

APPROVALS:

EXAMINED AND APPROVED THIS 5 DAY OF February, 2010  
TALENT PLANNING DEPARTMENT DATE 2-5-2010

EXAMINED AND APPROVED THIS 4TH DAY OF February, 2010  
TALENT PUBLIC WORKS DEPARTMENT

EXAMINED AND APPROVED THIS 5TH DAY OF February, 2010  
Kerry K. Bradlew COUNTY SURVEYOR

APPROVED FOR RECORDING THIS 9th DAY OF February, 2010  
COUNTY COMMISSIONER / ADMINISTRATOR

\*\* RECEIVED \*\*  
Date 2-9-10 By BB  
This survey consists of  
5 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

CLEARVIEW OF TALENT, PHASE I  
A PLANNED UNIT DEVELOPMENT

LYING SITUATE WITHIN  
SOUTHEAST QUARTER OF SECTION 23,  
TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN  
CITY OF TALENT, JACKSON COUNTY, OREGON  
FOR  
CLEARVIEW RESIDENTIAL DEVELOPMENT LLC

230 Wilson Road  
Ashland, Oregon 97520

- SHEET INDEX:  
SHEET 1: APPROVALS & CERTIFICATES  
SHEET 2: PLAT BOUNDARY  
SHEET 3: COMMERCIAL LOTS  
SHEET 4: RESIDENTIAL LOTS  
SHEET 5: LEGEND, LINE & CURVE TABLES

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

PURPOSE: TO SURVEY AND MONUMENT A SUBDIVISION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 02-68426 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, IN CONFORMANCE WITH CITY OF TALENT PLANNING DEPARTMENT FILE FOR CLEARVIEW OF TALENT, A PLANNED UNIT DEVELOPMENT.  
PROCEDURE: UTILIZING LEICA TCRA 1103 & 1203 ROBOTIC TOTAL STATIONS AND RANGING PRISMS, I SURVEY THE MONUMENTS AS SHOWN ON THIS PLAT. MONUMENTS RECOVERED FROM SURVEY NO.'S 8193, 11932, 13555, 14256, 14794 & 17937 ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, WERE UTILIZED FOR DETERMINING THE DEED RECORD BOUNDARY OF THE SUBJECT PROPERTY. RECORD DATA FROM SURVEY NO. 17937 WAS USED TO ESTABLISH THE CENTERLINE AND NORTHEASTERLY RIGHT OF WAY OF RELOCATED PACIFIC HIGHWAY AND FIT WELL WITH MEASUREMENTS TAKEN FROM THIS SURVEY. FOR THE SOUTH LINE OF SUNCREST ROAD, I HELD THE SOUTH LINE OF DONATION LAND CLAIM NO. 59. MONUMENTS RECOVERED AT ALL THE PROPERTY CORNERS FIT RELATIVELY WELL WITH THE DEED AND SURVEY RECORDS AND WERE HELD FOR LINE AND/OR POSITION AS SHOWN.

AFFIDAVITS OF CONSENT:

FOR SOUTH VALLEY BANK & TRUST, AS BENEFICIARY OF THAT TRUST DEED DATED JULY 10, 2006, AND RECORDED JULY 21, 2006, AS INSTRUMENT NO. 2006-036871 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2010-4595 OF SAID OFFICIAL RECORDS.  
FOR SOUTH VALLEY BANK & TRUST, AS BENEFICIARY OF THAT TRUST DEED DATED JULY 10, 2006, AND RECORDED JULY 21, 2006, AS INSTRUMENT NO. 2006-036873 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2010-4596 OF SAID OFFICIAL RECORDS.  
FOR SOUTH VALLEY BANK & TRUST, AS BENEFICIARY OF THAT TRUST DEED DATED JULY 10, 2006, AND RECORDED JULY 21, 2006, AS INSTRUMENT NO. 2006-036875 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2010-4597 OF SAID OFFICIAL RECORDS.  
FOR SOUTH VALLEY BANK & TRUST, AS BENEFICIARY OF THAT TRUST DEED DATED JULY 10, 2006, AND RECORDED JULY 21, 2006, AS INSTRUMENT NO. 2006-036878 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2010-4598 OF SAID OFFICIAL RECORDS.  
FOR SOUTH VALLEY BANK & TRUST, AS BENEFICIARY OF THAT TRUST DEED DATED JULY 10, 2006, AND RECORDED JULY 21, 2006, AS INSTRUMENT NO. 2006-036880 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2010-4599 OF SAID OFFICIAL RECORDS.  
FOR SOUTH VALLEY BANK & TRUST, AS BENEFICIARY OF THAT TRUST DEED DATED JULY 10, 2006, AND RECORDED JULY 21, 2006, AS INSTRUMENT NO. 2006-036882 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2010-4600 OF SAID OFFICIAL RECORDS.

COVENANTS, CONDITIONS & RESTRICTIONS

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THIS SUBDIVISION, WAS SIMULTANEOUSLY RECORDED WITH THIS PLAT WITHIN INSTRUMENT NO. 2010-00460 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

POST MONUMENTATION

THE DEFERRED MONUMENTS FOR LOTS 13-19 AND 25-28, AS WELL AS FOR ALL COMMON PROPERTY TRACTS AS CREATED BY THIS PLAT, WILL BE IN PLACE BY JANUARY 6, 2013, AS ALLOWED PER O.R.S. 92.065 AND AN AFFIDAVIT OF POST-MONUMENTATION SHALL BE RECORDED UPON COMPLETION, AND FILED WITH THE JACKSON COUNTY SURVEYOR PER O.R.S. 92.070. (SEE O.R.J.C.O. DOCUMENT NO. 2010-009265)  
THE DEFERRED MONUMENTS HAVE BEEN SET THIS 23 DAY OF March, 2010.

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.  
Shawn Kampmann SURVEYOR

RECORDING:

FILED FOR RECORD THIS 9TH DAY OF February, 2010 AT 10:18 O'CLOCK A.M AND RECORDED IN VOLUME 362, PAGE 1 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker COUNTY CLERK  
Sara S. Morgan DEPUTY

APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 2-9-2010.

Shannon Bell 2-9-10 TAX COLLECTOR DATE  
Karen W. Meade 2-9-10 DEPUTY DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 9th DAY OF FEBRUARY, 2010.

DAN ROSS 2/9/2010 ASSESSOR DATE  
Arend Crawford 2/9/2010 DEPUTY DATE

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 02-68426 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

BEGINNING AT AN ALUMINUM CAPPED IRON PIN AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 02-68426 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, SAID POINT BEING ALONG THE NORTHEASTERLY LINE OF RELOCATED PACIFIC HIGHWAY NO. 99; THENCE NORTH 00°12'16" EAST, LEAVING SAID NORTHEASTERLY LINE, A DISTANCE OF 358.13 FEET TO A 5/8 INCH IRON PIN (DEED RECORD NORTH 00°12'30" EAST, 358.12 FEET); THENCE NORTH 00°06'04" EAST 149.93 FEET TO A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER OF SAID DESCRIBED TRACT (DEED RECORD NORTH 00°07'10" EAST, 150.00 FEET); THENCE SOUTH 89°53'31" EAST, ALONG THE SOUTH LINE OF DONATION LAND CLAIM NO. 59, A DISTANCE OF 344.25 FEET TO A BRASS CAP MONUMENT AT THE SOUTHEAST CORNER OF SAID CLAIM NO. 59 (DEED RECORD SOUTH 89°52'50" EAST, 344.11 FEET); THENCE NORTH 00°04'59" WEST, ALONG THE EAST LINE OF SAID CLAIM NO. 59, A DISTANCE OF 16.04 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 73-08666 OF SAID OFFICIAL RECORDS (DEED RECORD NORTH 00°05'20" WEST, 16.04 FEET); THENCE SOUTH 89°59'00" EAST, 274.46 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER OF SAID DESCRIBED TRACT (DEED RECORD SOUTH 89°59'00" EAST, 274.45 FEET); THENCE SOUTH 00°04'07" EAST, 920.48 FEET TO A 5/8 INCH IRON PIN (DEED RECORD SOUTH 00°04'10" EAST, 920.50 FEET); THENCE SOUTH 89°44'10" WEST, 99.56 FEET TO A 5/8 INCH IRON PIN ON THE NORTHEASTERLY LINE OF RELOCATED PACIFIC HIGHWAY NO. 99 (DEED RECORD NORTH 89°59'35" WEST, 100.11 FEET); THENCE NORTH 52°41'40" WEST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 655.97 FEET (DEED RECORD NORTH 52°41'30" WEST, 655.22 FEET) TO THE INITIAL POINT OF BEGINNING.

CONTAINING 10.61 ACRES, MORE OR LESS.

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann  
OREGON  
JULY 14, 1988  
SHAWN KAMPMANN  
2863 LS

RENEWAL DATE: 6/30/2011

SURVEYED BY:  
POLARIS LAND SURVEYING LLC  
P.O. BOX 459  
ASHLAND, OREGON 97520  
(541) 482-5009

DATE: JANUARY 6, 2010  
PROJECT NO. 178-04

FILE: SURVEYS\178-04\CLEARVIEW PHASE I PLAT.DWG SHEET 1 of 5

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT CLEARVIEW RESIDENTIAL DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY, CLEARVIEW COMMERCIAL LONG TERM HOLDING, LLC, AN OREGON LIMITED LIABILITY COMPANY AND CLEARVIEW RESIDENTIAL LONG TERM HOLDING, LLC, AN OREGON LIMITED LIABILITY COMPANY, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND HAVE SUBDIVIDED THE SAME INTO LOTS AND COMMON PROPERTY AS SHOWN HEREON, AND THAT THE SIZE OF THE LOTS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. WE HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSES, THE FIXED AND VARIABLE WIDTH STRIPS OF LAND, AS SHOWN HEREON. WE ALSO HEREBY DEDICATE TO THE CITY OF TALENT, THE PUBLIC UTILITY EASEMENTS, THE PUBLIC PEDESTRIAN EASEMENT, THE PUBLIC WATER, SEWER AND STORM DRAINAGE EASEMENTS, AS SHOWN HEREON. WE ALSO HEREBY CREATE THE VARIABLE WIDTH PRIVATE ACCESS, PARKING AND UTILITY EASEMENTS, AS SHOWN HEREON. CLEARVIEW OF TALENT IS A CLASS I PLANNED COMMUNITY AS DEFINED IN O.R.S. 94.550(3).

Reginald Breeze  
RA GLOBAL, LLC, BY: REGINALD BREEZE, MANAGING MEMBER  
CLEARVIEW RESIDENTIAL DEVELOPMENT, LLC,  
CLEARVIEW RESIDENTIAL LONG TERM HOLDING, LLC,  
CLEARVIEW COMMERCIAL LONG TERM HOLDING, LLC,

STATE OF OREGON )  
COUNTY OF JACKSON ) SS  
PERSONALLY APPEARED THE ABOVE NAMED REGINALD BREEZE, THIS 3rd DAY OF February, 2010, ON AUTHORITY OF RA GLOBAL, LLC, AS MANAGING MEMBER OF CLEARVIEW RESIDENTIAL DEVELOPMENT, LLC, CLEARVIEW RESIDENTIAL LONG TERM HOLDING, LLC AND CLEARVIEW COMMERCIAL LONG TERM HOLDING, LLC, OREGON LIMITED LIABILITY COMPANIES, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: James A. Miller, NOTARY PUBLIC, STATE OF OREGON  
COMMISSION NO. 412791  
MY COMMISSION EXPIRES Jan. 20, 2011

REDCO DEVELOPMENT COMPANY, LLC BY: RUSSELL DALE, MANAGING MEMBER  
CLEARVIEW RESIDENTIAL DEVELOPMENT, LLC,  
CLEARVIEW RESIDENTIAL LONG TERM HOLDING, LLC,  
CLEARVIEW COMMERCIAL LONG TERM HOLDING, LLC,

STATE OF OREGON )  
COUNTY OF JACKSON ) SS  
PERSONALLY APPEARED THE ABOVE NAMED RUSSELL DALE, THIS 3rd DAY OF February, 2010, ON AUTHORITY OF REDCO DEVELOPMENT COMPANY, LLC, AS MANAGING MEMBER OF CLEARVIEW RESIDENTIAL DEVELOPMENT, LLC, CLEARVIEW RESIDENTIAL LONG TERM HOLDING, LLC AND CLEARVIEW COMMERCIAL LONG TERM HOLDING, LLC, OREGON LIMITED LIABILITY COMPANIES, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: James A. Miller, NOTARY PUBLIC, STATE OF OREGON  
COMMISSION NO. 412791  
MY COMMISSION EXPIRES Jan. 20, 2011

ARCHERD & DRESNER, LLC BY: EVAN ARCHERD, MANAGING MEMBER  
CLEARVIEW RESIDENTIAL DEVELOPMENT, LLC,  
CLEARVIEW RESIDENTIAL LONG TERM HOLDING, LLC,  
CLEARVIEW COMMERCIAL LONG TERM HOLDING, LLC,

STATE OF OREGON )  
COUNTY OF JACKSON ) SS  
PERSONALLY APPEARED THE ABOVE NAMED EVAN ARCHERD, THIS 3rd DAY OF February, 2010, ON AUTHORITY OF ARCHERD & DRESNER, LLC, AS MANAGING MEMBER OF CLEARVIEW RESIDENTIAL DEVELOPMENT, LLC, CLEARVIEW RESIDENTIAL LONG TERM HOLDING, LLC AND CLEARVIEW COMMERCIAL LONG TERM HOLDING, LLC, OREGON LIMITED LIABILITY COMPANIES, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: James A. Miller, NOTARY PUBLIC, STATE OF OREGON  
COMMISSION NO. 412791  
MY COMMISSION EXPIRES Jan. 20, 2011

Assessor's Map No. 38 1W 23 D, Tax Lots 500, 511, 512, 513, 514, 515, 516, 517, 518 & 519

# CLEARVIEW OF TALENT, PHASE I A PLANNED UNIT DEVELOPMENT

LYING SITUATE WITHIN

SOUTHEAST QUARTER OF SECTION 23,  
TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN  
CITY OF TALENT, JACKSON COUNTY, OREGON

FOR

**CLEARVIEW RESIDENTIAL DEVELOPMENT LLC**

230 Wilson Road  
Ashland, Oregon 97520

[S 00°04'10" E - 920.50']  
[S 00°04'07" E - 920.48']

**SURVEY NOTE**

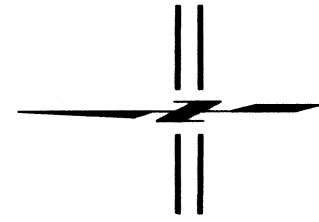
THIS PLAT DENOTES PHASE I, CLEARVIEW OF TALENT, AND CREATES LOTS 13 THRU 19, LOTS 25 THRU 28, COMMON PROPERTY TRACTS "A" THRU "G", THE RIGHTS OF WAY FOR CLEARVIEW PARKWAY, WINTERSAGE CIRCLE, POPPY BAY PLACE, EAST ALLEY AND WEST ALLEY, ALL OF THE PUBLIC UTILITY EASEMENTS AND ALL OF THE PRIVATE ACCESS AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT. THE REMAINDER TRACT WITHIN THIS SUBDIVISION DENOTES FUTURE LOTS FADED IN BACKGROUND THAT ARE RESERVED FOR LATER PHASES IN THIS PLANNED UNIT DEVELOPMENT.

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

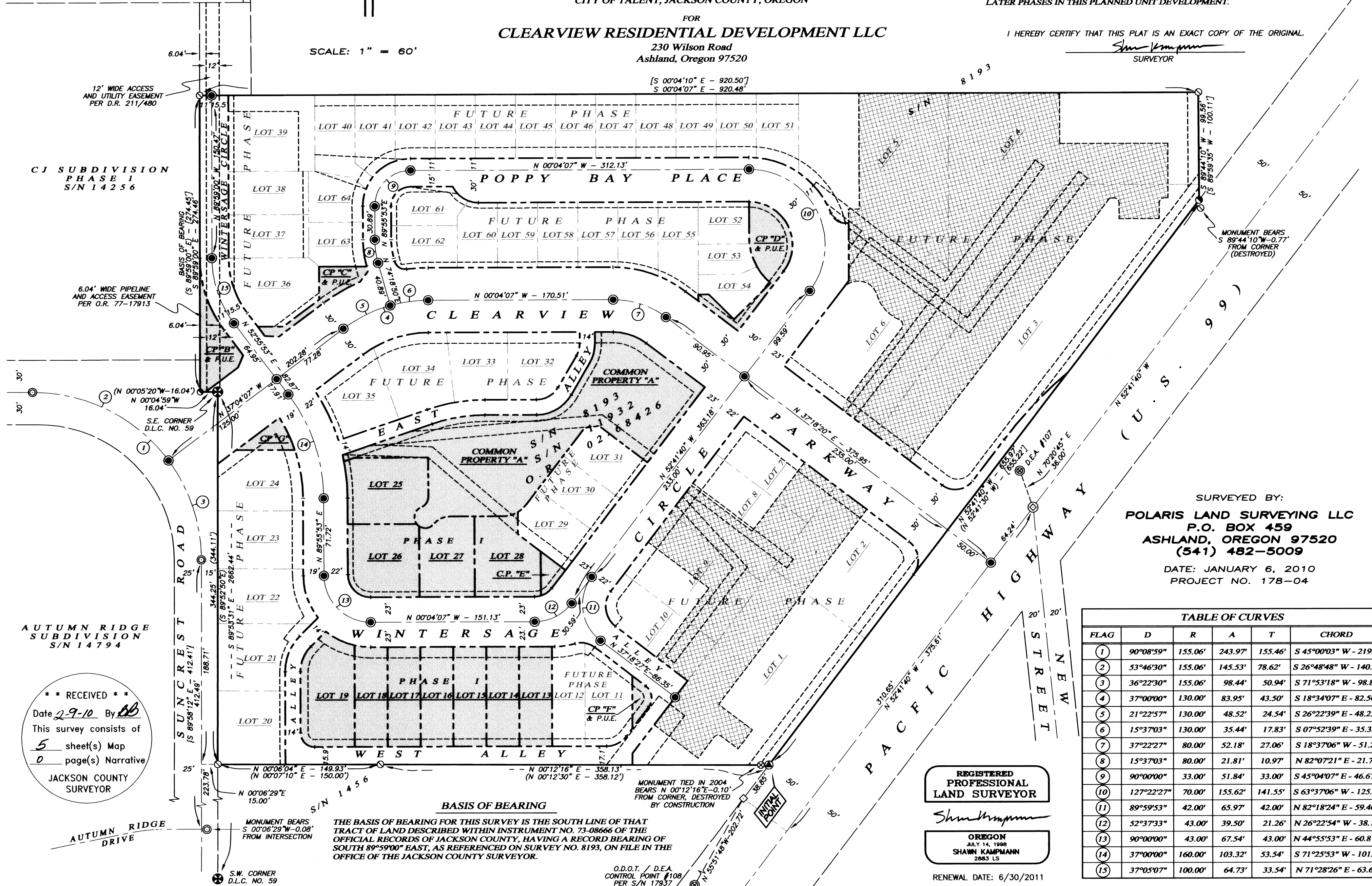
*Shawn Kampmann*  
SURVEYOR

PLAT BOUNDARY SHEET

SYMBOL LEGEND ON SHEET 5



SCALE: 1" = 60'



CJ SUBDIVISION  
PHASE I  
S/N 14256

AUTUMN RIDGE  
SUBDIVISION  
S/N 14794

**\*\* RECEIVED \*\***  
Date 2-9-10 By BB  
This survey consists of  
5 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

Assessor's Map No. 38 1W 23 D, Tax Lots 500, 511, 512, 513, 514, 515, 516, 517, 518 & 519

SURVEYED BY:  
**POLARIS LAND SURVEYING LLC**  
P.O. BOX 459  
ASHLAND, OREGON 97520  
(541) 482-5009  
DATE: JANUARY 6, 2010  
PROJECT NO. 178-04

TABLE OF CURVES					
FLAG	D	R	A	T	CHORD
1	90°08'59"	155.06'	243.97'	155.46'	S 45°00'03" W - 219.57'
2	53°46'30"	155.06'	145.53'	78.62'	S 26°48'48" W - 140.25'
3	36°22'30"	155.06'	98.44'	50.94'	S 71°53'18" W - 98.80'
4	37°00'00"	130.00'	83.95'	43.50'	S 18°34'07" E - 82.50'
5	21°22'57"	130.00'	48.52'	24.54'	S 26°22'39" E - 48.23'
6	15°37'03"	130.00'	35.44'	17.83'	S 07°52'39" E - 35.33'
7	37°22'27"	80.00'	52.18'	27.06'	S 18°37'06" W - 51.26'
8	15°37'03"	80.00'	21.81'	10.97'	N 82°07'21" E - 21.74'
9	90°00'00"	33.00'	51.84'	33.00'	S 45°04'07" E - 46.67'
10	127°22'27"	70.00'	155.62'	141.55'	S 63°37'06" W - 125.49'
11	89°59'53"	42.00'	65.97'	42.00'	N 82°18'24" E - 59.40'
12	52°37'33"	43.00'	39.50'	21.26'	N 26°22'54" W - 38.12'
13	90°00'00"	43.00'	67.54'	43.00'	N 44°55'53" E - 60.81'
14	37°00'00"	160.00'	103.32'	53.54'	S 71°25'53" W - 101.54'
15	37°05'07"	100.00'	64.73'	33.54'	N 71°28'26" E - 63.60'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Shawn Kampmann*  
OREGON  
JULY 14, 1998  
SHAWN KAMPMANN  
2883 LS

RENEWAL DATE: 6/30/2011

**BASIS OF BEARING**  
THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 73-08666 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, HAVING A RECORD BEARING OF SOUTH 89°59'00" EAST, AS REFERENCED ON SURVEY NO. 8193, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

O.D.O.T. / D.E.A.  
CONTROL POINT #108  
PER S/N 17937

FILE: SURVEYS\178-04\CLEARVIEW PHASE I PLAT.DWG SHEET 2 of 5

152/52

COMMERCIAL LOTS 1 - 10 SHEET

SYMBOL LEGEND ON SHEET 5

SURVEY NOTE

THIS PLAT DENOTES PHASE I, CLEARVIEW OF TALENT, AND CREATES LOTS 13 THRU 19, LOTS 25 THRU 28, COMMON PROPERTY TRACTS "A" THRU "G", THE RIGHTS OF WAY FOR CLEARVIEW PARKWAY, WINTERSAGE CIRCLE, POPPY BAY PLACE, EAST ALLEY AND WEST ALLEY, ALL OF THE PUBLIC UTILITY EASEMENTS AND ALL OF THE PRIVATE ACCESS AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT. THE REMAINDER TRACT WITHIN THIS SUBDIVISION DENOTES FUTURE LOTS FADED IN BACKGROUND THAT ARE RESERVED FOR LATER PHASES IN THIS PLANNED UNIT DEVELOPMENT.

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Shawn Kampmann  
SURVEYOR

CLEARVIEW OF TALENT, PHASE I  
A PLANNED UNIT DEVELOPMENT

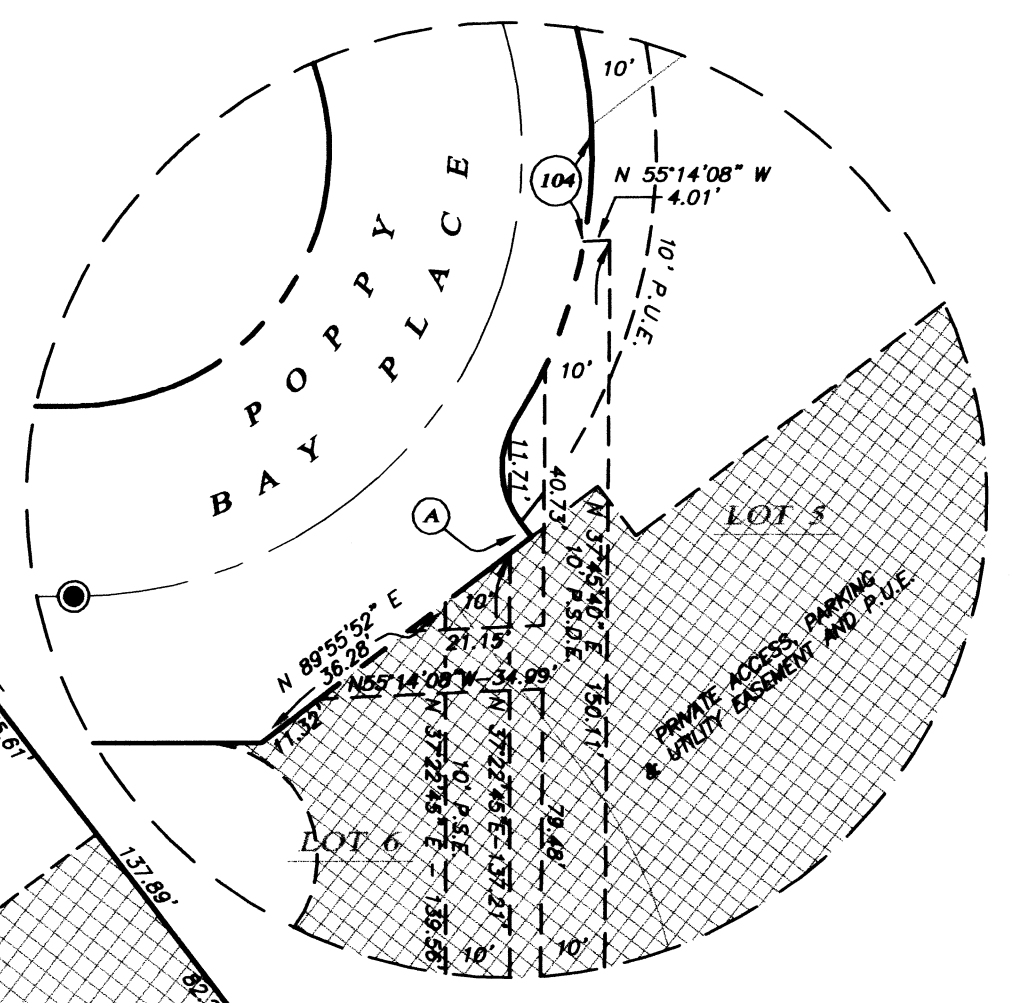
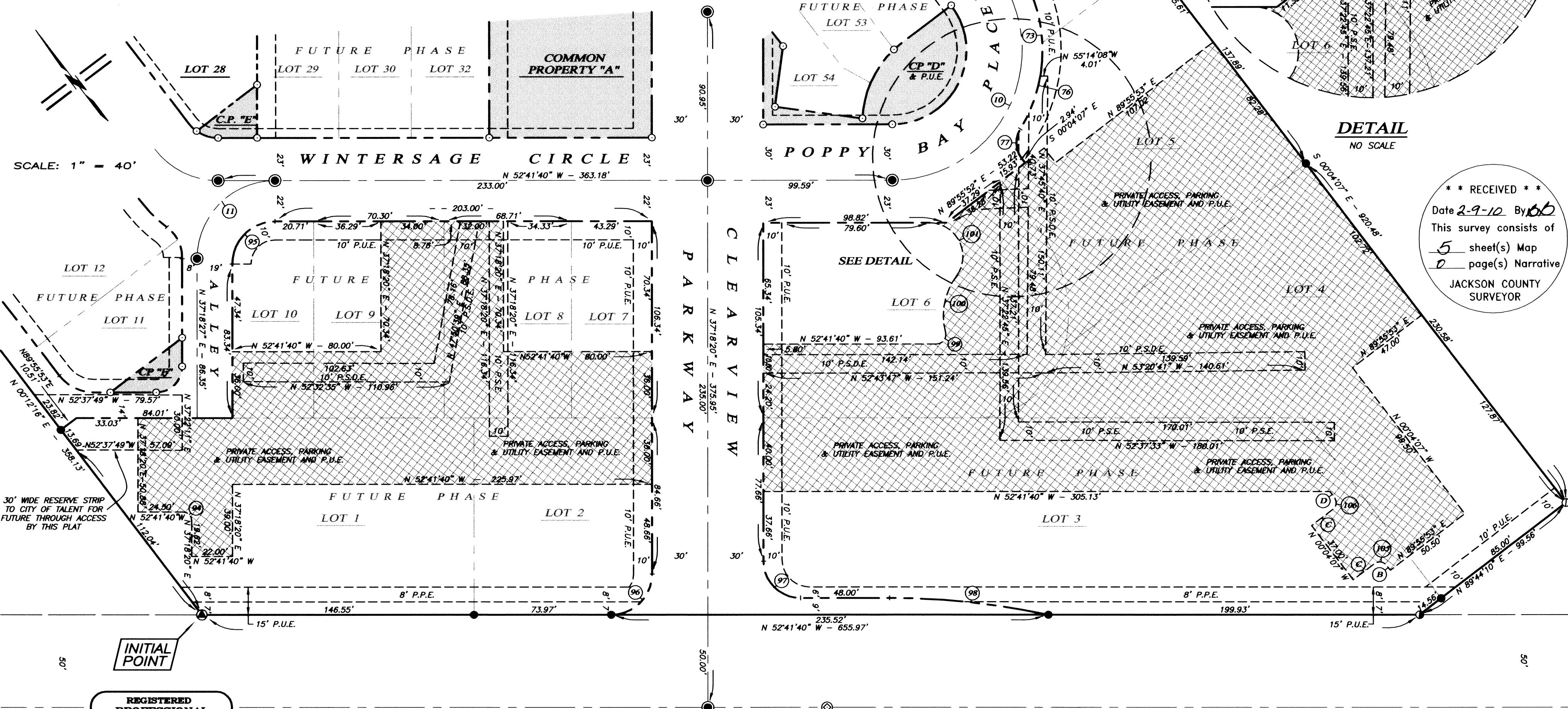
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CITY OF TALENT, JACKSON COUNTY, OREGON

FOR

CLEARVIEW RESIDENTIAL DEVELOPMENT LLC

230 Wilson Road  
Ashland, Oregon 97520



DETAIL  
NO SCALE

\*\* RECEIVED \*\*  
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0 page(s) Narrative  
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SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Shawn Kampmann

OREGON  
JULY 14, 1998  
SHAWN KAMPMANN  
2983 LS

RENEWAL DATE: 6/30/2011

Assessor's Map No. 38 1W 23 D, Tax Lots 500, 511, 512, 513, 514, 515, 516, 517, 518 & 519

PACIFIC HIGHWAY (U.S. 99)

SURVEYED BY:  
POLARIS LAND SURVEYING LLC  
P.O. BOX 459  
ASHLAND, OREGON 97520  
(541) 482-5009

DATE: JANUARY 6, 2010  
PROJECT NO. 178-04

FILE: SURVEYS\178-04\CLEARVIEW PHASE I PLAT.DWG SHEET 3 of 5

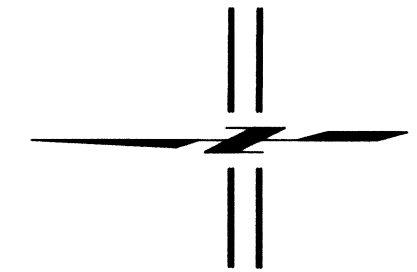
POLARIS LAND SURVEYING

# CLEARVIEW OF TALENT, PHASE I A PLANNED UNIT DEVELOPMENT

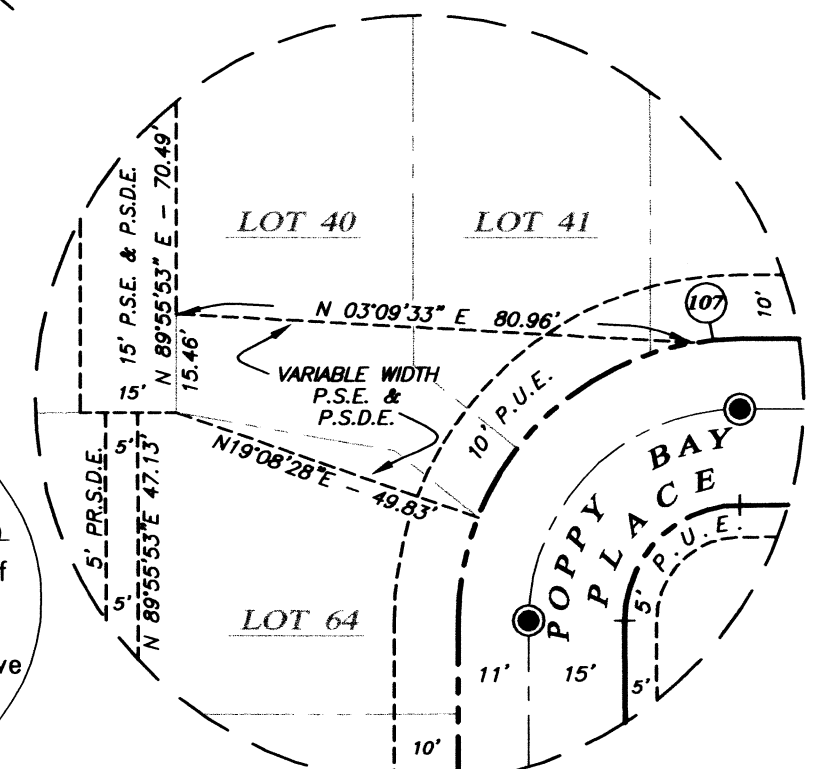
LYING SITUATE WITHIN  
SOUTHEAST QUARTER OF SECTION 23,  
TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN  
CITY OF TALENT, JACKSON COUNTY, OREGON

FOR  
**CLEARVIEW RESIDENTIAL DEVELOPMENT LLC**

230 Wilson Road  
Ashland, Oregon 97520



SCALE: 1" = 40'

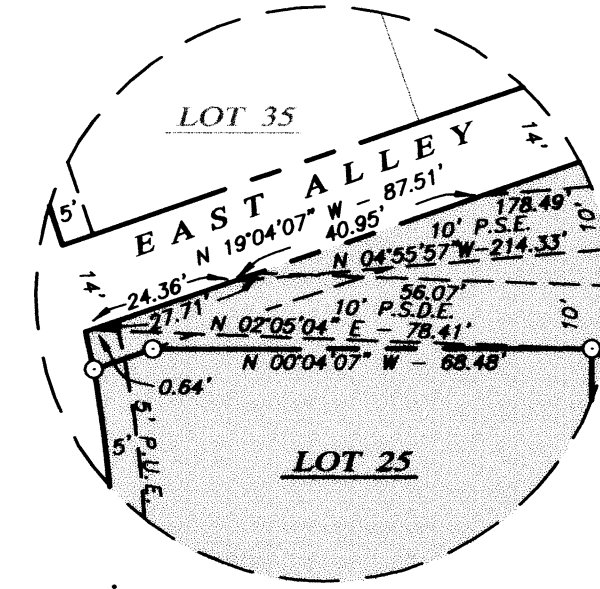


**DETAIL "A"**  
NO SCALE

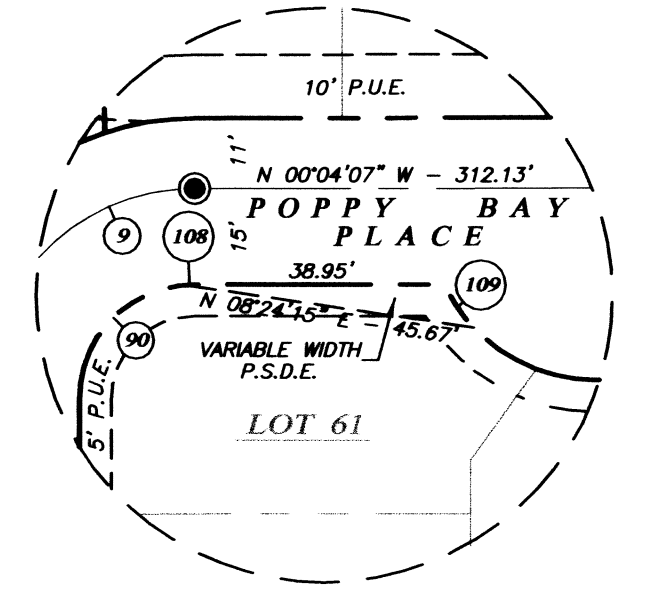
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JACKSON COUNTY  
SURVEYOR

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

*Shawn Kampmann*  
SURVEYOR



**DETAIL "C"**  
NO SCALE



**DETAIL "B"**  
NO SCALE

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

*Shawn Kampmann*  
**OREGON**  
JULY 14, 1998  
SHAWN KAMPMANN  
2883 LS

RENEWAL DATE: 6/30/2011

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DATE: JANUARY 6, 2010  
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FILE: SURVEYS\178-04\CLEARVIEW PHASE I PLAT.DWG SHEET 4 of 5

SEE SURVEY NOTE ON SHEET 2  
SYMBOL LEGEND ON SHEET 5

6.04' WIDE PIPELINE  
& ACCESS EASEMENT  
PER O.R. 77-17913

RESIDENTIAL LOTS 11 - 64 SHEET

Assessor's Map No.  
38 1W 23 D,  
Tax Lot 500





01419255201000092650020028

I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Christine Walker - County Clerk

20629

**AFFIDAVIT OF MONUMENTATION**

**FOR**

**DEFERRED MONUMENTS**

KNOW ALL MEN BY THESE PRESENTS, that I, Shawn Kampmann, a duly Registered Professional Land Surveyor of the State of Oregon, do hereby affirm that I have established with proper monuments as required by law those monuments shown as deferred on the Official Plat of CLEARVIEW OF TALENT, a Planned Unit Development subdivision, as recorded February 9, 2010 in Volume 36, Page 1 of the Plat Records of Jackson County, Oregon. The deferred Lot corner monuments consist of 5/8" iron pins w/ orange plastic caps stamped "Kampmann PLS 2883" or concrete nails with 1" washers stamped "Polaris LS 2883" as shown on the attached Post-Monumentation Map (See Exhibit "A").

Phase I

This Affidavit is to comply with Chapter 92.070 of the Revised Statutes of the State of Oregon.

IN WITNESS HEREOF, signed this 23 day of March, 2010.

*Shawn Kampmann*

Shawn Kampmann, P.L.S. 2883

STATE OF OREGON )  
) SS:  
County of Jackson )

This instrument was acknowledged before me on this 23 day of March 2010, by Shawn Kampmann, a registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.

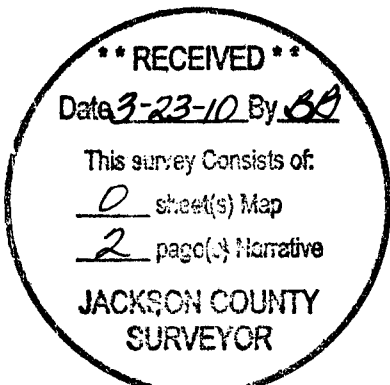
Before me:

*Laurie A. Miller*  
Notary Public for Oregon  
My Commission Expires: Jan. 20, 2011



EXAMINED AND APPROVED this 23<sup>rd</sup> day of MARCH, 2010.

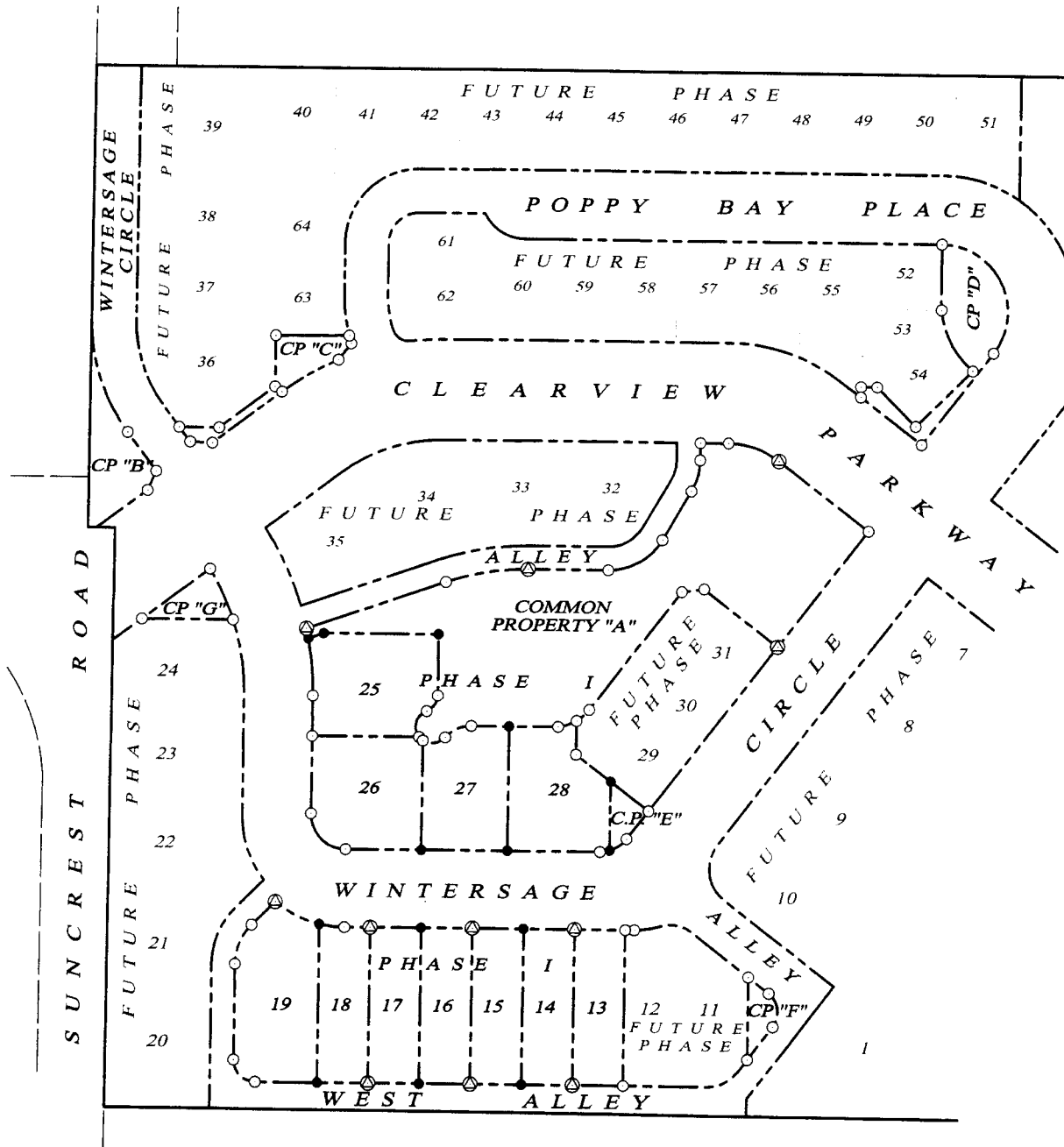
*Kerry K. Bradshaw*  
Jackson County Surveyor



**EXHIBIT "A"**

**LEGEND**

- 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP
- STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP
- STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- ⊙ 3/8" x 1" CONCRETE NAIL w/ 1" BRASS WASHER
- STAMPED "POLARIS LS 2883" (ESTABLISHED)

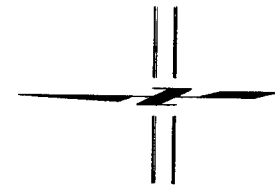


**CLEARVIEW OF TALENT  
PHASE I  
POST MONUMENTATION MAP**

LYING SITUATE WITHIN  
SOUTHEAST QUARTER OF SECTION 23,  
TOWNSHIP 38 SOUTH, RANGE 1 WEST, W.M.  
JACKSON COUNTY, OREGON

FOR  
**CLEARVIEW RESIDENTIAL  
DEVELOPMENT, LLC**

1175 East Main Street  
Medford, Oregon 97504



SCALE: 1" = 100'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Shawn Kampmann*

OREGON  
JULY 14, 1998  
SHAWN KAMPMANN  
2883 LS

RENEWAL DATE: 6/30/2011

SURVEYED BY:  
**POLARIS LAND SURVEYING**  
P.O. BOX 459  
ASHLAND, OREGON 97520  
(541) 482-5009

DATE: MARCH 16, 2010  
PROJECT NO. 178-04

Assessor's Map No. 38 1W 23 D, Tax Lot 510, 511, 512, 513, 514 & 516

**POLARIS LAND SURVEYING**