

*** APPROVALS ***

CLEARVIEW OF TALENT, PHASES XVI

*** RECORDER'S CERTIFICATE ***

File No. FNL2019-001

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 (Talent File No. FNL2019-001)

Filed for record this 6th day of March, 2019, at 2 o'clock P.M., and recorded in Volume 45 of Plats at Page 07 of the records of Jackson County, Oregon and recorded as Document No. 2019-005958 Official Records of Jackson County, Oregon.

EXAMINED AND APPROVED this 27 day of February, 2019.

[Signature] Talent Planning Department

EXAMINED AND APPROVED this 27 day of February, 2019.

[Signature] Talent Public Works Department

EXAMINED AND APPROVED as required by ORS 92.100 as of February 22, 2019.

[Signature] Jackson County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of March 6th, 2019.

[Signature] Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of March 6, 2019.

[Signature] 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, PHASE XVI 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, 2016-010652, & 2017-039203, ORJCO and By-Laws set forth in Doc. Nos. 2010-004602 & 2010-004603, ORJCO.

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

STATE OF OREGON) COUNTY OF JACKSON) ss.

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 15 day of February, 2019.

[Signature] Notary Public - Oregon

Commission No. 946386

My Commission Expires 01/24/2020

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 14, 2019

[Signature] County Clerk

[Signature] 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:

Beginning at the Southeast corner 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 South line thereof, South 89°44'10" West, 85.00 feet to the Southeast corner of CLEARVIEW OF TALENT, PHASE XIII, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the East line thereof and its Northerly prolongation, North 00°04'07" West, 167.73 feet; thence North 89°55'53" East, 53.00 feet; thence North 00°04'07" West, 39.13 feet; thence North 89°55'53" East, 32.00 feet to the East line of said CLEARVIEW OF TALENT, PHASE I; thence along said East line, South 00°04'07" East, 206.57 feet to the initial point of beginning.



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

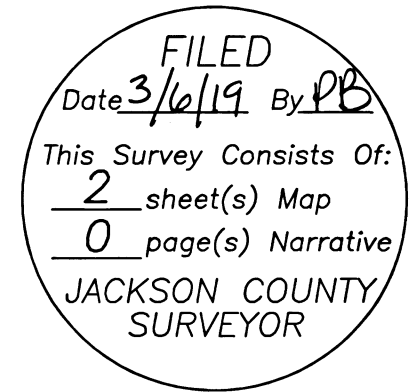
PURPOSE: To survey and monument the exterior boundary and lot corners of CLEARVIEW OF TALENT, PHASES XVI being a portion of Clearview of Talent, Phase I.

PROCEDURE: Made ties to existing monuments per CT1, et al, as shown hereon using Trimble R8 G.P.S. receivers to control this Survey. Computed the exterior of this Phase per the developer's instructions and set monuments as shown on Sheet 2. The original monument at the S.E. corner of CT1 was destroyed by recent building construction. Based on the position from previous ties, I reset a monument 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

[Signature] DATE 3/6/19



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
 830 O'HARE PARKWAY, SUITE 100
 MEDFORD, OR 97504

DATE:

FEBRUARY 14, 2019

CLEARVIEW OF TALENT, PHASES XVI

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
 (Talent File No. FNL2019-001)

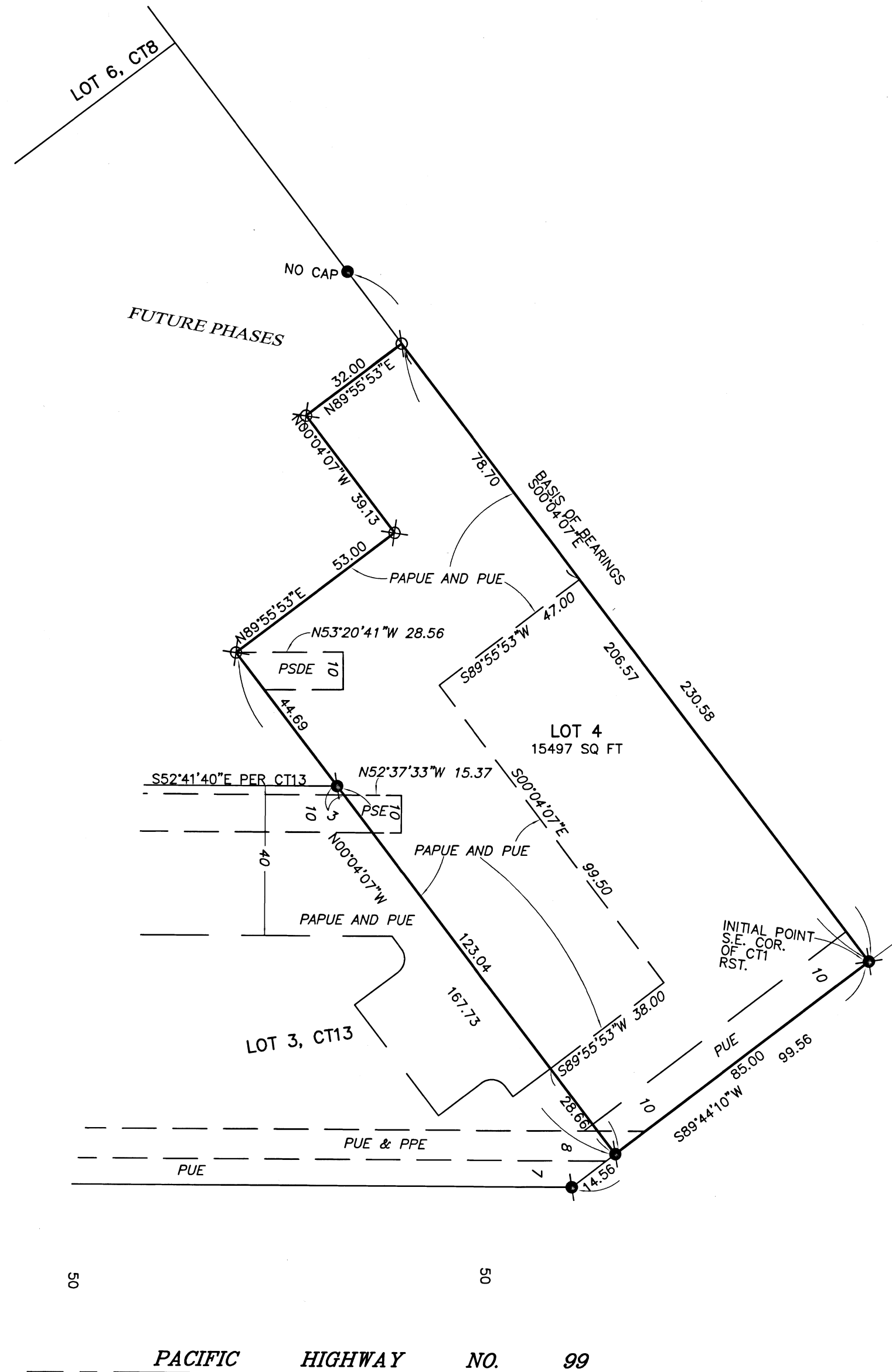
LEGEND:

- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC PC PER CT13.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. KAMPMANN PLS2883 PER CT1 OR CT2.
- ⊗ = FD. 5/8" IRON PIN PER FS8193 & 11932. SEE NARRATIVE FOR RESET MONUMENT.
- ⊘ = 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 & 5" MAG NAIL IN ASPHALT.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- 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.
- CT2 = CLEARVIEW OF TALENT, PHASE II (FS21039).
- CT13 = CLEARVIEW OF TALENT, PHASE XIII (FS22124).
- CT8 = CLEARVIEW OF TALENT, PHASE VIII (FS21764).
- PSDE = PUBLIC STORM DRAINAGE EASEMENT PER CT1.
- RST = ORIGINAL MONUMENT DESTROYED. RESET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC PC.

BASIS OF BEARINGS:

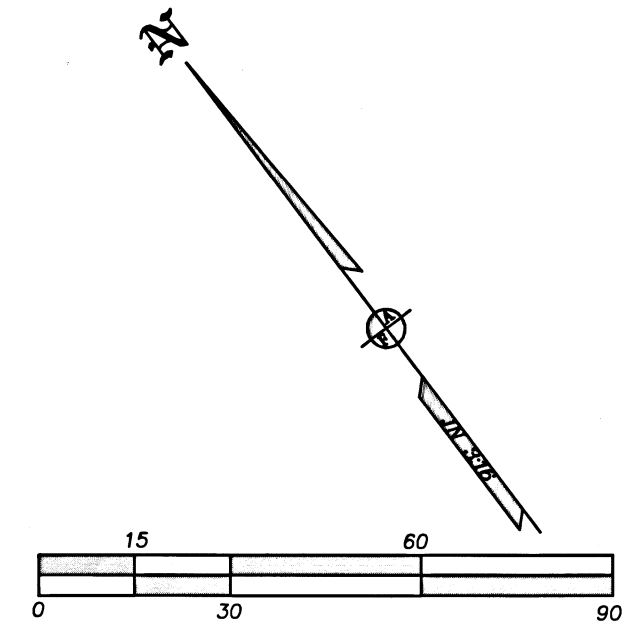
CLEARVIEW OF TALENT, PHASE I OFFICIAL PLAT AS SHOWN HEREON.

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



EASEMENTS PER PUBLIC RECORD REPORT #7169-3175908 DATED 01/10/2019.

Public Storm Drainage Easement as shown on the recorded plat/partition. Shown.
 Private Access, Parking and Utilities, Private Storm Drain Easement as shown on the recorded plat/partition. Shown.
 Public Sanitary Sewer Easement as shown on the recorded plat/partition. Shown.
 Public Utility Easement as shown on the recorded plat/partition. Shown.



PACIFIC HIGHWAY NO. 99

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 6-30-19

FILED
 Date 3/6/19 By PB
 This Survey Consists Of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR