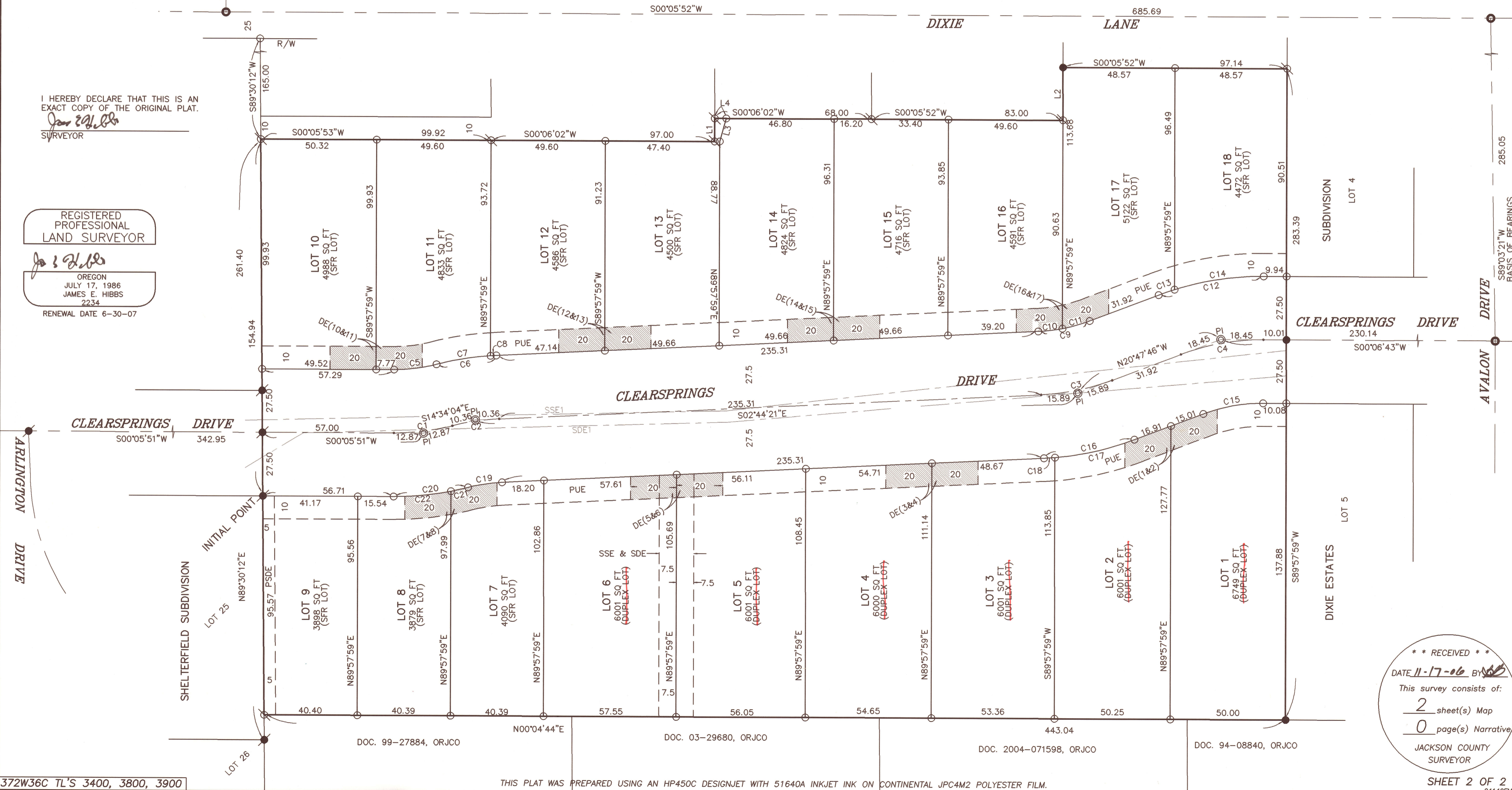
I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

*[Signature]*  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

*[Signature]*

OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-07



\*\* RECEIVED \*\*  
DATE 11-17-06 BY *[Signature]*  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR  
SHEET 2 OF 2  
04140FM





City of Medford

The City of Medford Planning Department hereby approves the removal of the Lot designations from the Official Plat of CLEAR VILLAGE as stated above. Based on current lot size standards for SFR-10 zoning contained in Medford Land Development Code, Lots 1-6, inclusive, are allowed either a single family residence or duplex based on their current size.

IN WITNESS HEREOF, signed this instrument this 6<sup>TH</sup> day of March, 20 13.

By: [Signature] Kelly Akin  
Title: Senior Planner

STATE OF OREGON)  
)ss  
COUNTY OF JACKSON)

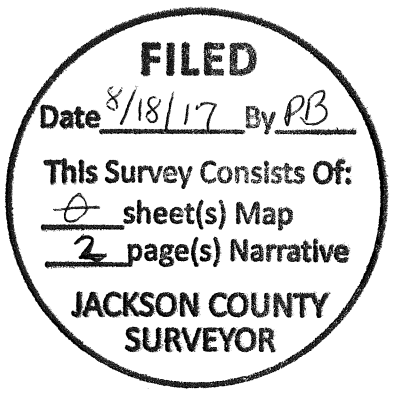
On this 6<sup>th</sup> day of March, 20 13, personally appeared before me Kelly Akin, and acknowledged the foregoing instrument to his/her voluntary act and deed and was signed on behalf of the City of Medford.

By: [Signature] Toni L. Rozzana  
Notary Public of Oregon.



Jackson County Surveyor

I, Scott Fein, Jackson County Surveyor, hereby certify that I have examined this Affidavit of Correction, and that the changes are permitted in accordance with O.R.S. 209.255.



[Signature]  
Scott Fein, Jackson Co. Surveyor