

APPROVALS

CLEARVIEW OF TALENT, PHASES V & VI 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 8th day of July, 2014, at 1:19 o'clock P.M., and recorded in Volume 40 of Plats at Page 9 of the records of Jackson County, Oregon and recorded as Document No. 2014-016969, Official Records of Jackson County, Oregon.

EXAMINED AND APPROVED this 1st day of July, 2014

[Signature] Talent Planning Department

EXAMINED AND APPROVED this day of 20

[Signature] Talent Public Works Department

EXAMINED AND APPROVED this 1st day of July, 2014

[Signature] Jackson County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of July 8th, 2014

[Signature] Deputy Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of July 8th, 2014

[Signature] Deputy 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, PHASES V & VI which shall be subject to a Declaration of Covenants, Conditions and Restrictions recorded as Doc. No. 2010-004601, ORJCO & modified by Doc. Nos. 2012-018508 & 2014-016968, ORJCO as well as the By-Laws set forth in Doc. Nos. 2010-004602 & 2010-004603, ORJCO.

[Signature] 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 2nd day of July, 2014

[Signature] Notary Public - Oregon Commission No. 453175 My Commission Expires 12-04-2014

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: JULY 1, 2014

[Signature] County Clerk [Signature] Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2010-004601, ORJCO & modified by Doc. Nos. 2012-018508 & 2014-016968, 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:

PHASE V. Beginning at the Southeast corner of Lot 13 per CLEARVIEW OF TALENT, PHASE I, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the South line thereof, South 89°55'53" West, 92.00 feet to the Southwest corner thereof; thence along the Easterly line of West Alley the following three courses: South 00°04'07" East, 50.06 feet; thence along the arc of a 23.00 foot radius curve to the left having a central angle of 52°37'33", a distance of 21.125 feet (the long chord of which bears South 26°22'54" East, 20.39 feet); thence South 52°41'40" East, 9.16 feet to the Northwest corner of Common Property "F" per said CLEARVIEW; thence along the North line thereof, North 89°55'53" East, 48.67 feet to the Northeast corner thereof; thence along the Southeasterly line of an alley the following two courses: North 37°18'27" East, 44.01 feet; thence along the arc of a 20.00 foot radius curve to the left having a central angle of 52°43'28", a distance of 18.40 feet (the long chord of which bears North 09°44'30" East, 17.76 feet) to the Westerly line of Wintersage Circle; thence along said Westerly line the following two courses: along the arc of a 66.00 foot radius curve to the right having a central angle of 16°33'06", a distance of 19.07 feet (the long chord of which bears North 08°20'40" West, 19.00 feet); thence North 00°04'07" West, 2.63 feet to the initial point of beginning. ALSO: Common Property "F" per said CLEARVIEW.

PHASE VI. Beginning at the Northwest corner of Lot 22 per CLEARVIEW OF TALENT, PHASE II, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the West line thereof, South 00°08'35" West, 86.95 feet to the Southwest corner thereof; thence along the Southerly line of an alley the following three courses: North 45°04'07" West, 15.77 feet; thence along the arc of a 47.00 foot radius curve to the left having a central angle of 45°00'00", a distance of 36.91 feet (the long chord of which bears North 67°34'07" West, 35.97 feet); thence South 89°55'53" West, 85.32 feet to the West line of said CLEARVIEW OF TALENT, PHASE I; thence along said West line, North 00°06'04" East, 62.43 feet to the South line of Suncrest Road; thence along said South line, South 89°53'31" East, 129.84 feet to the initial point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR [Signature] JAMES E. HIBBS JULY 17, 1986 OREGON RENEWAL DATE 6-30-15

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, PHASES V & VI 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.

APPROVED FOR RECORDING.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT. [Signature] SURVEYOR

[Signature] COUNTY COMMISSIONER/ADMINISTRATOR

[Signature] DATE

** RECEIVED ** DATE 7-8-14 BY [Signature] 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:
 JULY 1, 2014

CLEARVIEW OF TALENT, PHASES V & VI

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 OR CT2.
- = FD. 5/8" IRON PIN & BRONZE CAP MKD. POLARIS LAND SURVEYING PER CT1.
- ⊙ = FD. 5/8" IRON PIN PER FS8193 & 11932.
- ⊗ = FD. MAG NAIL & BRASS TAG MKD. POLARIS LS2883 IN CONCRETE PER CT1.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET MAG NAIL & BRASS TAG MKD. FRIAR & ASSOC. IN CONCRETE.

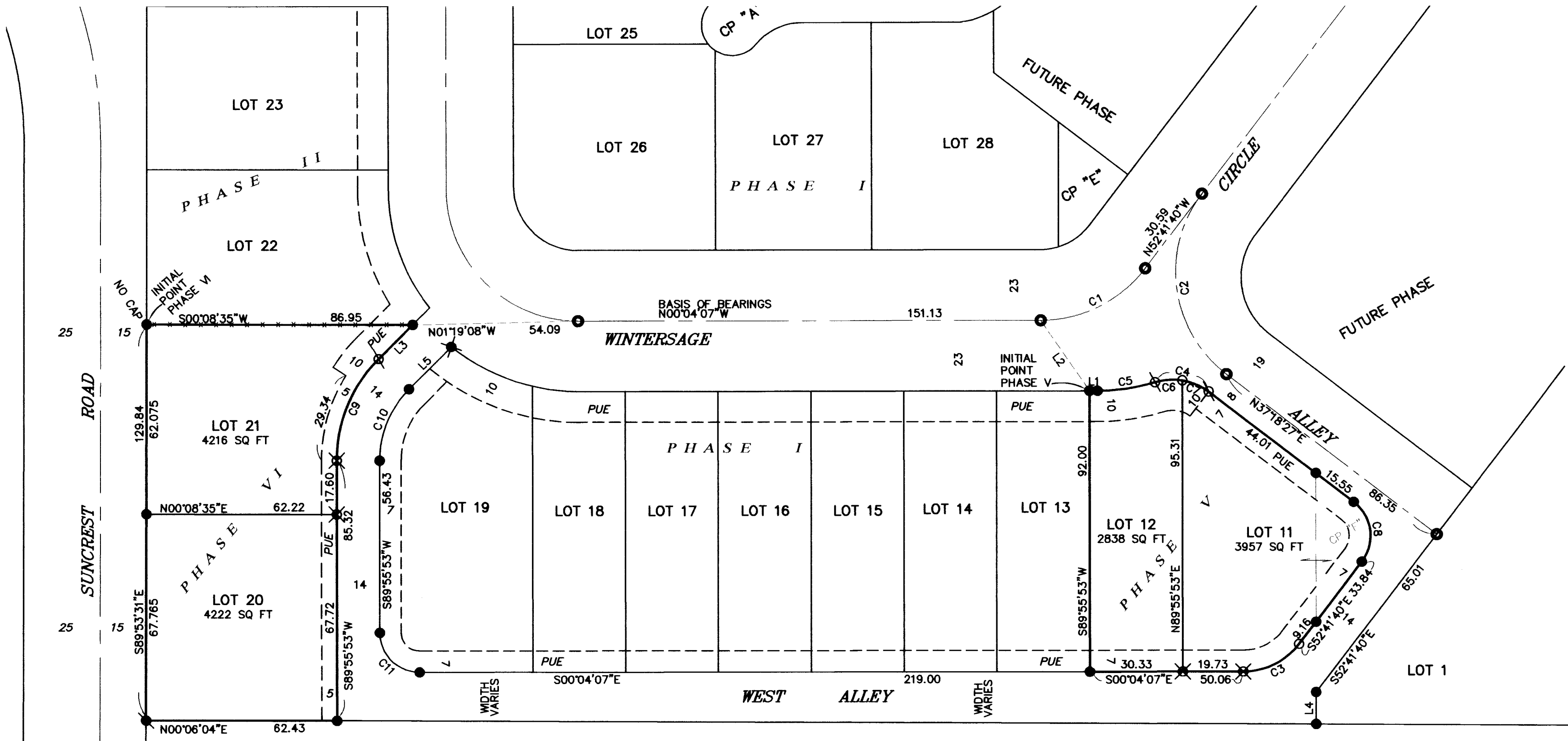
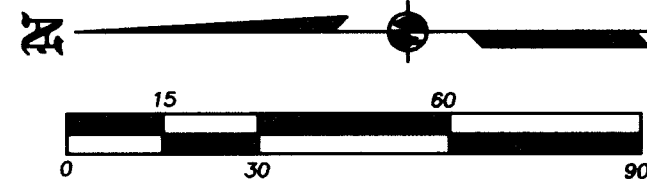
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- L1/C1 = SEE COURSE DATA TABLE.
- CT1 = CLEARVIEW OF TALENT, PHASE I (FS20601).
- CT2 = CLEARVIEW OF TALENT, PHASE II (FS21039).
- PUE = PUBLIC UTILITY EASEMENT PER CT1.
- CP = COMMON PROPERTY PER CT1.
- X- = FENCE LINE.

BASIS OF BEARINGS:

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

COURSE DATA TABLE				
NUM	DELTA	ARC	RADIUS	CHORD
C1	52°37'33"	39.50	43.00	S26°22'54"E 38.12
C2	89°59'53"	65.97	42.00	N82°18'24"E 59.40
C3	52°37'33"	21.125	23.00	S26°22'54"E 20.39
C4	52°43'28"	18.40	20.00	N09°44'30"E 17.76
C5	16°33'06"	19.07	66.00	N08°20'40"W 19.00
C6	25°46'18"	9.00	20.00	N03°44'05"W 8.92
C7	26°57'10"	9.41	20.00	N22°37'39"E 9.32
C8	89°59'53"	21.99	14.00	N82°18'24"E 19.80
C9	45°00'00"	36.91	47.00	N67°34'07"W 35.97
C10	45°00'00"	25.92	33.00	N67°34'07"W 25.26
C11	90°00'00"	20.42	13.00	S44°55'53"W 18.38

NUM	BEARING	DISTANCE
L1	N00°04'07"W	2.63
L2	S55°19'29"W	27.94
L3	N45°04'07"W	15.77
L4	N89°55'53"E	10.51
L5	N45°04'07"W	19.63



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

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

** RECEIVED **
 DATE 7-8-14 BY *[Signature]*
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR
 SHEET 2 OF 2 14140FM