

APPROVALS

File No. MLP 2021-001

EXAMINED AND APPROVED this 29th day of July, 2021

[Signature] Talent Planning Department

EXAMINED AND APPROVED this 30th day of July, 2021

[Signature] Talent Public Works Department

EXAMINED AND APPROVED as required by ORS 92.100 as of July 27, 2021

[Signature] Jackson County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of August 12th, 2021

[Signature] Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of August 12th, 2021

[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 have partitioned the same into the Parcels as shown on Sheet 2. Under this replat only the portion of the Private Parking, Access & Utility Easement and Public Utility Easement (PAPUE) per Clearview of Talent, Phase 1 shown on Sheet 2 of this plat shall remain in place.

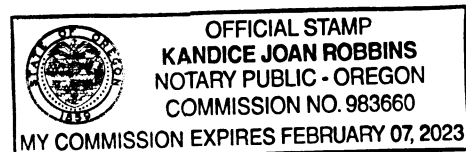
[Signature] JOHN PIERCE, Member CLEARVIEW COMMERCIAL LONG TERM HOLDING LLC

Dated this 23rd day of July, 2021

[Signature] Notary Public - Oregon

Commission No. 983660

My Commission Expires February 7, 2023



PARTITION PLAT NO. P-26-2021
A replat of Lot 3 of CLEARVIEW OF TALENT, PHASE 13 and the remaining portion of the Future Phases of CLEARVIEW OF TALENT, PHASE 1 & 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. MLP 2021-001)

RECORDING

Filed for record this 12th day of August, 2021 at 10:47 o'clock A.M., and recorded as Partition Plat No. P-26-2021 of "Record of Partition Plats" of Jackson County, Oregon.

Index Volume 32, Page 26, Document No. 2021-34810, ORJCO.

[Signatures] COUNTY CLERK, DEPUTY

County Surveyor File No. 23427

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2010-004601, ORJCO & modified by Doc. Nos. 2012-018508, 2014-016968, 2015-024576, 2016-010652 & 2017-039203, ORJCO.

SURVEY FOR:

CLEARVIEW COMMERCIAL LONG TERM HOLDING LLC 100 E. MAIN ST., SUITE A 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: ljfriarandassociates@charter.net

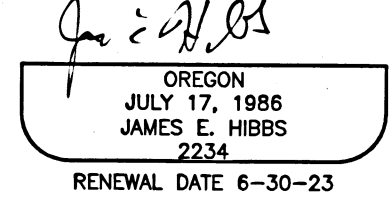
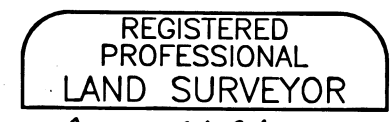
DATE:

JUNE 8, 2021

SURVEYOR'S CERTIFICATE

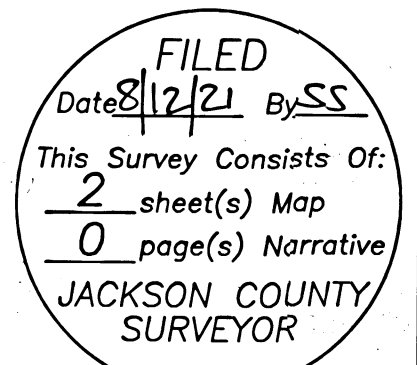
I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND COMPLIES WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Beginning at the Southeast corner of CLEARVIEW OF TALENT, PHASE XIII, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence South 89°44'10" West, 14.56 feet to the Northeastly line of Pacific Highway No. 99; thence along said Northeastly line the following three courses: North 52°41'40" West, 199.93 feet; thence along the arc of a 410.80 foot radius non-tangent curve to the left having a central angle of 12°00'56", a distance of 86.15 feet (the long chord of which bears North 46°41'12" West, 85.99 feet); thence North 52°41'40" West, 48.00 feet to the Southeastly line of Clearview Parkway; thence along said Southeastly line the following two courses: along the arc of a 20.00 foot radius tangent curve to the right having a central angle of 90°00'00", a distance of 31.42 feet (the long chord of which bears North 07°41'40" West, 28.28 feet); thence North 37°18'20" East, 183.00 feet to the Southwesterly line of Poppy Bay Place; thence along said Southwesterly line the following two courses: South 52°41'40" East, 98.82 feet to an angle point; thence North 89°55'52" East, 53.22 feet to the West line of CLEARVIEW OF TALENT, PHASE VIII, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the exterior of said PHASE VIII the following two course: South 00°04'07" East, 15.82 feet to the Southwest corner thereof; thence North 89°55'53" East, 120.00 feet to the Southeast corner thereof; thence along the East line of CLEARVIEW OF TALENT, PHASE I, according to the official plat thereof, now of record, in Jackson County, Oregon, South 00°04'07" East, 100.30 feet to the Northeast corner of CLEARVIEW OF TALENT, PHASE XVI, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the exterior of said PHASE XVI the following four courses: South 89°55'53" West, 32.00 feet to an angle point; thence South 00°04'07" East, 39.13 feet to an angle point; thence South 89°55'53" West, 53.00 feet to an angle point; thence South 00°04'07" East, 167.73 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 the corners of three parcels created through a Land Partition of Lot 3 of Clearview of Talent, Phase XIII and a remaining portion of Clearview of Talent, Phase I. See City File MLP-21-001.
PROCEDURE: Made ties to existing monuments per CT1, et al, as shown hereon using Trimble R10 G.P.S. receivers to control this Survey. Computed the exterior of this Partition as well as the Parcels and set monuments as shown on Sheet 2.



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

[Signature] SURVEYOR

**SURVEY BY:**  
L.J. Friar & Associates, P.C.  
Consulting Land Surveyors  
P.O. Box 1947  
Phoenix, Oregon 97535  
Phone: (541) 772-2782  
Email: ljfriarandassociates@charter.net

**SURVEY FOR:**  
CLEARVIEW COMMERCIAL  
LONG TERM HOLDING LLC  
100 E. MAIN ST., SUITE A  
MEDFORD, OR 97504  
**DATE:**  
JUNE 8, 2021

**PARTITION PLAT NO. P-26-2021**  
A replat of Lot 3 of CLEARVIEW OF TALENT, PHASE 13  
and the remaining portion of the Future Phases  
of CLEARVIEW OF TALENT, PHASE 1 & 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. MLP 2021-001)

**LEGEND:**

- = FD. 5/8" IRON PIN & BRONZE CAP MKD. POLARIS LAND SURVEYING PER CT1.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC PC PER CT8, CT13 OR CT16
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. KAMPMANN PLS2883 PER CT1 OR CT2.
- ⊗ = FD. 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC. PC & MAG SPIKE IN ASPHALT PER CT16.
- = 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 BRASS TAG MKD. L.J. FRIAR & ASSOC. PC & MAG NAIL IN CONCRETE.

- 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.
- CT16 = CLEARVIEW OF TALENT, PHASE XVI (FS22755).
- CT13 = CLEARVIEW OF TALENT, PHASE XIII (FS22124).
- CT8 = CLEARVIEW OF TALENT, PHASE VIII (FS21764).
- PSDE = PUBLIC STORM DRAINAGE EASEMENT PER CT1.

**BASIS OF BEARINGS:**

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

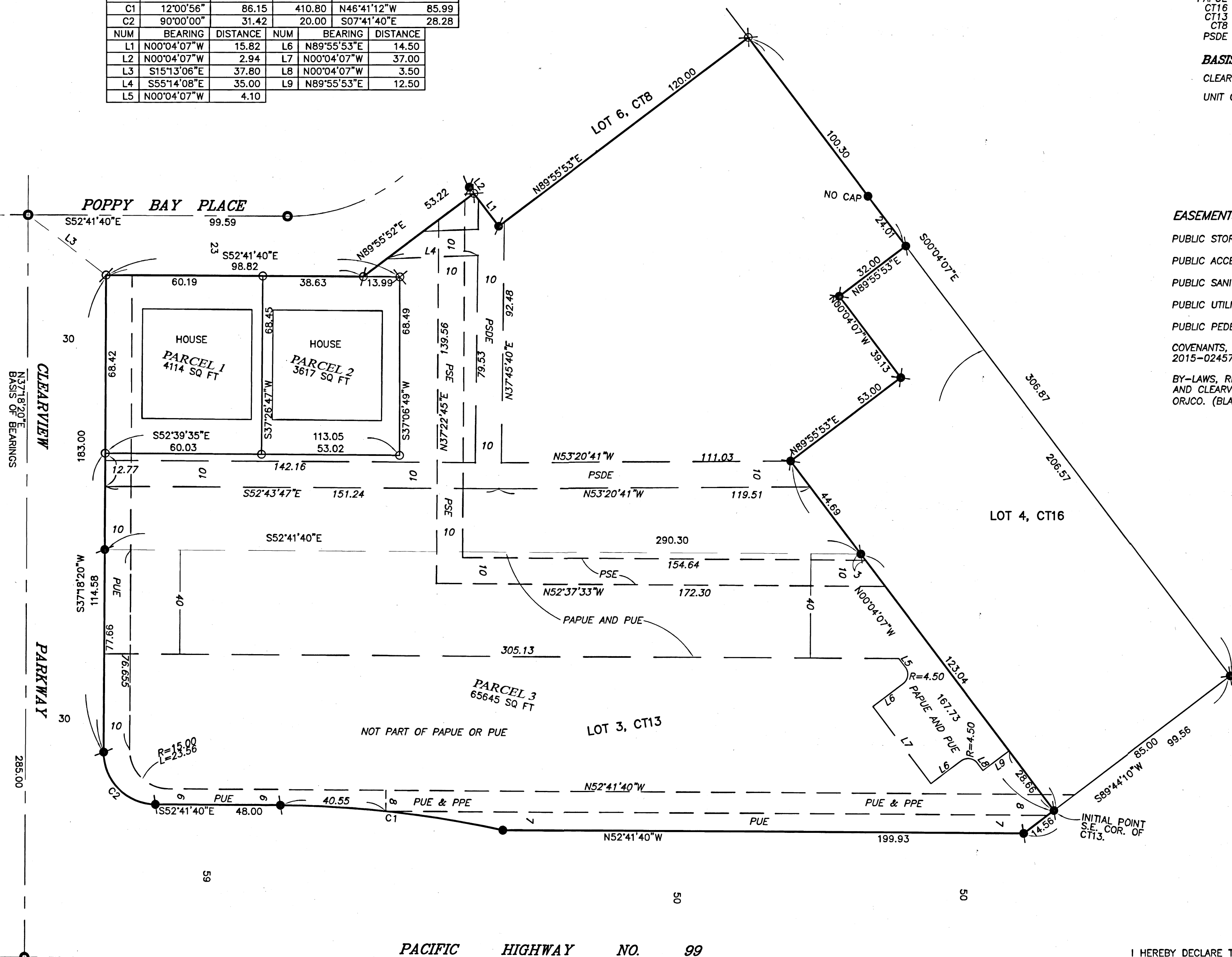
UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'

**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	CHORD
C1	12°00'56"	86.15	410.80	N46°41'12"W 85.99
C2	90°00'00"	31.42	20.00	S07°41'40"E 28.28

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	N00°04'07"W	15.82	L6	N89°55'53"E	14.50
L2	N00°04'07"W	2.94	L7	N00°04'07"W	37.00
L3	S15°13'06"E	37.80	L8	N00°04'07"W	3.50
L4	S55°14'08"E	35.00	L9	N89°55'53"E	12.50
L5	N00°04'07"W	4.10			

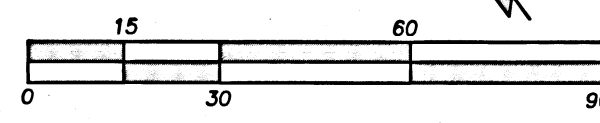


**EASEMENTS PER FIRST AMERICAN PRRS #7169-3753367 DATED 06/07/2021.**

- PUBLIC STORM DRAINAGE EASEMENT AS SHOWN ON THE RECORDED PLAT/PARTITION. SHOWN.
- PUBLIC ACCESS, PARKING AND UTILITIES EASEMENT AS SHOWN ON THE RECORDED PLAT/PARTITION. SHOWN.
- PUBLIC SANITARY SEWER EASEMENT PER AS SHOWN ON THE RECORDED PLAT/PARTITION. SHOWN.
- PUBLIC UTILITY EASEMENT AS SHOWN ON THE RECORDED PLAT/PARTITION. SHOWN.
- PUBLIC PEDESTRIAN EASEMENT AS SHOWN ON THE RECORDED PLAT/PARTITION. SHOWN.

COVENANTS, CONDITION & RESTRICTIONS SET FORTH IN DOC. 2010-004601, 2012-018508, 2014-016968, 2015-024576, 2016-010652 & 2017-039203, ORJCO. (BLANKET)

BY-LAWS, REGULATIONS AND ASSESSMENTS OF CLEARVIEW OF TALENT RESIDENTIAL ASSOCIATION AND CLEARVIEW OF TALENT COMMERCIAL ASSOCIATION RECORDED AS DOC. 2010-004602 AND 2010-004603, ORJCO. (BLANKET)



REGISTERED PROFESSIONAL LAND SURVEYOR  
JAMES E. HIBBS  
OREGON JULY 17, 1986  
RENEWAL DATE 6-30-23

FILED  
Date 8/12/21 By SS  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

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