

\*\*\* APPROVALS \*\*\*

CLEARVIEW OF TALENT, PHASES VII & VIII \*\*\* 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 21st day of July, 2015, at 2:37 o'clock P.M., and recorded in Volume 41 of Plats at Page 9 of the records of Jackson County, Oregon and recorded as Document No. 2015-024575 Official Records of Jackson County, Oregon.

EXAMINED AND APPROVED this 10th day of July, 2015. Talent Planning Department

EXAMINED AND APPROVED this 10th day of July, 2015. Talent Public Works Department

EXAMINED AND APPROVED this 20th day of July, 2015. Jackson County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of July 21st, 2015. Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of July 21, 2015. Tax Collector

SURVEY FOR: CLEARVIEW RESIDENTIAL LONG TERM HOLDING, LLC 100 EAST MAIN ST. SUITE C MEDFORD, OR 97501

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, 2015

Christine D. Walker County Clerk

Nairobi Foote Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2010-004601, ORJCO & modified by Doc. Nos. 2012-018508, 2014-016968 & 2015-024576, 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 VII. Commencing at the Northeast corner of Common Property Tract "D" (CP "D") of 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 exterior boundary thereof, along the arc of a 40.00 foot radius curve to the right having a central angle of 127°22'27", a distance of 88.92 feet (the long chord of which bears South 63°37'06" West, 71.71 feet); thence North 52°41'40" West, 69.59 feet; thence along the Easterly line of Clearview Parkway the following three courses: North 37°18'20" East, 60.95 feet; thence along the arc of a 110.00 foot radius curve to the left having a central angle of 37°22'27", a distance of 71.75 feet (the long chord of which bears North 18°37'06" East, 70.49 feet); thence North 00°04'07" West, 143.46 feet; thence North 89°55'53" East, 47.64 feet; thence South 53°38'59" East, 17.42 feet to the Westerly line of Poppy Bay Place; thence along said Westerly line the following two (2) courses: along the arc of a 26.00 foot radius curve to the left having a central angle of 20°37'20", a distance of 9.36 feet (the long chord of which bears South 10°14'33" West, 9.31 feet); thence South 00°04'07" East, 249.62 feet to the initial point of beginning.

PHASE VIII. Beginning at the Southwest corner of Lot 51 per CLEARVIEW OF TALENT, PHASE III, 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, North 89°55'53" East, 73.24 feet to the Southeast corner thereof; thence along the East line of CLEARVIEW OF TALENT, PHASE I, according to the official plat thereof, now of record, in Jackson County, Oregon, South 00°04'07" East, 61.60 feet; thence South 89°55'53" West, 120.00 feet; thence North 00°04'07" West, 18.77 feet; thence along the Southeasterly line of Poppy Bay Place the following two (2) courses: along the arc of a 14.00 foot radius curve to the right having a central angle of 69°01'45", a distance of 16.87 feet (the long chord of which bears North 34°26'45" East, 15.87 feet); thence along the arc of an 81.00 foot radius curve to the left having a central angle of 34°31'58", a distance of 48.82 feet (the long chord of which bears North 51°41'38" East, 48.08 feet to the initial point of beginning.

\*\*\* DECLARATION \*\*\*

Know all men by these presents that 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 in fee of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate, and have subdivided the same into the Lots and Common Property as shown on Sheet 2 and do hereby designate said Subdivision as CLEARVIEW OF TALENT, PHASES VII & VIII 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 & 2015-024576, ORJCO and By-Laws set forth in Doc. Nos. 2010-004601, 2010-004602 & 2010-004603, ORJCO.

JOHN PIERCE, Member CLEARVIEW COMMERCIAL LONG TERM HOLDING, LLC CLEARVIEW RESIDENTIAL LONG TERM HOLDING, LLC

REGINALD BREEZE, Member CLEARVIEW RESIDENTIAL DEVELOPMENT, LLC

STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named John Pierce and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Clearview Commercial Long Term Holding, LLC and Clearview Residential Long Term Holding, LLC.

Dated this 14 day of July, 2015.

Kristin Whisman Notary Public - Oregon

Commission No. 405592 My Commission Expires 2/25/2010

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 14 day of July, 2015.

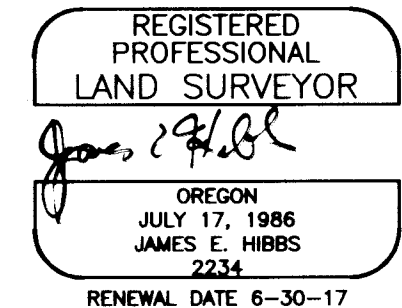
Kristin Whisman Notary Public - Oregon

Commission No. 405592 My Commission Expires 2/25/2010

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 VII & VIII 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.

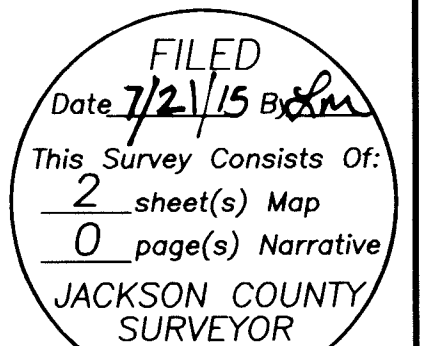


APPROVED FOR RECORDING.

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

COUNTY COMMISSIONER/ADMINISTRATOR

DATE



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 LONG  
TERM HOLDING, LLC  
100 EAST MAIN ST., SUITE C  
MEDFORD, OR 97501  
**DATE:**  
JULY 1, 2015

# CLEARVIEW OF TALENT, PHASES VII & VIII

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.
- PSDE = PUBLIC STORM DRAINAGE EASEMENT PER CT1.
- PSSE = PUBLIC SANITARY SEWER EASEMENT PER CT1.

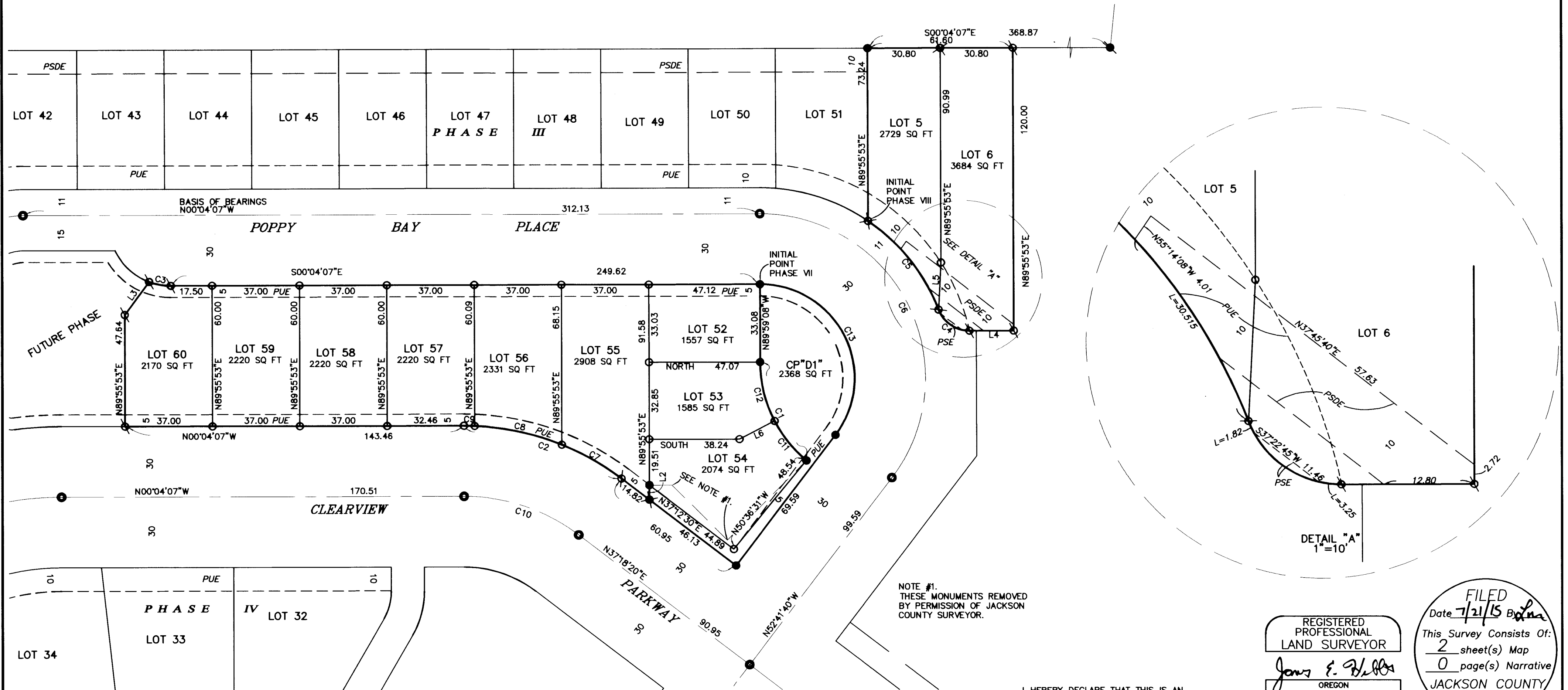
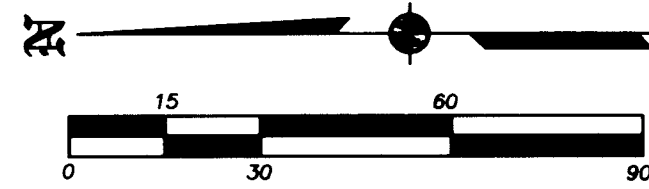
**BASIS OF BEARINGS:**

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	49°57'53"	47.82	54.84	S65°01'55"W	46.32
C2	37°22'27"	71.75	110.00	N18°37'06"E	70.49
C3	20°37'20"	9.36	26.00	S10°14'33"W	9.31
C4	69°01'45"	16.87	14.00	N34°26'45"E	15.87
C5	34°31'58"	48.82	81.00	N51°41'38"E	48.08
C6	127°22'27"	155.62	70.00	N63°37'06"E	125.49
C7	15°10'57"	29.15	110.00	N29°42'52"E	29.06
C8	19°49'21"	38.06	110.00	N12°12'42"E	37.87
C9	2°22'09"	4.55	110.00	N01°06'57"E	4.55
C10	37°22'27"	52.18	80.00	N18°37'06"E	51.26
C11	22°36'52"	21.64	54.84	S51°21'24"W	21.50
C12	27°21'01"	26.18	54.84	S76°20'21"W	25.93
C13	127°22'27"	88.92	40.00	S63°37'06"W	71.71

NUM	BEARING	DISTANCE
L1	N00°04'07"W	9.61
L2	S89°55'53"W	6.20
L3	S53°38'59"E	17.42
L4	N00°04'07"W	18.77
L5	S87°05'46"E	20.05
L6	S27°10'21"E	16.76



NOTE #1.  
THESE MONUMENTS REMOVED  
BY PERMISSION OF JACKSON  
COUNTY SURVEYOR.

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 6-30-17

FILED  
Date 7/21/15  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

381W23DB TL'S 4400 & 4401  
381W23DC TL 3400

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

SHEET 2 OF 2 15162PW