

APPROVALS:

[Signature]
ASHLAND PLANNING DEPARTMENT
PA #2006-00451 SUBDIVISION
DATE: Jan 19, 2007

EXAMINED AND APPROVED THIS 17 DAY OF Jan, 2007

[Signature]
CITY SURVEYOR

APPROVED FOR RECORDING THIS 19th DAY OF January, 2007

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

THREE REDWOODS SUBDIVISION
A PLANNED UNIT DEVELOPMENT
A REPLAT OF
PARCEL 1, PARTITION PLAT NO. P-13-2002

LYING SITUATE WITHIN
NORTHWEST QUARTER OF SECTION 15,
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

Miriam Tassinare
1065 Pinecrest Terrace
Ashland, Oregon 97520

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

PURPOSE: TO SURVEY AND MONUMENT A SUBDIVISION FOR A PLANNED UNIT DEVELOPMENT OF THOSE TRACTS OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2004-073780 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND FILED AS PLANNING ACTION NO. PA-2006-00451 WITH THE CITY OF ASHLAND PLANNING DEPARTMENT.

PROCEDURE: UTILIZING A LEICA TCRA 1103 ROBOTIC ELECTRONIC TOTAL STATION AND RANGING PRISMS, IN CONJUNCTION WITH ASHTECH PROMARK 2 SURVEY GRADE GLOBAL POSITIONING SATELLITE RECEIVERS (G.P.S.) FOR ESTABLISHING THE PROJECT SURVEY CONTROL NETWORK, I SURVEY AND SET MONUMENTS AS SHOWN. THE EXTERIOR BOUNDARY OF THIS SUBDIVISION IS COINCIDENT WITH PARCEL 1 OF PARTITION PLAT NO. P-13-2002 OF THE PARTITION PLAT RECORDS OF JACKSON COUNTY AND FILED AS SURVEY NO. 17220 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. ALL EXTERIOR PROPERTY CORNERS WERE RECOVERED IN GOOD CONDITION AND HELD FOR POSITION AS SHOWN. THE LOTS WERE LAID OUT AND MONUMENTED PER DIRECTION BY THE CLIENT AS APPROVED BY THE ASHLAND PLANNING DEPARTMENT.

RECORDING:

FILED FOR RECORD THIS 19 DAY OF JANUARY, 2007 AT 3:10 O'CLOCK P.M. AND RECORDED IN VOLUME 33, PAGE 05 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

[Signature] COUNTY CLERK
[Signature] DEPUTY

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF Jan. 19, 2007.

[Signature] TAX COLLECTOR DATE: 1/19/07
[Signature] ASSESSOR DATE: 1-19-07

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 19 DAY OF January, 2007.

[Signature] ASSESSOR DATE: 1-19-07
[Signature] DEPUTY DATE

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT BANYAN MANAGEMENT INC., A FLORIDA CORPORATION, IS THE OWNER OF THE LANDS HEREON DESCRIBED, AND HAVE SUBDIVIDED THE SAME INTO LOTS AS SHOWN HEREON, AND THAT THE SIZE OF THE LOTS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. THE CORPORATION DOES HEREBY DEDICATE THE PUBLIC UTILITY EASEMENTS AND PUBLIC PEDESTRIAN ACCESS EASEMENT TO THE CITY OF ASHLAND FOR PUBLIC USE AS SHOWN HEREON. IT ALSO DOES HEREBY CREATE A VARIABLE WIDTH FIRE APPARATUS & PRIVATE MUTUAL ACCESS EASEMENT, WITH THE CONDITION THAT EMERGENCY AND SERVICE VEHICLES SHALL HAVE THE RIGHT TO USE SAID EASEMENT AT ALL TIMES. THE CORPORATION ALSO DOES HEREBY CREATE A PRIVATE 5.00 FOOT WIDE IRRIGATION EASEMENT OVER AND ACROSS LOTS 2, 3 & 4, FOR THE BENEFIT OF LOTS 1, 3, 4 & 5, AS SHOWN HEREON. THREE REDWOODS SUBDIVISION, A PLANNED UNIT DEVELOPMENT, SHALL BE SUBJECT TO THE BYLAWS FOR THE THREE REDWOODS SUBDIVISION HOMEOWNERS ASSOCIATION, AS WELL AS THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE SIMULTANEOUSLY RECORDED WITH THIS PLAT, WHICH SETS FORTH THE CONDITIONS AND MAINTENANCE OF THE PRIVATE 5.00 FOOT WIDE IRRIGATION EASEMENT AND THE PRIVATE MUTUAL ACCESS EASEMENT SHOWN HEREON.

[Signature]
MIRIAM TASSINAIRE, PRESIDENT
BANYAN MANAGEMENT INC., A FLORIDA CORPORATION

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED MIRIAM TASSINAIRE, THIS 16 DAY OF January, 2007, AS PRESIDENT OF BANYAN MANAGEMENT, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME: *[Signature]*
NOTARY PUBLIC, STATE OF OREGON *[Signature]*
COMMISSION NO. 363080
MY COMMISSION EXPIRES: Jan. 20, 2007

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.
PARCEL 1 OF PARTITION PLAT NO. P-13-2002 RECORDED FEBRUARY 28, 2002 IN THE PARTITION PLAT RECORDS OF JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 17220 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

SURVEY NOTE:

THE FOLLOWING ENCUMBRANCES DESCRIBED WITHIN LAND AMERICAN LAWYERS TITLE, ORDER NO. 48G0403418, DATED DECEMBER 28, 2006, ARE BLANKET IN NATURE AND THEREFORE CAN NOT BE SHOWN GRAPHICALLY ON THIS PLAT.

- AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR A PIPELINE AND TILE DRAINAGE LINE, RECORDED ON APRIL 30, 1951 IN VOLUME 350, PAGE 361 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR AN EXISTING LIGHT AN POWER LINE, RECORDED ON APRIL 30, 1951 IN VOLUME 350, PAGE 361 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

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

[Signature]
SURVEYOR

COVENANTS, CONDITIONS & RESTRICTIONS

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THIS SUBDIVISION, WAS SIMULTANEOUSLY RECORDED WITH THIS PLAT WITHIN INSTRUMENT NO. 2007-3428 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2007

SURVEYED BY:

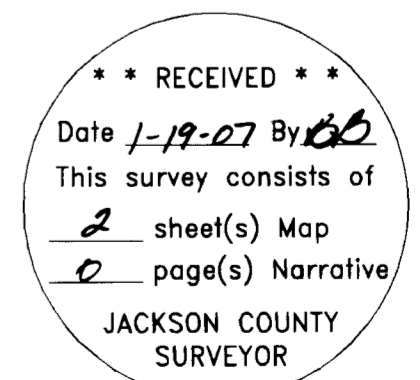
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: DECEMBER 6, 2006
PROJECT NO. 326-05

ASSESSOR'S MAP NO. 39 1E 15 BA, Tax Lot 6400

FILE: SURVEYS\326-05\SUBD PLAT.DWG

SHEET 1 of 2



** RECEIVED **

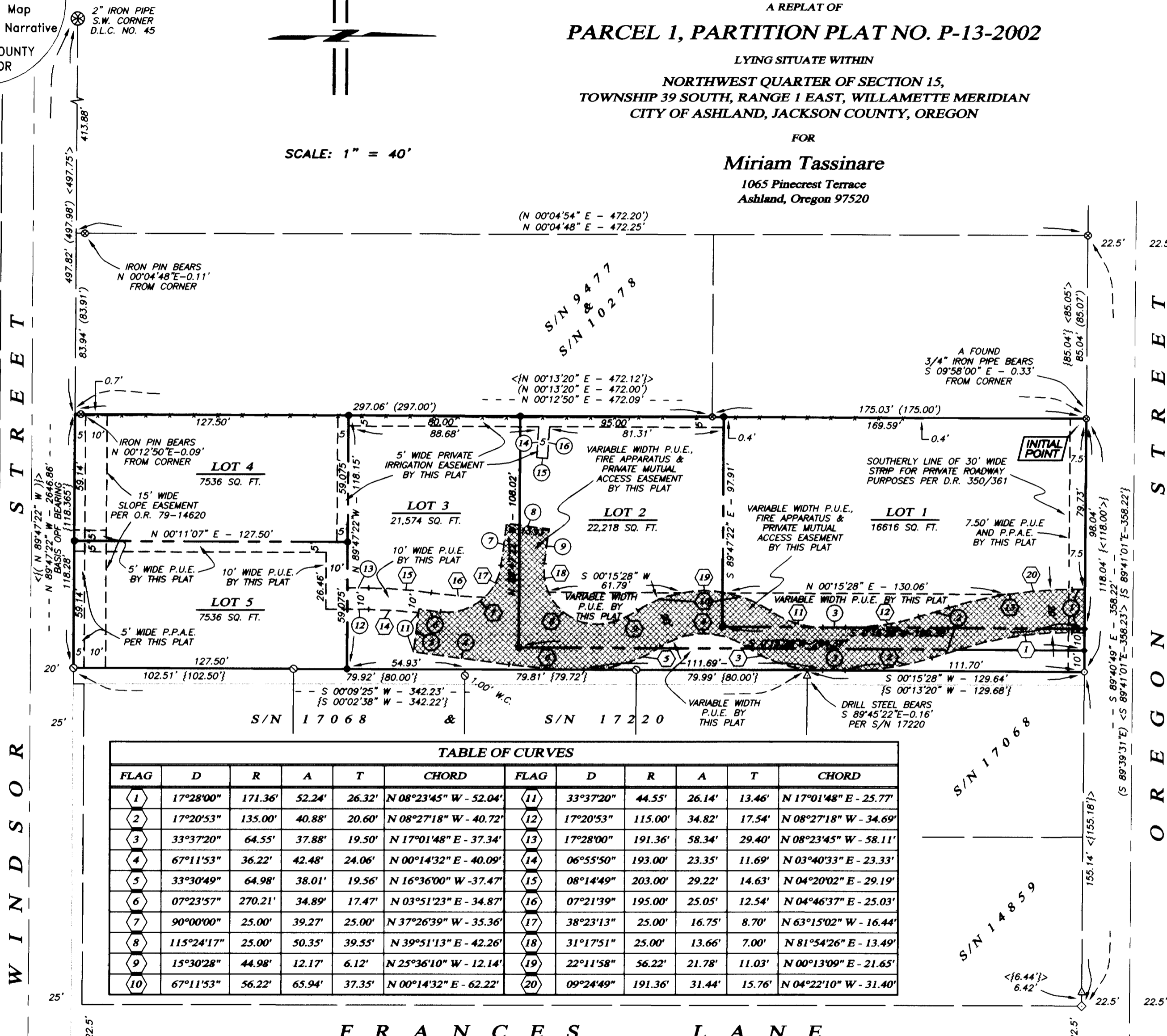
Date 1-19-07 By SK
 This survey consists of
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

THREE REDWOODS SUBDIVISION
A PLANNED UNIT DEVELOPMENT
 A REPLAT OF
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LYING SITUATE WITHIN
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 CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Miriam Tassinare
 1065 Pinecrest Terrace
 Ashland, Oregon 97520

SCALE: 1" = 40'



- LEGEND**
- ⊗ 2 1/2" BRASS CAP DONATION LAND CLAIM CORNER PER JACKSON COUNTY RE-ESTAB. NOTES & S/N 17220 (RECOVERED)
 - ⊗ 2" IRON PIPE - ACCEPTED DONATION LAND CLAIM CORNER PER S/N 14859 & 17220 (RECOVERED)
 - △ 1-1/2" DRILL STEEL PER S/N 14589 & 17220 (RECOVERED)
 - ◇ LEAD PLUG IN BRASS WASHER MARKED "L.S. 2234" IN CONCRETE GUTTER PER S/N 14589 (RECOVERED)
 - 5/8" IRON REBAR w/ PLASTIC CAP MARKED "D. McMAHAN L.S. 1913" PER S/N 17068 (RECOVERED)
 - 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "L.J. FRIAR & ASSOC." PER S/N 17220 (RECOVERED)
 - ⊗ 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "E.L. SWAIN R.L.S. 759" PER S/N 9477 & S/N 10278 (RECOVERED)
 - ◆ 3/8"x 1" CONCRETE "MAG" NAIL w/ 1" BRASS WASHER MARKED "POLARIS LS 2883" (ESTABLISHED)
 - 5/8"x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)

- PROPERTY LINE
- - - NEW LOT LINE
- BOUNDARY LINE
- CENTERLINE
- - - EASEMENT LINE
- FENCELINE
- S/N SURVEY NUMBER FILE, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- D.R. DEED RECORDS, JACKSON COUNTY RECORDER
- W.C. WITNESS CORNER MONUMENT, AS DESCRIBED
- P.U.E. PUBLIC UTILITY EASEMENT
- P.P.A.E. PUBLIC PEDESTRIAN ACCESS EASEMENT
- () SURVEY RECORD, S/N 9477 & S/N 10273 (EVERETT L. SWAIN)
- < > SURVEY RECORD, S/N 17068 (DOUGLAS C. McMAHAN)
- { } SURVEY RECORD, S/N 17220 (JAMES E. HIBBS)

- [Pattern] VARIABLE WIDE P.U.E. BY THIS PLAT
- [Pattern] VARIABLE WIDTH P.U.E., FIRE APPARATUS & PRIVATE MUTUAL ACCESS EASEMENT BY THIS MAP

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

Shawn Kampmann
 SURVEYOR

TABLE OF COURSES

FLAG	BEARING	DISTANCE	FLAG	BEARING	DISTANCE
1	N 00°20'15" E	5.96'	9	N 82°26'39" W	16.36'
2	N 17°07'45" W	14.70'	10	N 89°40'38" W	20.00'
3	N 00°13'09" E	10.62'	11	N 82°26'39" W	18.28'
4	N 07°33'21" E	45.00'	12	N 00°12'38" E	20.00'
5	N 82°26'39" W	20.00'	13	N 00°12'38" E	10.00'
6	N 07°33'21" E	10.00'	14	N 86°13'33" W	14.37'
7	N 82°26'39" W	20.00'	15	N 03°46'27" E	5.00'
8	N 07°33'21" E	20.00'	16	N 86°13'33" W	14.68'

TABLE OF CURVES

FLAG	D	R	A	T	CHORD	FLAG	D	R	A	T	CHORD
1	17°28'00"	171.36'	52.24'	26.32'	N 08°23'45" W - 52.04'	11	33°37'20"	44.55'	26.14'	13.46'	N 17°01'48" E - 25.77'
2	17°20'53"	135.00'	40.88'	20.60'	N 08°27'18" W - 40.72'	12	17°20'53"	115.00'	34.82'	17.54'	N 08°27'18" W - 34.69'
3	33°37'20"	64.55'	37.88'	19.50'	N 17°01'48" E - 37.34'	13	17°28'00"	191.36'	58.34'	29.40'	N 08°23'45" W - 58.11'
4	67°11'53"	36.22'	42.48'	24.06'	N 00°14'32" E - 40.09'	14	06°55'50"	193.00'	23.35'	11.69'	N 03°40'33" E - 23.33'
5	33°30'49"	64.98'	38.01'	19.56'	N 16°36'00" W - 37.47'	15	08°14'49"	203.00'	29.22'	14.63'	N 04°20'02" E - 29.19'
6	07°23'57"	270.21'	34.89'	17.47'	N 03°51'23" E - 34.87'	16	07°21'39"	195.00'	25.05'	12.54'	N 04°46'37" E - 25.03'
7	90°00'00"	25.00'	39.27'	25.00'	N 37°26'39" W - 35.36'	17	38°23'13"	25.00'	16.75'	8.70'	N 63°15'02" W - 16.44'
8	115°24'17"	25.00'	50.35'	39.55'	N 39°51'13" E - 42.26'	18	31°17'51"	25.00'	13.66'	7.00'	N 81°54'26" E - 13.49'
9	15°30'28"	44.98'	12.17'	6.12'	N 25°36'10" W - 12.14'	19	22°11'58"	56.22'	21.78'	11.03'	N 00°13'09" E - 21.65'
10	67°11'53"	56.22'	65.94'	37.35'	N 00°14'32" E - 62.22'	20	09°24'49"	191.36'	31.44'	15.76'	N 04°22'10" W - 31.40'

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann

OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2007

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

DATE: DECEMBER 6, 2006
 PROJECT NO. 326-05

BASIS OF BEARING
 TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 15 AS DERIVED FROM THE N.O.A.A. NET ESTABLISHED IN 1968 AND ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE BEARING FOR THIS SURVEY IS THE SOUTH LINE OF DONATION LAND CLAIM NO. 45 IN SECTION 15, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, HAVING A RECORD PLAT BEARING OF NORTH 89°47'22" WEST, AS REFERENCED ON SURVEY NO. 17220, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

ASSESSOR'S MAP NO. 39 1E 15 BA, Tax Lot 6400

POLARIS LAND SURVEYING

FILE: SURVEYS\326-05\SUBD PLAT.DWG

SHEET 2 of 2