

ASANTE COURT

A PLANNED UNIT DEVELOPMENT

Located in:
the S.E. 1/4 SEC. 28 & the N.E. 1/4 Sec. 33, T.37S., R.1W., W.M.,
in the City of Medford, Jackson County, Oregon

*** APPROVALS ***

MEDFORD CITY PLANNING:

I CERTIFY THAT, PURSUANT TO AUTHORITY GRANTED IN ORDINANCE NO. 5785 THIS PLAT IS HEREBY APPROVED.

Pat D. Lott December 12, 2007
Planning Director

EXAMINED AND APPROVED THIS 13th DAY OF December, 2007.

Samuel Baskin
City Engineer

[Signature]
City Surveyor

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS that Asante, an Oregon non-profit corporation, successor by merger to Rogue Valley Health Services, Inc., an Oregon non-profit corporation and Renal Care Properties, LLC are the owners of the lands hereon described and have subdivided the same into lots and streets as shown hereon and the number of each lot and the course and length of all lines are plainly set forth and this plat is a correct representation of the subdivision. We do hereby dedicate to the public for public use the street right-of-way shown hereon, together with those easements labeled as public utility easements, pedestrian access easement and also a 10.00 foot wide strip of land for Barnett Road right-of-way, a 4.50 foot wide strip of land for Golfview Drive right-of-way and a 4.00 foot wide strip of land for State Street right-of-way. We hereby make and create a drainage easement, variable in width, over and across that area designated as Common Area, as shown hereon. We hereby make and create a 30.00 foot wide Access Easement over and across Lot 1 for the benefit of the owners, their heirs and assigns of Lots 1 and 2. We hereby make and create a 10.00 foot wide Private Sanitary Sewer Easement over and across Lot 5 for the benefit of the owners, their heirs and assigns of Lot 3. We hereby designate this planned unit development as ASANTE COURT,

IN WITNESS WHEREOF, I have set my hand and seal this 16th day of NOVEMBER, 2007.

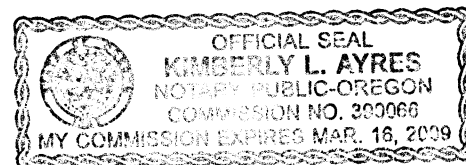
BY: [Signature] DIRECTOR OF REAL ESTATE

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 16th day of NOVEMBER

2007, by Jason Huck as DIRECTOR OF REAL ESTATE, of ASANTE.

Before me: [Signature]
Notary



AFFIDAVIT OF CONSENT FOR SUBDIVISION BY RENAL CARE PROPERTIES, LLC

RECORDED AS DOCUMENT NO. 2007-052600, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR

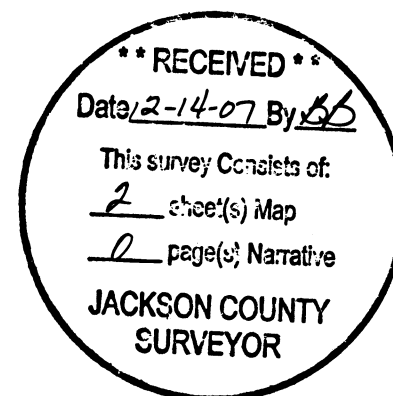
David L. Huck

OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

Expires 6/30/2009

37 1W 33A TL 300, 302 & 400

I certify this plat to be an exact copy of the original
David L. Huck
SURVEYOR



RECORDER:

Filed for record this 14th day of December, 2007 at 9:43 Clock A.M. and recorded in Volume 33 of Plats at Page 80 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Sonya S. Morgan
Deputy

Examined and approved as required by O.R.S. 92.100 as of DECEMBER 14, 2007.

William Johnson
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of December 14, 2007.

Cave Jensen
Tax Collector

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss.

I, Darrell L. Huck, a duly registered surveyor of the State of Oregon, do hereby certify that the tract of land shown hereon was correctly surveyed by me or under my direction and was marked with proper monuments as provided by law and the plat is a correct representation of the same and the following is an accurate description of the tract.

Commencing at the Northwest corner of Lot 34 of ALDERWOOD VILLAGE, according to the official plat thereof, now of record in Jackson County, Oregon; thence, along that boundary line established by agreement per Volume 355, Page 32 of Deed Records of Jackson County, North 00°01'30" East 131.88 feet to intersect the northerly right-of-way line of State Street for the INITIAL POINT OF BEGINNING; thence continue along the aforesaid boundary by agreement, North 00°01'30" East 678.12 feet to the southerly right-of-way line of Barnett Road; thence along said right-of-way, along the arc of a 612.96 foot radius non-tangent curve to the left (the long chord to which bears North 51°10'43" East 84.66 feet) a distance of 84.73 feet; thence North 47°12'58" East 55.40 feet; thence along the arc of a 458.22 foot radius curve to the right (the long chord to which bears North 68°37'29" East 334.52 feet) a distance of 342.43 feet; thence South 89°58'00" East 335.31 feet; thence leaving the southerly right-of-way line of said Barnett Road, along the arc of a 20.00 foot radius curve to the right (the long chord to which bears South 44°58'00" East 28.28 feet) a distance of 31.42 feet to the westerly right-of-way line of Golfview Drive; thence along said right-of-way line, South 00°02'00" West 215.00 feet; thence along the arc of a 167.50 foot radius curve to the right (the long chord to which bears South 02°53'58" West 16.75 feet) a distance of 16.76 feet; thence along the arc of a 232.50 foot radius curve to the left (the long chord to which bears South 02°53'58" West 23.25 feet) a distance of 23.26 feet; thence South 00°02'00" West 308.42 feet to the northeast corner of that tract of land described in deed document No. 2006-040807 of the official records of Jackson County, Oregon; thence along the north line of said tract, North 89°58'00" West 4.50 feet to the westerly right-of-way line of Golfview Drive as set forth in Instrument No. 2007-004604 of the official records of Jackson County, Oregon; thence along said right-of-way line, South 00°02'00" West 388.00 feet; thence leaving said westerly right-of-way line, along the arc of a 20.00 foot radius curve to the right (the long chord to which bears South 45°02'00" West 28.28 feet) a distance of 31.42 feet to the northerly right-of-way line of the State Street as set forth in the aforesaid Instrument No. 2007-004604; thence along said right-of-way, North 89°58'00" West 228.00 feet to the west boundary of that tract of land as described in the aforesaid deed document No. 2006-040807; thence along said boundary, South 00°02'00" West 4.00 feet to the northerly right-of-way line of State Street; thence along said right-of-way, North 89°58'00" West 250.03 feet; thence along the arc of a 172.50 foot radius curve to the right (the long chord to which bears North 68°47'29" West 124.62 feet) a distance of 127.50 feet; thence along the arc of a 227.50 foot radius curve to the left (the long chord to which bears North 68°39'29" West 163.37 feet) a distance of 167.10 feet; thence North 89°42'00" West 0.28 feet to the initial point of beginning.

David L. Huck
SURVEYOR

UMPQUA BANK, is the beneficiary of a certain trust deed recorded December 29, 2006 as Document No. 2006-065055, official records, Jackson County, Oregon,
SEE AFFIDAVIT OF CONSENT FILED FOR RECORD THE 24th DAY OF OCTOBER, 2007 AND RECORDED AS INSTRUMENT NO. 2007-049067 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

APPROVED FOR RECORDING
[Signature] Dec 13 2007
COUNTY COMMISSIONER/ADMINISTRATOR DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023
Expires 6/30/2009

** RECEIVED **

Date 12-14-07 By x/B

This survey consists of:
2 sheet(s) Map
0 page(s) Narrative

JACKSON COUNTY
SURVEYOR

ASANTE COURT

A PLANNED UNIT DEVELOPMENT

LOCATED IN: THE S.E. 1/4 SEC. 28 &
THE N.E. 1/4 SEC. 33, T. 37 S., R. 1 W., W.M.,
IN THE CITY OF MEDFORD, JACKSON COUNTY, OR.

SURVEY NARRATIVE TO COMPLY PARAGRAPH 209.250
OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT "ASANTE COURT", A PLANNED UNIT DEVELOPMENT, AS APPROVED BY THE CITY OF MEDFORD PLANNING DEPT.

PROCEDURE:

THE BOUNDARY OF THE PARENT TRACT OF LAND HAS BEEN PREVIOUSLY SURVEYED AND MONUMENTED PER SURVEYS NO. 9652, 1053, 18277, 19459 AND GOLFVIEW PROFESSIONAL PARK. MONUMENTS FROM THOSE SURVEYS WERE LOCATED AND VERIFIED FOR POSITION.

THE LOCATION OF THE LOT BOUNDARIES WAS COMPUTED ACCORDING CLIENT'S DIRECTION AND MONUMENTS WERE SET AS SHOWN.

EQUIPMENT USED: TRIMBLE S6 ROBOTIC INSTRUMENT

I certify this plat to be an exact copy of the original
Darrell L. Huck
SURVEYOR

PEDESTRIAN ACCESS EASEMENT

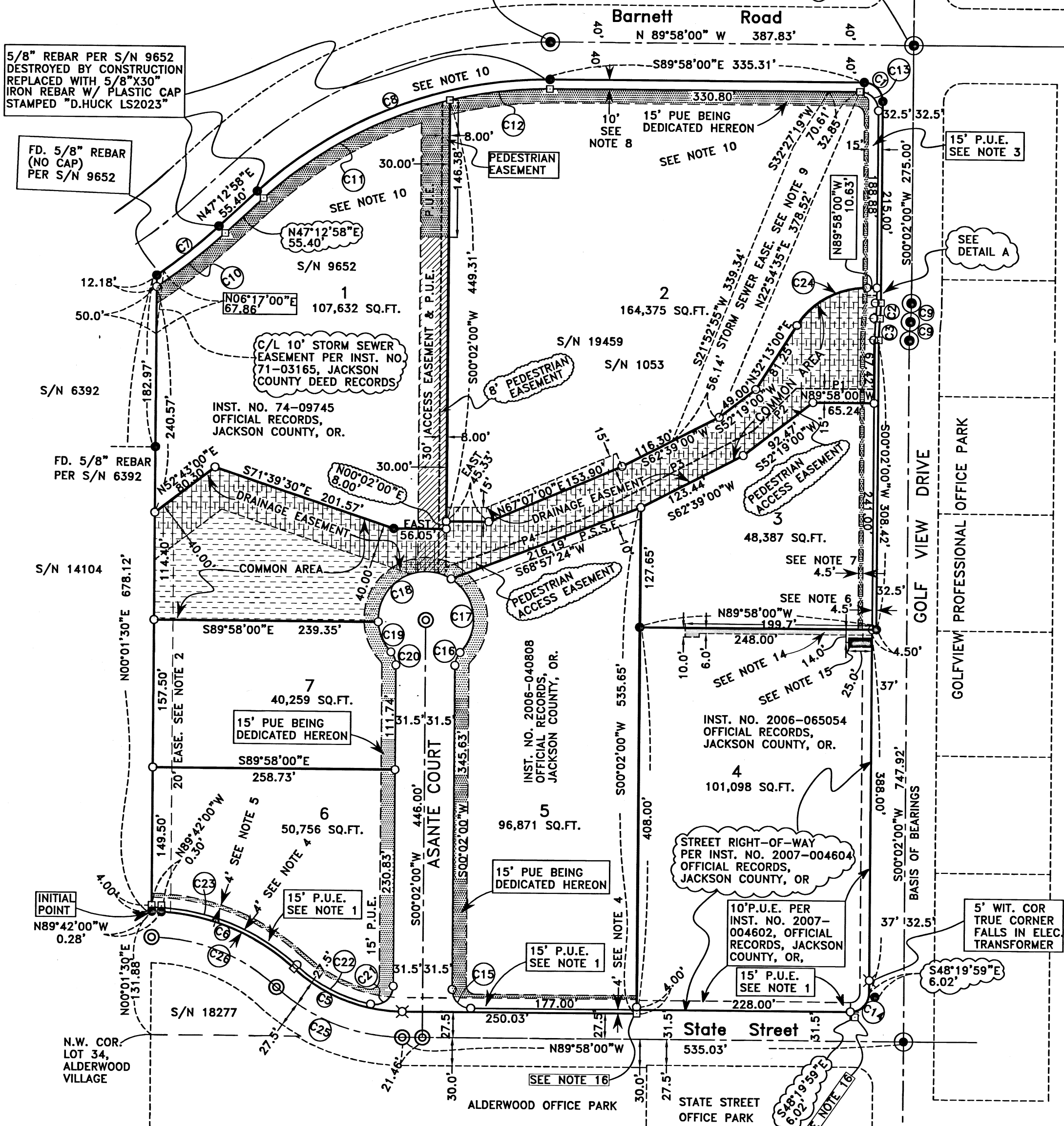
LINE	LINE TABLE
P1	N 89°58'00" W 83.19
P2	S 45°01'59" W 64.59
P3	S 62°05'50" W 201.15'
P4	S 70°07'43" W 56.49'

3" brass disc in mon case
@ PT of Barnett
(City of Medford)
NOT VISITED THIS SURVEY
SEE GOLFVIEW PROFESSIONAL OFFICE PARK

3" brass disc in mon case
(City of Medford)
NOT VISITED THIS SURVEY
SEE GOLFVIEW PROFESSIONAL OFFICE PARK

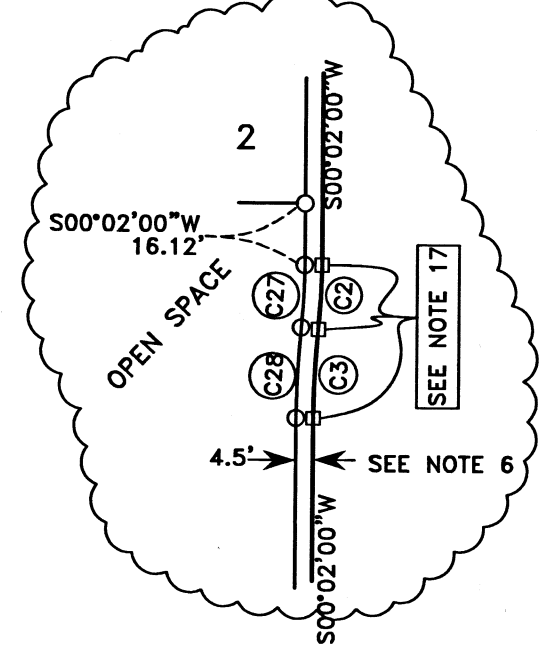
5/8" REBAR PER S/N 9652 DESTROYED BY CONSTRUCTION REPLACED WITH 5/8"x30" IRON REBAR W/ PLASTIC CAP STAMPED "D.HUCK LS2023"

FD. 5/8" REBAR (NO CAP) PER S/N 9652



NOTES:

- EXISTING 15' PUBLIC UTILITY EASEMENT PER INSTRUMENT NO. 03-59465, OFFICIAL RECORDS, THAT PORTION OF THIS EASEMENT LOCATED IN LOT 4 IS SUBJECT TO A 4.00 FOOT STREET DEDICATION, LEAVING A REMAINING 11.00 FOOT P.U.E. ALONG THE SOUTHERLY BOUNDARY OF LOT 4.
- EXISTING 20' EASE. FOR STORM SEWER SYSTEM PER INSTRUMENT NO. 97-13994, OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- EXISTING 15' PUBLIC UTILITY EASEMENT PER INSTRUMENT NO. 97-27122, OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- 4.00' STRIP OF LAND BEING DEDICATED FOR PUBLIC STREET RIGHT-OF-WAY PURPOSES.
- 4.00' STRIP OF LAND BEING DEDICATED FOR PUBLIC UTILITY EASEMENT PURPOSES.
- 4.50' STRIP OF LAND BEING DEDICATED FOR PUBLIC STREET RIGHT-OF-WAY PURPOSES.
- 4.50' STRIP OF LAND BEING DEDICATED FOR PUBLIC UTILITY EASEMENT PURPOSES.
- 10.00' STRIP OF LAND BEING DEDICATED FOR PUBLIC STREET RIGHT-OF-WAY PURPOSES.
- STORM SEWER EASEMENT - PER INSTRUMENT NO. 2007-051766, OFFICIAL RECORDS, JACKSON COUNTY, OR.
- VEHICULAR ACROSS FROM LOTS 1 & 2 TO BARNETT ROAD IS PROHIBITED
- MEDFORD IRRIGATION DIST. EASEMENT PER VOL. 130, PG. 116, DEED RECORDS, JACKSON COUNTY, OR. LOCATION NOT SPECIFIED,
- EASEMENT IN FAVOR OF PACIFICORP PER VOL. 386, PG. 22 AND VOL. 393, PG. 88, DEED RECORDS JACKSON COUNTY, OR. EXACT LOCATION NOT GIVEN
- EASEMENT IN FAVOR OF PACIFICORP PER INST. NO. 96-11229, OFFICIAL RECORDS, JACKSON COUNTY, OR. EXACT LOCATION NOT GIVEN
- POWER LINE EASEMENT, 6' TO 10' IN WIDTH PER INST. NO. 2006-060551, OFFICIAL RECORDS, JACKSON COUNTY, OR.
- WATER LINE EASEMENT, 10' IN WIDTH PER INST. NO. 2007-014579, OFFICIAL RECORDS, JACKSON COUNTY, OR.
- SET IN LOCATION OF IRON PIN PER S/N 19495 DESTROYED BY CONSTRUCTION
- SET IN LOCATION OF IRON PIN PER GOLF VIEW PROFESSIONAL PARK DESTROYED BY CONSTRUCTION



CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	90°00'00"	20.00	31.42	28.28	S44°58'00"E
C2	5°43'55"	167.50	16.76	16.75	S02°53'58"W
C3	5°43'55"	232.50	23.26	23.25	S02°53'58"W
C5	42°21'01"	172.50	127.50	124.62	N68°47'29"W
C6	42°05'01"	227.50	167.10	163.37	N68°39'29"W
C7	7°55'12"	612.96	84.73	84.66	N51°10'43"E
C8	42°49'02"	458.22	342.43	334.52	N68°37'29"E
C9	5°43'55"	200.00	20.01	20.00	S02°53'58"W
C10	08°33'32"	622.96	93.06	92.97	N51°29'52"E
C11	29°02'49"	448.22	227.23	224.81	N61°44'22"E
C12	13°46'16"	448.22	107.73	107.47	N83°08'55"E
C13	90°00'00"	20.00	31.42	28.28	S44°57'59"E
C14	90°00'00"	20.00	31.42	28.28	S45°02'00"W
C15	90°00'00"	20.00	31.42	28.28	N44°58'00"W
C16	43°30'07"	20.00	15.19	14.82	N21°47'03"E
C17	101°50'15"	51.00	90.65	79.18	N07°23'01"W
C18	125°10'06"	51.00	111.41	90.54	S59°06'49"W
C19	39°59'53"	51.00	35.60	34.88	S23°28'10"E
C20	43°30'07"	20.00	15.19	14.82	S21°43'03"E
C21	101°38'35"	20.00	35.48	31.01	S50°51'17"W
C22	30°42'26"	168.50	90.31	89.23	N62°58'12"W
C23	42°05'01"	231.50	170.04	166.24	N68°39'29"W
C24	57°49'00"	88.00	88.80	85.08	S61°07'30"W
C25	42°21'01"	200.00	147.83	144.49	N68°47'29"W
C26	42°05'01"	200.00	146.90	143.62	N68°39'29"W
C27	5°43'55"	163.00	16.31	16.31	S02°53'58"W
C28	5°43'55"	237.00	23.71	23.70	S02°53'58"W

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541)779-4641

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 Inch = 100' November 27, 2006
BASIS OF BEARING: GOLFVIEW PROFESSIONAL PARK

- = Set 5/8"x24" iron reinforcing pin with plastic cap stamped "D. Huck LS 2023"
- ⊗ = Set 5/8"x30" iron reinforcing pin with plastic cap stamped "D. Huck LS 2023"
- ⊙ = Set 5/8"x30" iron reinforcing pin with aluminum cap stamped "LS 2023"
- = Found 5/8" iron pin per Golfview Professional Park or S/N 19459 unless noted otherwise
- ⊘ = Found brass cap monument per Golfview Professional Park unless noted otherwise
- = Set lead plug and tack with brass washer marked LS 2023
- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer, construction and maintenance
- S/N = Survey Number
- PSSE = PRIVATE SANITARY SEWER EASEMENT

NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.