

APPROVAL:

Bill Hoh
Ashland Planning Department
PA-2002-153 Planned Community

10.13.2003
Date

EXAMINED AND APPROVED this 10th day of October, 2003.

James Holman
City Surveyor

EXAMINED AND APPROVED as required by O.R.S. 92.100 as of OCTOBER 30, 2003.

William Depue
Assessor Department of Assessment

ALL TAXES, FEES, ASSESSMENTS or other charges as required by O.R.S. 92.095 have been paid as of Oct. 30, 2003.

James Clark
Deputy Tax Collector

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that I, WILLIAM S. EPSTEIN, am the owner in fee simple of the lands hereon described in the Surveyor's Certificate and shown on Sheet 2, and have subdivided the same into the lots and common property (Tract A) as shown on Sheet 2, and I do hereby create for the benefit of the owners, their heirs, and assigns of Lots 1, 2, and 3 and the common property Tract A, easements and maintenance agreements which include, but are not limited to, private utilities (electrical, water, storm, sanitary, gas, and communication facilities), reciprocal ingress/egress access, pedestrian travel, and parking, over, across, and through Lots 1, 2, and 3, and Tract A as is necessary for the development of said lands. These easements and agreements are more specifically addressed in the Declaration of Covenants and Restrictions for ASHLAND MEDICAL CENTER, a Planned Community, as well as the Bylaws of the Ashland Medical Center Owners Association, Inc. both of which are to be recorded simultaneously with this plat. I do hereby designate said subdivision as ASHLAND MEDICAL CENTER, a Planned Community.

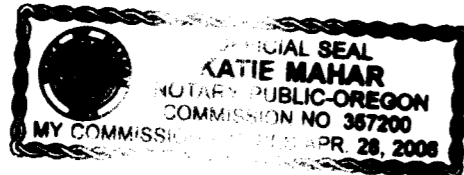
William S. Epstein
William S. Epstein, Owner

STATE OF OREGON }
County of Jackson }ss

Personally appeared the above named William S. Epstein, to me personally known, and acknowledges the foregoing instrument to be his voluntary act and deed. Before me on the 2nd day of August, 2003.

BY: *Katie Mahar*

Notary Public for Oregon 4/28/06
My Commission Expires: 4/28/06



*** RECORDER'S CERTIFICATE ***

Filed for record this 05 day of November, 2003, at 1:28 o'clock P.M., and recorded in Volume 29, of Plats at Page 50, of records of Jackson County, Oregon.

Kathleen A. Beckett
County Clerk

Geraldine Cutting
Deputy

Declaration of Covenants and Restrictions recorded as Doc. No. 03-76091, Official Records of Jackson County, Oregon.

By-Laws of the ASHLAND MEDICAL CENTER OWNERS ASSOCIATION, INC. recorded as Doc. No. 03-76090, Official Records of Jackson County, Oregon.

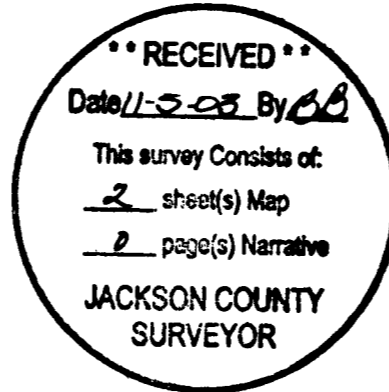
ASHLAND MEDICAL CENTER

A Planned Community
A Subdivision in the NE 1/4 of Section 5,
T.39S., R.1E., W.M.
City of Ashland
Jackson County, Oregon
for
Dr. William Epstein
648 N. Main St.
Ashland, OR 97520

June 30, 2003

SURVEY BY:

Hardey Engineering & Assoc., Inc.
By: Richard L. Bath
1600 Sky Park Drive, Suite E
Medford, OR 97504
Phone: (541) 772-6880



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

Richard L. Bath
SURVEYOR

For order of the County Court approving this plat see Volume 206 Page 82-84 of the County Commissioner's Journal of Proceedings.

All deferred monuments will be set no later than August 1, 2004.

Richard L. Bath
Surveyor

All deferred monuments are now set, see Doc. No. 05-08741 of Official Records this 16th day of FEBRUARY, 2005.

Approved: *Roger Roberts*
Jackson County Surveyor

*****SURVEYOR'S CERTIFICATE*****

I, Richard L. Bath, do hereby certify that I am a duly registered Land Surveyor of the State of Oregon, License No. 1069, and I further do hereby declare that this plat correctly represents a survey made by me or under my direction, and that I have correctly surveyed and marked with proper monuments the tract of land hereon shown, and that said plat and survey conform with the ordinances of the City of Ashland and the statutes of the State of Oregon, and that the following is an accurate survey and title description of said tract's exterior boundary:

Commencing at the northwest corner of Donation Land Claim No. 40 in Township 39 South, Range 1 East of the Willamette Meridian, Jackson County, Oregon, thence South 00°02'57" West (deed record South 00°03' West), along the west line of said Claim, 271.94 feet to a found 5/8" iron rebar with plastic cap situated on the southwestern right of way line of the Central Oregon and Pacific Railroad for the initial point of beginning; thence continue South 00°02'57" West (deed record South 00°03' West), along said Claim line, 195.04 feet (deed record 195.0 feet) to the northeastern corner of Tract A as described in instrument recorded in Volume 585, page 35 of the Deed Records of Jackson County, Oregon; thence South 61°41'47" West, along the northwestern line of said described Tract A, 222.25 feet to intersect the northeastern right of way of North Main Street as described in deed recorded as No. 95-16274 of the Official Records of Jackson County, Oregon; thence along said northeastern right of way line as follows:

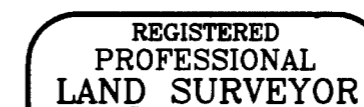
North 28°09'18" West 10.45 feet to a point 40.00 feet northeasterly of, when measured normal to, centerline station 106+40.69 PT; thence 129.205 feet along the arc of an 1831.27 foot radius curve to the left (the long chord to which bears North 30°10'33" West 129.18 feet to a point 40.00 feet northeasterly of, when measured normal to, centerline station 105+14.31 PC; thence North 34°01'12" West, along said right of way line, 142.18 feet to intersect that certain Boundary Line established by agreement and described in Document No. 87-01570 of said Official Records; thence North 66°20'37" East, along said described agreement line, 303.10 feet to a found 3/4" iron pipe with plastic plug situated on the aforesaid southwestern right of way line of the railroad; thence in a southeasterly direction, along said railroad right of way, South 48°27'05" East 90.36 feet to the initial point of beginning. Containing 1.757 acres, more or less.

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

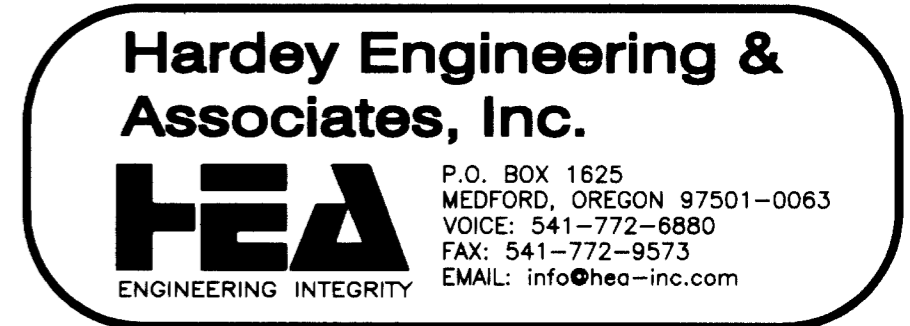
PURPOSE: To survey, monument, and plat the Lots and common property of ASHLAND MEDICAL CENTER, A Planned Community, as approved in Planning File No. PA-2002-153.

PROCEDURE: A majority of the control for this survey was developed for Survey No. 16007 accomplished by this office in 1998. The east and south boundary was determined by Survey No. 12442 along with Survey No. 16007. The right of way line of North Main Street was determined from monumentation set by Survey No. 15400. It was determined that Survey No. 15400 was on the same basis of bearing as the other mentioned surveys so no rotation was needed. The north boundary of the subject property was determined from Survey No. 10690 and the resulting Boundary Line Agreement Doc. No. 87-01570 O.R. The monument at the west end of the agreement line was destroyed during construction for the street widening so I used the record bearing from the found monument at the east end to reestablish this boundary since the other monument found on that line appears to be disturbed. Since I found monuments at each boundary corner along the railroad right of way, I held their respective positions because they were 30 feet southwesterly of the centerline of the railroad tracks.

BASIS OF BEARING: True Meridian at the North-South centerline of Section 5 as determined per Survey No. 12442. Used the west boundary of DLC No. 40 as noted on Survey No. 16007.



Richard L. Bath
OREGON
JULY 30, 1976
RICHARD L. BATH
No. 1069
RENEWS 12/31/03



ASHLAND MEDICAL CENTER

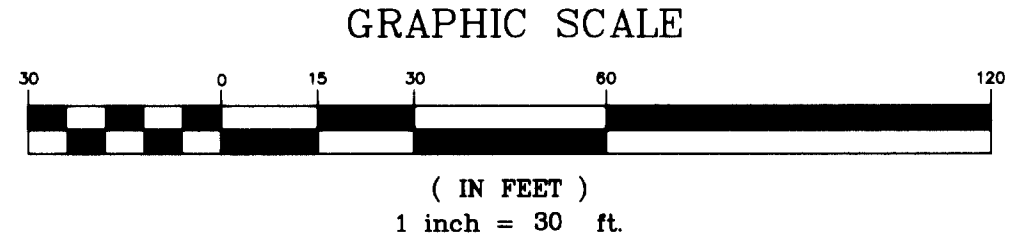
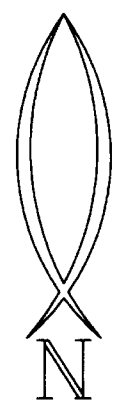
A Planned Community
A Subdivision in the NE 1/4 of Section 5,
T.39S., R.1E., W.M.

City of Ashland
Jackson County, Oregon
for

Dr. William Epstein
648 N. Main St.
Ashland, OR 97520

June 30, 2003

RECEIVED
Date 11-5-03 By EB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR



NOTES

- 1) PARCEL 2 of Doc. No. 95-16274 O.R. is a permanent easement for slopes, water, gas, electric and communication service lines, fixtures and facilities and varies in width as shown.
- 2) TRACT A (common property) and each Lot are encumbered by easements and maintenance agreements which include, but are not limited to, private utilities (electric, water, storm, sanitary, gas, and communication), reciprocal ingress/egress access, pedestrian travel, and parking. These easements and agreements are more specifically addressed in the Declaration of Covenants and Restrictions for Ashland Medical Center, A Planned Community.
- 3) The slope easements granted in Vol. 434 Pg. 379, Vol. 435 Pg. 399, and Vol. 436 Pg. 395 D.R. fall within the current right of way of N. Main Street as described in Doc. No. 95-16274 O.R.
- 4) Unable to determine location of telephone easement granted in Vol. 133 Pg. 90 D.R.

LEGEND

- R1 = SN 10690
- R2 = SN 12442
- R3 = SN 13177
- R4 = SN 15400
- R5 = SN 16007
- = Fd. 1/2" G.I. Pipe w/ plastic plug per R1
- = Fd. Monument as noted
- = Fd. Brass Screw & washer per R4
- ◆ = Fd. Aluminum cap per R4
- = Set 5/8" x 30" rebar w/ orange plastic cap marked "Hardey Eng. & Assoc."
- = Set 5/8" x 24" rebar w/ orange plastic cap marked "Hardey Eng. & Assoc."
- △ = Deferred monument
- O.R. = Official Records, Jackson County, Oregon
- D.R. = Deed Records, Jackson County, Oregon
- SN = Filed Survey Number, Jackson County, Oregon
- ▲ = SEE AFFIDAVIT OF DEFERRED MONUMENTATION Doc # 05-08741 (CS 18630)

Hardey Engineering & Associates, Inc.

P.O. BOX 1625
MEDFORD, OREGON 97501-0063
VOICE: 541-772-6880
FAX: 541-772-9573
EMAIL: info@hea-inc.com

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard L. Bath

OREGON
JULY 30, 1976
RICHARD L. BATH
No. 1069

RENEWS 12/31/03

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

Richard L. Bath
SURVEYOR

LINE TABLE

L1	=	N 78°50'00" E	16.41'
L2	=	S 89°14'39" E	11.50'
L3	=	S 00°45'21" W	11.85'
L4	=	N 89°14'39" W	5.50'
L5	=	S 00°45'21" W	16.86'
L6	=	N 89°14'39" W	4.50'
L7	=	N 88°55'44" W	6.37'
L8	=	N 69°46'31" W	11.74'
L9	=	N 20°14'54" W	11.16'
L10	=	N 88°55'44" W	16.98'
L11	=	N 54°34'08" E	12.29'
L12	=	N 32°14'58" E	13.85'
L13	=	N 89°16'00" W	18.75'
L14	=	N 00°44'00" E	19.77'

CURVE TABLE

Δ	R	L	L.C.
C1	1°18'58"	1831.27'	N 28°48'42" W 42.06'
C2	1°56'13"	1831.27'	S 30°26'24" E 61.91'
C3	0°47'22"	1831.27'	N 31°48'06" W 25.23'

639-02-03\dwg\Medical Center plot.dwg