# WORLAND/NAVERSEN CONDOMINIUM OFFICES

## SHEET | OF 2

-Found 5/8"iron pin © Forelle Ave.

# SURVEYOR'S CERTIFICATE

STATE OF OREGON

County of Jackson

LOCATED IN THE S.W. 1/4 OF SECTION 28, T.37S., R.I.W. OF THE W. M.

JACKSON COUNTY, OREGON

JOHN HARDEY

\* RECEIVED \*

Date 4/23/84 By SK

This survey Consists of:

\_\_\_\_\_\_ sheet(s) Map

\_\_\_\_\_ page(s) Narrative

JACKSON COUNTY
SURVEYOR

TO THE CITY OF MEDFORD

REPLAT OF LOT 7, BLOCK 3, MEDICAL OFFICE PARK, UNIT NO. I

t, John Hardey, a Registered Professional Land Surveyor of the State of Oregon, being first duly sworn, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the tract of land hereon shown, said plat being a correct representation of same, and the following is an accurate description of the boundary lines:

Beginning at a 3 inch brass disc set in concrete at the Northwest Corner of Lot 7, Block 3, MEDICAL OFFICE PARK, UNIT NO. 1, also being the initial point of WORLAND/NAVERSEN CONDOMINIUM OFFICES, from which the southwest corner of Donation Land Claim No. 59 bears South 34°19'09" West, 1068. 71 feet; thence North 89°54'57"East, 130.05 feet (record North 89°55'30" East, 130.00 feet) along the north line of said lot to a 5/8 inch iron pin situated on the east line of said lot; thence South 0°04'36" West, 124.97 feet (record 124.84 feet) to a 5/8 inch iron pin situated on the most northerly right - of-way line of Sisklyou Boulevard; thence along said north line South 89°54'57" West, 129.70 feet (record North 89°55'30" East, 129.67 feet) to the southwest corner of the aforementioned lot 7; thence North 0°05'03" West, 124.97 feet (record North 0°04'30"West, 124.84 feet) to the true point of beginning.

Subscribed and sworn to before me this 18th day of MARCTT, 1985.

Notary Public for Oregon

My Commission expires

OREGON
JOHN Market

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 1982

### DECLARATION

STATE OF OREGON )

KNOW ALL MEN BY THESE PRESENTS, That Douglas N. Naversen and Jane Naversen, husband and wife, and Ronald G. Worland and I. Lou Worland, husband and wife, ("Declarants"), are the owners in fee simple, and do hereby make, establish and declare the annexed map to be a true and correct map of the land owned and laid out by us as WORLAND/NAVERSEN CONDOMINIUM OFFICES, said land being more particularly described in Surveyor's Certificate, here unto annexed, and we hereby commit said land to the operation of the condominium law as set forth in Chapter 94 of the Oregon Revised Statute.

IN WITNESS WHEREOF, We have set our hands and seals this 19th day of MARCH , 1985.

Jane Naversen 2 Low Worland

i. Low Worland

2. Low Worland
i. Low Worland

County of Jackson )

Personally appeared the above named Douglas N. Naversen, Jane Naversen, Ronald G. Worland and I. L.

Personally appeared the above named Douglas N. Naversen, Jane Naversen, Ronald G. Worland and I. Lou Worland, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

Z-Z5-87

1, John Hardey, a Registered Land Surveyor of the State of Oregon, certify that the Plat fully and accurately depicts the boundaries of the units of the buildings and that construction of the units and buildings as depicted on this plat has been completed.

APPROVALS

Approved this 15th day of April , 1985.

Examined and approved as required by O.R.S. 92 100 as of April /6 , All taxes, fees, assessessments, or other charges as required by O.R.S. 94.036 have been paid as of the St. 1985.

Michael 77. Charge

Assessor, Department of Assessment

Examined and approved by the Medford Irrigation District in regular session this 2rd day of April , 1985.

President

Tax Collector

Fresident

Secretary

To plats

Filed for record this 23 day of April , 1985 at 2:13 o'clock P m., and recorded in Volume 15 of Plats at Page 37 , Jackson County, Oregon.

| Math Bale | County Clerk | Co

	_ Replaced found 5/8"iron pin with 3" brass disc	4	(Line of sight only)
	Replaced found 5/8" iron pin with 3" brass disc set in concrete stamped "INITIAL POINT - WORLAND/ NAVERSEN CONDOMINIUM OFFICES"		
	N 89°54′57″E, 130.05′		
	(Rec. N 89° 55' 30"E, 130.00')		
SW Cor. DLC No. 59 Found Brass Disc  7.6. + 21. M. EO	PARKING  General  Common  Unit details on Sheet 2 of 2	S/W, 124.97	1"= 20"
Found 5/8" iron pin "Bent" \$0.08, W 0.04	S89° 54' 57, W , 129. 70'  (Rec. N89° 55' 30"E , 129.67')	N 89° 55' 51" W	136°41'15"W, 13.32'to brick wall  ound 5/8"iron pin 8.8ath-LS 1069"
Found brass disc in monumen  Centerline monument "PC"  (per RS6669)	N89°54'57"E 360.08' (Rec.N89°55'30"E 360.00' Re:RS6669)	\$0°04'36"W, 25.02'(	N 89°54 <sup>'</sup> 57"E,58.91 c.N89°57' OO"E,58.82 Re:RS8786) ↓
6	and provided the second	O U L E V A R E	<u> </u>
LEGEND		Found m	etal cap in pavement
*	Set 5/8 inch iron pin with plastic cap stamped "HARDEY- LS 1990"		
	Fasement line		
	Right- of - way centerline	Basis of Bearing: "RS 6669" - MEDICAL OFFICE PARK,  UNIT NO.1 (East line)	
400	Plat boundary	UNIT NO. 1 (Edst line)	
N89°46'16"E	Reads" North 89 degrees, 46 minutes and 16 seconds East"  M	ARDEY ENGINEERING edford, Oregon	
146.00'	Reads "I46.00 feet" N	larch 15, 1985	
	Building Fine		in the second of

Public Utility Easement

Record of Survey

P. U. E.

I hereby certify that this tracing is an exact copy of the original plat

filed with the County Clerk.

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

#### FOR:

WORLAND/NAVERSEN CONDOMINIUM OFFICES Ronald Worland and Douglas Naversen Siskiyou Boulevard Medford, Oregon

#### LOCATION:

Situated in Lot 7, Block 3, MEDICAL OFFICE PARK UNIT NO. 1, in the Southwest Quarter of Section 28, Township 37 South, Range 1 West of the Willamette Base and Meridian, Jackson County, Oregon.

#### PURPOSE:

To monument the exterior lot corners of the proposed WORLAND/NAVERSEN CONDOMINIUM OFFICES.

#### PROCEDURE:

Reviewed existing survey data including the plats of, MEDICAL OFFICE PARK, MEDICAL OFFICE PARK UNIT NO. 1, and CENTURY VILLAGE SUBDIVISION. Found existing monuments as noted holding the centerline monuments on Siskiyou Boulevard for the right-of-way. The east line was established by holding the monuments as shown. The 5/8 inch iron pin found at the northwest corner of Lot 7 was held and the northeast corner set on a line parallel with the right-of-way intersecting the east line. The southwest corner was established by a line at a right angle with the right-of-way of Siskiyou and intersecting the found northwest corner. The iron pin found at the southwest corner was bent and possibly disturbed, therefore was not held. The found monument at the northwest corner was replaced with a 3-inch brass disc set in concrete for the initial point.

HARDEY ENGINEERING Medford, Oregon

March 15, 1985

\* \* RECEIVED \* \*

Date 4/23/85 By SK

This survey Consists of:

2 sheet(s) Map

page(s) Narrative

JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

ORRGON MLY 16, 1992 JOHN HARDEY

(TL 306 \$ 204)
37 / H 28 6 b

## SHEET 2 OF 2 WORLAND/NAVERSEN CONDOMINIUM OFFICES TO THE CITY OF MEDFORD LOCATED IN THE S.W. 1/4 OF SECTION 28, T.37S., R.IW. OF THE W.M. JACKSON COUNTY, OREGON REPLAT OF LOT 7, BLOCK 3, MEDICAL OFFICE PARK, UNIT NO. 1 27'-0" 18'- 4 3/8" 25'-63/4' 25'-6 3/4 General 18'- 6 1/2" Common Element BAREMENT NOTE: LCE denotes Limited Common Element 20'-0" UNIT A Area = ± 2535 sq. ft. ATTIC SPACE 20' - 8 3/4" BASEMENT 15'-9 7/8" SPACE -UNIT OWNERSHIP BOUNDARY UNIT A UNIT B FINISHED FLOOR ELEV. = 1505.82 5'-8" 5'-10 5/8" 7'-5/8" UNIT B Area = ± 2434 sq.ft. SECTION A-A General Common Elemen UNIT OWNERSHIP -UNIT OWNERSHIP BOUNDARY COMMON WALL UNIT A 47-0" -UNIT OWNERSHIP BOUNDARY VERTICAL CONTROL ASGISTERSD BASEMENT PROFESSIONAL City of Medford Bench Mark "B 137", Elevation = 1479.704 LAND SURVEYOR Brass disc in the East curb of Murphy at the N.E. corr of Murphy Road & Siskiyou Blvd. I hereby certify that this tracing is an exact copy of the original plat EXTERIOR WALL filed with the County Clerk. JOHN HARDEY SECTION B-B