

PLANNING ACTION 2004-128

APPROVAL

Bill [Signature] 8/3/2007
ASHLAND PLANNING DEPARTMENT DATE
PLANNING ACTION 2004-128

APPROVAL

Examined and Approved this 1st day of August, 2007.

[Signature]
City Surveyor

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting, this map is hereby approved. Dated this day of 2007.

[Signature] N/A President
[Signature] N/A Secretary
RRP, c.s. 8/06/07

Surveyor's Certificate:

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

BEGINNING at the Northeast corner of Parcel No. 1 of Partition Plat No. P-68-1995 Recorded in the Records of Jackson County, Oregon, Index Volume 6, Page 68, and filed as Survey No. 14649 in the Office of the Jackson County Surveyor, lying in the Northwest Quarter of Section 10, Township 39 South, Range 1 East of the Willamette Meridian, Jackson County, Oregon; thence South 89°58'49" West, along North boundary of said Partition and along North boundary of Ashland Parkview Subdivision, recorded in the Plat Records of Jackson County, Oregon, Volume 19, Page 44 for 501.65 feet; thence North 0°10'32" East, 138.87 feet; thence North 89°59'51" East, along South boundary of Sunnyview Subdivision, recorded in the Plat Records of Jackson County, Oregon, Volume 17, Page 24 for 333.45 feet; thence South 0°05'34" West, 75.97 feet; thence South 89°38'35" East, along the Boundary Line Agreement described in Instrument No. 2006-061387 of the Official Records of Jackson County, Oregon 168.00 feet to the Westerly Right of Way of Fordyce Street; thence South 0°05'34" West, along said Right of Way 61.70 feet to the POINT OF BEGINNING.

[Signature]
Herbert A. Farber, PLS 2189

Easement Notes:

The easement for transmission and distribution of electricity set forth in Volume 144, Page 160 of the deed records of Jackson County, Oregon does not fall within the boundary of this plat.

The easement for right of way for water ditches set forth in Volume 237, Page 238 has no specific location and could not be located.

Release Affidavits:

From U.S. Bank, as beneficiary, recorded as Instrument No. 2007-36972 Official Records of Jackson County, Oregon.

From Melanie Mindlin, as beneficiary, recorded as Instrument No. 2007-36973 Official Records of Jackson County, Oregon.

BEAR GRASS VILLAGE

a Planned Unit Development located in the

NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON

for

Melanie Mindlin

1338 Seena Lane ASHLAND, OREGON 97520

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that FORDYCE STREET COHOUSING COMMUNITY, LLC an Oregon limited liability company, is the owner of the lands hereon described, and has subdivided the same into lots and a common area as shown hereon and the number and size of the lots and the courses and lengths of all lines are plainly set forth, and that this plat is a correct representation of the Subdivision, and within said common area does hereby dedicate to the public for public use, as shown hereon, the public utility easement (natural gas, electrical power, cable television, telephone, public water and public sewer services), the public storm drain easement, and the six (6) foot pedestrian easement as shown hereon and does hereby create the ingress and egress easement for emergency vehicles and the private ingress and egress easement including emergency vehicles for the benefit of Lots 1 through 13; and does grant for the benefit of Talent Irrigation District the 10 foot irrigation easement as shown hereon, and does hereby create the private storm drain easements for the benefit of the Lots 1 through 13 as shown hereon. We hereby designate said planned unit subdivision as BEAR GRASS VILLAGE.

[Signature] (signature)
Lyle N. Schaefer (name printed)
member (title) OF FORDYCE STREET

COHOUSING COMMUNITY, LLC

State of Oregon)
County of Jackson)

On this 8th day of August, 2007, personally appeared

the above named LYLE N. SCHAEFER -
MANAGER of FORDYCE STREET COHOUSING COMMUNITY, LLC

AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE A VOLUNTARY ACT. BEFORE ME:

[Signature] #378005
Notary Public for Oregon SUSAN MARGAN FARBER

My commission expires April 21, 2009

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

[Signature]

Recorder:

Filed for record this 7 day of AUGUST, 2007 at 8:04 o'clock A.M. and recorded in Volume 33 at Page 49 of the Plat Records of Jackson County, Oregon

Kathleen S Beckitt County Clerk
Barbara J SHAW Deputy

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of

[Signature] 8-6-07
Tax Collector Date

Examined and approved as required by O.R.S. 92.100 this 6th day of August, 2007.

[Signature] 8/6/07
Assessor Date

Approved for recording: [Signature] 8/6/07
County Commissioner/Administrator Date

Survey Narrative To Comply With O.R.S. 209.250

Purpose: To survey and monument Bear Grass Village a Planned Unit Development, as approved by the city of Ashland Per Planning Action 2004-128.

Procedure: Using control established by global position system I tied the found monuments as shown hereon. The east boundary of the project is the westerly right of way line of Fordyce Street located using the found monuments at the intersection of Orchid Street and the intersection of Evan Lane. The South line of was located using the found monuments for Ashland Parkview Subdivision and Partition Plat No. P-68-1995; the west boundary of the subdivision is the east line of the tract described in Volume 271, Page 612 of the Deed Records of Jackson County, OR. The most northerly line was located between the found monuments from the Sunnyview Subdivision. The east end of said line was located 168.00 feet west of the said westerly right-of-way line of Fordyce Street per Instrument Number 2006-30145 of the Official Records of Jackson County. I then traveled south parallel to said right-of-way being the common line between this subdivision and the tract described in Instrument Number 1996-15428 of said Official Records to the west end of the boundary line agreement set forth in Instrument Number 2006-061387 of said Official Records. The remainder of the north boundary is said boundary line agreement line.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 26, 2000 HERBERT A. FARBER 2189

RENEWAL DATE 12-31-07

RECEIVED
DATE 8-7-07 BY [Signature]
This survey consists of 2 sheet(s) Map 2 page(s) Narrative JACKSON COUNTY SURVEYOR

JOB NO. 1416-06 JOBS\ASHLAND\FORDYCE\MICROSURVEY\FINAL PLAT\ SIGNATURE PAGE.DWG

LEGEND

- △ - FOUND MONUMENT PER S/N 14189
- - STREET CENTERLINE MONUMENT AS DESCRIBED
- - FOUND 5/8" IRON PIN, OR AS DESCRIBED
- ⊙ - SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189", OR AS DESCRIBED
- - SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- S/N - RECORD FILED SURVEY NUMBER
- W.M. - WITNESS MONUMENT
- BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.
- INST. NO. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PUE = PUBLIC UTILITY EASEMENT FOR WATER, SANITARY SEWER, STORM DRAIN, PHONE, GAS, AND CABLE TV.

RECEIVED
 DATE 8-7-07 BY [Signature]
 This survey consists of:
 2 sheet(s) Map
 2 page(s) Narrative
 JACKSON COUNTY SURVEYOR

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	15°01'38"	36.49	139.12	S82°07'46"E	36.38
C2	15°01'38"	31.24	119.12	S82°07'46"E	31.15
C3	16°56'10"	25.45	77.00	S87°34'28"W	25.33
C4	1°17'07"	5.85	281.00	N78°44'56"E	5.85
C5	82°56'45"	36.21	25.00	S37°54'07"W	33.12
C6	82°57'43"	36.20	25.00	N45°04'07"W	33.12
C7	3°02'50"	13.88	281.00	S85°01'33"E	13.88
C8	16°55'59"	79.64	241.00	N87°34'23"E	79.28
C9	16°56'10"	32.06	97.00	S87°34'28"W	31.91
C10	15°01'38"	39.11	149.12	S82°07'46"E	39.00

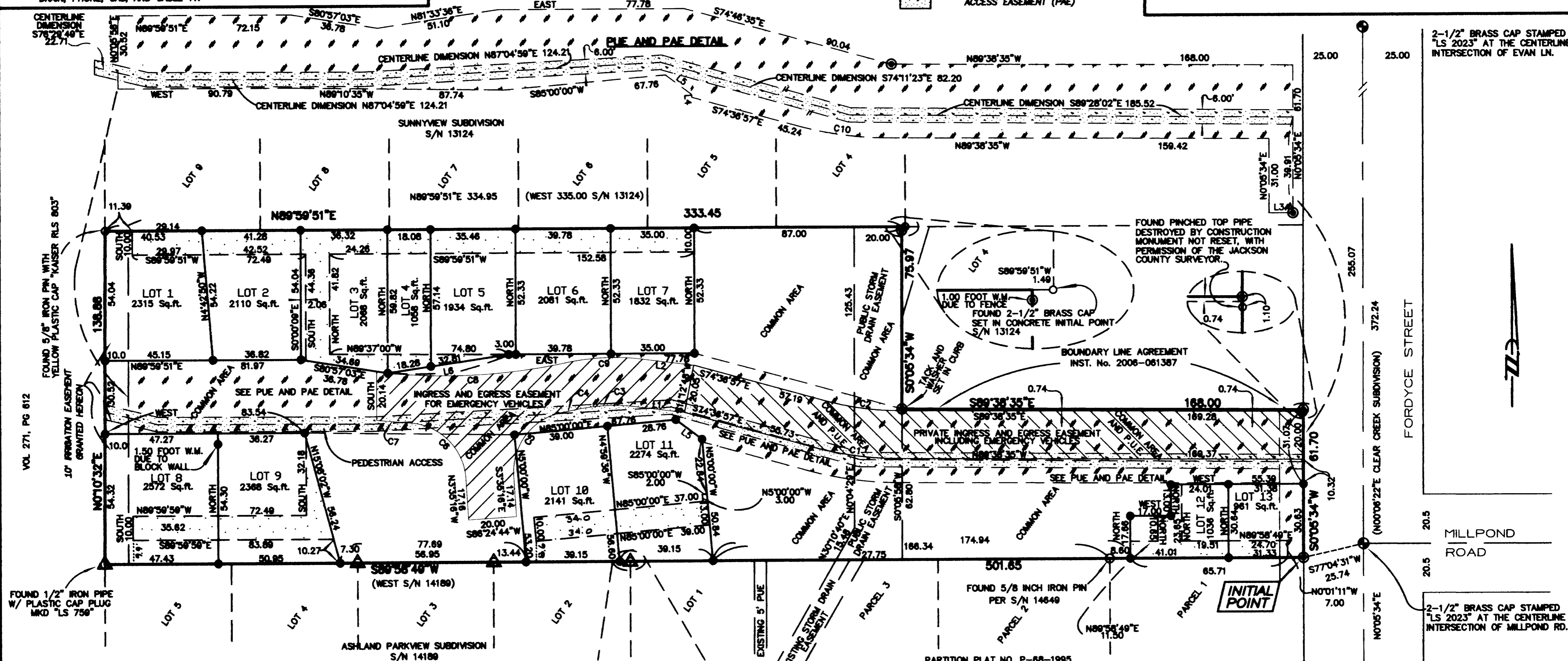
REGISTERED PROFESSIONAL LAND SURVEYOR
 [Signature]
 ORIGIN: JULY 28, 1985
 HERBERT A. FARBER
 2189
 RENEWAL DATE 12-31-07

BEAR GRASS VILLAGE
 A PLANNED UNIT DEVELOPMENT located in the
 NORTHWEST QUARTER OF SECTION 10,
 TOWNSHIP 39 SOUTH, RANGE 1 EAST,
 WILLAMETTE MERIDIAN, CITY OF ASHLAND,
 JACKSON COUNTY, OREGON

for
Melanie Mindlin
 1338 Seena Lane
 ASHLAND, OREGON 97520

NUM	BEARING	DISTANCE
L1	N82°37'27"W	20.27
L2	N82°37'27"W	21.72
L3	N89°54'26"W	10.00
L4	N5°00'00"W	1.21
L5	S53°11'49"E	13.74
L6	N81°33'38"E	51.10

- [Symbol] - EMERGENCY VEHICLE INGRESS/EGRESS EASEMENT
- [Symbol] - PRIVATE STORM EASEMENT
- [Symbol] - INGRESS/EGRESS EASEMENT
- [Symbol] - PUBLIC UTILITY EASEMENT (PUE)
- [Symbol] - 6 FOOT PUBLIC PEDESTRIAN ACCESS EASEMENT (PAE)



Surveyed by:
FARBER & SONS, INC.
 dba FARBER SURVEYING
 (541) 664-5599
 PO BOX 5286
 431 OAK STREET
 CENTRAL POINT, OREGON 97502

SCALE: 1" = 30'
 DATE: JUNE 14, 2007
 JOB NO.: 1416-06
 DRAWING FILE: JOBS\ASHLAND\FORDYCE\MICROSURVEY\FINAL PLAT\FINAL PLAT MAP.DWG
 ASSESSORS MAP FILE NO. 39 1E 10B TL 2800

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

[Signature]

2-1/2" BRASS CAP STAMPED "LS 2023" AT THE CENTERLINE INTERSECTION OF EVAN LN.

MILLPOND ROAD

2-1/2" BRASS CAP STAMPED "LS 2023" AT THE CENTERLINE INTERSECTION OF MILLPOND RD.

2-1/2" BRASS CAP STAMPED "LS 2023" AT THE CENTERLINE INTERSECTION OF ORCHID ST.