* * * * APPROVALS * * * * * CLEARVIEW	OF TALENT, PHA	SES XIV & XV * * * RECORDER'S CERTIFICATE * * *
File Nos. FNL2018-002 & LLA2017-007 A Planned	Community Subdivision lo	cated in the Flad for record this 27 MA dry of NAOAO DA 20 18 at
EXAMINED AND APPROVED this 12th day of Warch, 2018. City of	Sec. 23, T38S., R.1W., W.M. & Talent Jackson Coun	and in the
	so a Property Line Adjusti	ment) of the records of Jackson County, Oregon and recorded as Document No. 2018-009641
Talent Planning Department (Talent	File Nos. FNL2018-001 & L	LA17-007)
EXAMINED AND APPROVED this 16th day of march, 2018.	SURVEY FOR:	
$\mathcal{L}_{\mathcal{L}}}}}}}}}}$	CLEARVIEW COMMERCIAL LONG TERM HOLDING LLC	Chestre Dualker Fatty Bayourly
Talent Public Works Department	830 O'HARE PARKWAY, SUITE 100 MEDFORD, OR 97504	Japan Oo
EXAMINED AND APPROVED as required by ORS 92.100 as of March 4 , 20 18.	SURVEY BY:	Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2010-004601, ORJCO & modified by Doc. Nos. 2012-018508, 2014-016968 & 2015-024576, ORJCO.
	L.J. Friar & Associates, P.C. Consulting Land Surveyors	
Jackson County Surveyor	P.O. Box 1947 Phoenix, Oregon 97535 Phone: (541) 772–2782	* * * * SURVEYOR'S CERTIFICATE * * * *
EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96	Phone: (541) 772−2782 Email: ljfriar © charter.net	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
as of <u>March 27</u> , 20 18.	D 4.55	SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:
	DATE: FEBRUARY 28, 2018	PHASE XIV:
Assessor, Department of Assessment		Commencing at the most Easterly corner of Lot 2 of CLEARVIEW OF TALENT, PHASE II, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the Northwesterly line of
ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of $March$ 27^{+h} , 20 18^{-} .		Clearview Parkway, North 37°18'20" East, 36.00 feet to the INITIAL POINT OF BEGINNING; thence North 52°41'39" West, 80.00 feet; thence North 37°18'20" East, 70.34 feet to the Southwesterly line of
been paid as of NUCCO 2 to 2018.		Wintersage Circle; thence along said Southwesterly line, South 52°41'40" East, 80.00 feet to the Northwesterly line of said Clearview Parkway; thence along said Northwesterly line, South 37°18'20" West,
Kell, Deputy		70.34 feet to the initial point of beginning.
Tax Collector		<u>PHASE XV</u> : Commencing at the most Easterly corner of Lot 2 of CLEARVIEW OF TALENT, PHASE II, according to the
* * * * DECLARATION * * * *		official plat thereof, now of record, in Jackson County, Oregon; thence along the Northwesterly line of Clearview Parkway, North 37°18'20" East, 36.00 feet; thence North 52°41'39" West, 80.00 feet; thence
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		North 37 ⁻ 18'20" East, 70.34 feet to the Southwesterly line of Wintersage Circle; thence along said Southwesterly line, North 52'41'40" West, 66.00 feet to the INITIAL POINT OF BEGINNING; thence leaving said
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, PHASES XIV & XV which shall be subject to a Declaration of Covenants, Conditions and Restrictions recorded as Doc. No. 2010—004601, ORJCO & modified by Doc.		Southwesterly line, South 37°18'20" West, 70.34 feet; thence North 52°41'40" West, 80.00 feet to the Southeasterly line of an Alley; thence along said Southeasterly line, North 37°18'27" East, 47.34 feet;
Nos. 2012-018508, 2014-016968 & 2015-024576, ORJCO and By-Laws set forth in Doc. Nos. 2010-004607 2010-004602 & 2010-004603, ORJCO.	1,	thence along the arc of a 23.00 foot radius curve to the right having a central angle of 89°59'53", a distance of 36.13 feet (the long chord of which bears North 82°18'24" East, 32.53 feet) to the
2010 004002 & 2010 004000, ON000.		Southwesterly line of Wintersage Circle; thence along said Southwesterly line, South 52°41°40" East, 57.00 feet to the initial point of beginning.
1 Aut Dina		
Z. JOHN PIERCE, Member		REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF OREGON) CLEARVIEW COMMERCIAL LONG TERM HOLDING LLC COUNTY OF JACKSON)		Ja Z J 12
PERSONALLY appeared the above named L. John Pierce and acknowledged the foregoing instrument to be		OREGON JULY 17, 1986
his voluntary act and deed and was signed on behalf of Clearview Commercial Long Term Holding LLC.		JAMES E. HIBBS 2234 RENEWAL DATE 6-30-19
Dated this day of CULA, 2018.		RENEWAL DATE 0-30-19
Den.		
- Day Charles		
Notary Public - Oregon		
Commission No. $93(538)$	SURVEY NA	ARRATIVE TO COMPLY WITH O.R.S. 209.250
My Commission Expires 8 9 15		
· ·	PURPOSE: To : PHA line	survey and monument the exterior boundary and lot corners of <u>CLEARVIEW OF TALENT,</u> <u>SES XIV & XV</u> being a portion of Clearview of Talent, Phase I. Also being a property adjustment/consolidation of Lots 1 & 2 of Clearview of Talent, Phase II (Planning File
	No.	LLA 2017-007).
	PROCEDURE: Mad rece	le ties to existing monuments per CT1 as shown hereon using Trimble R8 G.P.S. eivers to control this Survey. Used plat record data per CT1 & CT2 to set the R/W ners along Clearview Parkway and Wintersage Circle not previously set. Based on lot
	corr	ners along Clearview Parkway and Wintersage Circle not previously set. Based on lot previously set. Based on lot FILED FILED FILED purple of the lot corner positions and set corner provided by the developer, I computed the lot corner positions and set corner provided by the developer, I computed the lot corner positions and set corner provided by the developer, I computed the lot corner positions and set corner provided by the developer, I computed the lot corner positions and set corner provided by the developer, I computed the lot corner positions and set corner provided by the developer, I computed the lot corner positions and set corner provided by the developer, I computed the lot corner positions and set corner provided by the developer, I computed the lot corner positions and set corner provided by the developer, I computed the lot corner positions and set corner provided by the developer, I computed the lot corner positions and set corner provided by the lot corner provi
	use	d as exhibit on the adjustment deed. Date 9/21/10 By
		sheet(s) Map
		$APPROVED$ FOR RECORDING. O _page(s) Narrative
	EXACT COP	DECLARE THAT THIS IS AN SY, OF, THE ORIGINAL PLAT.
381W23DB TL'S 4500, 4501 & 4502 THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTIN		COUNTY COMMISSIONER/ADMINISTRATOR 3/27/1% DATE SHEET 1 OF 2

381W23DB TL'S 4500, 4501 & 4502 THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

SURVEY BY:

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

SURVEY FOR:

CLEARVIEW COMMERCIAL LONG TERM HOLDING LLC 830 O'HARE PARKWAY, SUITE 100 MEDFORD, OR 97504

DATE:

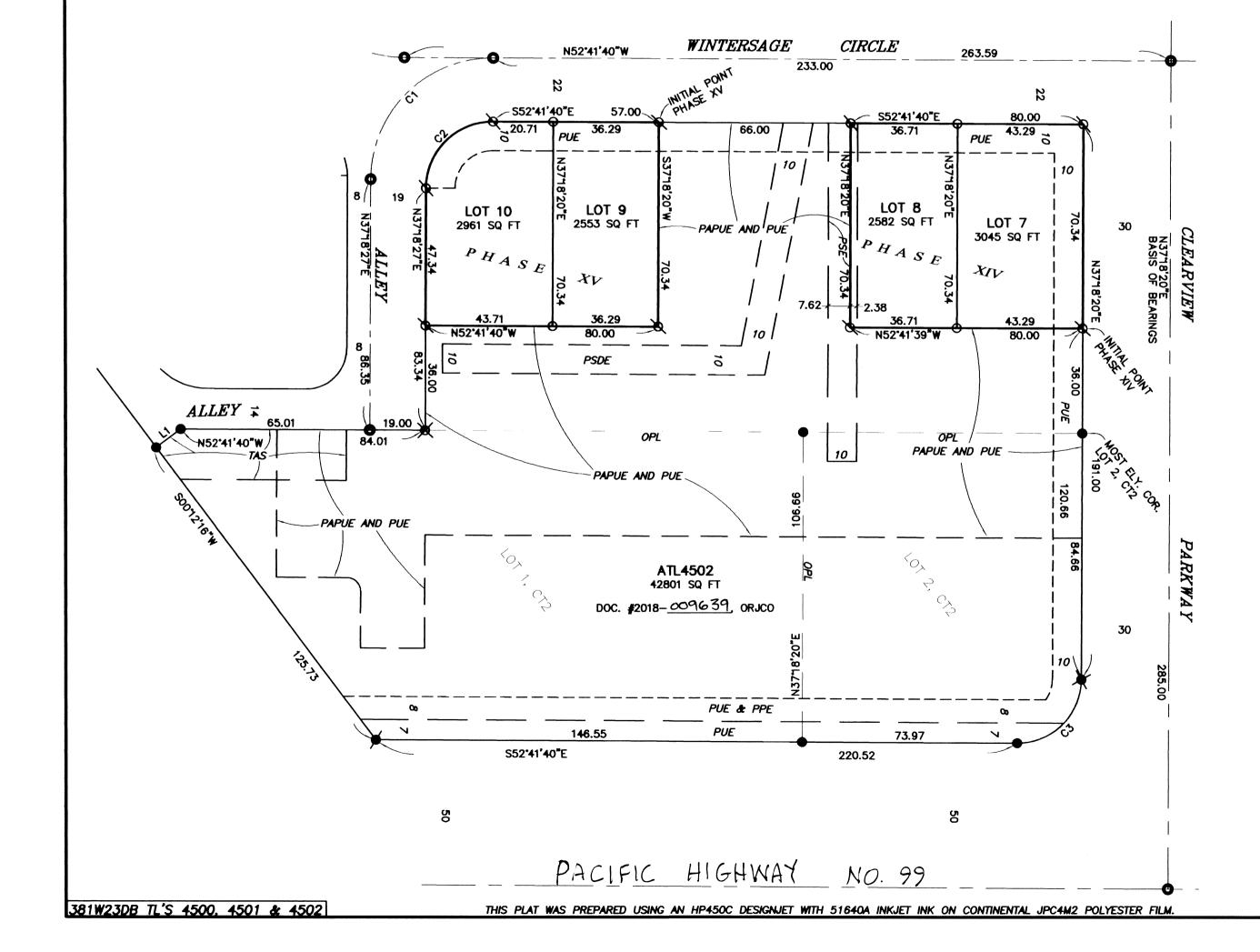
FEBRUARY 28, 2018

CLEARVIEW OF TALENT, PHASES XIV & XV

A Planned Community Subdivision located in the S.E. 1/4 of Sec. 23, T38S., R.1W., W.M. and in the Jackson County, Oregon City of Talent (Also a Property Line Adjustment) (Talent File Nos. FNL2018-001 & LLA17-007)

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD	
C1	89*59'53"	65.97	42.00	S8218'24"W	59.40
C2	89"59'53"	36.13	23.00	S8218'24"W	32.53
C3	90°00'00"	34.56	22.00	N8278'20"E	31.11
NUM	BEARING	DISTANCE			
L1	N89°55'53"E	10.51			



LEGEND:

- = FD. 5/8" IRON PIN & ALUMINUM CAP MKD. INITIAL POINT PLS2883 PER CT1.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. KAMPMANN PLS2883 PER CT1 OR CT2.
- = FD. BRASS WASHER MKD. POLARIS LS2883 PER 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 PC,
- = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC PC.
- = SET 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC. PC & 4" MAG NAIL IN ASPHALT.

- 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.

- = PUBLIC SANTARY SEVER EXSEMENT FOR CTT.
 = PUBLIC PEDESTRIAN EASEMENT PER CTT.
 = PRIVATE PARKING, ACCESS & UTILITY EASEMENT AND PUE PER CTT.
 = RESERVE STRIP FOR THROUGH ACCESS PER CTT.
 = CLEARVIEW OF TALENT, PHASE II (FS21039).

BASIS OF BEARINGS

CLEARVIEW OF TALENT, PHASE I OFFICIAL PLAT AS SHOWN HEREON.

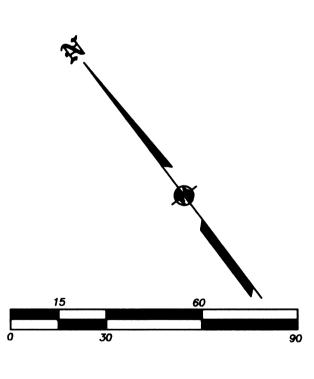
UNIT OF MEASUREMENT = FEET SCALE: 1'' = 30'

EXCEPTIONS PER PUBLIC RECORD REPORT #7169-2993383 DATED 01/02/2018.

4 & 5) PUBLIC UTILITY EASEMENT PER CT1. SHOWN.

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

- 6) COVENANTS, CONDITION & RESTRICTIONS SET FORTH IN DOC. 2010-004601, 2012-018508, 2014-016968, 2015-024576 & 2016-010652, ORJCO. (BLANKET)
- 7 & 8) BY-LAWS, REGULATIONS AND ASSESSMENTS OF CLEARVIEW OF TALENT RESIDENTIAL ASSOCIATION AND CLEARVIEW OF TALENT COMMERCIAL ASSOCIATION RECORDED AS DOC. 2010-004602 & 2010-004603, ORJCO. (BLANKET)



REGISTERED PROFESSIONAL LAND SURVEYOR Jam & & & OREGON JULY 17, 1986 JAMES E. HIBBS 2234

FILED Date 3/27/18 By PB This Survey Consists Of 2_sheet(s) Map O_page(s) Narrative JACKSON COUNTY

SURVEYOR /

RENEWAL DATE 6-30-19