

EVERGREEN WAY MASTER CONDOMINIUMS

APPROVAL:

EXAMINED AND APPROVED this 8TH day of August, 2007.

Paul D. [Signature]
City Surveyor

EXAMINED AND APPROVED as required by O.R.S. 100.110 as of September 17, 2008.

Jan. Wright, Deputy
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS or other charges as required by O.R.S. 100.110 have been paid as of September 17, 2008.

Kern W. Meade, Deputy
Tax Collector

*** DECLARATION ***

Know all men by these presents that Medford Urban Renewal Agency, a public body, is the owner of the real property shown on sheet 2, more particularly described in the Surveyor's Certificate, and does hereby make, establish and declare that this Plat is a correct representation of the land as laid out by Medford Urban Renewal Agency as Evergreen Way Master Condominiums. And (1) does hereby commit the land and improvements shown on this plat to the operation of the Oregon Condominium act as set forth in ORS Chapter 100 and that said land and improvements are subject to the provisions of ORS 100.005 to 100.625. Evergreen Way Master Condominiums shall be subject to (1) the declaration of condominium ownership for Evergreen Way and (2) the Bylaws of the Evergreen Way Master Condominium Association to be recorded simultaneously with this plat as Document No. 2008-034855 & 2008-034856 of the Official Records of Jackson County, Oregon.

Jackie L. Rodgers
Jackie L. Rodgers, Executive Director
Medford Urban Renewal Agency

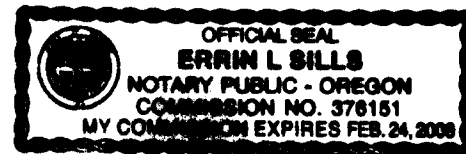
State of Oregon }
County of Jackson }ss

Personally appeared the above named Jackie L. Rodgers, as Executive Director of the Medford Urban Renewal Agency, a public body, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me on the 08th day of August, 2007.

By: Emm [Signature]

Notary Public for Oregon
My commission expires: 2/24/2008



*** RECORDING ***

Filed for record this 17th day of September, 2008,
at 11:14 o'clock A.M., and recorded in Volume 34, of Plats at
Page 50, of records of Jackson County, Oregon.

Christine D. Walker
County Clerk

CHERYL AUGERIS
Deputy

A Flexible Condominium
Located in the NW 1/4 of Section 30,
T.37S., R.1W., W.M.
in the City of Medford
Jackson County, Oregon
for
MEDFORD URBAN RENEWAL AGENCY
45 South Holly Street
Medford, OR 97501
JANUARY 15, 2007

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SHEET 2	TRACK & UNIT VIEW
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SHEET 6	BASEMENT UNDERGROUND UTILITIES
SHEET 7	BASEMENT ABOVEGROUND PLUMBING

*****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 shown hereon, and that said Plat and Survey conform with the ordinances of the City of Medford and the statutes of the State of Oregon, and that the following is an accurate survey and title description of the tract's exterior boundary:

Commencing at the intersection of the northeastern right of way line of Fir Street (a 50.0 foot wide Public Street) and the northwestern right of way line of Eighth Street (a 60.0 foot wide Public Street) in the City of Medford, Jackson County, Oregon; thence North 54°30'03" East, along said northwestern right of way line of Eighth Street, 6.00 feet to the most southern corner of Tract B described in deed recorded as No. 2004-047438 of the Official Records of Jackson County, Oregon for the Initial Point of beginning; thence North 35°32'49" West 300.17 feet to the most western corner thereof; thence North 54°30'00" East 194.13 to the most northern corner thereof; thence South 35°33'09" East 300.17 feet to the most eastern corner thereof; thence South 54°30'03" West 194.16 feet to the Initial Point of beginning.

****SURVEYOR'S STATEMENT PER O.R.S 100.115(2)(d)****

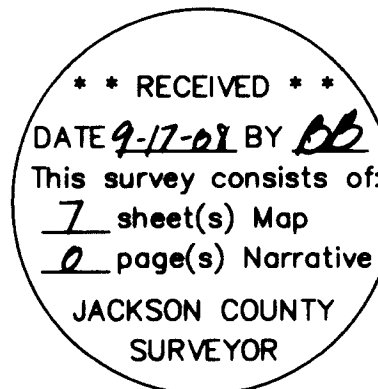
This plat accurately depicts the boundaries of the Non-withdrawable properties and the general common elements. The parking unit as depicted is constructed and complete.

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

PURPOSE: To survey and monument the exterior boundary and depict the Parking Unit, and the Non-withdrawable variable properties designated as Tracts A, B, C, and the GCE boundary of Evergreen Way Master Condominiums

PROCEDURE: Using existing control established for FS 16009, monumented the exterior boundary according to the 6 foot deed of dedication per Doc. No. 2004-066169 O.R. and Tract B described in Doc. No. 2004-047438 O.R. The Parking Structure was located and the resulting unit ownership boundary is shown on sheets 2 and 3.

BASIS OF BEARING: FS 16009

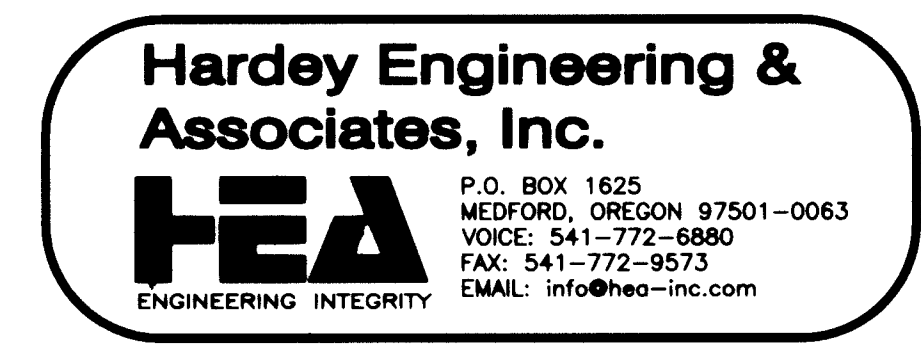


I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

Richard L. Bath
SURVEYOR



Richard L. Bath
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 30, 1976
RICHARD L. BATH
No. 1069
RENEWS 12/31/09



088-83-06\dwg\Evergreen Way Condo Plat.dwg

EVERGREEN WAY MASTER CONDOMINIUMS

A Flexible Condominium
 Located in the NW 1/4 of Section 30,
 T.37S., R.1W., W.M.
 in the City of Medford
 Jackson County, Oregon

for
MEDFORD URBAN RENEWAL AGENCY
 45 South Holly Street
 Medford, OR 97501
 JANUARY 15, 2007

LEGEND

- = Calculated \bar{C} Monument from RP's per FS 13529 and 16009
- = Set 5/8" x 30" iron rebar w/ orange plastic cap marked "Hardey Eng. & Assoc."
- ⊘ = Set lead plug, tack, & tag stamped "LS1069"
- = Property line
- - - = Parking unit boundary line
- — — = Tract boundary line
- FS = Filed Survey No. in the office of the Jackson County Surveyor
- O.R. = Official Records of Jackson County, Oregon
- L1 = See line table
- C1 = See curve table
- G.C.E. = General Common Element
- s.f. = Square feet
- Re: = Refer

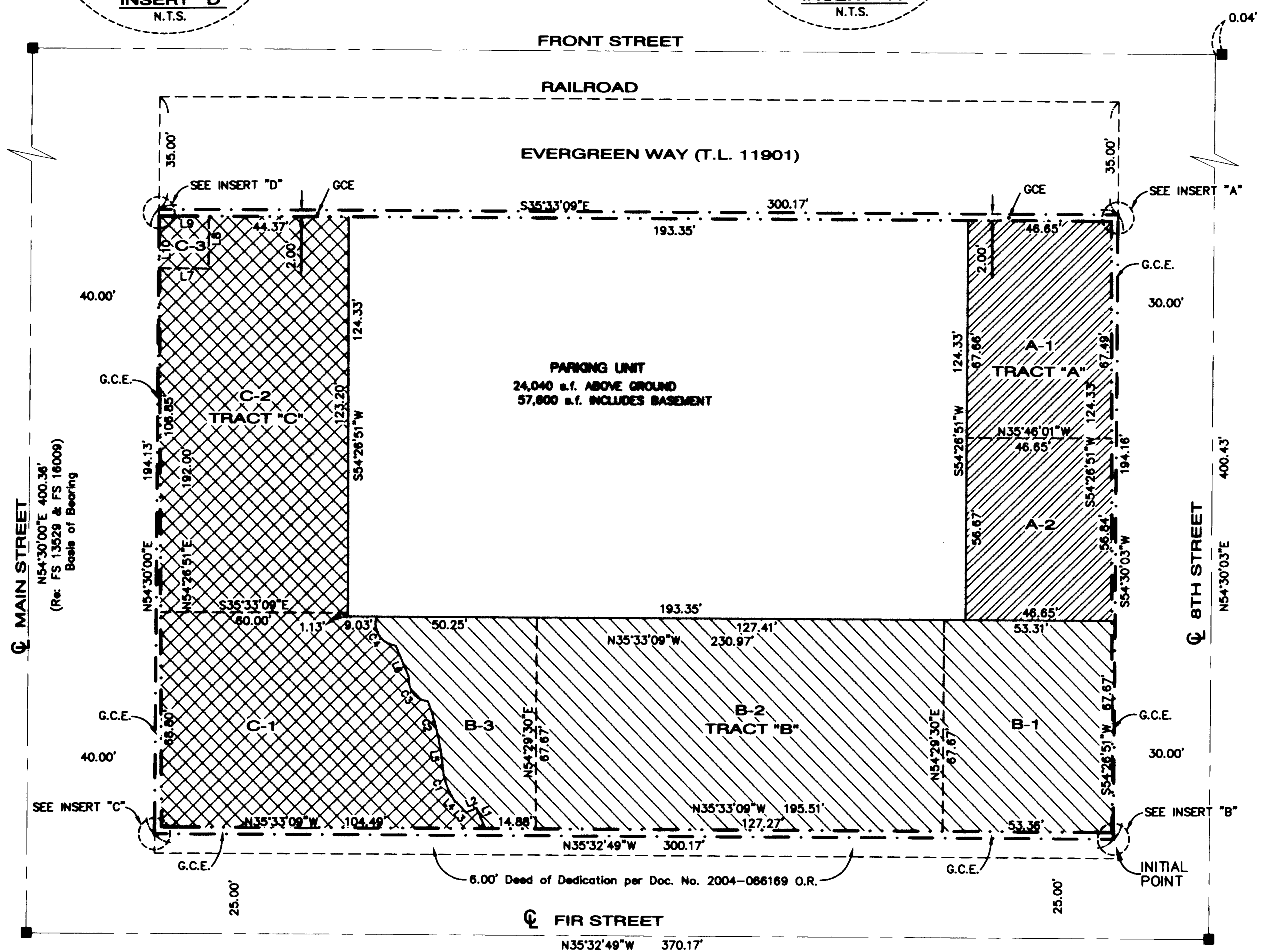
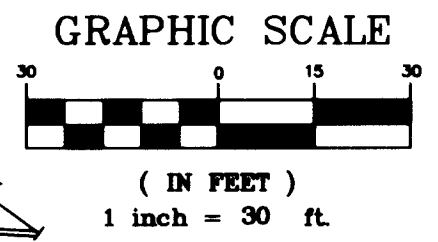
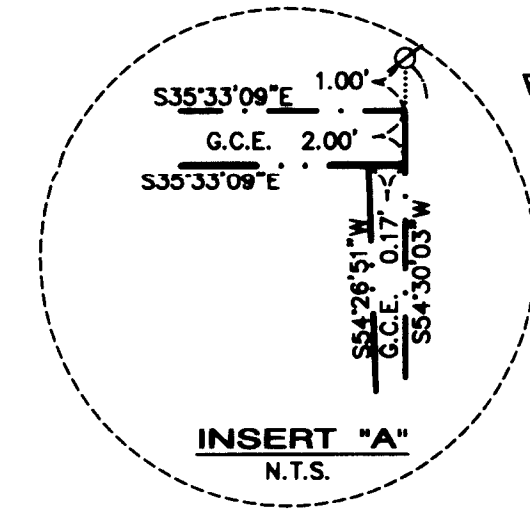
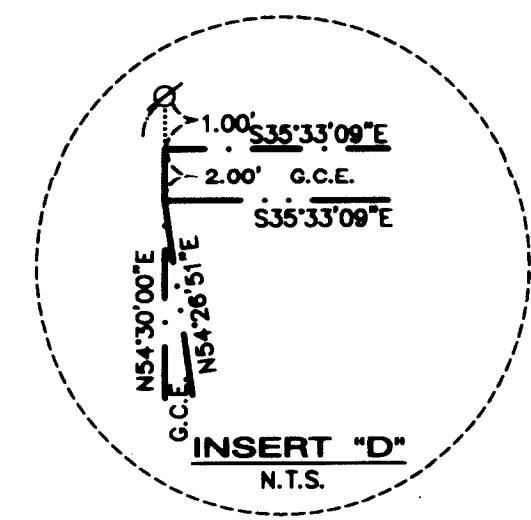
- PARKING UNIT (extends beneath TRACTS A-C)
- = Non-Withdrawable Variable Property per TRACT A
- = Non-Withdrawable Variable Property per TRACT B
- = Non-Withdrawable Variable Property per TRACT C

TRACT CONCRETE PAD ELEVATIONS AND AREAS

A-1	= 1375.53 - 3152 s.f.
A-2	= 1376.15 - 2648 s.f.
B-1	= 1376.15 - 3609 s.f.
B-2	= 1377.09 - 8617 s.f.
B-3	= 1376.00 - 2270 s.f.
C-1	= 1376.00 - 5872 s.f.
C-2	= 1375.70 - 7136 s.f.
C-3	= 1375.20 - 256 s.f.
PARKING UNIT AREA = 57,600 s.f. (at lower level)	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S30°38'01"W	9.14'
L2	S58°12'16"E	3.65'
L3	S14°01'29"W	2.27'
L4	S07°51'50"W	3.35'
L5	S45°47'43"W	5.15'
L6	S31°20'54"W	10.71'
L7	S35°33'09"E	15.63'
L8	N54°26'51"E	16.35'
L9	N35°33'09"W	15.63'
L10	N54°26'51"E	16.35'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	LONG CHORD
C1	30°40'56"	23.00'	12.32'	S37°25'41"W 12.17'
C2	10°39'02"	76.50'	14.22'	N38°31'23"E 14.20'
C3	94°40'46"	6.50'	10.74'	S15°44'45"W 9.56'
C4	101°36'36"	7.00'	12.41'	S20°21'23"W 10.85'

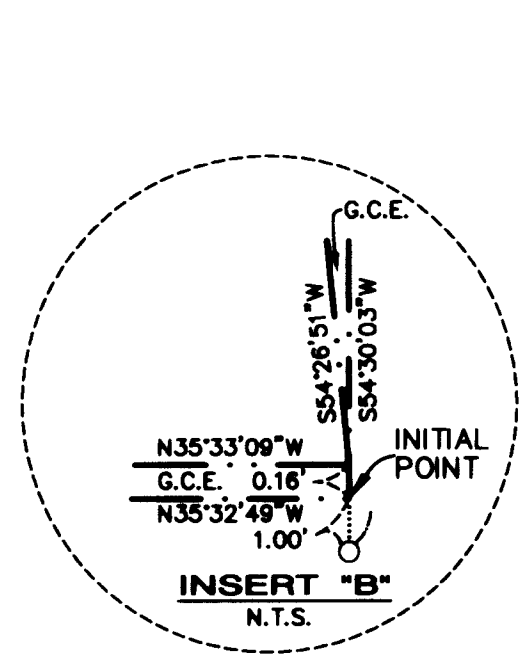


*** RECEIVED ***
 DATE 9-17-09 BY *EB*
 This survey consists of:
 7 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

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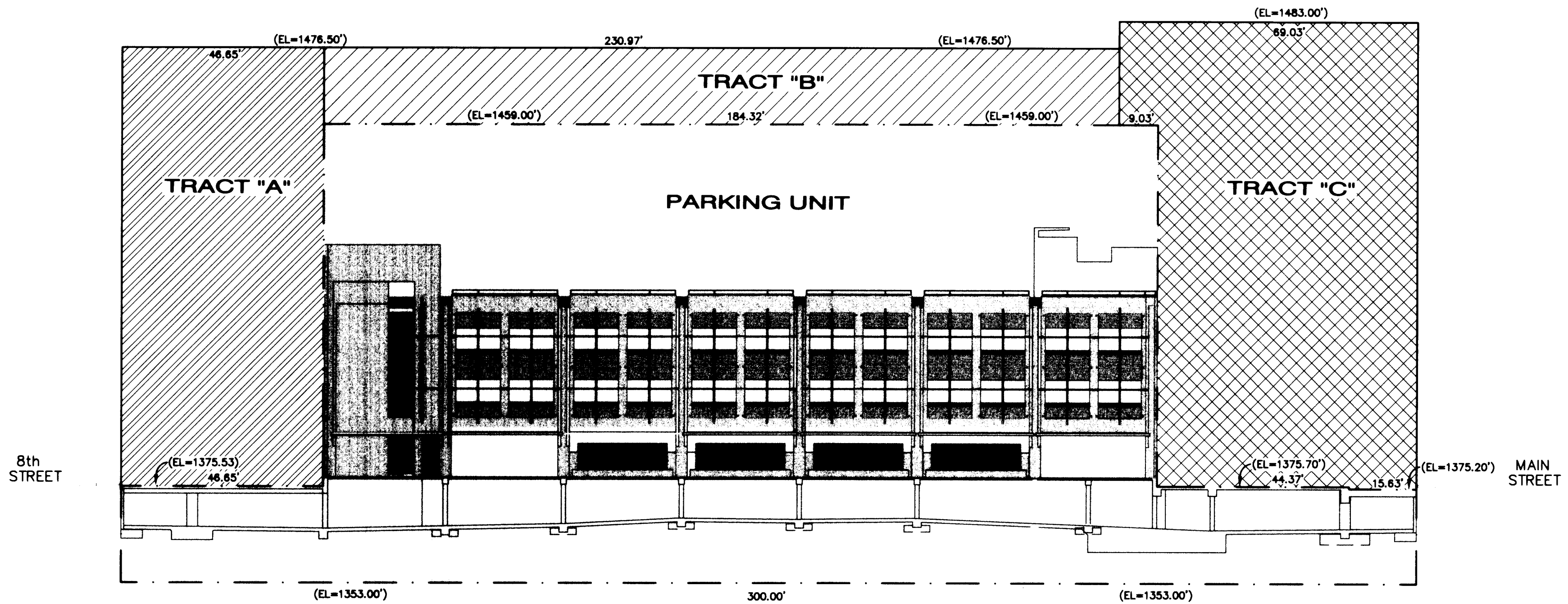
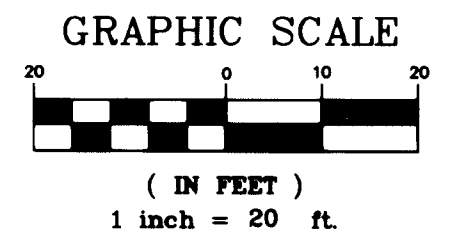
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 LAND SURVEYOR
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 OREGON
 JULY 30, 1976
 RICHARD L. BATH
 No. 1069
 RENEWS 12/31/09



Hardey Engineering & Associates, Inc.
HEA
 ENGINEERING INTEGRITY
 P.O. BOX 1625
 MEDFORD, OREGON 97501-0063
 VOICE: 541-772-6880
 FAX: 541-772-9573
 EMAIL: info@hea-inc.com

EVERGREEN WAY MASTER CONDOMINIUM

A Flexible Condominium
 Located in the NW 1/4 of Section 30,
 T.37S., R.1W., W.M.
 in the City of Medford
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 for
MEDFORD URBAN RENEWAL AGENCY
 45 South Holly Street
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 JANUARY 15, 2007



EVERGREEN WAY ELEVATION

LEGEND

- PARKING UNIT (extends beneath TRACTS A, B, & C)
- = Non-Withdrawable Variable Property per TRACT A
- = Non-Withdrawable Variable Property per TRACT B
- = Non-Withdrawable Variable Property per TRACT C

NOTES

- 1) Entire site is G.C.E. except within the unit ownership boundaries or non-withdrawable variable property as shown. (see Sheet 2 for details)
- 2) Outside building dimensions are to exterior face of concrete wall. Vertically, the top of each unit/tract is 20 feet higher than the highest structure protrusion and bottom is 1 foot below the bottom of the lowest footing.

LEGEND

- - - - = Parking unit boundary line
- = Tract boundary line
- (EL=xxxx.xx)= Unit or Tract elevation based on City of Medford Vertical Datum Bench Mark for this project is a .38 Caliber shell casing reference point in the handicap ramp of the sidewalk at the southern corner of Eighth Street and Fir Street. Elev. = 1376.76'

BUILDING NOTE

N-S Bearings = N 35°33'09" W
 E-W Bearings = N 54°26'51" E

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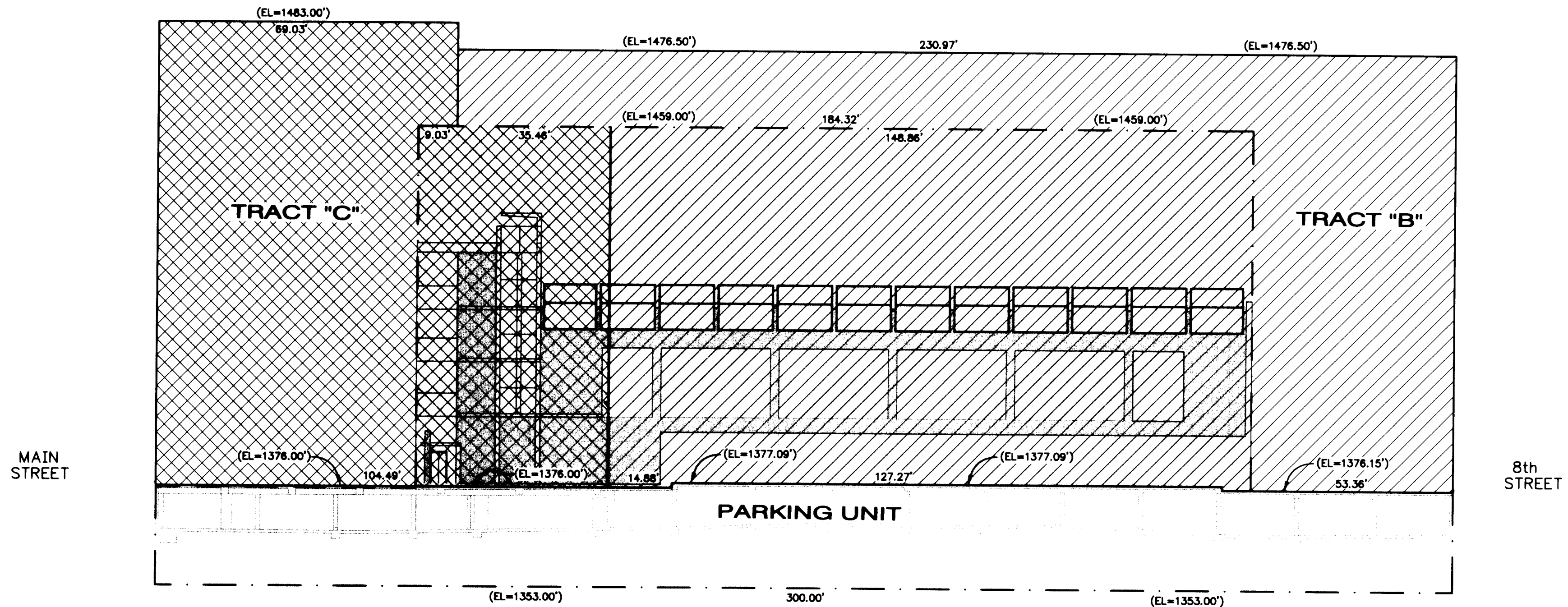
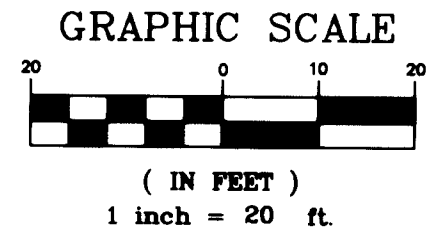
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088-83-06\Draw\Evergreen Way Condo Plat.dwg

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FIR STREET ELEVATION

LEGEND

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LEGEND

- = Parking unit boundary line
- = Tract boundary line
- (EL=xxxx.xx) = Unit or Tract elevation based on City of Medford Vertical Datum

BUILDING NOTE

N-S Bearings = N 35°33'09" W
 E-W Bearings = N 54°26'51" E

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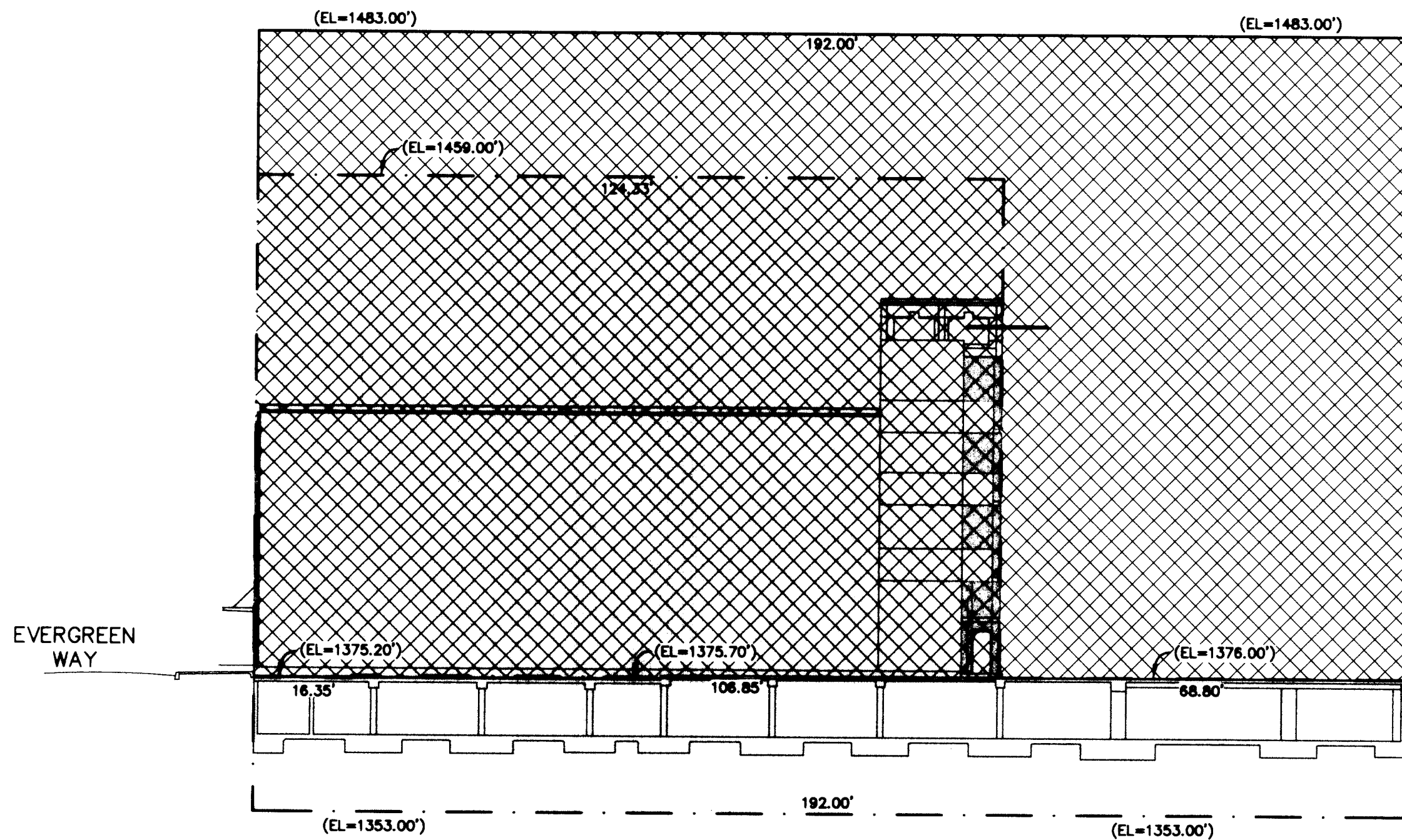
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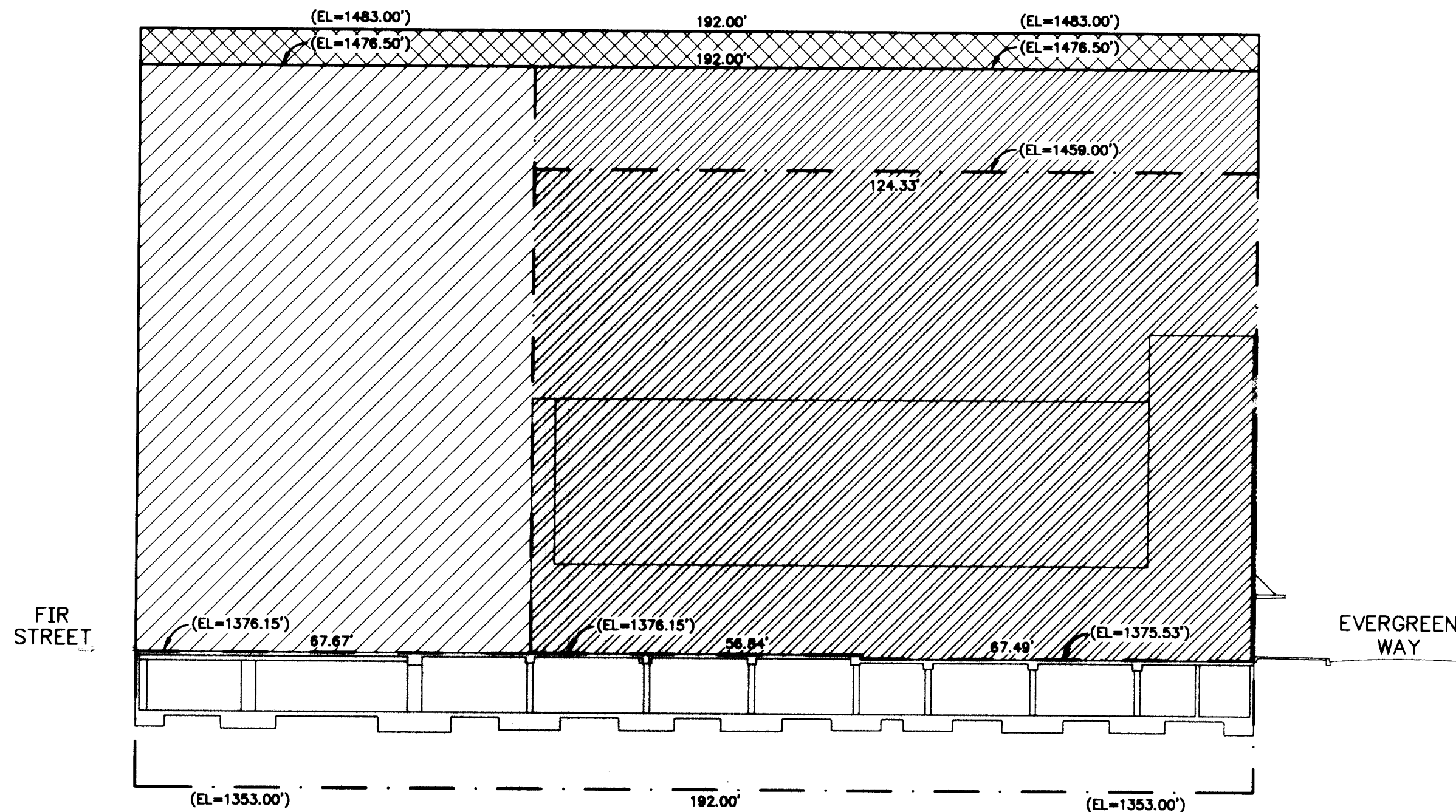
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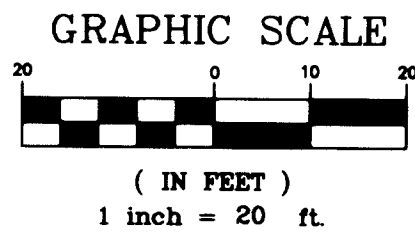
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MAIN STREET ELEVATION



8TH STREET ELEVATION



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LEGEND

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BUILDING NOTE

N-S Bearings = N 35°33'09" W
 E-W Bearings = N 54°26'51" E

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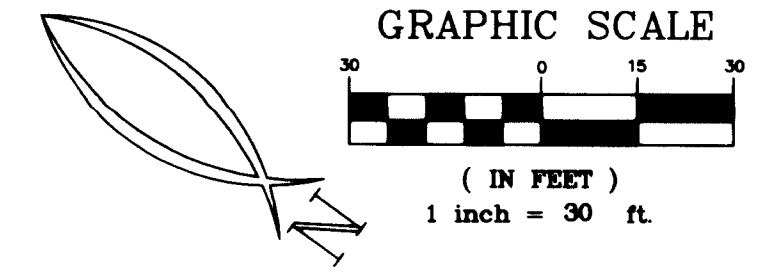
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EVERGREEN WAY MASTER CONDOMINIUMS

LIMITED COMMON ELEMENTS
UNDER GROUND BASEMENT UTILITIES

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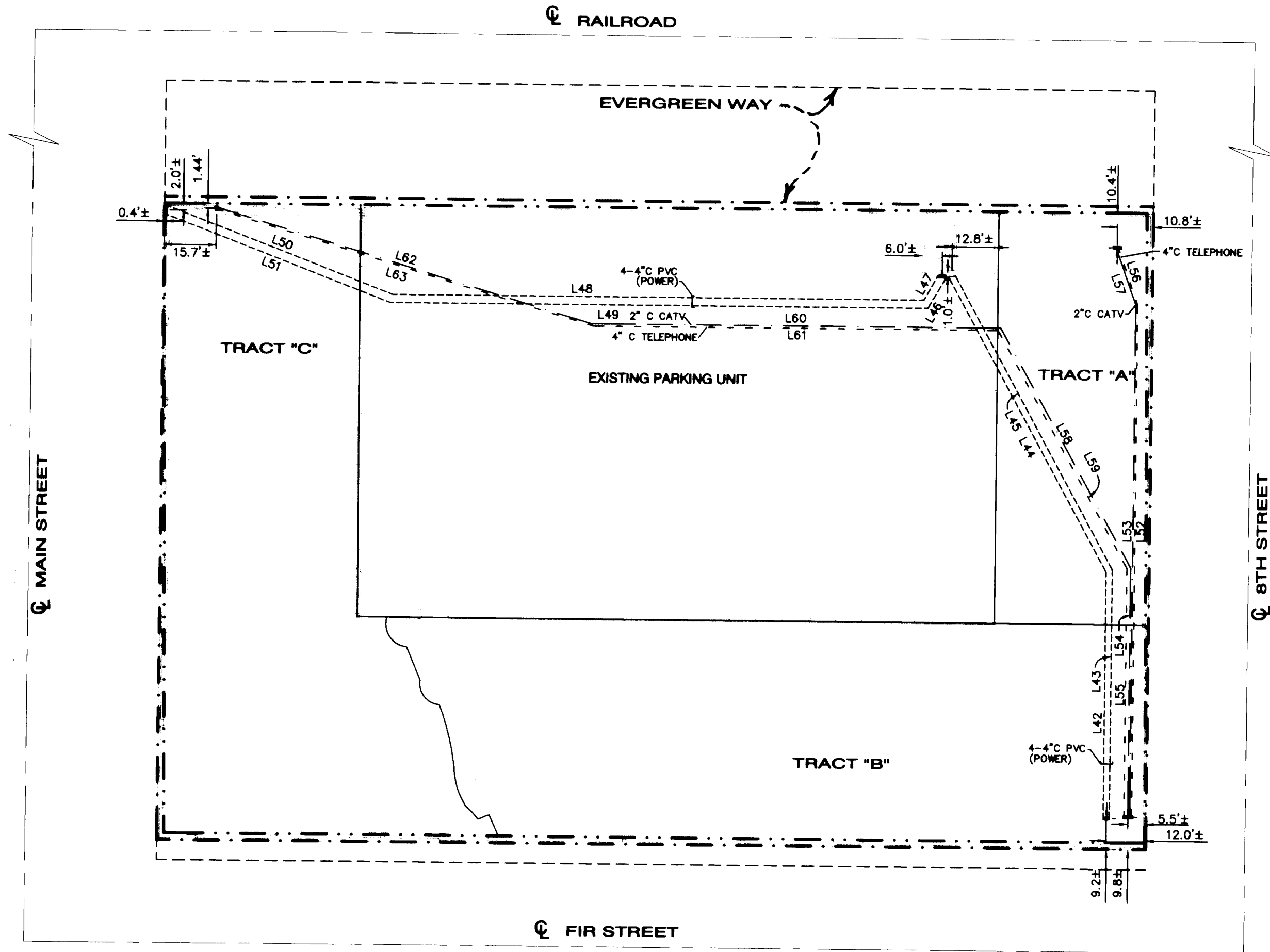


GENERAL UTILITY & ACCESS EASEMENT LEGEND
(PER EASEMENT SECTION 14.2 OF THE DECLARATION)

- TELEPHONE
- STORM DRAINAGE (SD)
- POWER
- CATV
- - - PROPERTY LINE
- - - - - PARKING UNIT BOUNDARY LINE
- C CONDUIT

LINE	BEARING	DISTANCE
L42	N54°27'11"E	73.87
L43	N54°27'11"E	74.58
L44	S25°41'53"W	101.06
L45	S25°41'53"W	101.06
L46	S85°04'32"W	10.83
L47	S83°28'29"W	8.65
L48	S35°32'49"E	161.31
L49	S35°32'49"E	163.16
L50	S14°50'42"E	73.55
L51	S14°50'42"E	73.55
L52	S54°27'11"W	154.85
L53	S54°27'11"W	154.85
L54	N54°27'11"E	75.14
L55	S54°27'11"W	74.99
L56	S35°02'31"W	18.05
L57	S34°40'07"W	18.10
L58	N25°20'36"E	82.56
L59	S25°20'36"W	81.92
L60	S35°32'49"E	124.08
L61	S35°32'49"E	122.69
L62	S19°02'56"E	119.34
L63	S19°03'36"E	119.89

NOTE: THE BUILDING LINES AS SHOWN ON THIS SHEET APPEAR TO ENCROACH INTO THE G.C.E. AREA, BUT THEY ARE, IN FACT, COINCIDENT WITH THE PARKING UNIT BOUNDARY.



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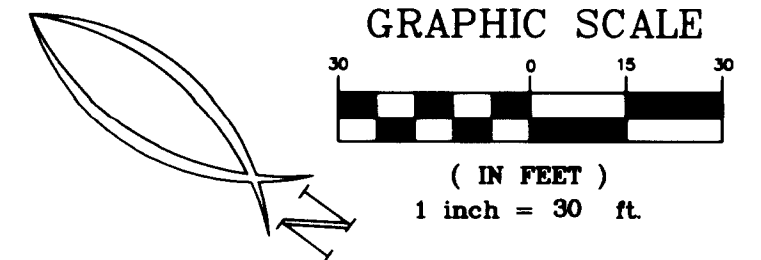


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LIMITED COMMON AREA
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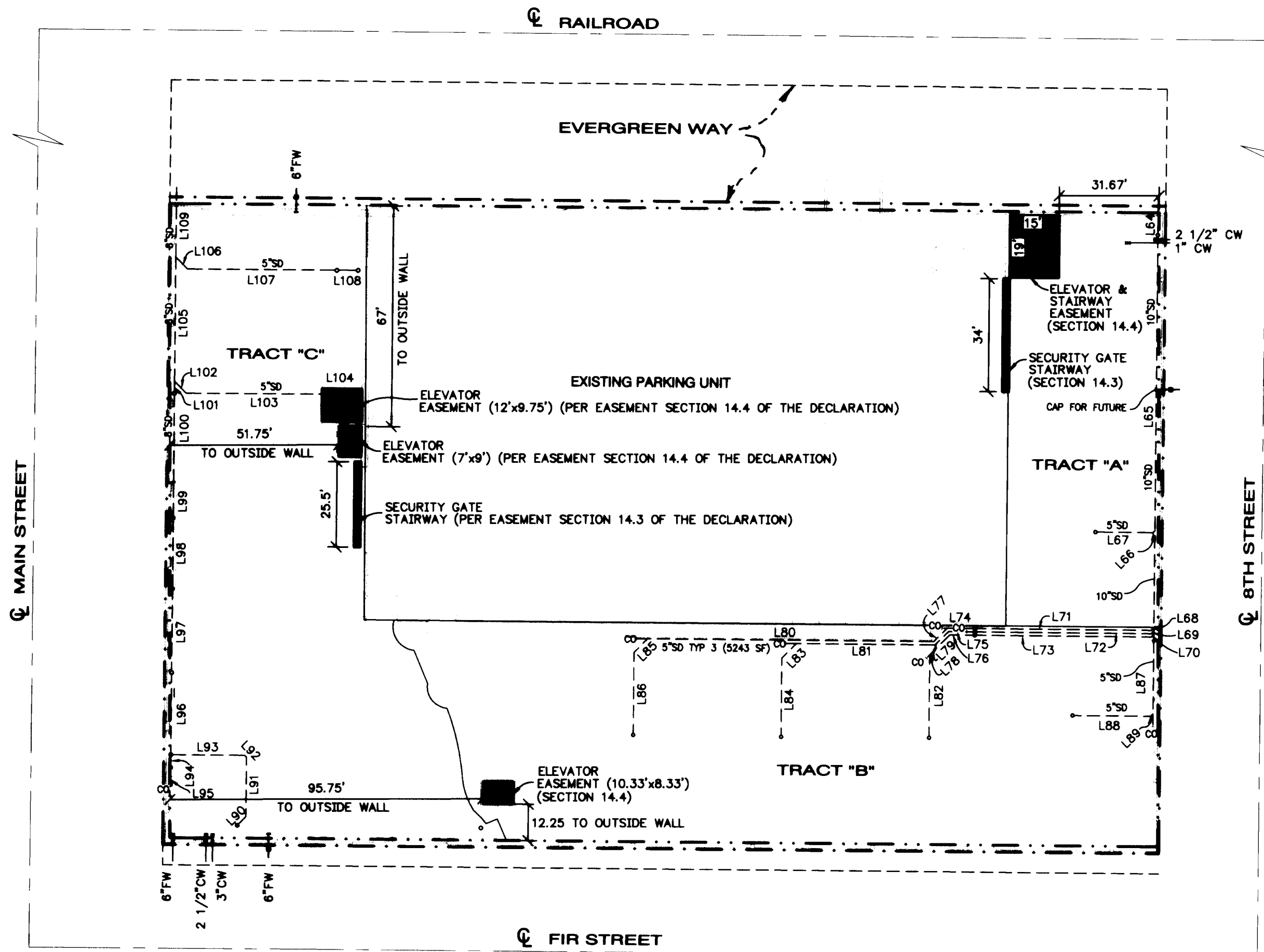
GENERAL UTILITY & ACCESS EASEMENT LEGEND
(PER EASEMENT SECTION 14.2 OF THE DECLARATION)

- TELEPHONE
- STORM DRAINAGE (SD)
- POWER
- CATV
- PROPERTY LINE
- PARKING UNIT BOUNDARY LINE

- FW FIRE WATER
- CW COLD WATER
- CO CLEANOUT

LINE	BEARING	DISTANCE
L64	N54°27'11"E	11.11
L65	N54°27'11"E	121.02
L66	N80°32'49"W	0.82
L67	N35°32'49"E	16.78
L68	S80°32'49"E	1.06
L69	S80°32'49"E	1.06
L70	S80°32'49"E	1.06
L71	S35°32'49"E	52.60
L72	S35°32'49"E	52.60
L73	S35°32'49"E	52.60
L74	S35°32'49"E	9.18
L75	S35°32'49"E	7.88
L76	S35°32'49"E	7.47
L77	S80°32'49"E	5.69
L78	S80°32'49"E	5.69
L79	S80°32'49"E	9.20
L80	S35°32'49"E	89.46
L81	S35°32'49"E	44.86
L82	N54°27'11"E	24.37
L83	S80°32'49"E	6.13
L84	N54°27'11"E	23.15
L85	S80°32'49"E	5.74
L86	N54°27'11"E	24.25
L87	N54°27'11"E	24.40
L88	S35°32'49"E	22.96
L89	S80°32'49"E	1.06
L90	S80°32'49"E	3.62
L91	S54°27'11"W	17.90
L92	S09°27'11"W	0.82
L93	S35°32'49"E	22.30
L94	S54°27'11"W	2.74
L95	S54°27'11"W	4.52
L96	S54°27'11"W	23.48
L97	S54°27'11"W	23.96
L98	S54°27'11"W	20.08
L99	S54°27'11"W	9.46
L100	S54°27'11"W	25.81
L101	S54°27'11"W	3.05
L102	S09°27'11"W	5.04
L103	S35°32'49"E	44.57
L104	S35°32'49"E	5.29
L105	S54°27'11"W	37.28
L106	S09°27'11"W	5.04
L107	S35°32'49"E	44.57
L108	S35°32'49"E	5.29
L109	S54°27'11"W	21.03

NOTE: THE BUILDING LINES AS SHOWN ON THIS SHEET APPEAR TO ENCR OACH INTO THE G.C.E. AREA, BUT THEY ARE, IN FACT, COINCIDENT WITH THE PARKING UNIT BOUNDARY.



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RENEWS 12/31/09

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