

APPROVALS

CLEARVIEW OF TALENT, PHASE IV

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 7th day of JUNE, 2013, at 2:59 o'clock P.M., and recorded in Volume 39 of Plats at Page 3 of the records of Jackson County, Oregon and recorded as Document No. 2013-019598, Official Records of Jackson County, Oregon.

EXAMINED AND APPROVED this 6th day of JUNE, 2013

Talent Planning Department

EXAMINED AND APPROVED this 6th day of June, 2013

Talent Public Works Department

EXAMINED AND APPROVED this 5th day of JUNE, 2013

Jackson County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of JUNE 6th, 2013

Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of June 6th, 2013

Tax Collector

DECLARATION

Know all men by these presents that CLEARVIEW RESIDENTIAL DEVELOPMENT, 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 IV 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 DEVELOPMENT, LLC

STATE OF OREGON) ss. COUNTY OF JACKSON)

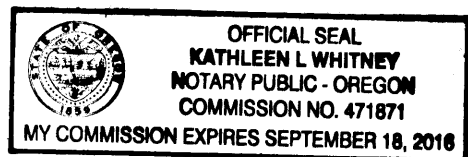
PERSONALLY appeared the above named Reginald Breeze and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Clearview Residential Development, LLC.

Dated this 5 day of June, 2013

Notary Public - Oregon

Commission No. 471871

My Commission Expires 9-18-16



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: MAY 11, 2013

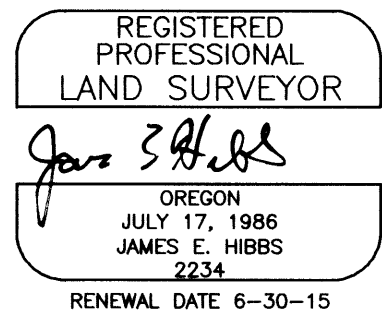
CHRISTINE D. WALKER County Clerk, Sonya S. Morgan Deputy

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 most Northeast corner of Common Property Tract "A" (CP "A") of CLEARVIEW OF TALENT, PHASE I, according to the official plat thereof, now of record, in Jackson County, Oregon; thence North 75°01'06" East, 14.04 feet to the intersection of the Southerly line of Wintersage Circle and the Easterly line of East Alley as shown on said PHASE I plat and the INITIAL POINT OF BEGINNING; thence along said Southerly line being along the arc of an 182.00 foot radius non-tangent curve to the left having a central angle of 16°04'08", a distance of 51.04 feet (the long chord of which bears North 64°46'27" East, 50.88 feet) to the Westerly line of Clearview Parkway; thence along said Westerly line the following three courses: South 37°04'07" East, 55.68 feet; thence along the arc of a 100.00 foot radius tangent curve to the right having a central angle of 37°00'00", a distance of 64.58 feet (the long chord of which bears South 18°34'07" East, 63.46 feet); thence South 00°04'07" East, 139.58 feet to the Northerly line of said East Alley; thence along the Northerly and Easterly lines of said East Alley the following seven courses: South 89°55'53" West, 10.28 feet; thence along the arc of a 23.00 foot radius tangent curve to the right having a central angle of 30°00'00", a distance of 12.04 feet (the long chord of which bears North 75°04'07" West, 11.91 feet); thence North 60°04'07" West, 33.92 feet; thence along the arc of a 23.00 foot radius tangent curve to the right having a central angle of 60°00'00", a distance of 24.09 feet (the long chord of which bears North 30°04'07" West, 23.00); thence North 00°04'07" West, 47.78 feet; thence along the arc of a 163.00 foot radius tangent curve to the left having a central angle of 19°00'00", a distance of 54.05 feet (the long chord of which bears North 09°34'07" West, 53.81 feet); thence North 19°04'07" West, 86.51 feet to the initial point of beginning.



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 IV being a portion of Clearview of Talent, Phase I.

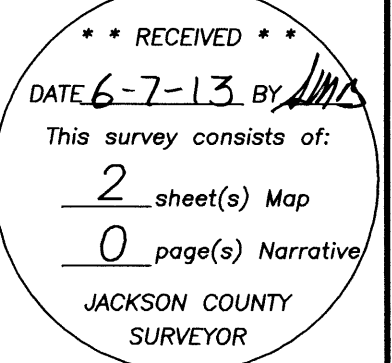
PROCEDURE: Made ties to existing monuments per CT1 as shown hereon using Trimble R6 Global Positioning System (G.P.S) receivers to control this Phase boundary. Based on lot corner data provided by the developer, I computed the lot corner positions and set monuments as shown on Sheet 2.

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

James E. Hibbs, Surveyor

APPROVED FOR RECORDING

County Commissioner/Administrator



**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:**  
MAY 11, 2013

# CLEARVIEW OF TALENT, PHASE IV

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

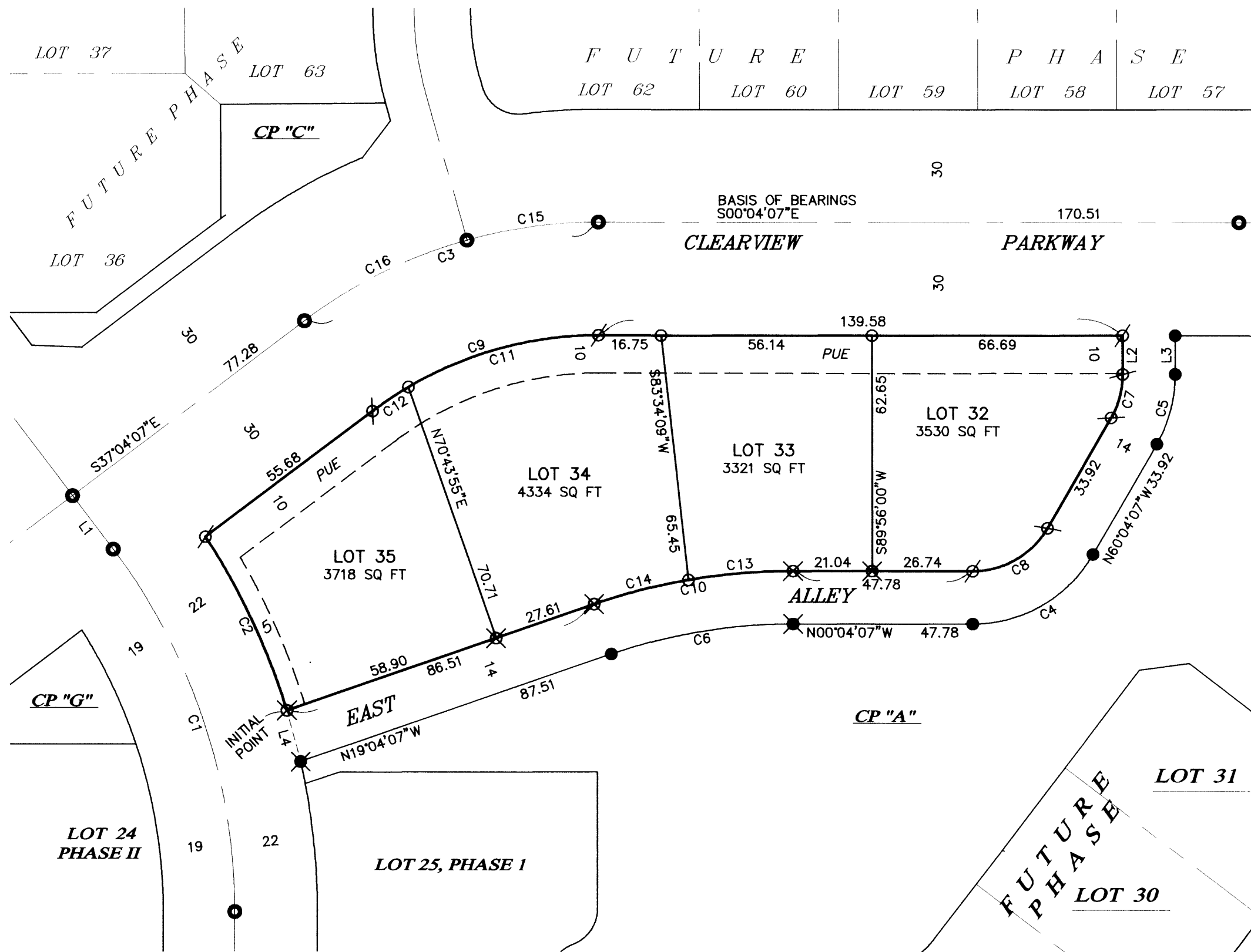
**LEGEND:**

- = 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.
- ⊗ = FD. MAG NAIL & BRASS TAG MKD. POLARIS LS2883 IN CONCRETE 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 & BRASS TAG 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).  
PUE = PUBLIC UTILITY EASEMENT PER CT1.  
CP = COMMON PROPERTY PER CT1.

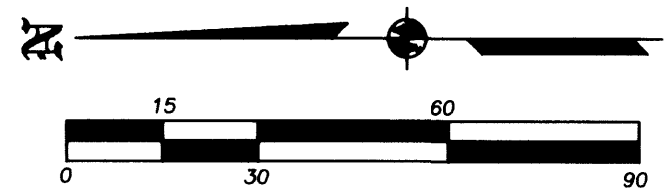
**BASIS OF BEARINGS:**

CLEARVIEW OF TALENT, PHASE 1 OFFICIAL PLAT AS SHOWN HEREON.  
UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'



**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	CHORD
C1	37°00'00"	103.32	160.00	N71°25'53"E 101.54
C2	16°04'08"	51.04	182.00	N64°46'27"E 50.88
C3	37°00'00"	83.95	130.00	S18°34'07"E 82.50
C4	60°00'00"	38.75	37.00	S30°04'07"E 37.00
C5	30°00'00"	19.37	37.00	S75°04'07"E 19.15
C6	19°00'00"	49.41	149.00	N09°34'07"W 49.18
C7	30°00'00"	12.04	23.00	N75°04'07"W 11.91
C8	60°00'00"	24.09	23.00	N30°04'07"W 23.00
C9	37°00'00"	64.58	100.00	S18°34'07"E 63.46
C10	19°00'00"	54.05	163.00	N09°34'07"W 53.81
C11	30°23'29"	53.04	100.00	N15°15'52"W 52.42
C12	6°36'31"	11.53	100.00	N33°45'52"W 11.53
C13	9°50'04"	27.98	163.00	N04°59'09"W 27.94
C14	9°09'56"	26.07	163.00	N14°29'09"W 26.05
C15	15°37'03"	35.44	130.00	N07°52'39"W 35.33
C16	21°22'57"	48.52	130.00	N26°22'39"W 48.23
NUM	BEARING	DISTANCE		
L1	N52°55'53"E	17.91		
L2	S89°55'53"W	10.28		
L3	N89°55'53"E	10.28		
L4	N75°01'06"E	14.04		



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*J. Friar*  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
*J. Friar*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-15

\*\* RECEIVED \*\*  
DATE 6-7-13 BY [Signature]  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR