

APPROVAL:

*[Signature]* 6/18/2009  
ASHLAND PLANNING DEPARTMENT  
PA # 2008-01731

APPROVAL:

EXAMINED AND APPROVED THIS 17th DAY OF  
June, 2009  
*[Signature]*  
CITY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT ROGUE VALLEY COMMUNITY DEVELOPMENT CORPORATION, AN OREGON NONPROFIT CORPORATION, IS THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND BANK OF THE CASCADES IS THE BENEFICIARY OF THE TRUST DEED RECORDED MAY 26, 2009 AS DOCUMENT NUMBER 2009-018712, OFFICIAL RECORDS, JACKSON COUNTY, OREGON AND THE BENEFICIARY OF THE TRUST DEED RECORDED MAY 26, 2009 AS DOCUMENT NUMBER 2009-018713, OFFICIAL RECORDS, JACKSON COUNTY, OREGON AND THAT SAID OWNER AND OTHER PARTIES OF INTEREST HAVE CAUSED THIS TRACT OF LAND TO BE PLATTED INTO LOTS, COMMON AREA, OPEN SPACE, AND EASEMENTS AS SHOWN HEREON, AND THE NUMBER AND SIZE OF LOTS AND THE LENGTH OF ALL LINES ARE PLAINLY SET FORTH AND SAID OWNER AND OTHER PARTIES OF INTEREST DO HEREBY DEDICATE TO THE CITY OF ASHLAND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND COMMUNICATION FACILITIES, THE PUBLIC UTILITY EASEMENTS AS SHOWN ON SHEET 3 OF THIS PLAT, AND DO HEREBY DEDICATE TO THE CITY OF ASHLAND, FOR PUBLIC USE, THE PUBLIC PEDESTRIAN AND BICYCLE ACCESS EASEMENT AS SHOWN ON SAID SHEET 3, AND DO HEREBY CREATE, FOR THE BENEFIT OF THE OWNERS AND FUTURE RESIDENTS OF RICE PARK, THE PRIVATE UTILITIES, PRIVATE WATERLINE, AND PRIVATE STORM DRAIN EASEMENTS AS SHOWN ON SAID SHEET 3, AND DO HEREBY CREATE, FOR THE BENEFIT OF THE OWNERS AND FUTURE RESIDENTS OF RICE PARK, THE TEMPORARY DRIVEWAY EASEMENT AS SHOWN ON SAID SHEET 3, AND DO HEREBY CREATE, FOR THE BENEFIT OF THE OWNERS AND FUTURE RESIDENTS OF RICE PARK AND THE OWNERS AND FUTURE RESIDENTS OF THE VERDE VILLAGE DEVELOPMENT, AS APPROVED BY CITY OF ASHLAND ORDINANCE NO. 2945, THE OPEN SPACE AREA AS SHOWN ON SHEET 2 OF THIS PLAT AND SAID OWNER AND OTHER PARTIES OF INTEREST DO HEREBY DESIGNATE THIS SUBDIVISION AS RICE PARK.

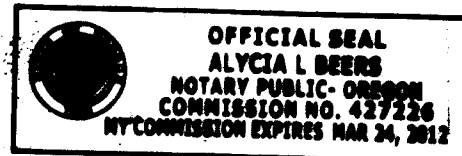
*[Signature]*  
JOHN WHEELER FOR ROGUE VALLEY COMMUNITY DEVELOPMENT CORPORATION

*[Signature]*  
WILLIAM A. HADEN, EVP FOR BANK OF THE CASCADES

STATE OF OREGON )s.s.  
COUNTY OF JACKSON)

ON THIS, THE 16 DAY OF June, 2009, BEFORE ME APPEARED JOHN WHEELER, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY HIM AND TO BE HIS FREE ACT AND DEED.

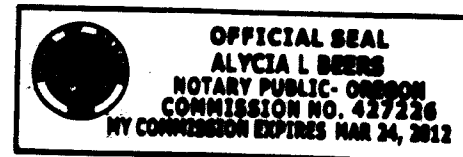
NOTARY PUBLIC *[Signature]*  
PRINTED NAME *[Signature]*  
COMMISSION NO. 4272210  
MY COMMISSION EXPIRES 3-24-2012



STATE OF OREGON )s.s.  
COUNTY OF JACKSON)

ON THIS, THE 16 DAY OF June, 2009, BEFORE ME APPEARED WILLIAM A. HADEN, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY HIM AND TO BE HIS FREE ACT AND DEED.

NOTARY PUBLIC *[Signature]*  
PRINTED NAME *[Signature]*  
COMMISSION NO. 4272210  
MY COMMISSION EXPIRES 3-24-2012



RICE PARK  
A PLANNED UNIT DEVELOPMENT  
SUBDIVISION

LOCATED IN:  
PARCEL NO. 2 OF PARTITION PLAT P-66-2008  
IN THE NW 1/4 OF SECTION 4,  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE BASE AND MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR  
ROGUE VALLEY COMMUNITY DEVELOPMENT CORPORATION  
P.O. BOX 1733  
MEDFORD, OREGON 97504

SHEET INDEX

- SHEET 1: TITLE PAGE
- SHEET 2: PLAT SHEET
- SHEET 3: EASEMENTS

SURVEYOR  
TERRASURVEY, INC.  
PROFESSIONAL LAND SURVEYORS  
274 FOURTH STREET  
ASHLAND, OREGON 97520  
(541) 482-6474  
terrain@tbsp.net

DATE OF SURVEY: APRIL 21, 2009

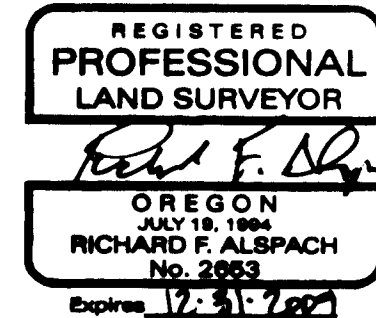
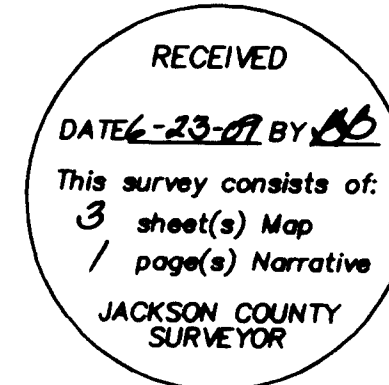
TERRASURVEY JOB NO. 683-08

APPROVED FOR RECORDING:

*[Signature]* 4/23/09  
COUNTY COMMISSIONER / ADMINISTRATOR DATE

THIS IS TO CERTIFY THAT THIS IS A CAD  
GENERATED COPY OF THE ORIGINAL DRAWING

*[Signature]*  
RICHARD F. ALSPACH, PLS 2653



RECORDING:

FILED FOR RECORD THIS 23 DAY OF JUNE  
2009, AT 1:44 O'CLOCK, P.M. AND RECORDED IN  
VOLUME 35, PAGE 14  
OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

*[Signature]*  
COUNTY CLERK

*[Signature]*  
DEPUTY

EXAMINED AND APPROVED AS REQUIRED BY O.R.S 92.100

AS OF June 23, 2009

*[Signature]*  
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY  
ORS 92.095 AND ORS 311.280 HAVE BEEN PAID AS OF June 23, 2009.

*[Signature]*  
TAX COLLECTOR

SURVEYOR'S CERTIFICATE

I, RICHARD F. ALSPACH, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, NO. 2653, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

PARCEL 2 OF PARTITION PLAT RECORDED NOVEMBER 18, 2008, AS PARTITION PLAT NO. P-66-2008 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 20231 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

*[Signature]* 6-16-2009  
RICHARD F. ALSPACH PLS 2653 DATE

Survey Number 20415

**SURVEY NARRATIVE**  
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

April 21, 2009

SURVEYED BY:

TerraSurvey, Inc.  
274 Fourth Street  
Ashland, Oregon

SURVEY FOR:

Rogue Valley Community Development Corporation  
PO Box 1733  
Medford, Oregon

LOCATION:

Located in Parcel 2 of Partition Plat P-66-2008 in the NW 1/4 of Section 4 Township, 39 South, Range 1 East, Willamette Base and Meridian, City of Ashland, Jackson County, Oregon

PURPOSE:

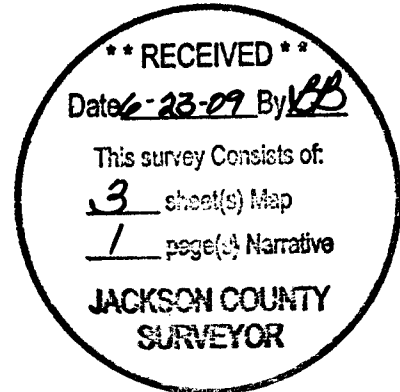
The purpose of this survey is to subdivide Parcel 2 of Partition Plat P-66-2008 to create Rice Park, a Planned Unit Development Subdivision per the approved conditions from City of Ashland Planning Action No. 2008-01731.

BASIS OF BEARINGS:

The basis of bearings for this survey is the true meridian at the N-S centerline of Section 4, Township 39 South, Range 1 East, Willamette Base and Meridian as derived from the N.O.A.A. survey net on file in the office of the Jackson County Surveyor. The reference line for bearing control for this survey is the line between the northwest corner of DLC No. 53 and the ell corner of DLC No. 41 as shown Filed Survey No. 20231

PROCEDURE:

Utilizing control from Filed Survey No. 20231 completed in the fall of 2008 by this office, I retraced the exterior boundary of Parcel 2 of Partition Plat P-66-2008 and set monuments for the Lots of the approved Planned Unit Development as shown.



April 21, 2009

*Richard F. Alspach*  
Richard F. Alspach, PLS 2653  
TerraSurvey, Inc.  
274 Fourth Street  
Ashland, Oregon

# RICE PARK

## A PLANNED UNIT DEVELOPMENT SUBDIVISION

LOCATED IN  
PARCEL NO. 2 OF PARTITION PLAT P-66-2008  
THE NW 1/4 OF SECTION 4  
TOWNSHIP 39 SOUTH, RANGE 1 EAST  
WILLAMETTE BASE AND MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR  
ROGUE VALLEY COMMUNITY DEVELOPMENT CORPORATION  
PO BOX 1733  
MEDFORD, OREGON 97504

RECEIVED  
Date 4-23-09 By *bb*  
This survey consists of:  
3 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

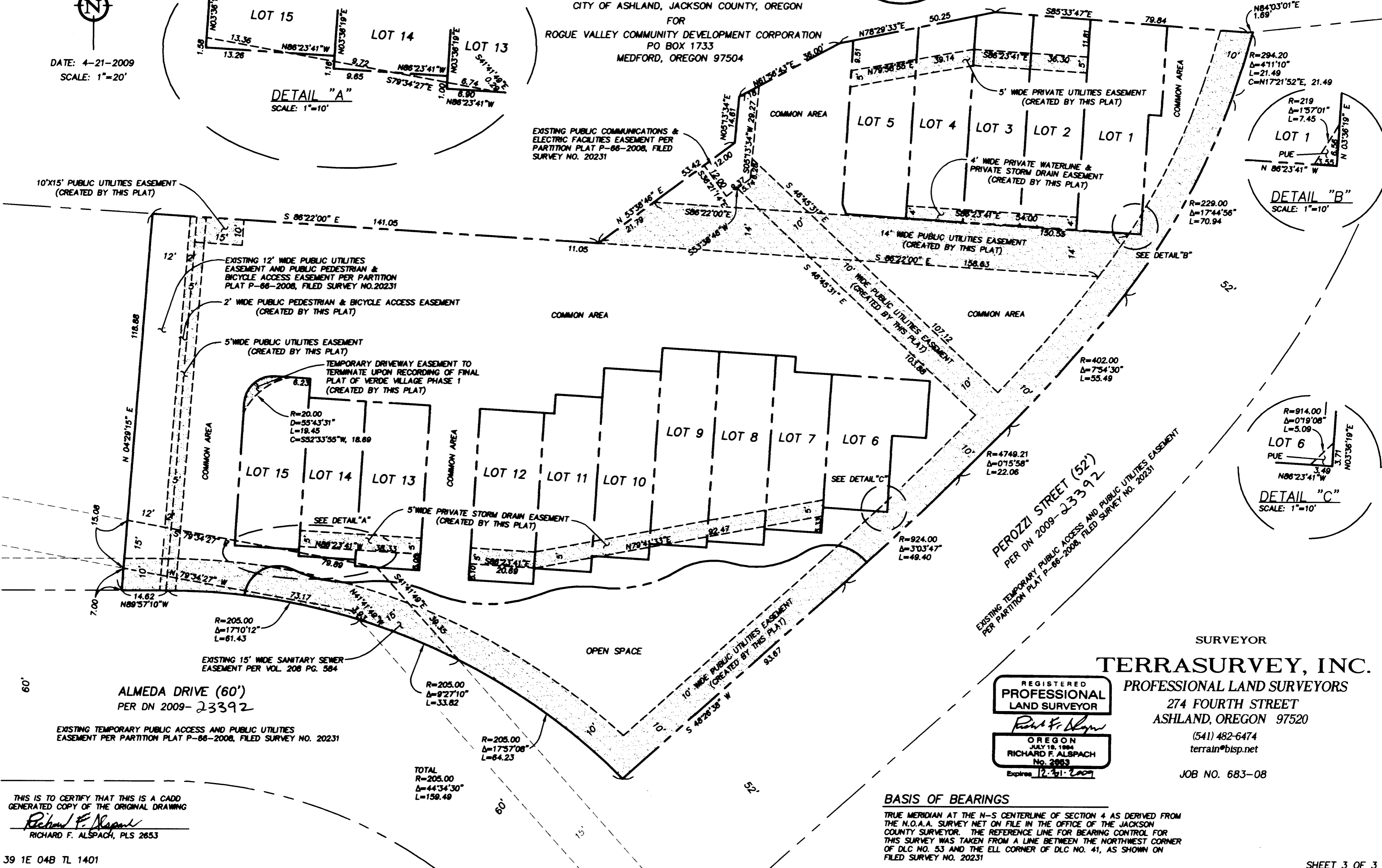
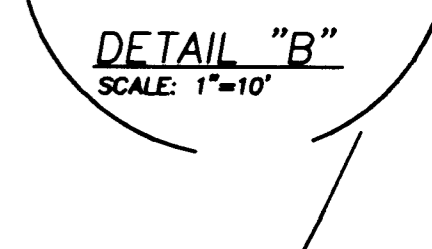
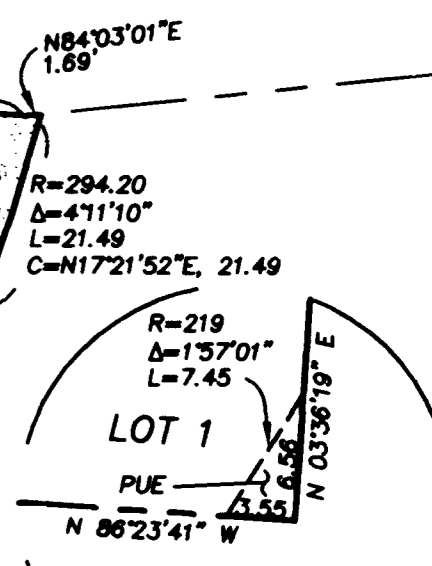
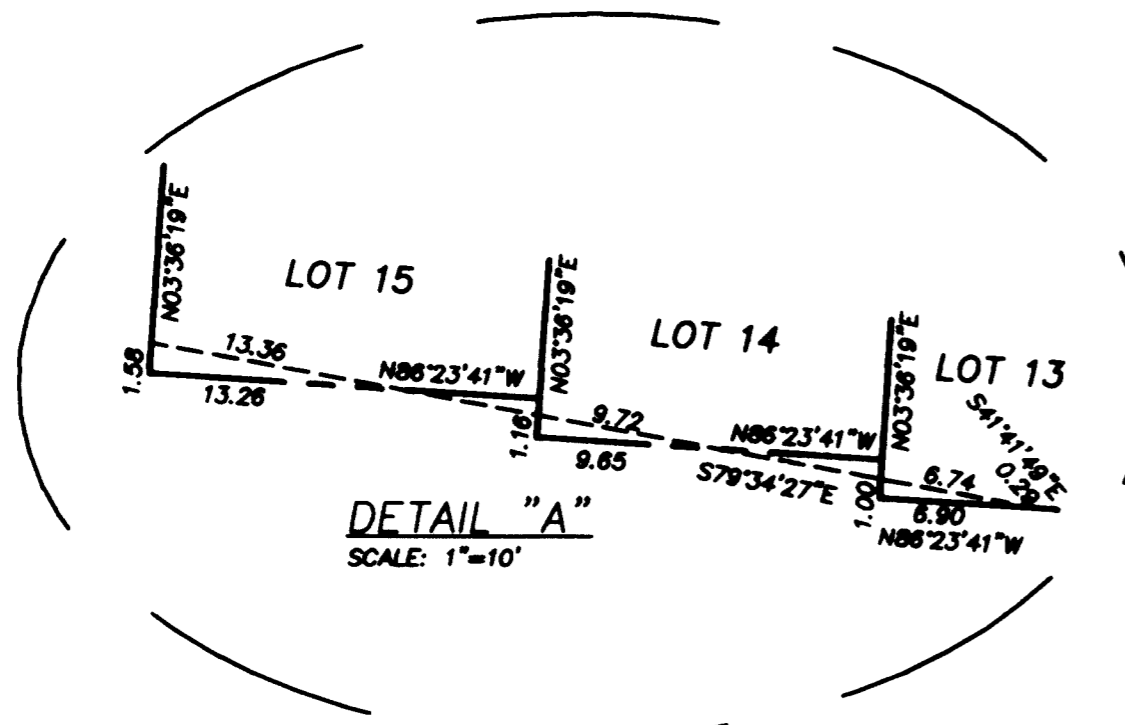
## EASEMENT SHEET

### EASEMENT NOTES

1. TID RIGHT OF WAY AND EASEMENTS FOR DITCHES AND CANALS PER VOLUME 118, PAGE 447 NOT LOCATABLE



DATE: 4-21-2009  
SCALE: 1"=20'



10'x15' PUBLIC UTILITIES EASEMENT  
(CREATED BY THIS PLAT)

EXISTING 12' WIDE PUBLIC UTILITIES  
EASEMENT AND PUBLIC PEDESTRIAN &  
BICYCLE ACCESS EASEMENT PER PARTITION  
PLAT P-66-2008, FILED SURVEY NO. 20231  
2' WIDE PUBLIC PEDESTRIAN & BICYCLE ACCESS EASEMENT  
(CREATED BY THIS PLAT)

5' WIDE PUBLIC UTILITIES EASEMENT  
(CREATED BY THIS PLAT)  
TEMPORARY DRIVEWAY EASEMENT TO  
TERMINATE UPON RECORDING OF FINAL  
PLAT OF VERDE VILLAGE PHASE I  
(CREATED BY THIS PLAT)

LOT 15 LOT 14 LOT 13  
COMMON AREA

LOT 12 LOT 11 LOT 10  
COMMON AREA

LOT 9 LOT 8 LOT 7 LOT 6  
COMMON AREA

LOT 15 LOT 14 LOT 13  
COMMON AREA

LOT 12 LOT 11 LOT 10  
COMMON AREA

LOT 9 LOT 8 LOT 7 LOT 6  
COMMON AREA

LOT 5 LOT 4 LOT 3 LOT 2 LOT 1  
COMMON AREA

ALMEDA DRIVE (60')  
PER DN 2009-23392

EXISTING TEMPORARY PUBLIC ACCESS AND PUBLIC UTILITIES  
EASEMENT PER PARTITION PLAT P-66-2008, FILED SURVEY NO. 20231

THIS IS TO CERTIFY THAT THIS IS A CADD  
GENERATED COPY OF THE ORIGINAL DRAWING  
*Richard F. Alsbach*  
RICHARD F. ALSBACH, PLS 2653

39 1E 04B TL 1401

PEROZZI STREET (52')  
PER DN 2009-23392  
EXISTING TEMPORARY PUBLIC ACCESS AND PUBLIC UTILITIES EASEMENT  
PER PARTITION PLAT P-66-2008, FILED SURVEY NO. 20231

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Richard F. Alsbach*  
OREGON  
RICHARD F. ALSBACH  
No. 2863  
Expires 12-31-2009

SURVEYOR  
**TERRASURVEY, INC.**  
PROFESSIONAL LAND SURVEYORS  
274 FOURTH STREET  
ASHLAND, OREGON 97520  
(541) 482-6474  
terrain@bisp.net  
JOB NO. 683-08

### BASIS OF BEARINGS

TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 4 AS DERIVED FROM  
THE N.O.A.A. SURVEY NET ON FILE IN THE OFFICE OF THE JACKSON  
COUNTY SURVEYOR. THE REFERENCE LINE FOR BEARING CONTROL FOR  
THIS SURVEY WAS TAKEN FROM A LINE BETWEEN THE NORTHWEST CORNER  
OF DLC NO. 53 AND THE ELL CORNER OF DLC NO. 41, AS SHOWN ON  
FILED SURVEY NO. 20231



DATE: 4-21-2009  
SCALE: 1"=20'

**LEGEND**

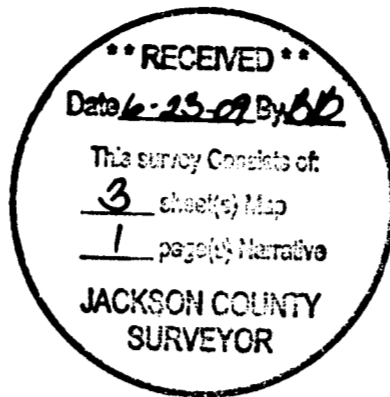
- SURVEYED PROPERTY LINE
- - - - - EASEMENT
- SET 5/8" X 30" IRON PIN W/CAP STAMPED "ALSPACH PLS 2653"
- FOUND 5/8" IP W/CAP STAMPED OSMUS PLS 2464 PER FS 20231
- ( ) RECORD DATA WHEN DIFFERENT FROM MEASURED
- IP IRON PIN
- FS FILED SURVEY
- DN DOCUMENT NUMBER, OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- REF: REFERENCE
- DR/JCO DEED RECORDS JACKSON COUNTY OREGON

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

**NOTES**

1. ALL AREA OUTSIDE OF THE LOTS AND OPEN SPACE, WITHIN THE EXTERIOR BOUNDARY, IS COMMON AREA
2. SEE SHEET 3 FOR EASEMENT DATA

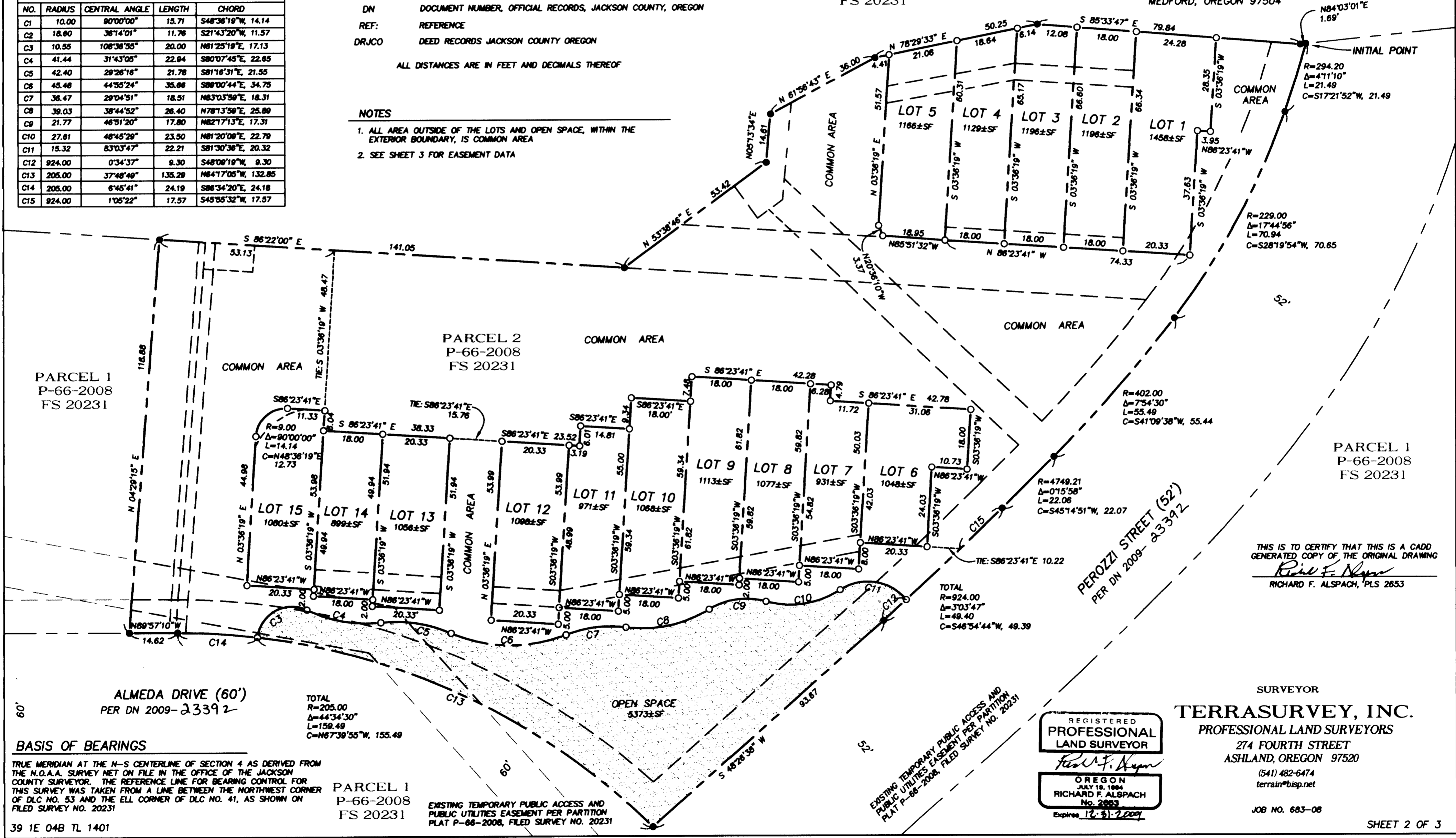
NO.	RADIUS	CENTRAL ANGLE	LENGTH	CHORD
C1	10.00	90°00'00"	15.71	S48°38'19"W, 14.14
C2	18.80	36°14'01"	11.78	S21°43'20"W, 11.57
C3	10.55	108°38'55"	20.00	N81°25'19"E, 17.13
C4	41.44	31°43'05"	22.84	S80°07'45"E, 22.65
C5	42.40	29°26'16"	21.78	S81°16'31"E, 21.55
C6	45.48	44°55'24"	35.88	S88°00'44"E, 34.75
C7	36.47	29°04'51"	18.51	N83°03'59"E, 18.31
C8	38.03	38°44'52"	26.40	N78°13'59"E, 25.89
C9	21.77	46°51'20"	17.80	N82°17'13"E, 17.31
C10	27.81	48°45'29"	23.50	N81°20'09"E, 22.79
C11	15.32	83°03'47"	22.21	S81°30'36"E, 20.32
C12	924.00	0°34'37"	9.30	S48°08'19"W, 9.30
C13	205.00	37°48'49"	135.29	N84°17'05"W, 132.85
C14	205.00	6°45'41"	24.19	S86°34'20"E, 24.18
C15	924.00	1°05'22"	17.57	S45°55'32"W, 17.57



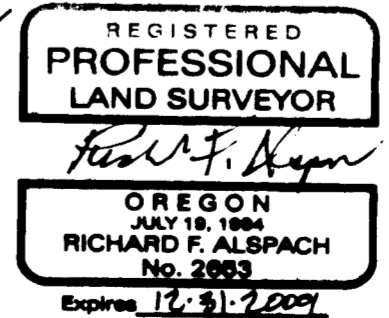
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PARCEL 3  
P-66-2008  
FS 20231



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PARCEL 1  
P-66-2008  
FS 20231  
EXISTING TEMPORARY PUBLIC ACCESS AND PUBLIC UTILITIES EASEMENT PER PARTITION PLAT P-66-2008, FILED SURVEY NO. 20231

EXISTING TEMPORARY PUBLIC ACCESS AND PUBLIC UTILITIES EASEMENT PER PARTITION PLAT P-66-2008, FILED SURVEY NO. 20231