

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

CLEARVIEW OF TALENT, PHASES IX & X

\*\*\* RECORDER'S CERTIFICATE \*\*\*

EXAMINED AND APPROVED this 29th day of January, 2016

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 2nd day of February, 2016, at 10:14 o'clock A.M., and recorded in Volume 42 of Plats at Page 5 of the records of Jackson County, Oregon and recorded as Document No. 2016-2878, Official Records of Jackson County, Oregon.

EXAMINED AND APPROVED this 29th day of January, 2016

Talent Planning Department

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

Christine D. Walker County Clerk, Joseph J. Morgan Deputy

EXAMINED AND APPROVED this 29th day of January, 2016

Talent Public Works Department

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

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2010-004601, ORJCO & modified by Doc. Nos. 2012-018508, 2014-016968 & 2015-024576, ORJCO.

EXAMINED AND APPROVED as required by ORS 92.100 as of Feb 02, 2016

Jackson County Surveyor

\*\*\* 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:

Assessor, Department of Assessment

DATE: DECEMBER 28, 2015

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of Feb 02, 2016

Tax Collector

PHASE IX: Beginning at the Northwest corner of Lot 60 of CLEARVIEW OF TALENT, PHASE VII, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the North line thereof, North 89°55'53" East, 47.64 feet to an angle point; thence South 53°38'59" East, 17.42 feet to the Northeast corner thereof; thence along the Easterly and Northerly line of Poppy Bay Place the following seven (7) courses: along the arc of a 26.00 foot radius non-tangent curve to the right having a central angle of 44°20'55", a distance of 20.12 feet (the long chord of which bears North 42°43'40" East, 19.63 feet); thence North 00°04'07" West, 38.95 feet; thence along the arc of an 18.00 foot radius curve to the left having a central angle of 90°00'00", a distance of 28.27 feet (the long chord of which bears North 45°04'07" West, 25.46 feet); thence South 89°55'53" West, 30.89 feet; thence along the arc of a 65.00 foot radius curve to the left having a central angle of 15°37'03", a distance of 17.72 feet (the long chord of which bears South 82°07'21" West, 17.66 feet); thence South 74°18'49" West, 2.73 feet; thence along the arc of a 10.00 foot radius to the left having a central angle of 81°32'37", a distance of 14.23 feet (the long chord of which bears South 33°32'31" West, 13.06 feet) to the Easterly line of Clearview Parkway; thence along said Easterly line the following two (2) courses: along the arc of a 160.00 foot radius curve to the right having a central angle of 07°09'40", a distance of 20.00 feet (the long chord of which bears South 03°38'57" East, 19.98 feet); thence South 00°04'08" East, 27.05 feet to the initial point of beginning.

\*\*\* 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, PHASES IX & X 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.

PHASE X: Beginning at the Southwest corner of Lot 40 of 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 West line thereof, North 38°42'03" East, 16.64 feet to an angle point; thence North 09°52'43" East, 34.61 feet to the Northwest corner thereof; thence North 00°04'07" West, 6.00 feet; thence South 89°55'53" West, 80.00 feet; thence South 40°45'56" West, 12.53 feet to the Northeast corner of Common Property "C" (CP "C") of CLEARVIEW OF TALENT, PHASE I, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the East line thereof, South 00°26'51" East, 43.88 feet to the Southeast corner thereof; thence along the Northerly line of Poppy Bay Place the following three (3) courses: along the arc of a 91.00 foot radius non-tangent curve to the right having a central angle of 15°37'03", a distance of 24.80 feet (the long chord of which bears North 82°07'21" East, 24.73 feet); thence North 89°55'53" East, 30.89 feet; thence along the arc of a 44.00 foot radius curve to the right having a central angle of 21°29'16", a distance of 16.50 feet (the long chord of which bears South 79°19'29" East, 16.40 feet) to the initial point of beginning.

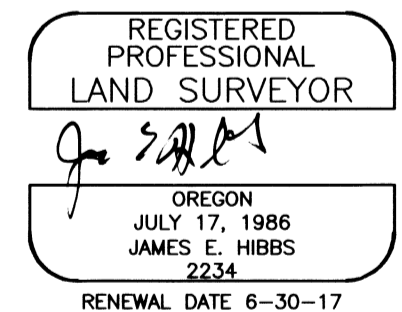
REGINALD BEBBIE JOHN PIERCE, Member CLEARVIEW RESIDENTIAL LONG TERM HOLDING, LLC

STATE OF OREGON) COUNTY OF JACKSON) ss.

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 Residential Long Term Holding, LLC.

Dated this 28 day of January, 2016

Kristin Whisman Notary Public - Oregon Commission No. 465592 My Commission Expires 2/25/2016



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

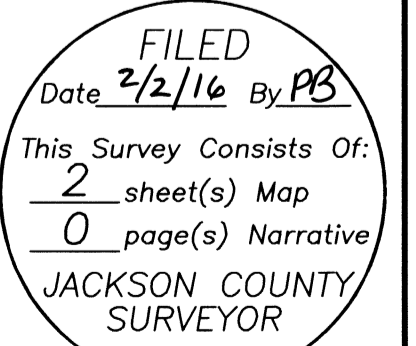
PURPOSE: To survey and monument the exterior boundary and lot corners of CLEARVIEW OF TALENT, PHASES IX & X being a portion of Clearview of Talent, Phase I.

PROCEDURE: Made ties to existing monuments per CT1, CT3 & CT7 as shown hereon using Trimble R6 Global Positioning System (G.P.S) receivers to control the Phase boundaries. Based on lot corner data provided by the developer, I computed the lot corner positions and set lot corner monuments as shown on Sheet 2.

APPROVED FOR RECORDING.

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

COUNTY COMMISSIONER/ADMINISTRATOR DATE 2/2/16



**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:**  
DECEMBER 28, 2015

# CLEARVIEW OF TALENT, PHASES IX & X

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. L.J. FRIAR & ASSOC. PER CT3 OR CT7.
  - = 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.
  - = 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.

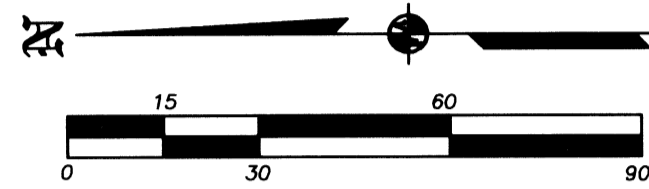
- JCDR = JACKSON COUNTY DEED RECORDS.  
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.  
FS = FILED SURVEY #.  
L1/CT1 = SEE COURSE DATA TABLE.  
CT1 = CLEARVIEW OF TALENT, PHASE I (FS20601).  
CT3 = CLEARVIEW OF TALENT, PHASE III (FS21172).  
CT7 = CLEARVIEW OF TALENT, PHASE VII (FS21764).  
PUE = PUBLIC UTILITY EASEMENT PER CT1.  
CP = COMMON PROPERTY PER CT1.  
-X- = FENCE LINE.  
PSDE = PUBLIC STORM DRAINAGE EASEMENT PER CT1.  
PSE = PUBLIC SANITARY SEWER EASEMENT PER CT1.

**COURSE DATA TABLE**

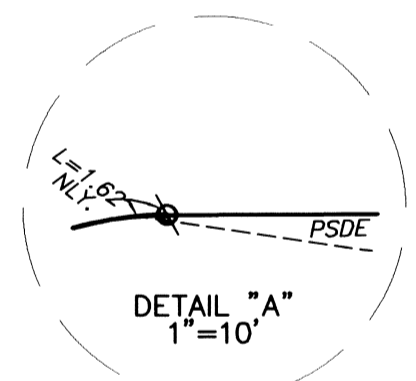
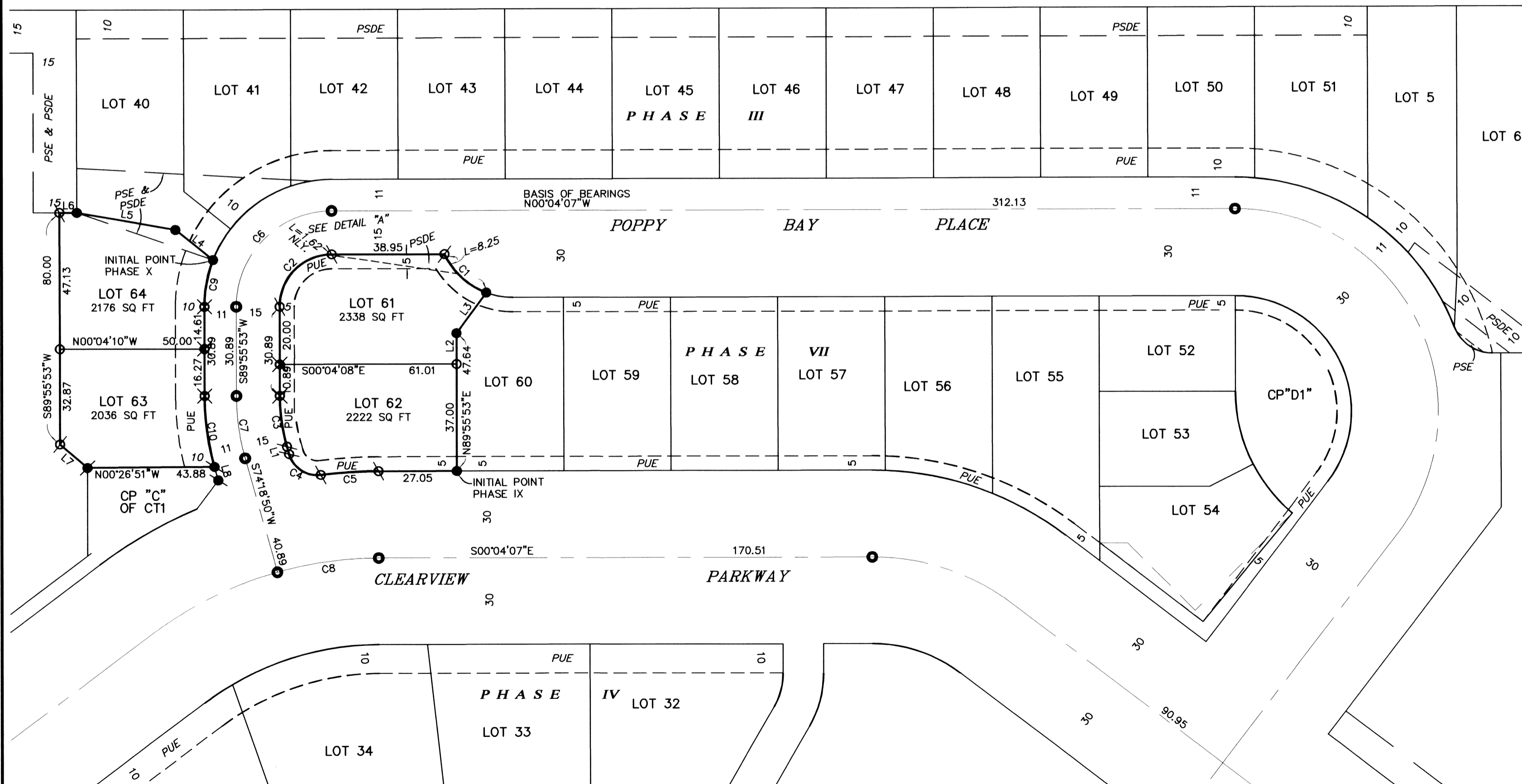
NUM	DELTA	ARC	RADIUS	CHORD
C1	44°20'55"	20.12	26.00	N42°43'40"E 19.63
C2	90°00'00"	28.27	18.00	N45°04'07"W 25.46
C3	15°37'03"	17.72	65.00	S82°07'21"W 17.66
C4	81°32'37"	14.23	10.00	S33°32'31"W 13.06
C5	07°09'40"	20.00	160.00	S03°38'57"E 19.98
C6	90°00'00"	51.84	33.00	N45°04'07"W 46.67
C7	15°37'03"	21.81	80.00	S82°07'21"W 21.74
C8	15°37'03"	35.44	130.00	N07°52'39"W 35.33
C9	21°29'16"	16.50	44.00	S79°19'29"E 16.40
C10	15°37'03"	24.80	91.00	N82°07'21"E 24.73

NUM	BEARING	DISTANCE
L1	S74°18'50"W	2.73
L2	N89°55'53"E	10.64
L3	S53°38'59"E	17.42
L4	N38°42'03"E	16.64
L5	N09°52'43"E	34.61
L6	N00°04'07"W	6.00
L7	S40°45'56"W	12.53
L8	N74°18'50"E	4.84



**BASIS OF BEARINGS:**  
CLEARVIEW OF TALENT, PHASE I 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.  
*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 2/2/16 By PB  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR