APPROVALS:  EXAMINED AND APPROVED THIS 6 DAY OF TEB  2/2	EUARY , 2020
3/-	12/
ASHLAND PLANNING DEPARTMENT	DATE
PLANNING FILE NO. PA 2017-0105	9
J.h	
EXAMINED AND APPROVED THIS 5th DAY OF Fel	, 2020
Brodley of Barber	
O CITY SURVEYOR	
APPROVED FOR RECORDING THIS 13th DAY OF Feb.	ruary , 2020
Danner Dowlan	•
COUNTY COMMISSIONER / ADMINIS	TRATOR
DECLARATION:	
KNOW ALL PERSONS BY THESE PRESENTS, THAT CL	FAR CREEK
INVESTMENTS LLC, AN OREGON LIMITED LIABILITY	COMPANY, AND
COOPER INVESTMENTS, LLC, AN OREGON LIMITED I ARE THE OWNERS OF THE LANDS HEREON DESCRIB	
SUBDIVIDED THE SAME INTO LOTS AND COMMON A	REA AS SHOWN
HEREON, AND THAT THE SIZE OF THE LOTS AND THE LINES ARE PLAINLY SET FORTH AND THAT THIS PLA	
REPRESENTATION OF THE SUBDIVISION. WE HEREB	BY DEDICATE TO THE
CITY OF ASHLAND FOR PUBLIC USE, THE PUBLIC UT SHOWN HEREON. WE HEREBY CREATE A VARIABLE	
ACCESS EASEMENT, AS SHOWN HEREON. WE ALSO	HEREBY CREATE A
PRIVATE UNILITY EASEMENT OVER AND ACROSS AN	LL OF THE COMMON
here	
JOHN FIELDS, MEMBER, CLEAR CREEK INVEST	TMFNTS LLC
_ DKCooper	THILITIS, EEC
DENNIS COOPER, MEMBER, COOPER INVEST	MENTS, LLC
KATHY COOPER, MEMBER, COOPER INVESTI	MENTS IIC
RATHI GOOFER, WEWIDER, COOFER INVESTI	WENTS, LLC
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# CLEAR CREEK VILLAGE, PHASE 3

A Replat of Lot 8, Clear Creek Village Phase 2

LYING SITUATE WITHIN

SOUTHWEST OUARTER OF SECTION 4 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN CITY OF ASHLAND, JACKSON COUNTY, OREGON

# Golden Fields Construction

149 Clear Creek Drive, Suite 106 Ashland, Oregon 97520

## SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

A REPLAT AND SUBDIVISION OF LOT 8, CLEAR CREEK VILLAGE, PHASE 2, LYING SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS. TO WIT;

ALL OF LOT 8, CLEAR CREEK VILLAGE, PHASE 2, RECORDED ON JANUARY 27, 2004 IN VOLUME 30, PAGE 05 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON.

CONTAINING 0.56 ACRES, MORE OR LESS.

## **SURVEY NOTES:**

THE FOLLOWING ENCUMBRANCES DENOTED IN AMERITITLE, INC. ORDER NO. 312253AM, EFFECTIVE DATE NOVEMBER 19, 2019, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

EASEMENT FOR SEWER PIPELINES, INCLUDING THE TERMS AND PROVISIONS /1\ THEREOF, RECORDED MARCH 21, 1936 IN VOLUME 208, PAGE 354 OF THE DEED RECORDS IN JACKSON COUNTY, OREGON.

RESTRICTIVE COVENANT, INCLUDING THE TERMS AND PROVISIONS THEREOF, INCLUDING AMONG OTHER THINGS A WAIVER OF RIGHT OF REMONSTRANCE, RECORDED FEBRUARY 23, 2000 IN INSTRUMENT NO. 00-06521 AND JULY 17, 2002 IN INSTRUMENT NO. 02-37970 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.

COVENANTS, CONDITIONS, AND RESTRICTIONS, ACCESS AND UTILITY EASEMENTS AND AGREEMENT TO DEDICATED CITY STREET AND MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. RECORDED MARCH 9. 2000 IN INSTRUMENT NO. 00-08907 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.



HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED MARCH 13, 2000 IN INSTRUMENT NO. 00-09160 OF THE OFFICIAL RECORDS IN JACKSON COUNTY,



COVENANTS, CONDITIONS, AND RESTRICTIONS, RECORDED NOVEMBER 5, **√5**\ 2001 IN INSTRUMENT NO. 01-52885, AMENDED JANUARY 22, 2004 BY INSTRUMENT NO. 2004-003122, AND RE-RECORDED APRIL 2, 2004 IN INSTRUMENT NO. 2004-017287 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.



EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED 6 NOVEMBER 5, 2001 IN INSTRUMENT NO. 01-52885 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.

## COVENANTS, CONDITIONS & RESTRICTIONS:

THE FIRST AMENDED AND RESTATED DECLARATION OF COVENANTS. CONDITIONS AND RESTRICTIONS AFFECTING THIS SUBDIVISION, WAS RECORDED AS INSTRUMENT NO. 2020-003580 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL. Shu Krummu

RECORDING:

2:08 O'CLOCK P. M, AND RECORDED IN VOLUME 46 , PAGE 02 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

#### APPROVAL:

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS \3 DAY OF February

Chilly Thoman, agent

2 13 2020 DATE

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

PURPOSE: TO SURVEY AND MONUMENT A SUBDIVISION BY A RE-PLAT OF LOT 8, CLEAR CREEK VILLAGE, PHASE 2, OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON, AS APPROVED BY THE CITY OF ASHLAND PLANNING DEPARTMENT.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TS-16 ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 20262, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY AND MONUMENT THE SUBDIVISION AS SHOWN. THE SUBJECT TRACT TO BE RE-PLATTED IS LOT 8, CLEAR CREEK VILLAGE, PHASE 2, RECORDED ON JANUARY 27, 2004 IN VOLUME 30, PAGE 05 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON. MONUMENTS RECOVERED AT ALL CORNERS OF LOT 8 FIT WELL WITH THE PLAT RECORD AND WERE HELD FOR POSITION AS SHOWN.

## **¥ POST MONUMENTATION NOTE**

THE DEFERRED MONUMENTS AS DESCRIBED AND SHOWN ON SHEET 2 OF 2 WILL BE IN PLACE BY DECEMBER 31, 2021, AS ALLOWED PER O.R.S. 92.065 AND AN AFFIDAVIT OF POST-MONUMENTATION SHALL BE RECORDED UPON COMPLETION, AND FILED WITH THE COUNTY SURVEYOR PER O.R.S. 92.070. MONUMENTS HAVE NOW BEEN SET

See 5/N # 23850

\* \* RECEIVED \* \* Date <u>2/13/20</u> By <u>&F</u> This survey consists of \_\_\_\_\_ sheet(s) Map \_ page(s) Narrative, JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Show temponer OREGON SHAWN KAMPMANN

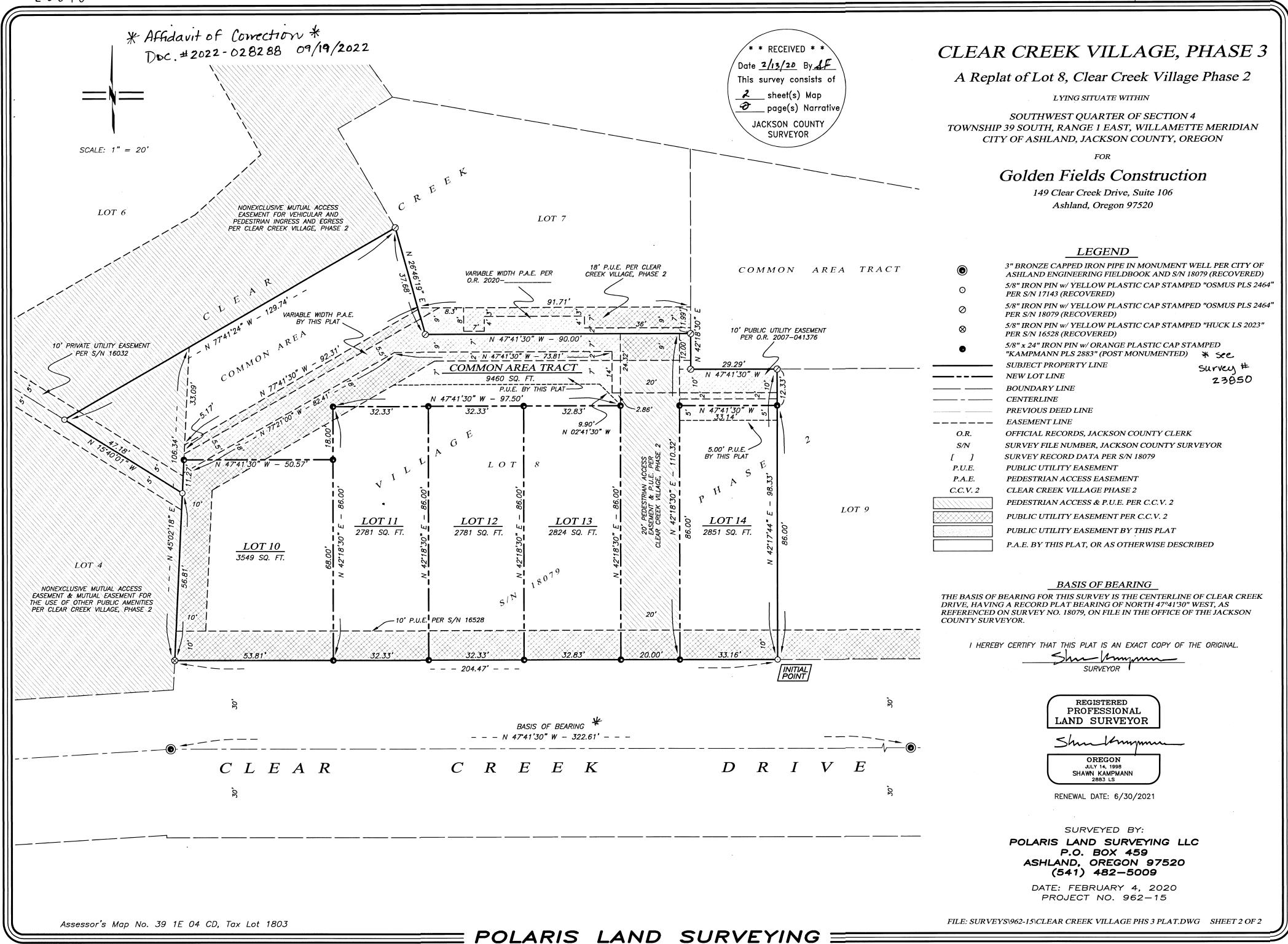
RENEWAL DATE: 6/30/2021

SURVEYED BY:

POLARIS LAND SURVEYING LLC P.O. BOX 459 ASHLAND, OREGON 97520 (541) 482-5009

DATE: FEBRUARY 4, 2020 PROJECT NO. 962-15

FILE: SURVEYS\962-15\CLEAR CREEK VILLAGE PHS 3 PLAT.DWG SHEET 1 OF 2



R-ACO

Cnt=1 MORGANSS

09/19/2022 02:58:24 PM Total:\$114.00

\$60.00 \$4.00

\$5.00 \$10.00 \$13.00 \$11.00 \$11.00



l, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records. Christine Walker - County Clerk

#### AFFIDAVIT OF CORRECTION

I, Shawn Kampmann, Professional Land Surveyor No. 2883, being duly sworn, depose and say that I am the surveyor of record for Clear Creek Village, Phase 3, a Replat of Lot 8, Clear Creek Village Phase 2, recorded on February 13, 2020 in Volume 46, Page 02 of the Plat records in Jackson County, Oregon and filed on the same date as Survey No. 23010 in the office of the Jackson County Surveyor.

The following corrections to Sheet 2 of said plat is as follows:

- 1. The North Arrow orientation is corrected by rotating counter-clockwise 42°18'30".
- 2. The survey distance along Clear Creek Drive between the street centerline angle point southeasterly of the intersection of Oak Street and Clear Creek Drive, and the street centerline Point of Intersection (PI) monument southeasterly therefrom, is corrected to be 346.52 feet, rather than 322.61 feet denoted on the original plat...

No present fee owners of the properties have been materially affected by this affidavit.

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Shawn Kampmann PLS					/ Date 9/19/22 By PB	
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NOTARY CERTIFICATE					JACKSON COUNTY SURVEYOR	
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SIGNED AND SWORN to before me on this 18th day of August, 2022, by Shawn Kampmann.

OFFICIAL STAMP LAURIE ANN MILLER NOTARY PUBLIC-OREGON COMMISSION NO. 989058 Notary Public for the State of Oregon MY COMMISSION EXPIRES JULY 02, 2023

I, Scott Fein, do hereby certify that said Affidavit of Correction for Subdivision Plat Survey No. 23010 has been examined by me and that it complies with requirements of ORS 209.255 (1)(b).

Scott Fein, Jackson County Surveyor