

APPROVALS:

EXAMINED AND APPROVED THIS 2nd DAY OF March, 2012
TALENT PLANNING DEPARTMENT DATE

EXAMINED AND APPROVED THIS 2nd DAY OF March, 2012
TALENT PUBLIC WORKS DEPARTMENT

EXAMINED AND APPROVED THIS 8th DAY OF MARCH, 2012
Kenny K. Bradshaw COUNTY SURVEYOR

APPROVED FOR RECORDING THIS 9th DAY OF March, 2012
COUNTY COMMISSIONER / ADMINISTRATOR

CLEARVIEW OF TALENT, PHASE II
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
CLEARVIEW COMMERCIAL LONG TERM HOLDING LLC
CLEARVIEW RESIDENTIAL LONG TERM HOLDING LLC

830 O'Hare Parkway, Suite 100
Medford, Oregon 97504

RECORDING:

FILED FOR RECORD THIS 9th DAY OF March, 2012 AT
2:58 O'CLOCK P.M. AND RECORDED IN VOLUME 38, PAGE 3
OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine S. Walker (Armed) Helman
COUNTY CLERK DEPUTY

APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY
O.R.S. 92.095 HAVE BEEN PAID AS OF 3/9, 2012.

TAX COLLECTOR DATE
Deputy 3/9/12
DEPUTY DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 9th DAY
OF MARCH, 2012.

JOSHUA GIBSON 3-9-2012
ASSESSOR DATE
Willie Gibson 3-9-2012
DEPUTY DATE

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 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. 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 2nd DAY
OF MARCH, 2012, 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: Lammie A. Miller
Laurie A. Miller, NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 454372
MY COMMISSION EXPIRES Jan. 20, 2015

[Signature]

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 1st DAY
OF MARCH, 2012, 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: Lammie A. Miller
Laurie A. Miller, NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 454372
MY COMMISSION EXPIRES Jan. 20, 2015

SURVEY NOTE

THIS PLAT DENOTES PHASE II, CLEARVIEW OF TALENT, AND CREATES LOTS 1
AND 2, AND LOTS 22 THRU 24, AS SHOWN ON THIS PLAT. THE COMMON
PROPERTY TRACTS "A" THRU "G", THE RIGHTS OF WAY FOR CLEARVIEW
PARKWAY, WINTERSAGE CIRCLE, POPPY EASY 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 WERE CREATED
BY PHASE I. THE REMAINDER TRACT WITHIN THIS SUBDIVISION DENOTES
FUTURE LOTS FADED IN BACKGROUND THAT ARE RESERVED FOR LATER
PHASES IN THIS PLANNED UNIT DEVELOPMENT.

SHEET INDEX:

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

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 HERON SHOWN, THIS SAID PLAT BEING A
CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN
ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

ALL OF CLEARVIEW OF TALENT, PHASE I, A PLANNED UNIT DEVELOPMENT IN
THE CITY OF TALENT, JACKSON COUNTY, OREGON, ACCORDING TO THE
OFFICIAL PLAT THEREOF, RECORDED AS VOLUME 36, PAGE 1 OF THE PLAT
RECORDS IN SAID COUNTY, EXCEPTING THEREFROM, LOTS 13 THROUGH 19,
LOTS 25 THROUGH 28 AND COMMON PROPERTY AREAS DESIGNATED AS CP "A",
CP "B", CP "C", CP "D", CP "E", CP "F" AND CP "G", LYING SITUATE WITHIN THE
SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 38 SOUTH, RANGE 1 WEST OF
THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, THE EXTERIOR
BOUNDARY OF SAID SUBDIVISION BEING 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.

** RECEIVED **
Date 3-9-12 By [Signature]
This survey consists of
5 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2013

SURVEYED BY:

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

DATE: FEBRUARY 6, 2012
PROJECT NO. 178-04

TABLE OF CURVES table with columns: FLAG, D, R, A, T, CHORD. Rows 1-60.

Assessor's Map No. 38 1W 23 DB, Tax Lots 3700 & 4500

CLEAR VIEW OF TALENT, PHASE I 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

CLEARVIEW RESIDENTIAL DEVELOPMENT LLC 830 O'Hare Parkway, Suite 100 Medford, Oregon 97504

LEGEND, LINE & CURVE TABLES SHEET

TABLE OF CURVES table with columns: FLAG, D, R, A, T, CHORD. Rows 61-105.

LEGEND section containing symbols and descriptions for various survey markers, lines, and easements. Includes a circular stamp for 'POLARIS LAND SURVEYING LLC'.

RECEIVED stamp: ** RECEIVED ** Date 3-9-12 By [Signature] This survey consists of 5 sheet(s) Map 2 page(s) Narrative JACKSON COUNTY SURVEYOR

TABLE OF CURVES table with columns: FLAG, D, R, A, T, CHORD. Rows 106-110.

TABLE OF COURSES table with columns: FLAG, BEARING, DISTANCE, FLAG, BEARING, DISTANCE. Rows A-J.

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

REGISTERED PROFESSIONAL LAND SURVEYOR [Signature] OREGON JULY 14, 1998 SHAWN KAMPMANN 2883 LS

RENEWAL DATE: 6/30/2013

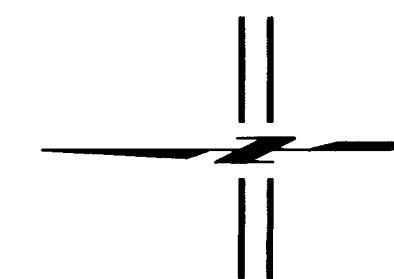
SURVEYED BY: POLARIS LAND SURVEYING LLC P.O. BOX 459 ASHLAND, OREGON 97520 (541) 482-5009 DATE: FEBRUARY 6, 2012 PROJECT NO. 178-04 FILE: SURVEYS\178-04\CLEARVIEW PHASE 2 PLAT.DWG SHEET 5 of 5

CLEARVIEW OF TALENT, PHASE II 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

830 O'Hare Parkway, Suite 100
Medford, Oregon 97504

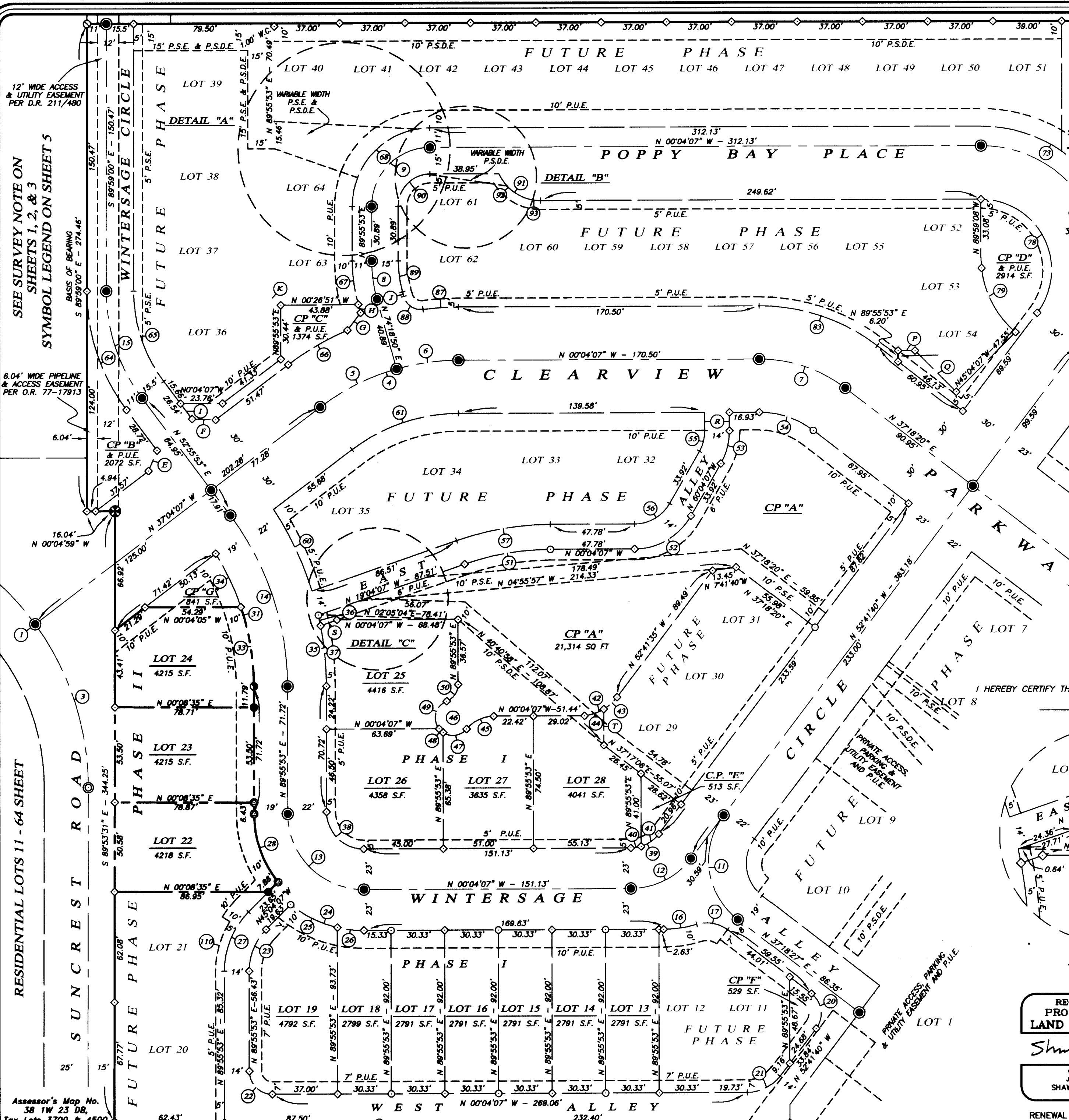


SCALE: 1" = 40'

SEE SURVEY NOTE ON SHEETS 1, 2, & 3
SYMBOL LEGEND ON SHEET 5

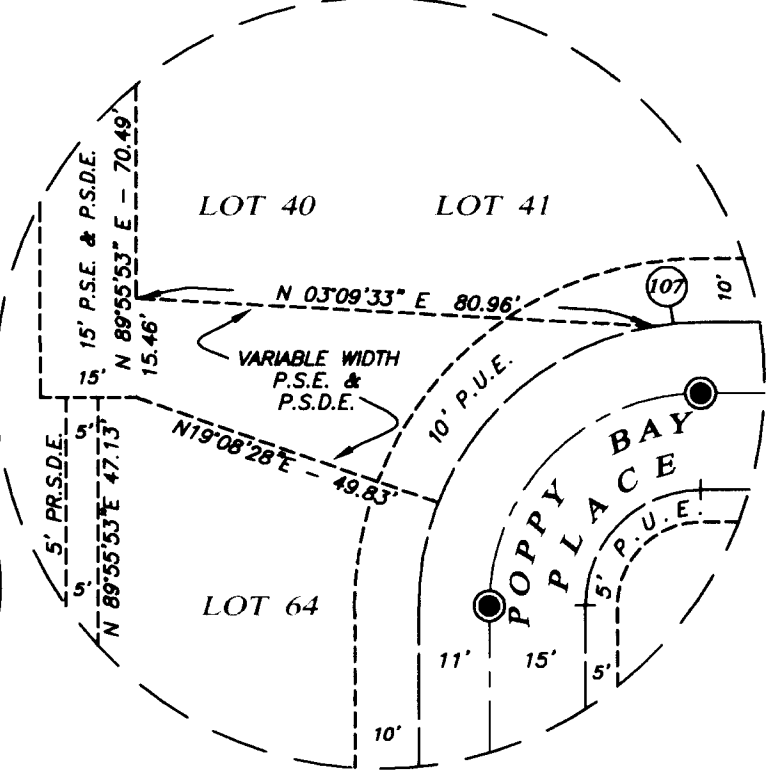
RESIDENTIAL LOTS 11 - 64 SHEET

Assessor's Map No. 38 1W 23 DB, Tax Lots 3700 & 4500

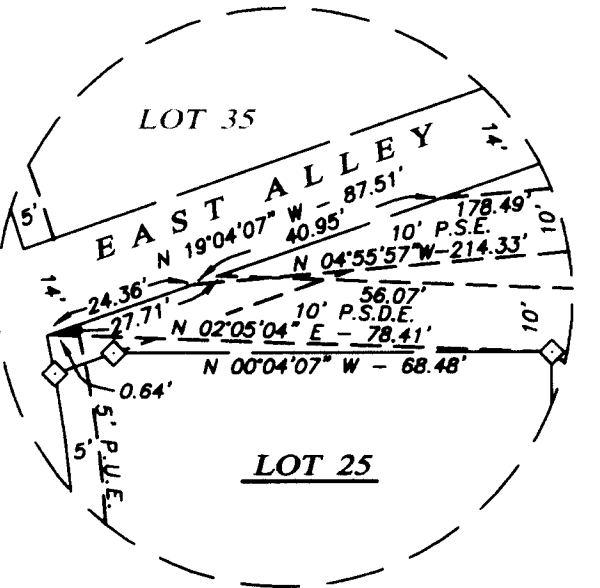


**** RECEIVED ****
Date 3-9-12 By AK
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5 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

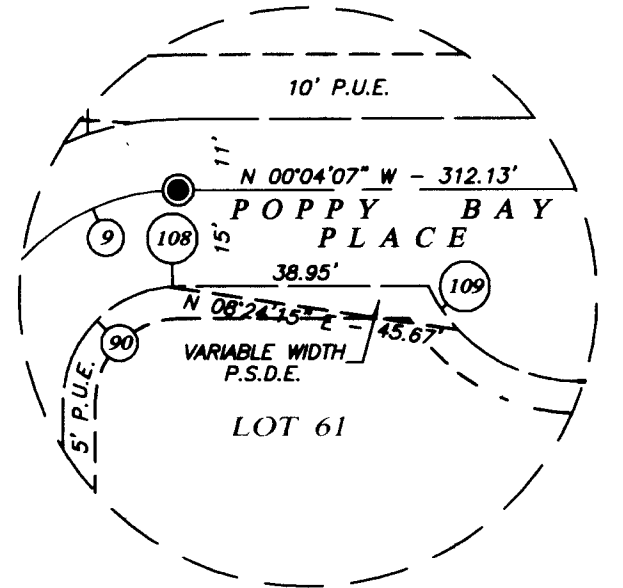
I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.
Shawn Kampmann
SURVEYOR



DETAIL "A"
NO SCALE



DETAIL "C"
NO SCALE



DETAIL "B"
NO SCALE

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2013

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5008

DATE: FEBRUARY 6, 2012
PROJECT NO. 178-04

FILE: SURVEYS\178-04\CLEARVIEW PHASE 2 PLAT.DWG SHEET 4 of 5

COMMERCIAL LOTS 1 - 10 SHEET

SYMBOL LEGEND ON SHEET 5

SURVEY NOTE

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

Shawn Kampmann SURVEYOR

CLEARVIEW OF TALENT, PHASE II
A PLANNED UNIT DEVELOPMENT

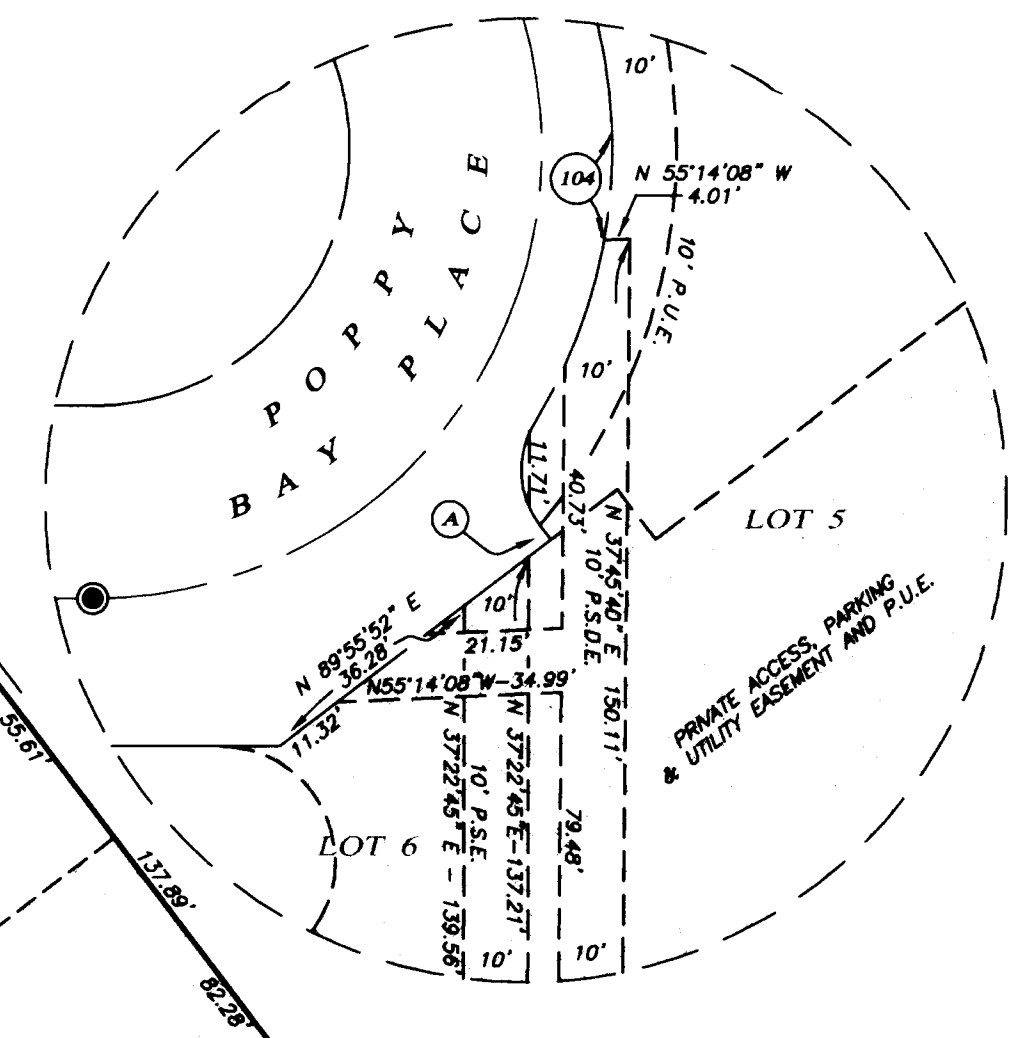
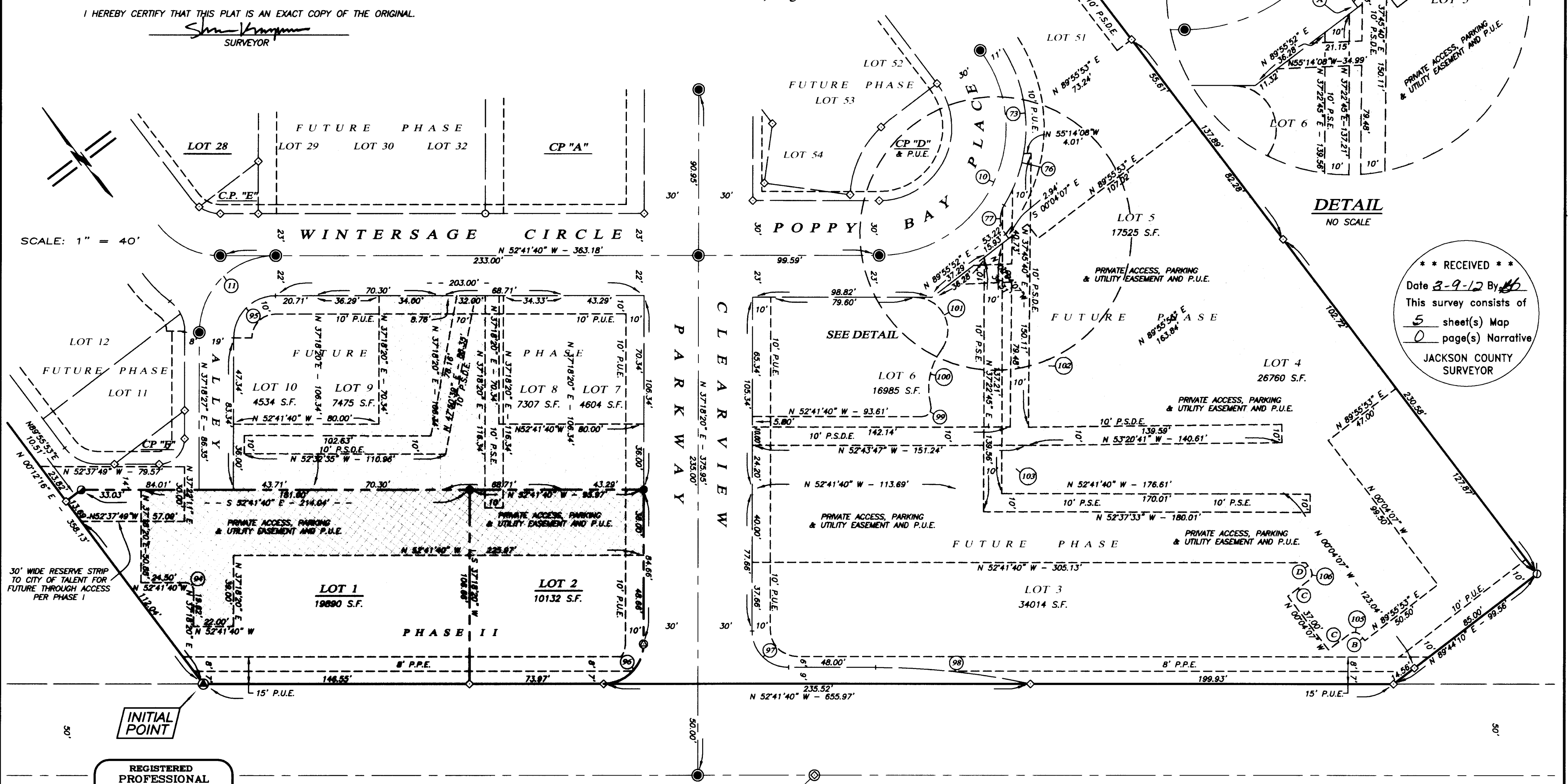
LYING SITUATE WITHIN

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CITY OF TALENT, JACKSON COUNTY, OREGON

FOR

CLEARVIEW RESIDENTIAL DEVELOPMENT LLC

830 O'Hare Parkway, Suite 100
Medford, Oregon 97504



DETAIL
NO SCALE

** RECEIVED **
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JACKSON COUNTY
SURVEYOR

SCALE: 1" = 40'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2013

Assessor's Map No. 38 1W 23 DB, Tax Lots 3700 & 4500

PACIFIC HIGHWAY (U.S. 99)

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

DATE: FEBRUARY 6, 2012
PROJECT NO. 178-04

FILE: SURVEYS\178-04\CLEARVIEW PHASE 2 PLAT.DWG SHEET 3 of 5

CLEARVIEW OF TALENT, PHASE II 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
830 O'Hare Parkway, Suite 100
Medford, Oregon 97504

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

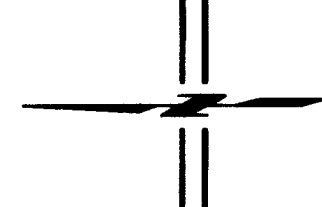
SURVEY NOTE

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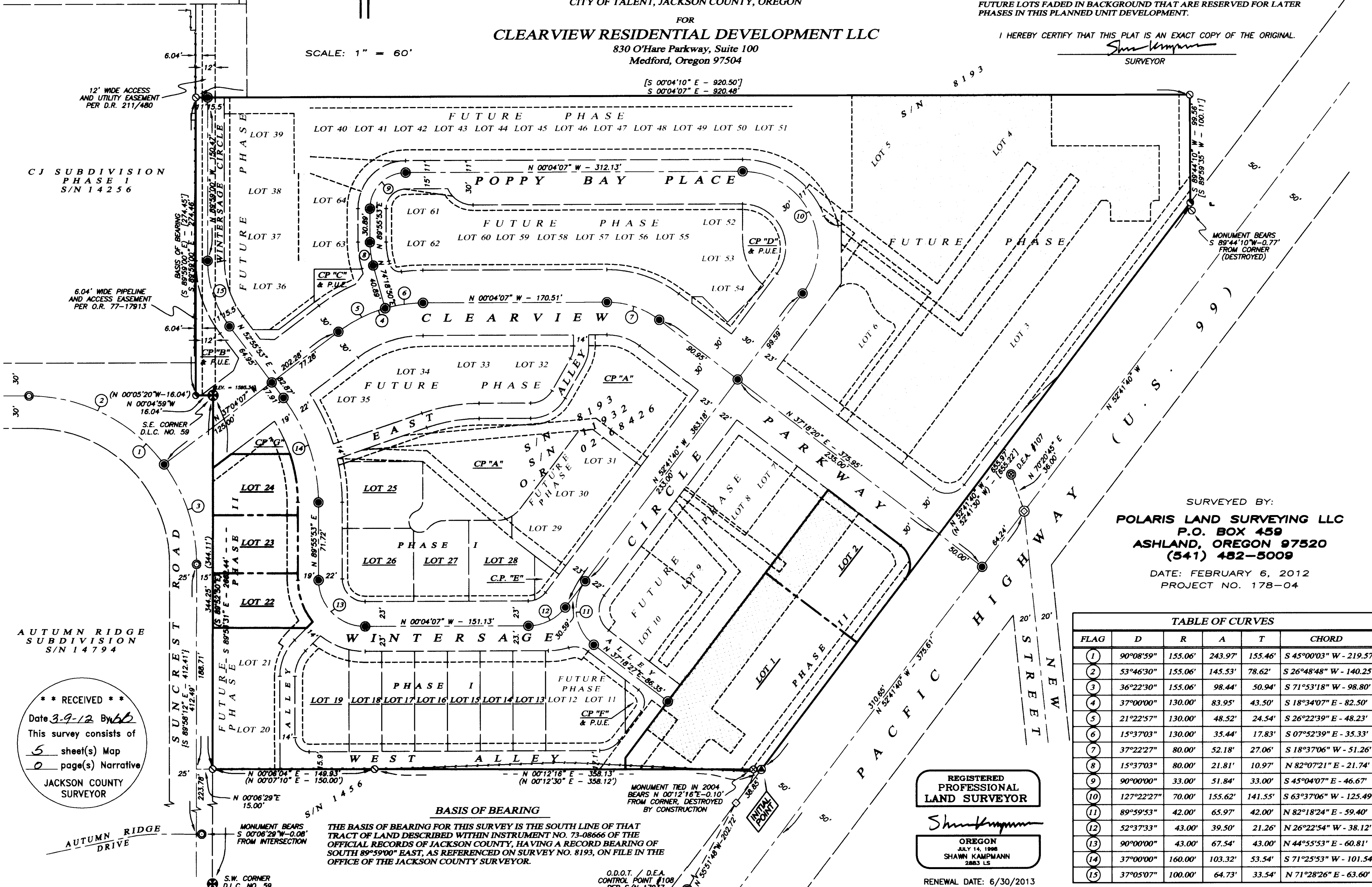
I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

Shawn Kampmann
SURVEYOR

SCALE: 1" = 60'



PLAT BOUNDARY SHEET
SYMBOL LEGEND ON SHEET 5



SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009
DATE: FEBRUARY 6, 2012
PROJECT NO. 178-04

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: 6/30/2013

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.

** RECEIVED **
Date 3-9-12 By *MB*
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5 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

Assessor's Map No. 38 1W 23 DB, Tax Lots 3700 & 4500