

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

CLEARVIEW OF TALENT, PHASES XI & XII \*\*\* 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 (Also a Property Line Adjustment)

Filed for record this 13th day of May, 2016, at 2:16 o'clock P.M., and recorded in Volume 42 of Plats at Page 17 of the records of Jackson County, Oregon and recorded as Document No. 2016-014568 Official Records of Jackson County, Oregon.

EXAMINED AND APPROVED this 28th day of April, 2016

[Signature] Talent Planning Department

EXAMINED AND APPROVED this 29th day of April, 2016

[Signature] Talent Public Works Department

EXAMINED AND APPROVED this 27th day of April, 2016

[Signature] Jackson County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of MAY 13th, 2016

[Signature] Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of 05-13, 2016

[Signature] DEPUTY Tax Collector

SURVEY FOR:

CLEARVIEW RESIDENTIAL DEVELOPMENT, 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:

APRIL 21, 2016

[Signatures] County Clerk and 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 XI: Beginning at the most Southerly corner of Common Property "E" (CP "E") 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 Northerly line thereof and the Southerly line of Lot 28, said PHASE I, North 37°17'06" East, 55.07 feet to an angle point in said Southerly line; thence North 89°55'53" East, 20.28 feet to the Southeast corner of said Lot 28; thence along the exterior boundary of Common Property "A" (CP "A") of said PHASE I the following four courses: along the arc of a 26.99 foot radius curve to the left having a central angle of 21°31'48", a distance of 10.14 feet (the long chord of which bears South 41°55'41" East, 10.08 feet); thence South 52°41'35" East, 89.49 feet; thence South 07°41'40" East, 13.45 feet; thence South 37°18'20" West, 55.98 feet to the Northeasterly line of Wintersage Circle; thence along said Northeasterly line, North 52°41'40" West, 125.00 feet to the initial point of beginning.

PHASE XII: Beginning at the most Northerly 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 and the INITIAL POINT OF BEGINNING; thence along the Southerly line of Wintersage Circle the following three courses: North 52°55'53" East, 15.66 feet; thence along the arc of a 84.50 foot radius curve to the right having a central angle of 37°05'07", a distance of 54.69 feet (the long chord of which bears North 71°28'26" East, 53.74 feet) thence South 89°59'00" East, 150.51 feet to the East line of said PHASE I; thence along said East line, South 00°04'07" East, 79.50 feet to the Northeast corner of Lot 40 of CLEARVIEW OF TALENT, PHASE III, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the Northerly line thereof South 89°55'52" West, 70.49 feet to the Northwest corner thereof; thence along the exterior boundary of CLEARVIEW OF TALENT, PHASE X, according to the official plat thereof, now of record, in Jackson County, Oregon the following three courses: 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 most Easterly Northeast corner of said Common Property "C"; thence along the exterior boundary thereof the following three courses: South 89°55'53" West, 30.44 feet; thence North 37°04'07" West, 41.33 feet; thence North 00°04'07" West, 23.76 feet to the initial point of beginning.

\*\*\* 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 XI & XII 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.

[Signature] REG BREEZE, Member CLEARVIEW RESIDENTIAL DEVELOPMENT, LLC

STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named Reg 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 26 day of April, 2016

[Signature] Notary Public - Oregon Commission No. 480719 My Commission Expires 9-24-17

REGISTERED PROFESSIONAL LAND SURVEYOR [Signature] OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWAL DATE 6-30-17

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 XI & XII being a portion of Clearview of Talent, Phase I and to monument an adjusted Property Line between Lot 24 and Common Property "G".

PROCEDURE: Made ties to existing monuments per CT1 as well as utilizing control established by this office during CT3 & CT9/10 as shown hereon using Trimble R6 & R8 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.

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

[Signature] SURVEYOR

APPROVED FOR RECORDING.

[Signature] COUNTY COMMISSIONER/ADMINISTRATOR

5/13/16 DATE

FILED Date 5/13/16 By PB This Survey Consists Of: 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

SHEET 1 OF 2

# CLEARVIEW OF TALENT, PHASES XI & XII

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 (Also a Property Line Adjustment)

### SURVEY BY:

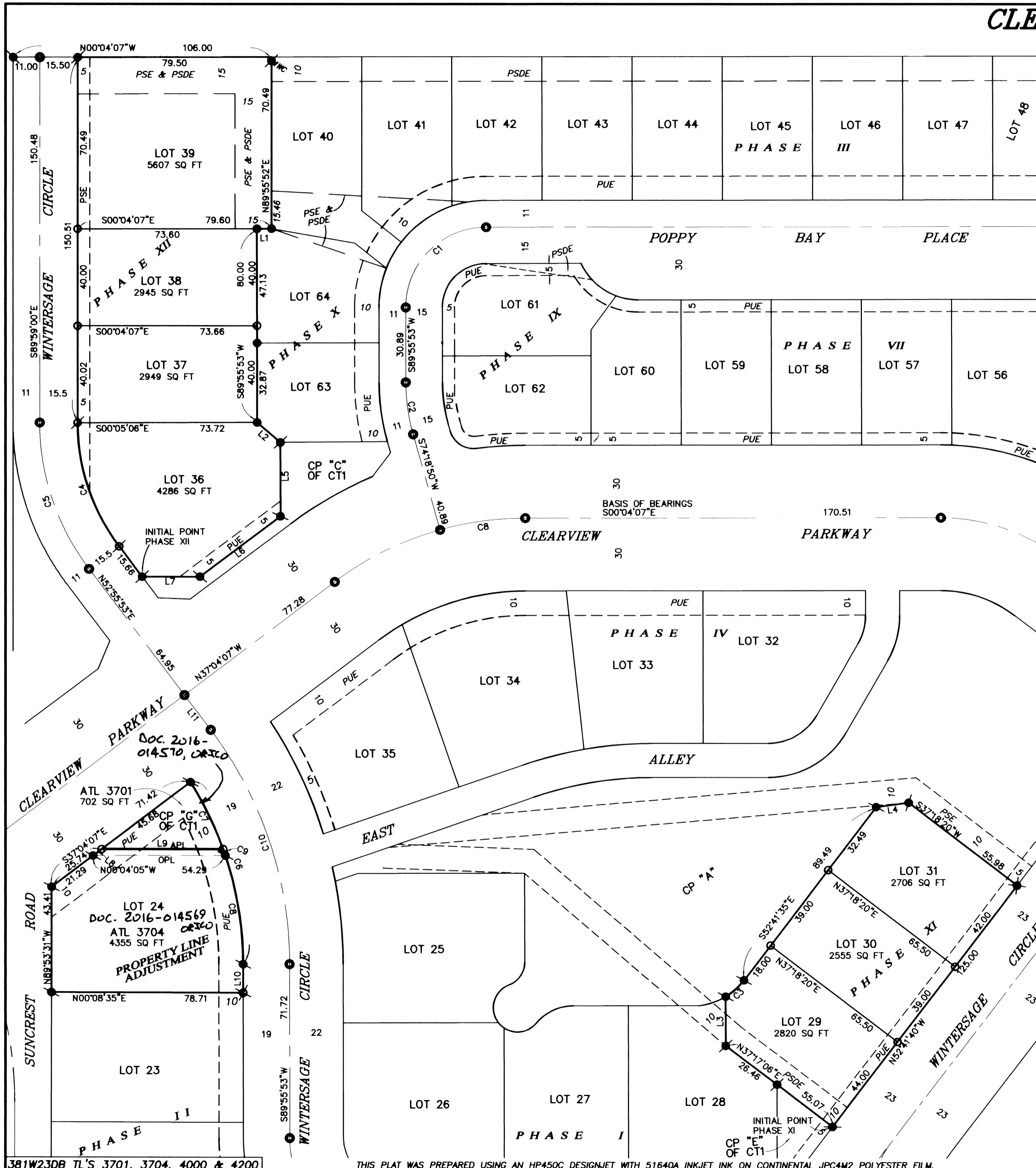
L.J. Friar & Associates, P.C.  
Consulting Land Surveyors  
P.O. Box 1947  
Phoenix, Oregon 97535  
Phone: (541) 772-2782  
Email: ljfriar@charter.net

### SURVEY FOR:

CLEARVIEW RESIDENTIAL DEVELOPMENT, LLC  
100 EAST MAIN ST., SUITE C  
MEDFORD, OR 97501

### DATE:

APRIL 21, 2016



### LEGEND:

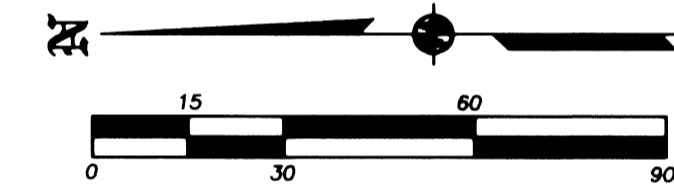
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER CT3 & 9/10.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. KAMPMANN PLS2883 PER CT1 OR CT2.
- ⊗ = FD. MAG NAIL & BRASS TAG MKD. PLS2883 IN CONCRETE PER CT1 OR CT2.
- ⊙ = FD. 5/8" IRON PIN & BRONZE CAP MKD. POLARIS LAND SURVEYING PER CT1.
- = 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/G1 = 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).
- CT9/10 = CLEARVIEW OF TALENT, PHASES IX & X (FS21899).
- 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.
- ATL = ADJUSTED TAX LOT NO.
- OPL = ORIGINAL PROPERTY LINE.
- APL = ADJUSTED PROPERTY LINE.
- CT2 = CLEARVIEW OF TALENT, PHASE II (FS21039).

### 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	90°00'00"	51.84	33.00	N45°04'07"W 46.67
C2	15°37'03"	21.81	80.00	S82°07'21"W 21.74
C3	21°31'48"	10.14	26.99	S41°55'41"E 10.08
C4	37°05'07"	54.69	84.50	N71°28'26"E 53.74
C5	37°05'07"	64.73	100.00	N71°28'26"E 63.60
C6	32°04'55"	78.95	141.00	N73°53'25"E 77.92
C7	12°26'21"	30.61	141.00	N64°04'08"E 30.55
C8	18°29'26"	45.50	141.00	N80°41'10"E 45.31
C9	01°09'08"	2.84	141.00	N70°51'53"E 2.84
C10	37°00'00"	103.32	160.00	N71°25'53"E 101.54

NUM	BEARING	DISTANCE
L1	N00°04'07"W	6.00
L2	S40°45'56"W	12.53
L3	N89°55'53"E	20.28
L4	S07°41'40"E	13.45
L5	S89°55'53"W	30.44
L6	N37°04'07"W	41.33
L7	N00°04'07"W	23.76
L8	S37°04'07"E	4.45
L9	S00°04'05"E	49.81
L10	S89°55'53"W	11.79
L11	N52°55'53"E	17.91

381W23DB TL'S 3701, 3704, 4000 & 4200

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

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 5/13/16 By PB  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR