

APPROVALS

CLEARVIEW OF TALENT, PHASE III

RECORDER'S CERTIFICATE

A Planned Community Subdivision located in the S.E. 1/4 of Sec. 23, T38S., R.1W., W.M. and in the City of Talent Jackson County, Oregon

Filed for record this 5TH day of DECEMBER, 2012, at 3:40 o'clock P.M., and recorded in Volume 38 of Plats at Page 11 of the records of Jackson County, Oregon and recorded as Document No. 2012-041931 Official Records of Jackson County, Oregon.

EXAMINED AND APPROVED this 3rd day of DECEMBER, 2012

Talent Planning Department

EXAMINED AND APPROVED this 3rd day of DECEMBER, 2012

Talent Public Works Department

EXAMINED AND APPROVED this 30th day of November, 2012

Jackson County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of DECEMBER 5, 2012

Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of DECEMBER 5, 2012

Tax Collector

DECLARATION

Know all men by these presents that CLEARVIEW RESIDENTIAL LONG TERM HOLDING LLC, an Oregon limited liability company, is the owner in fee of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate, and has subdivided the same into the Lots as shown on Sheet 2 and does hereby designate said Subdivision as CLEARVIEW OF TALENT, PHASE III which shall be subject to a Declaration of Covenants, Conditions and Restrictions recorded as Doc. No. 2010-004601, ORJCO & modified by Doc. No. 2012-018508, ORJCO as well as the By-Laws set forth in Doc. Nos. 2010-004602 & 2010-004603, ORJCO.

REGINALD BREEZE, Member CLEARVIEW RESIDENTIAL LONG TERM HOLDING LLC

STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named Reginald Breeze and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Clearview Residential Long term Holding, LLC.

Dated this 30th day of November, 2012

Claire O'Connor Notary Public - Oregon Commission No. 444064 My Commission Expires Jan 9, 2014

SURVEY FOR: CLEARVIEW RESIDENTIAL DEVELOPMENT, LLC 830 O'HARE PARKWAY, SUITE 100 MEDFORD, OR 97504

SURVEY BY: L.J. Friar & Associates, P.C. Consulting Land Surveyors P.O. Box 1947 Phoenix, Oregon 97535 Phone: (541) 772-2782 Email: ljfriar@charter.net

DATE: NOVEMBER 7, 2012

CHRISTINE WALKER County Clerk KAREN ALONZO Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2010-004601, ORJCO & modified by Doc. No. 2012-018508, 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:

Commencing at the Northeast corner of Common Property Tract "D" (CP "D") of CLEARVIEW OF TALENT, PHASE 1, according to the official plat thereof, now of record, in Jackson County, Oregon; thence South 30°19'21" East, 53.11 feet to a brass tag in concrete on the East line of Poppy Bay Place and the INITIAL POINT OF BEGINNING; thence along said East line being along the arc of 81.00 foot radius non-tangent curve to the left having a central angle of 34°29'46"; a distance of 48.77 feet (the long chord of which bears North 17°10'46" East, 48.03 feet); thence continue along said East line, North 00°04'07" West, 312.13 feet; thence continue along said East line being along the arc of a 44.00 foot radius tangent curve to the left having a central angle of 68°30'44", a distance of 52.61 feet (the long chord of which bears North 34°19'29" West, 49.53 feet); thence leaving said East line, North 38°42'03" East, 16.64 feet; thence North 09°52'43" East, 34.61 feet; thence North 89°55'52" East, 70.49 feet to the East line of said PHASE 1; thence along said East line, South 00°04'07" East, 446.00 feet; thence South 89°55'53" West, 73.24 feet to the initial point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR James E. Hibbs OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWAL DATE 6-30-13

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

PURPOSE: To survey and monument the exterior boundary and lot corners of CLEARVIEW OF TALENT, PHASE III being a portion of CLEARVIEW OF TALENT, PHASE 1.

PROCEDURE: Made ties to existing monuments per CT1 as shown hereon using Trimble R6 Global Positioning System (G.P.S) receivers to control this survey. Based on phasing data provided by the developer, I computed the phase and lot corner positions and set monuments as shown on Sheet 2.

APPROVED FOR RECORDING

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT. James E. Hibbs SURVEYOR

COUNTY COMMISSIONER/ADMINISTRATOR DATE 12/5/12

RECEIVED DATE 12-5-12 BY This survey consists of: 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR SHEET 1 OF 2

**SURVEY BY:**

L.J. Friar & Associates, P.C.  
 Consulting Land Surveyors  
 P.O. Box 1947  
 Phoenix, Oregon 97535  
 Phone: (541) 772-2782  
 Email: ljfriar@charter.net

**SURVEY FOR:**

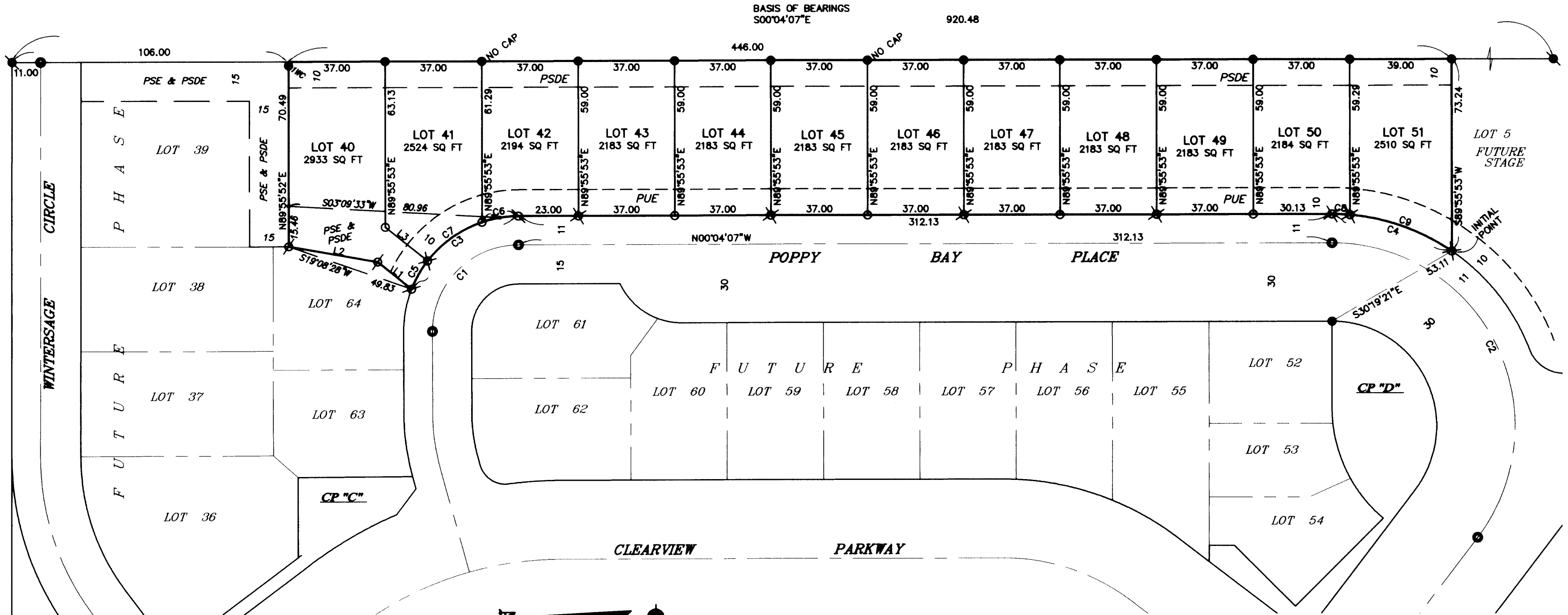
CLEARVIEW RESIDENTIAL DEVELOPMENT, LLC  
 830 O'HARE PARKWAY, SUITE 100  
 MEDFORD, OR 97504

**DATE:**

NOVEMBER 7, 2012

**CLEARVIEW OF TALENT, PHASE III**

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 S.E. 1/4 of Sec. 23, T38S., R.1W., W.M. and in the  
 City of Talent Jackson County, Oregon



**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	CHORD
C1	90°00'00"	51.84	33.00	N45°04'07"W 46.67
C2	127°22'27"	155.62	70.00	N63°37'06"E 125.49
C3	68°30'44"	52.61	44.00	N34°19'29"W 49.53
C4	34°29'46"	48.77	81.00	N17°10'46"E 48.03
C5	16°10'34"	12.42	44.00	N60°29'34"W 12.38
C6	18°33'17"	14.25	44.00	N09°20'46"W 14.19
C7	33°46'52"	25.94	44.00	N35°30'51"W 25.57
C8	4°52'06"	6.88	81.00	N02°21'56"E 6.88
C9	29°37'40"	41.89	81.00	N19°36'49"E 41.42
NUM	BEARING	DISTANCE		
L1	N38°42'03"E	16.64		
L2	N09°52'43"E	34.61		
L3	N38°42'03"E	20.74		

**EASEMENTS PER TITLE REPORT**

- EASEMENT FOR TRANSMISSION & DISTRIBUTION OF ELECTRICITY PER VOL.504, PG.402, JCDR CANNOT BE DEPICTED BUT MAY AFFECT SUBJECT PROPERTY.
- EASEMENT FOR TRANSMISSION & DISTRIBUTION OF ELECTRICITY PER DOC. 74-09045, ORJCO CANNOT BE DEPICTED BUT MAY AFFECT SUBJECT PROPERTY.
- STORM WATER/WETLAND EASEMENT PER DOC. 2006-012127, ORJCO DOES NOT LIE WITHIN SUBJECT PROPERTY.
- EASEMENT FOR INGRESS/EGRESS & UTILITIES PER DOC. 2007-047931, ORJCO DOES NOT LIE WITHIN SUBJECT PROPERTY.

**LEGEND:**

- = FD. 5/8" IRON PIN. SEE CT1.
  - = FD. 5/8" IRON PIN & PLASTIC CAP MKD. KAMPMANN PLS2883 PER CT1.
  - = FD. 5/8" IRON PIN & BRONZE CAP MKD. POLARIS LAND SURVEYING PER CT1.
  - = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. & ASSOC.
  - = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. & ASSOC.
  - ⊗ = SET MAG NAIL & 1.25" BRASS WASHER MKD. L.J. & ASSOC. IN CONCRETE.
  - = COMPUTED POINT, NOTHING FOUND OR SET.
- JCDR = JACKSON COUNTY DEED RECORDS.  
 ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.  
 FS = FILED SURVEY #.  
 -X- = FENCE LINE.  
 L1/C1 = SEE COURSE DATA TABLE.  
 CT1 = CLEARVIEW OF TALENT, PHASE 1 (FS20601).  
 [ ] = RECORD DATE PER CT1.  
 PUE = PUBLIC UTILITY EASEMENT PER CT1.  
 PSE = PUBLIC SANITARY SEWER EASEMENT PER CT1.  
 PSDE = PUBLIC STORM DRAINAGE EASEMENT PER CT1.  
 TWC = 1.00 FOOT WITNESS CORNER MONUMENT PER CT1.  
 CP = COMMON PROPERTY PER CT1.

**BASIS OF BEARINGS:**

CLEARVIEW OF TALENT, PHASE 1 OFFICIAL PLAT AS SHOWN HEREON.  
 UNIT OF MEASUREMENT = FEET 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 6-30-13

RECEIVED  
 DATE 12-5-12 BY [Signature]  
 This survey consists of:  
 2 sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR