

*** APPROVALS ***

CLEARVIEW OF TALENT, PHASE XIII

*** RECORDER'S CERTIFICATE ***

EXAMINED AND APPROVED this 23rd day of November, 2016.

A Planned Community Subdivision located in the S.E. 1/4 of Sec. 23, T38S, R1W, W.M. and in the City of Talent Jackson County, Oregon

Filed for record this 29th day of November, 2016, at 9:48 o'clock A.M., and recorded in Volume 42 of Plats at Page 30 of the records of Jackson County, Oregon and recorded as Document No. 2016-039024, Official Records of Jackson County, Oregon.

EXAMINED AND APPROVED this 23rd day of November, 2016. (Talent Planning Department)

EXAMINED AND APPROVED this 23rd day of November, 2016. (Talent Public Works Department)

EXAMINED AND APPROVED as required by ORS 92.100 as of 11/3, 2016.

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of NOVEMBER 29th, 2016.

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of November 17th, 2016.

SURVEY FOR: CLEARVIEW COMMERCIAL 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: NOVEMBER 2, 2016

Christine D Walker County Clerk, Kathy Banowcliff 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:

Commencing at the Southeast corner of CLEARVIEW OF TALENT, PHASE I, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the South line thereof, South 89°44'10" West, 85.00 feet to the INITIAL POINT OF BEGINNING; thence along said South line, South 89°44'10" West, 14.56 feet to the Northeasterly line of Pacific Highway No. 99; thence along said Northeasterly line the following three courses: North 52°41'40" West, 199.93 feet; thence along the arc of a 410.80 foot radius non-tangent curve to the left having a central angle of 12°00'56", a distance of 86.15 feet (the long chord of which bears North 46°41'12" West, 85.99 feet); thence North 52°41'40" West, 48.00 feet to the Southeasterly line of Clearview Parkway; thence along said Southeasterly line the following two courses: along the arc of a 20.00 foot radius tangent curve to the right having a central angle of 90°00'00", a distance of 31.42 feet (the long chord of which bears North 07°41'40" West, 28.28 feet); thence North 37°18'20" East, 77.66 feet; thence leaving said Southeasterly line, South 52°41'40" East, 290.30 feet; thence South 00°04'07" East, 123.04 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 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 Lot as shown on Sheet 2 and does hereby designate said Subdivision as CLEARVIEW OF TALENT, PHASE XIII 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 L. PIERCE, Member CLEARVIEW COMMERCIAL LONG TERM HOLDING, LLC

STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named John L. 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.

Dated this 2 day of November, 2016.

Kathy Jean Sherbourne Notary Public - Oregon Commission No. 949378 My Commission Expires April 10, 2020

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

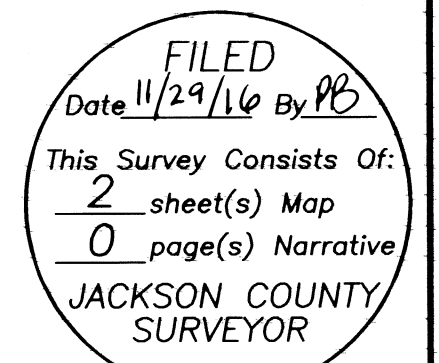
PROCEDURE: Made ties to existing monuments per CT1 as shown hereon using Trimble R6 & R8 Global Positioning System (G.P.S) receivers to control this Phase boundary. Based on lot corner data provided by the developer, I computed the lot corner positions and set lot corner monuments as shown on Sheet 2.

APPROVED FOR RECORDING.

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

COUNTY COMMISSIONER/ADMINISTRATOR

11/29/16 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 COMMERCIAL
 LONG TERM HOLDING, LLC
 100 EAST MAIN ST., SUITE C
 MEDFORD, OR 97501

DATE:

NOVEMBER 2, 2016

CLEARVIEW OF TALENT, PHASE XIII

A Planned Community Subdivision located in the
 S.E. 1/4 of Sec. 23, T38S, R1W., W.M. and in the
 City of Talent Jackson County, Oregon

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C14	12°00'56"	86.15	410.80	N46°41'12"W 85.99
C15	90°00'00"	31.42	20.00	N07°41'40"W 28.28
C16	90°00'00"	7.07	4.50	N44°55'53"E 6.36
C17	90°00'00"	7.07	4.50	N45°04'07"W 6.36
NUM	BEARING	DISTANCE		
L12	N00°04'07"W	4.10		
L13	N89°55'53"E	14.50		
L14	N00°04'07"W	37.00		
L15	N00°04'07"W	3.50		
L16	S89°55'53"W	12.50		

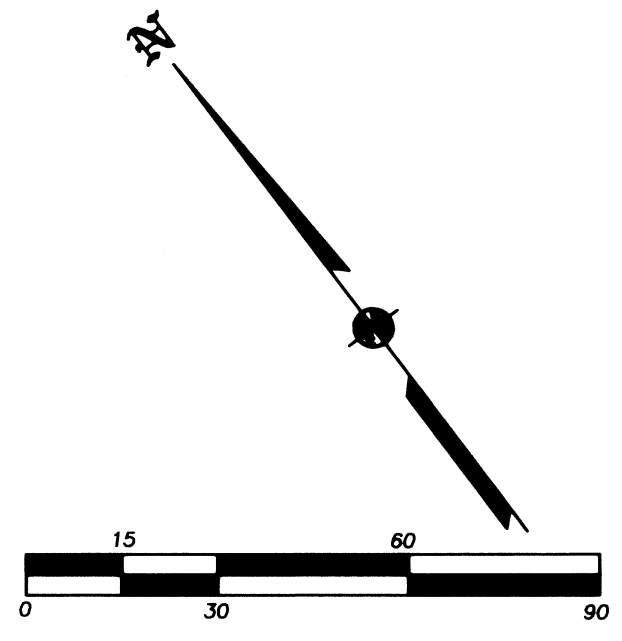
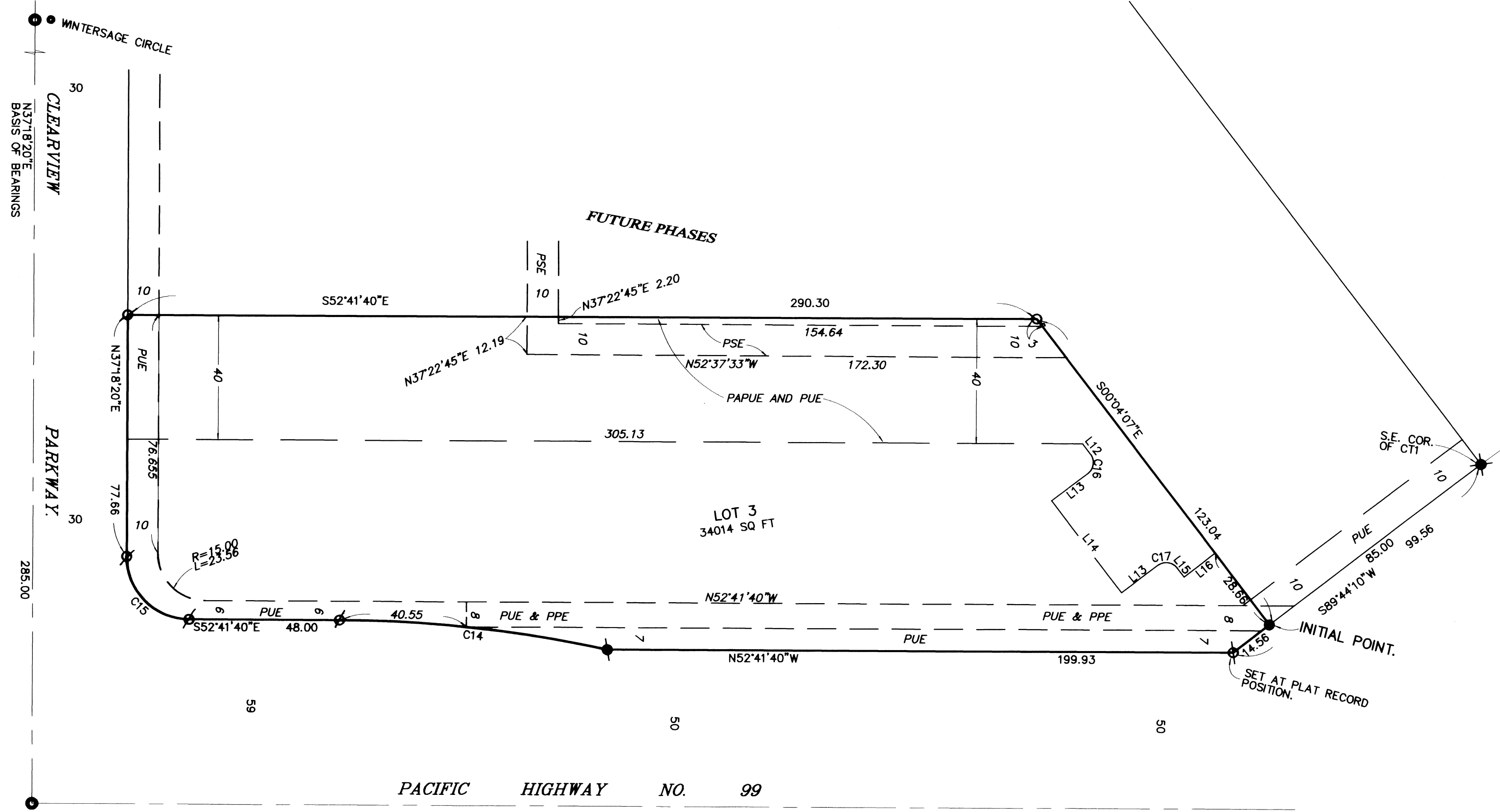
LEGEND:

- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. KAMPMANN PLS2883 PER CT1
 3/4" DEEP SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC OVER IT.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. KAMPMANN PLS2883 PER CT1.
- ⊗ = FD. 5/8" IRON PIN PER FS8193.
- ⊙ = FD. 5/8" IRON PIN & BRONZE CAP MKD. POLARIS LAND SURVEYING PER CT1.
- ⊘ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

- 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).
- PUE = PUBLIC UTILITY EASEMENT PER CT1.
- PSE = PUBLIC SANITARY SEWER EASEMENT PER CT1.
- PPE = PUBLIC PEDESTRIAN EASEMENT PER CT1.
- PAPUE = PRIVATE PARKING, ACCESS & UTILITY EASEMENT AND PUE PER CT1.

BASIS OF BEARINGS:

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



381W23DC TL3400

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.
 [Signature]
 SURVEYOR

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

FILED
 Date 11/29/16 By [Signature]
 This Survey Consists Of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR