

*** APPROVALS ***

CLEARVIEW OF TALENT, PHASES XIV & XV *** RECORDER'S CERTIFICATE ***

File Nos. FNL2018-002 & LLA2017-007

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) (Talent File Nos. FNL2018-001 & LLA17-007)

Filed for record this 27th day of March, 2018, at 2:00 o'clock P.M., and recorded in Volume 44 of Plats at Page 08 of the records of Jackson County, Oregon and recorded as Document No. 2018-009641, Official Records of Jackson County, Oregon.

EXAMINED AND APPROVED this 12th day of March, 2018. Talent Planning Department

EXAMINED AND APPROVED this 16th day of March, 2018. Talent Public Works Department

EXAMINED AND APPROVED as required by ORS 92.100 as of March 4, 2018. Jackson County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of March 27, 2018.

Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of March 27th, 2018.

Tax Collector

*** 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, 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. Nos. 2012-018508, 2014-016968 & 2015-024576, ORJCO and By-Laws set forth in Doc. Nos. 2010-004601, 2010-004602 & 2010-004603, ORJCO.

L. JOHN PIERCE, Member CLEARVIEW COMMERCIAL LONG TERM HOLDING LLC

STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named L. 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.

Dated this 1st day of March, 2018.

Notary Public - Oregon

Commission No. 931528 My Commission Expires 8/19/18

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

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: FEBRUARY 28, 2018

Christie D Walker County Clerk Holly Baroucliff 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 XIV: 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 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 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, 70.34 feet to the initial point of beginning.

PHASE XV: 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 Clearview Parkway, North 37°18'20" East, 36.00 feet; thence North 52°41'39" West, 80.00 feet; thence 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 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; 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 Southwesterly line of Wintersage Circle; thence along said Southwesterly line, South 52°41'40" East, 57.00 feet to the initial point of beginning.



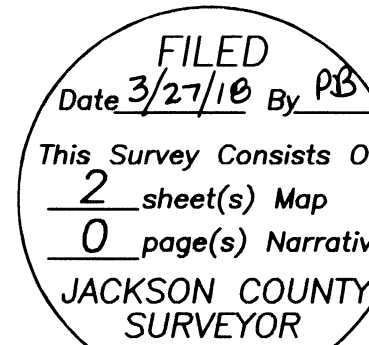
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument the exterior boundary and lot corners of CLEARVIEW OF TALENT, PHASES XIV & XV being a portion of Clearview of Talent, Phase I. Also being a property line adjustment/consolidation of Lots 1 & 2 of Clearview of Talent, Phase II (Planning File No. LLA 2017-007). PROCEDURE: Made ties to existing monuments per CT1 as shown hereon using Trimble R8 G.P.S. receivers to control this Survey. Used plat record data per CT1 & CT2 to set the R/W corners along Clearview Parkway and Wintersage Circle not previously set. Based on lot corner data provided by the developer, I computed the lot corner positions and set corner monuments as shown on Sheet 2. Prepared legal description for the adjusted tract to be used as exhibit on the adjustment deed.

APPROVED FOR RECORDING.

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

C. Morgan COUNTY COMMISSIONER/ADMINISTRATOR 3/27/18 DATE



SHEET 1 OF 2

