

APPROVALS:

EXAMINED AND APPROVED THIS 6th DAY OF FEBRUARY, 2020
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA 2017-01059

EXAMINED AND APPROVED THIS 5th DAY OF February, 2020
Bradley OF Barber
CITY SURVEYOR

APPROVED FOR RECORDING THIS 13th DAY OF February, 2020
Darryl Jordan
COUNTY COMMISSIONER / ADMINISTRATOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT CLEAR CREEK INVESTMENTS LLC, AN OREGON LIMITED LIABILITY COMPANY, AND COOPER INVESTMENTS, LLC, AN OREGON LIMITED LIABILITY COMPANY, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND HAVE SUBDIVIDED THE SAME INTO LOTS AND COMMON AREA AS SHOWN HEREON...

JOHN FIELDS, MEMBER, CLEAR CREEK INVESTMENTS, LLC
DENNIS COOPER, MEMBER, COOPER INVESTMENTS, LLC
KATHY COOPER, MEMBER, COOPER INVESTMENTS, LLC

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY }SS

PERSONALLY APPEARED THE ABOVE NAMED JOHN FIELDS, ON AUTHORITY FOR CLEAR CREEK INVESTMENTS, LLC, ON THIS 4 DAY OF February, 2020, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Jamie G. Miller
NOTARY PUBLIC - OREGON Laurie A. Miller
COMMISSION NO. 989058
MY COMMISSION EXPIRES: July 02, 2023

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY }SS

PERSONALLY APPEARED THE ABOVE NAMED DENNIS COOPER, ON AUTHORITY FOR COOPER INVESTMENTS, LLC, ON THIS 4 DAY OF February, 2020, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Jamie G. Miller
NOTARY PUBLIC - OREGON Laurie A. Miller
COMMISSION NO. 989058
MY COMMISSION EXPIRES: July 02, 2023

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY }SS

PERSONALLY APPEARED THE ABOVE NAMED KATHY COOPER, ON AUTHORITY FOR COOPER INVESTMENTS, LLC, ON THIS 4 DAY OF February, 2020, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Jamie G. Miller
NOTARY PUBLIC - OREGON Laurie A. Miller
COMMISSION NO. 989058
MY COMMISSION EXPIRES: July 02, 2023

Assessor's Map No. 39 1E 04 CD, Tax Lot 1803

CLEAR CREEK VILLAGE, PHASE 3

A Replat of Lot 8, Clear Creek Village Phase 2

LYING SITUATE WITHIN

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

FOR

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 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, OREGON.
COVENANTS, CONDITIONS, AND RESTRICTIONS, RECORDED NOVEMBER 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 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.

Shawn Kampmann
SURVEYOR

RECORDING:

FILED FOR RECORD THIS 13th OF February, 2020 AT 2:08 O'CLOCK P. M. AND RECORDED IN VOLUME 461, PAGE 02 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker
COUNTY CLERK
Sonya J. Morgan
DEPUTY

APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF Feb. 13, 2020.

Amara Deputy
TAX COLLECTOR
2/13/2020
DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 13 DAY OF February, 2020.

Bradley Barber, agent
ASSESSOR
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.

Scott Fein
JACKSON COUNTY ASHLAND CITY SURVEYOR
Scott Fein

* Doc. # 2023-005223 03/21/2023
See s/n # 23850

** RECEIVED **
Date 2/13/20 By SP
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann

OREGON JULY 14, 1998 SHAWN KAMPMANN 2883 LS

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

* Affidavit of Correction *
Doc. #2022-028288 09/19/2022



SCALE: 1" = 20'

** RECEIVED **
Date 2/13/20 By LF
This survey consists of
2 sheet(s) Map
8 page(s) Narrative
JACKSON COUNTY
SURVEYOR

CLEAR CREEK VILLAGE, PHASE 3

A Replat of Lot 8, Clear Creek Village Phase 2

LYING SITUATE WITHIN

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

FOR

Golden Fields Construction

149 Clear Creek Drive, Suite 106
Ashland, Oregon 97520

LEGEND

- 3" BRONZE CAPPED IRON PIPE IN MONUMENT WELL PER CITY OF ASHLAND ENGINEERING FIELDBOOK AND S/N 18079 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "OSMUS PLS 2464" PER S/N 17143 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "OSMUS PLS 2464" PER S/N 18079 (RECOVERED)
- ⊗ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "HUCK LS 2023" PER S/N 16528 (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (POST MONUMENTED) * see Survey # 23050
- SUBJECT PROPERTY LINE
- NEW LOT LINE
- BOUNDARY LINE
- CENTERLINE
- PREVIOUS DEED LINE
- EASEMENT LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- [] SURVEY RECORD DATA PER S/N 18079
- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- C.C.V. 2 CLEAR CREEK VILLAGE PHASE 2
- ▨ PEDESTRIAN ACCESS & P.U.E. PER C.C.V. 2
- ▨ PUBLIC UTILITY EASEMENT PER C.C.V. 2
- ▨ PUBLIC UTILITY EASEMENT BY THIS PLAT
- ▨ P.A.E. BY THIS PLAT, OR AS OTHERWISE DESCRIBED

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF CLEAR CREEK DRIVE, HAVING A RECORD PLAT BEARING OF NORTH 47°41'30" WEST, AS REFERENCED ON SURVEY NO. 18079, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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

Shawn Kampmann
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

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 2 OF 2

Assessor's Map No. 39 1E 04 CD, Tax Lot 1803

POLARIS LAND SURVEYING

