APPROVALS:	
EXAMINED AND APPROVED THIS S DAY OF FABRUARY, 2010	
	RECEIVED * *
TALENT PLANNING DEPARTMENT DATE Date	2-9-10 By 66
EARWING AIR	urvey consists of
	sheet(s) Map page(s) Narrative,
EXAMINED AND APPROVED THIS 5 DAY OF February, 2010	CKSON COUNTY
Kerry K. Bradiles	SURVEYOR
COUNTY SURVEYOR	
APPROVED FOR RECORDING THIS OF DAY OF COOCO, , 2010	
COUNTY COMMISSIONER / ADMINISTRATOR	
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	PU. PROC
RA GLOBAL, LLC, BY: REGINALD BREEZE, MANAGING MEMBER CLEARVIEW RESIDENTIAL LONG TERM HOLDING, LLC, CLEARVIEW COMMERCIAL LONG TERM HOLDING, LLC, CLEARVIEW COMMERCIAL LONG TERM HOLDING, LLC,	
STATE OF OREGON) SS COUNTY OF JACKSON) PERSONALLY APPEARED THE ABOVE NAMED REGINALD BREEZE, THIS JOAY OF, 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:	
COMMISSION NO. 4/279/	
MY COMMISSION EXPIRES Jm. Q0, 20//	
DEVICE OPMENTS COMPANY, I.I.C. DV. BUCGELL DAVE, MANACING MEMBER	
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) SS COUNTY OF JACKSON) SS	
PERSONALLY APPEARED THE ABOVE NAMED RUSSELL DALE, THIS 3 DAY OF, 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: C. D. L. C.	
COMMISSION NO. 412791 MY COMMISSION EXPIRES 21, 42011	
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) SS COUNTY OF JACKSON)	
PERSONALLY APPEARED THE ABOVE NAMED EVAN ARCHERD, THIS DAY OF	
BEFORE ME: , NOTARY PUBLIC, STATE OF OREGON COMMISSION NO. 4/2 79/ MY COMMISSION EXPIRES 20, 20/1	

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

SHEET INDEX:

SHEET 1: APPROVALS & CERTIFICATES SHEET 2: PLAT BOUNDARY

SHEET 3: COMMERICIAL 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-

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-

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. 2010-4590 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- 4/600 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- 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, 20 10.

Sept Jan (Deputy) 7/24/12

JACKSON COUNTY SURVEYOR

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

SURVEYOR

SURVEYOR '

RECORDING:

FILED FOR RECORD THIS OF DAY OF THE PLAT RECORDS OF LACKSON COUNTY OREGON

Christmall Walker Somp S. Morgan

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 TO DAY OF _____ FERRUARY , 2010.

DAN ROSS
ASSESSOR

ASSESSOR

DATE

DATE

DATE

DATE

DATE

DATE

DATE

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 IRÓN 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

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

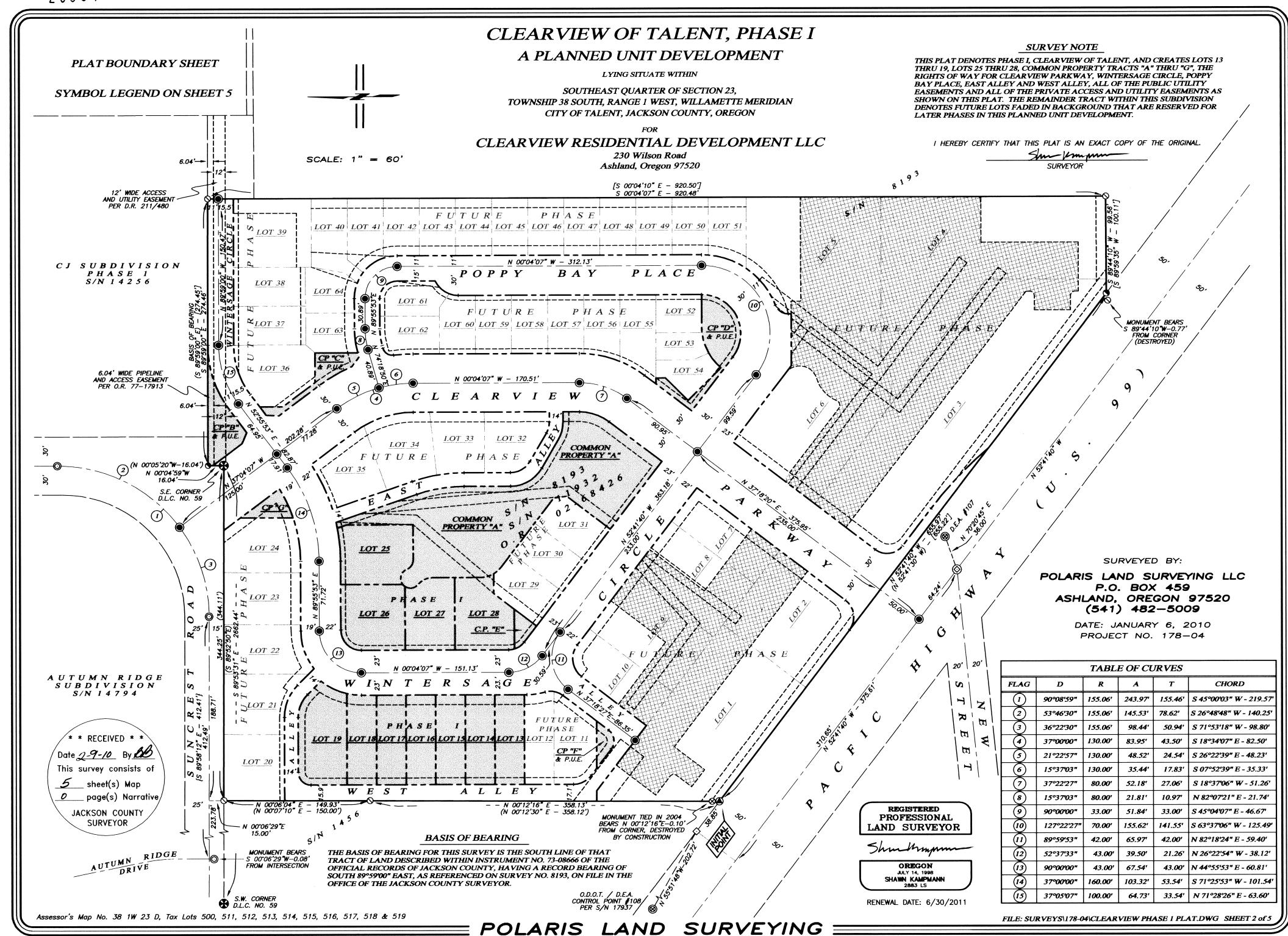
RENEWAL DATE: 6/30/2011

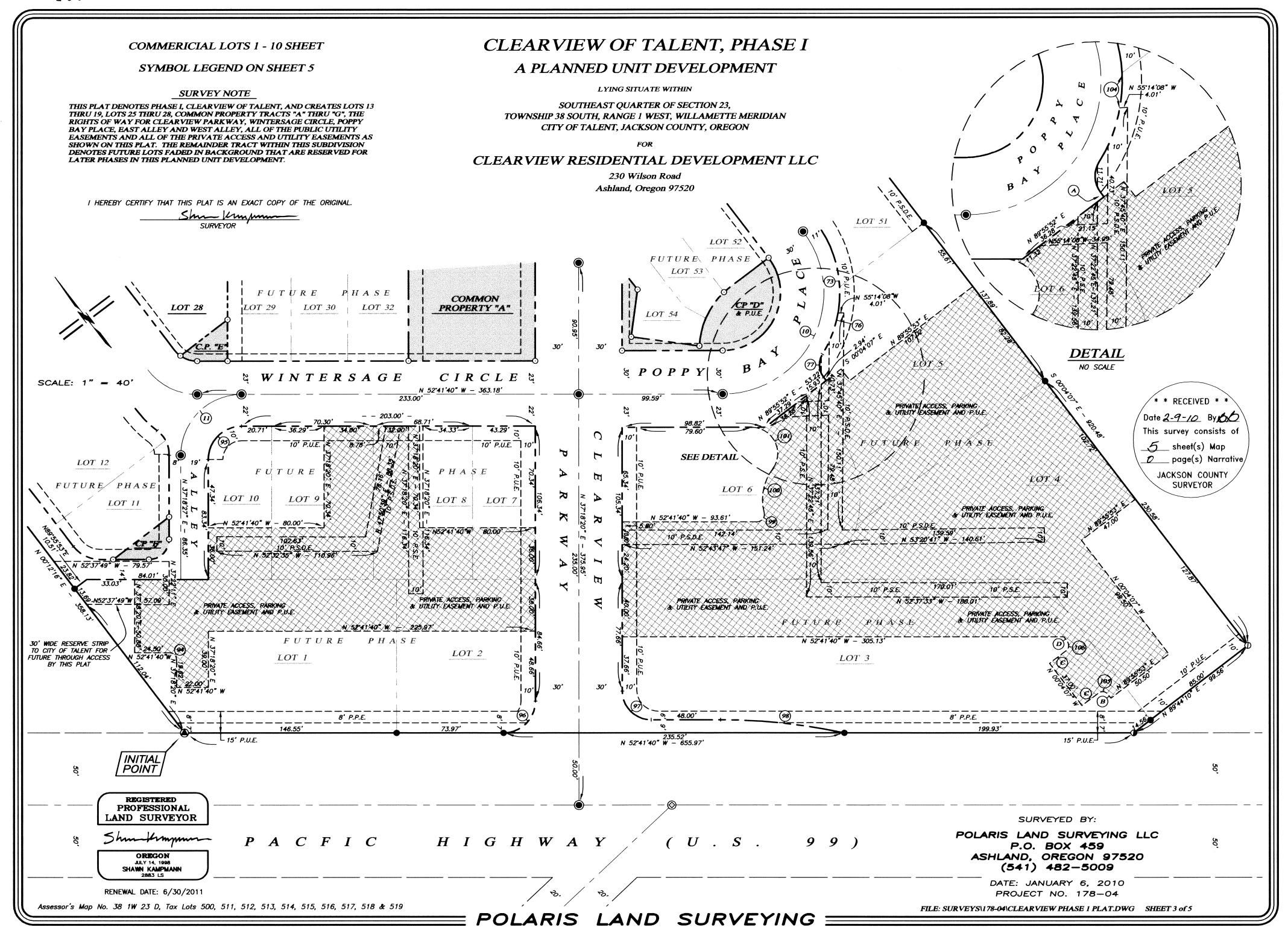
SURVEYED BY:

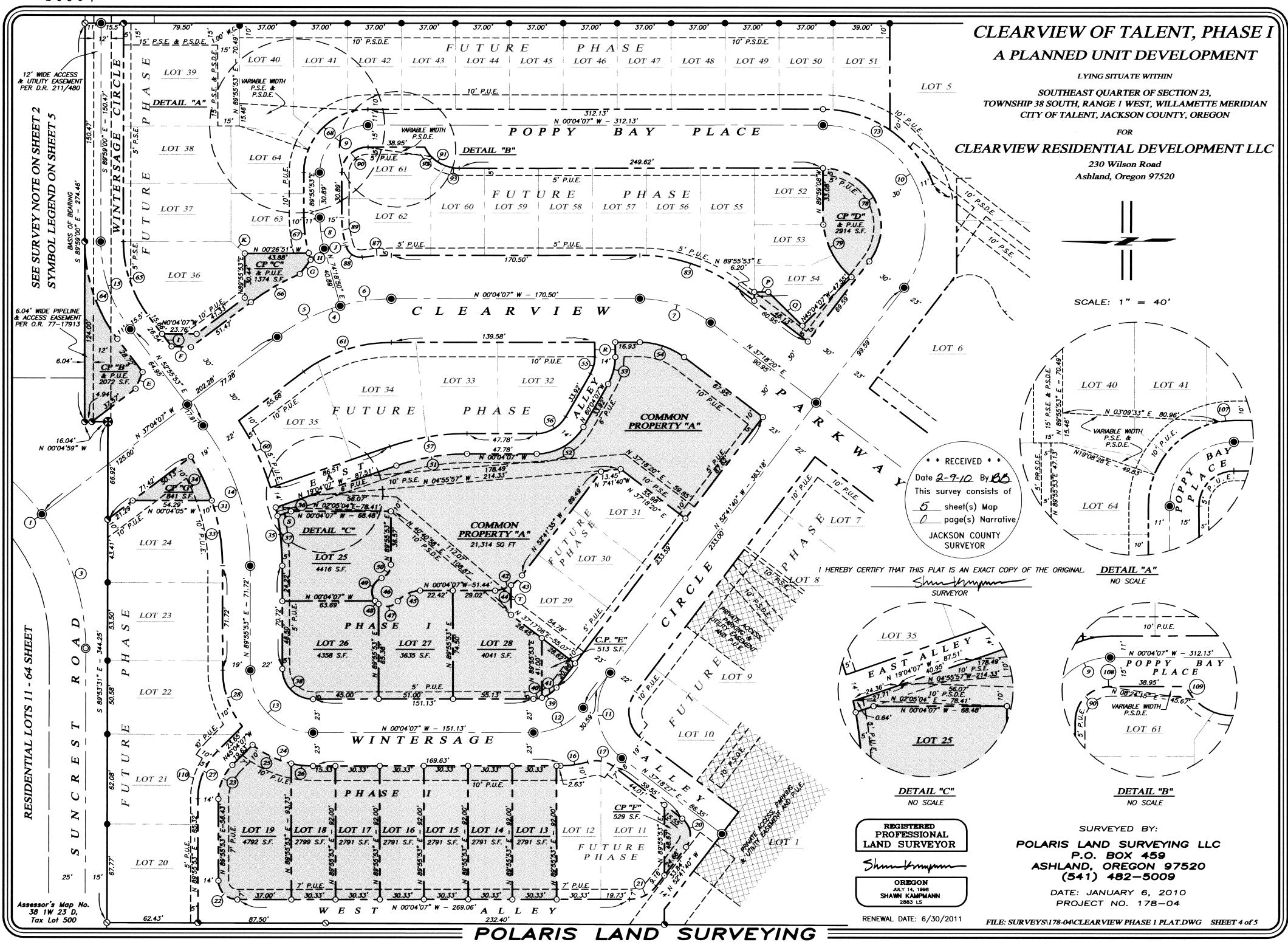
POLARIS LAND SURVEYING LLC P.O. BOX 459 ASHLAND, OREGON 97520 (541) 482-5009

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

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







		TABL	E OF CU	JR VES	
FLAG	D	R	A	Т	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 - 96.80'
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)	<i>37°05'07"</i>	100.00'	64.73'	33.54'	N 71°28'26" E - 63.60'
(16)	16°33'07"	66.00'	19.07'	9.60'	N 08°20'41" W - 19.00'
(17)	52°43'28"	20.00'	18.40'	9.91'	S 09°44'30" W - 17.76'
(18)	25°46'18"	20.00'	9.00'	4.58'	S 03°44'05" E - 8.92'
(19)	26°57'10"	20.00'	9.41'	4.79'	S 22°37'39" W - 9.32'
20	89°59'53"	14.00'	21.99'	14.00'	S 82°18'24" W - 19.80'
(21)	52°37'33"	23.00'	21.13'	11.37'	N 26°22'54" W - 20.39'
(22)	90°00'00"	13.00'	20.42'	13.00'	N 44°55'53" E - 18.38'
(23)	45°00'00"	33.00'	25.92'	13.67'	S 67°34'07" E - 25.26'
(24)	38°54'42"	66.00'	44.82'	23.31'	N 19°23'14" E - 43.97'
(25)	25°46'31"	66.00'	29.69'	15.10'	N 25°57'19" E - 29.44'
(26)	13°08'11"	66.00'	15.13'	7.60'	N 06°29'59" E - 15.10'
(27)	45°00'00"	47.00'	36.91'	19.47'	S 67°34'07" E - 35.97'
(28)	38°31'03"	62.00'	41.68'	21.66'	N 70°40'22" E - 40.90'
(29)	23°58'41"	62.00'	25.95'	13.17'	N 63°24'11" E - 25.76'
(30)	14°32'22"	62.00'	15.73'	7.91'	N 82°39'42" E - 15.69'
(31)	32°04'55"	141.00'	78.95'	40.54'	S 73°53'26" W - 77.92'
(32)	02°19'27"	141.00'	5.72'	2.86'	S 88°46'09" W - 5.72'
(33)	18°29'26"	141.00'	45.50'	22.95'	S 80°41'10" W - 45.31'
(34)	13°35'29"	141.00'	33.45'	16.80'	S 64°38'42" W - 33.37'
(35)	12°42'11"	182.00'	40.35'	20.26'	S 83°34'47" W - 40.27'
(36)	01°54'16"	182.00'	6.05'	3.03'	S 78°10'49" W - 6.05'
(37)	10°47'56"	182.00'	34.30'	17.20'	S 84°31'55" W - 34.25'
(38)	90°00'00"	21.00'	32.99'	21.00'	N 44°55'53" E - 29.70'
(39)	52°37'33"	20.00'	18.37'	9.89'	N 26°22'54" W - 17.73'
(40)	17°04'09"	20.00'	5.96'	3.00'	N 08°36'12" W - 5.94'
(41)	35°33'24"	20.00'	12.41'	6.41'	N 34°54'58" W - 12.21'
(42)	46°15'50"	26.99'	21.80'	11.53'	N 29°33'40" W - 21.21'
(43)	21°31'48"	26.99'	10.14'	5.13'	N 41°55'41" W - 10.08'
(44)	24°44'02"	26.99'	11.65'	5.92'	N 18°47'46" W - 11.56'
(45)	50°11'28"	20.00'	17.52'	9.37'	S 25°09'51" E - 16.97'
(46)	209°36'20"	10.00'	36.58'	37.84'	N 54°32'35" E - 19.34'
(47)	83°46'42"	10.00'	14.62'	8.97'	N 08°22'14" W - 13.35'
(48)	18°02'45"	10.00'	3.15'	1.59'	N 42°32'39" E - 3.14'
(49)	107°46'53"	10.00'	18.81'	13.71'	S 74°32'42" E - 16.16'
(50)	69°24'52"	10.00'	12.12'	6.93'	N 55°21'41" W - 11.39'
(51)	19°00'00"	149.00'	49.41'	24.93'	S 09°34'07" E - 49.18'
(52)	60°00'00"	37.00'	38.75'	21.36'	N 30°04'07" W - 37.00'
(53)	30°00'00"	37.00'	19.37'	9.91'	N 75°04'07" W - 19.15'
(54)	37°22'27"	50.00'	32.62'	16.91'	S 18°37'07" W - 32.04'
(55)	30°00'00"	23.00'	12.04'	6.16'	S 75°04'07" E - 11.91'
(56)	60°00'00"	23.00'	24.09'	13.28'	S 30°04'07" E - 23.00'
(57)	19°00'00"	163.00'	54.05'	27.28'	S 09°34'07" E - 53.81'
(58)	09°50'05"	163.00'	27.98'	14.02'	S 04°59'09" E - 27.94'
(59)	09°09'55"	163.00'	26.07'	13.06'	S 14°29'10" E - 26.05'
(60)	16°04'09"	182.00'	51.04'	25.69'	S 64°46'26" W - 50.88'

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

LEGEND, LINE & CURVE TABLES SHEET

FLAG	D	R	A	T	CHORD		
(61)	<i>37°00'00"</i>	100.00'	64.58'	33.46'	S 18°34'07" E - 63.46'		
(62)	06°36'31"	100.00'	11.53'	5.77'	S 33°45'51" E - 11.53'		
(63)	30°23'29"	100.00'	53.04'	27.16'	S 15°15'52" E - 52.42'		
(64)	37°05'07"	111.00'	71.85'	37.23'	N 71°28'26" E - 70.60'		
(65)	37°05'07"	84.50'	54.69'	28.34'	S 71°28'26" W - 53.74'		
(66)	13°54'58"	160.00'	38.86'	19.53'	S 30°06'38" E - 38.77'		
<i>(67)</i>	15°37'03"	91.00'	24.80'	12.48'	N 82°07'21" E - 24.73'		
(68)	90°00'00"	44.00'	69.12'	44.00'	S 45°04'07" E - 62.23'		
69)	21°29'16"	44.00'	16.50'	8.35'	S 79°19'29" E - 16.40'		
70	16°10'34"	44.00'	12.42'	6.25'	S 60°29'34" E - 12.38'		
71)	33°46'52"	44.00'	25.94'	13.36'	S 35°30'51" E - 25.57'		
72	18°33'18"	44.00'	14.25'	7.19'	S 09°20'46" E - 14.19'		
73	69°01'44"	81.00'	97.59'	55.70'	S 34°26'45" W - 91.79'		
74	04°52'06"	81.00'	6.88'	3.44'	S 02°21'56" W - 6.88'		
75)	29°37'40"	81.00'	41.89'	21.42'	S 19°36'49" W - 41.42'		
76)	34°31'58"	81.00'	48.82'	25.18'	S 51°41'38" W - 48.08'		
77	69°01'44"	14.00'	16.87'	9.63'	S 34°26'45" W - 15.87'		
78	127°22'27"	40.00'	88.92'	80.89′	N 63°37'06" E - 71.7		
79	49°57'54"	54.84'	47.82'	25.55'	N 65°01'55" E - 46.32'		
80	06°11'35"	54.84'	5.93'	2.97'	N 86°55'04" E - 5.92'		
81)	23°15'15"	54.84'	22.26'	11.28'	N 72°11'40" E - 22.11'		
82	20°31'04"	54.84'	19.64'	9.93'	N 50°18'30" E - 19.53'		
83	37°22'27"	110.00'	71.75'	37.21'	S 18°37'06" W - 70.49		
84)	15°10'57"	110.00'	29.15'	14.66'	S 29°42'52" W - 29.06'		
85	19°49'21"	110.00'	38.06	19.22'	S 12°12'43" W - 37.87'		
86	02°22'09"	110.00'	4.55'	2.27'	S 01°06'57" W - 4.55'		
87	07°09'40"	160.00′	20.00'	10.01'	S 03°38'57" E - 19.98'		
88	81°32'37"	10.00'	14.23'	8.62'	S 33°32'32" W - 13.06'		
89	15°37'03"	65.00'	17.72'	8.91'	S 82°07'22" W - 17.66'		
90	90°00'00"	18.00'	28.27'	18.00'	N 45°04'07" W - 25.46		
91	64°58'14"	26.00'	29.48'	16.55'	N 32°25'01" E - 27.93'		
92)	44°20'56"	26.00'	20.12'	10.60'	N 42°43'40" E - 19.63'		
93	20°37'19"	26.00'	9.36'	4.73'	N 10°14'32" E - 9.31'		
94)	90°00'00"	4.50'	7.07'	4.50'	S 07°41'40" E - 6.36'		
95	89°59'53"	23.00'	36.13'	23.00'	N 82°18'24" E - 32.53'		
96	90°00'00"	22.00'	34.56'	22.00′	S 82°18'20" W - 31.11'		
97)	90°00'00"	20.00'	31.42'	20.00'	N 07°41'40" W - 28.28		
98)	12°00'56"	410.80'	86.15'	43.23'	S 46°41'12" E - 85.99'		
99	104°40'27"	5.00'	9.14'	6.48'	S 75°02'14" W - 7.92'		
100	50°57'35"	36.00'	32.02'	32.02' 17.16' N 48°10'48" E - 30			
(101)	126°17'08"	18.00'	39.67'	35.55'	S 10°31'01" W - 32.12'		
(102)	51°24'28"	74.00'	66.40'	35.62'	S 25°42'14" W - 64.19'		
(103)	75°55'06"	50.00'	66.25'	39.01'	S 89°20'47" W - 61.51'		
(104)	12°56'49"	81.00'	18.30'	9.19'	S 40°54'03" W - 18.26'		
(103)	90°00'00"	4.50'	7.07'	7.07' 4.50' N 45°04'07" W -			

LEGEND

•	BRASS CAP DONATION LAND CLAIM CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
©	2 1/2" BRASS CAP IN CONCRETE STAMPED "L.S. 2349" PER AUTUMN RIDGE SUBDIVISION - S/N 14794 & 18166 (RECOVERED)
\odot	2" ALUMINUM CAP IN ASPHALT PAVEMENT STAMPED "D.A. EDWARDS L.S. 2339" PER SURVEY NO. 13555 (RECOVERED)
⊗	1/2" IRON PIN w/ RED PLASTIC CAP, AS DESCRIBED, STAMPED "D.E.A. CONTROL" PER SURVEY NO. 17937 (RECOVERED)
Ø	5/8" IRON PIN - NO MARKINGS - PER S/N 8193 & 11932 (RECOVERED)
8	1/2" IRON PIPE - NO MARKINGS - PER S/N 11932 (RECOVERED)
\Diamond	5/8" IRON PIN - NO MARKINGS - ORIGIN UNKNOWN (RECOVERED)
0	POST CONSTRUCTION MONUMENT BY AFFIDAVIT (DEFERRED)
	5/8"x 30" IRON PIN w/ 2" BRONZE CAP STAMPED "POLARIS LAND SURVEYING PLS 2883" (ESTABLISHED)
	5/8"x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT" PLS 2883 PER MONUMENT DETAIL (ESTABLISHED)
•	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)

PROPERTY BOUNDARY LINE

NEW LOT LINE

BOUNDARY LINE

S/N JACKSON COUNTY SURVEYOR FILE NUMBER

O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER

D.R. DEED RECORDS, JACKSON COUNTY RECORDER

W.C. WITNESS CORNER REFERENCE MONUMENT

CP "B" COMMON PROPERTY TRACT, AS DESIGNATED (TYPICAL)
PR.S.D.E. PRIVATE STORM DRAIN EASEMENT

P.S.E. PUBLIC SANITARY SEWER EASEMENT
P.S.D.E. PUBLIC STORM DRAIN EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
P.P.E. PUBLIC PEDESTRIAN EASEMENT
() SURVEY RECORD PER S/N 8193
{ } SURVEY RECORD PER S/N 14794
< > SURVEY RECORD PER S/N 17937
[] SURVEY RECORD PER S/N 11932

LOTS & COMMON AREA CREATED BY THIS PLAT (PHASE I)
PRIVATE ACCESS, PARKING & UTILITY EASEMENT & P.U.E.

* * RECEIVED * *

Date 2-9-10 By 3-5

This survey consists of

5 sheet(s) Map

page(s) Narrative

JACKSON COUNTY
SURVEYOR

TABLE OF CURVES					
FLAG	D	R	A	T	CHORD
106	90°00'00"	4.50'	7.07'	4.50'	S 44°55'53" W - 6.36'
107	09°22'33"	44.00'	7.20'	3.61'	S 04°45'24" E - 7.19'
108	05°08'24"	18.00'	1.62'	0.81'	S 02°38'19" E - 1.61'
109	18°10'47"	26.00'	8.25'	4.16'	N 55°48'45" E - 8.22'
(10)	32°19'26"	52.00'	29.34'	15.07'	S 73°54'24" E - 28.95'

		TABLE OF	COURS	SES	
FLAG	BEARING DISTANCE		FLAG	BEARING	DISTANCE
(A)	N 00°04'07" W	2.94'	<u>(K)</u>	N 40°45'56" E	12.53'
B	N 00°04'07" W	3.50'	(L)	N 38°42'03" E	16.64'
©	N 89°55'53" E	14.50'	M	N 38°42'03" E	20.74'
(D)	N 00°04'07" W	4.10'	(N)	N 53°38'59" W	17.42'
(E)	N 67°04'07" W	12.47'	0	N 23°41'08" W	17.34'
F	N 02°08'40" E	13.32'	P	N 00°04'07" W	9.61'
G	N 52°47'33" W	12.28'	@	N 44°55'53" E	33.00'
\overline{H}	N 74°18'50" E	4.84'	R	N 89°55'53" E	10.28'
(1)	S 52°55'53" W	10.88'	S	N 19°04'07" W	9.78'
(/)	N 74°18'50" E	2.73'	T	N 89°55'53" E	20.28'

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

SURVEYED BY:

Show to mymma SURVEYOR

5hm Kmpmm

REGISTERED PROFESSIONAL

LAND SURVEYOR

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2011

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 PLASE 1 PLAT.DWG SHEET 5 of 5

= POLARIS LAND SURVEYING =

20601

MONUMENT DETAIL

2" ALUMINUM CAP ON 5/8"x 30" IRON PIN

Cnt=1 HELMANCD

03/23/2010 02:57:31 PM \$10.00 \$10.00 \$5.00 \$11.00 \$15.00 **Total:\$51.00**



Christine Walker - County Clerk

20629

AFFIDAVIT OF MONUMENTATION

FOR

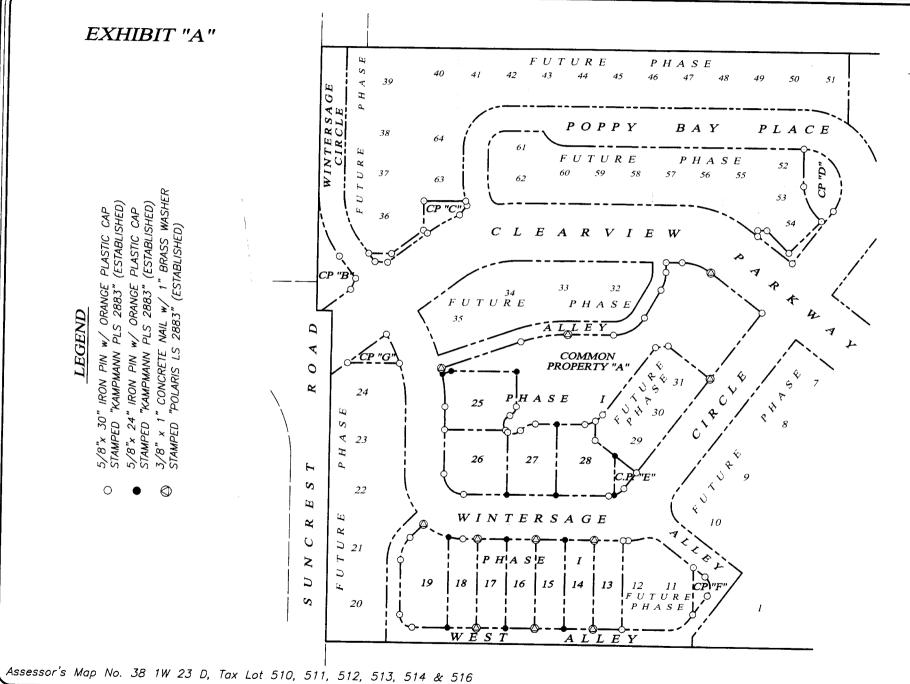
DEFERRED MONUMENTS

•
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 <u>CLEARVIEW OF TALENT</u> , 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").
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, 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: Notary Public for Oregon My Commission Expires: 2 Ct. 22 (4)
My Commission Expires: 20, 2011 OFFICIAL SEAL LAURIE A. MILLER NOTARY PUBLIC-OREGON EOMMISSION NO. 412791 MY GOMMISSION EXPIRES JAN. 20, 2011
EXAMINED AND APPROVED this 23 rd day of MARCH, 2010.

Kerry K Bradshaw

Jackson County Surveyor

* RECEIVED * Date 3-23-10 By 88 This survey Consists of: O_sheet(s) Map _2_ page(s) Morrative JACKSON COUNTY SURVEYOR



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

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

POLARIS LAND SURVEYING