

# TOLMAN PARK CONDOMINIUMS

For DECLARATION see O.R. No. \_\_\_\_\_

I hereby certify this plat to be an exact auto-positive copy of the original plat.

*Everett L Swain*  
SURVEYOR

located in  
Southeast Quarter of the Southwest Quarter of Section 11,  
Township 39 South, Range 1 East of the Willamette Base and Meridian,  
JACKSON COUNTY OREGON

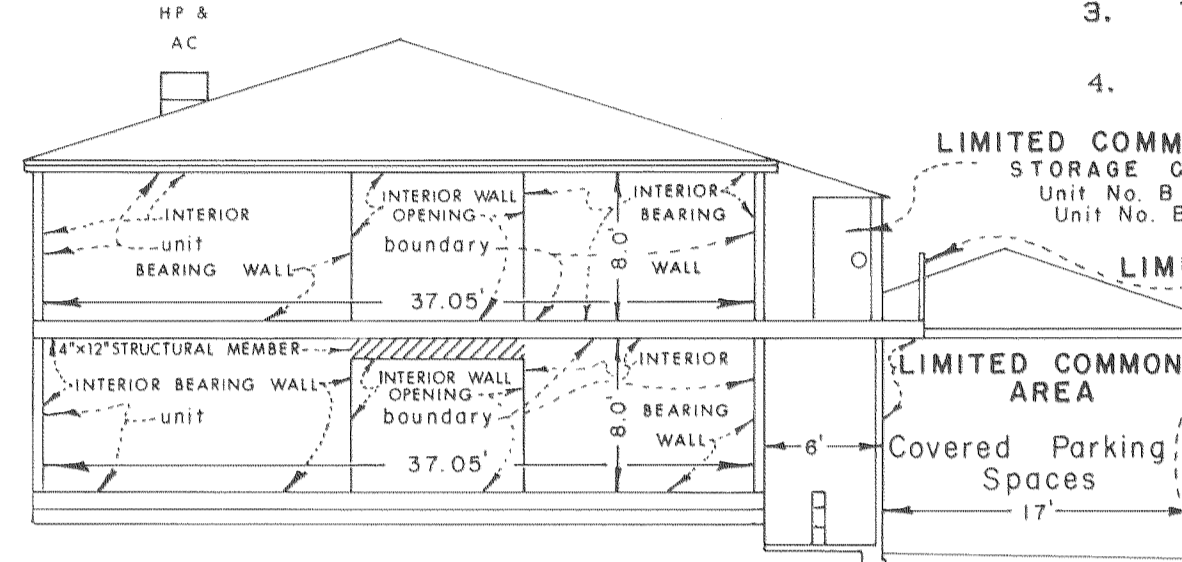
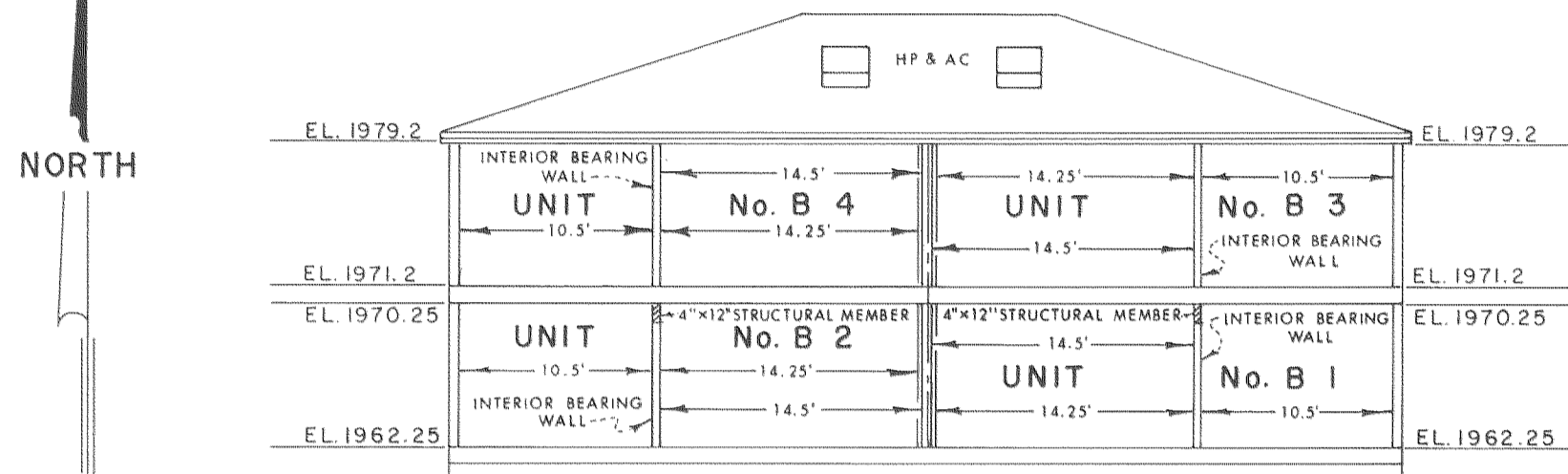
### NOTES:

- All Storage Areas, as shown hereon, are LIMITED COMMON AREAS.
- All 'Decks' and/or 'Walkway & Deck' are LIMITED COMMON AREAS.
- There are only (3) storage closets. They are assigned to the Units as shown hereon.
- Stairways are shown on the PLAN VIEW Only.
- Unit dimensions, as shown hereon, if found to be in conflict with the 'INTENT' of Unit ownership, as set forth in Article II of the 'DECLARATION OF CONDOMINIUM OWNERSHIP', shall yield to the 'INTENT' thereof.

### ELEVATION DATUM

Found bronze disk, at the entrance to the OLD Forest Service building (now Handyman Plumbing) marked:

For information or to report damage  
Vertical Control Mark  
Q 548  
+  
Re-set  
1972  
The Director National Geodetic Survey  
Washington, D.C.  
Elev. 2,001.80



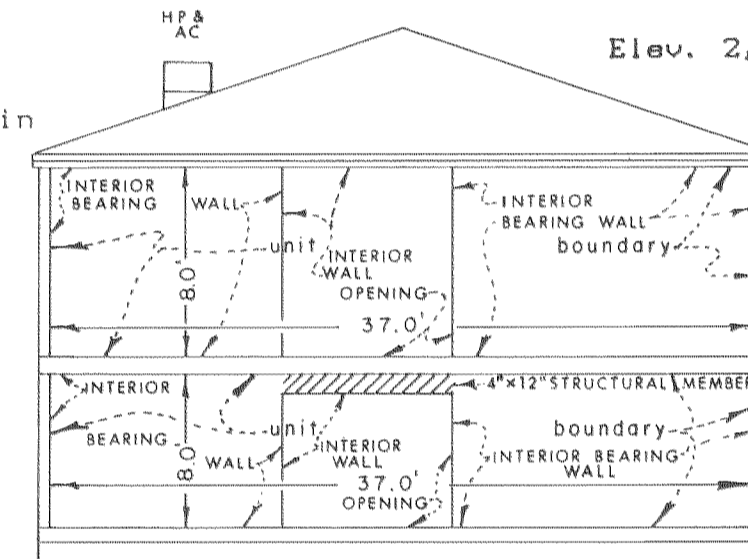
### BUILDING 'B' NOTES: (CONTINUED)

Southerly View  
Scale: 1" = 10'

### BUILDING 'B' End View

End View  
Scale: 1" = 10'

- For the purpose of this survey "COMMON AREA", where shown hereon, shall mean "GENERAL COMMON ELEMENTS" as set forth in Oregon Revised Statutes 100.005 (16) (a to g).
- For the purpose of this survey "LIMITED COMMON AREA" where shown hereon, shall mean "LIMITED COMMON ELEMENTS" as set forth in Oregon Revised Statutes 100.005 (18).



### BUILDING 'A' End View

Scale: 1" = 10'

I, Daryl K. Bonin, Developer and Builder of TOLMAN PARK CONDOMINIUMS hereby certify that I have reviewed the unit layout of Building 'A' and 'B', as shown hereon and state that this depicts the layout as I have constructed them.

This the 1 day of October, 1990.

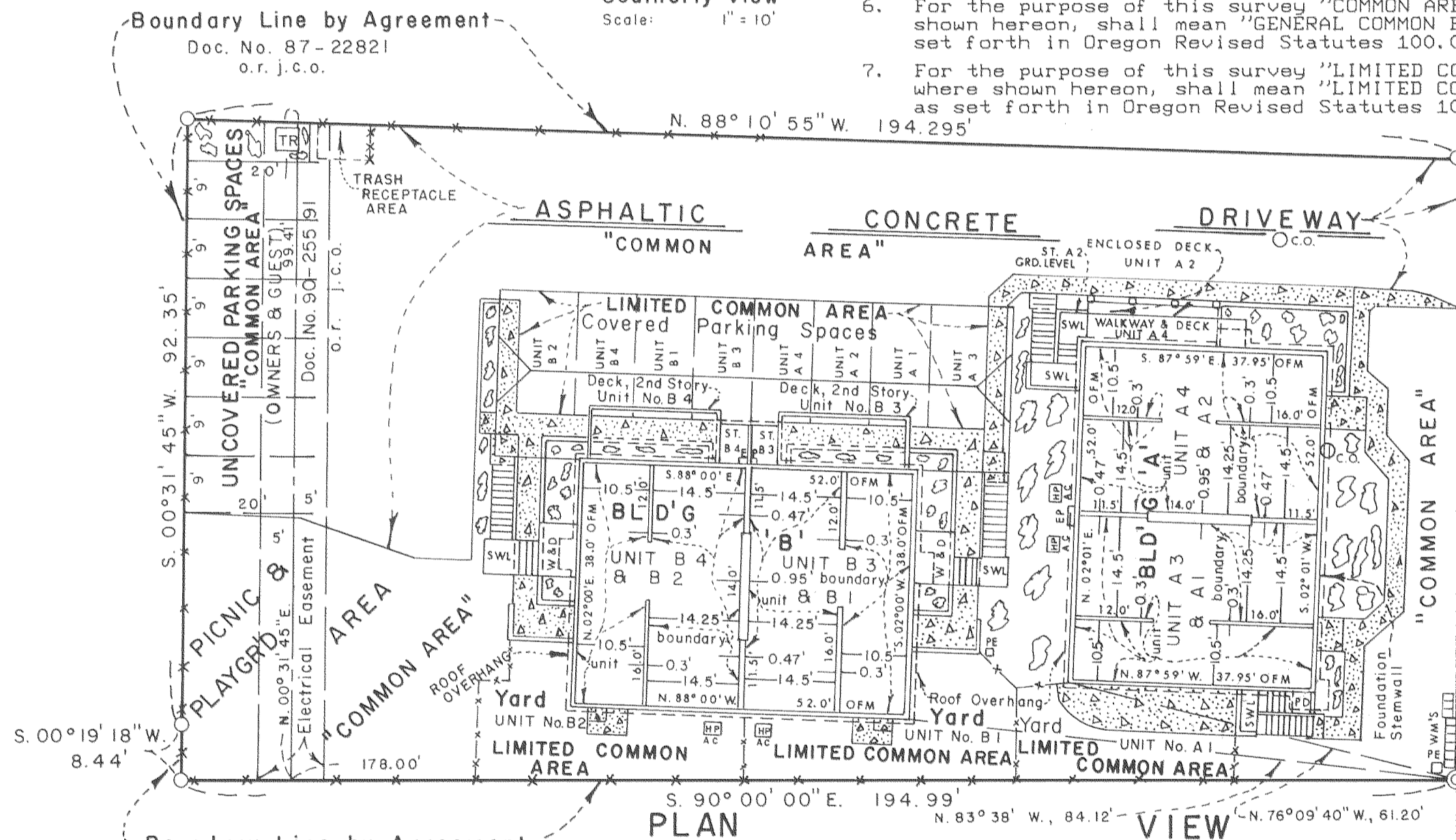
*Daryl K. Bonin*  
Developer & Builder

### INITIAL POINT

FD. 5/8" IRON ROD, DISTURBED  
REPLACED WITH 8" x 24" CONCRETE POST,  
6" deep, w/BR. DISK, marked:

SWAIN SURVEYING, INC.  
TOLMAN PARK CONDOMINIUMS

INITIAL POINT  
LS 759 1990



### PLAN VIEW

SURVEYOR

### LEGEND:

- TR Electrical Transformer
- EP Electrical Panel
- WM Water Meter
- C.O. Sanitary Sewer Cleanout
- HP Heat Pump
- AC Air Conditioner
- ST B4 Private Storage for Designated Unit
- SWL Stairway Landing
- Concrete Sidewalks, Steps & Patio
- OFM Outside Foundation Measurement
- PE Telephone Enclosure
- Landscaping
- X Wood Fence, Vertical Boards 2 sides.
- W & D 'Entry Walkway & Deck' LIMITED COMMON AREA
- P D 'Private Entry Deck' LIMITED COMMON AREA

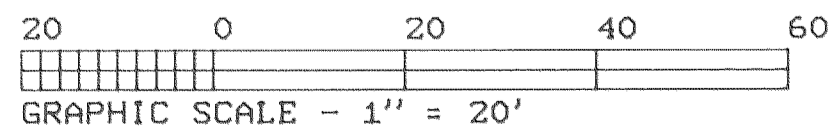
SWAIN SURVEYING, INC. SEPTEMBER 10, 1990

27 1/2 North Main Street  
Ashland, Oregon 97520

SCALE: 1" = 20'  
BASIS OF BEARING:

- Found monument as shown
- Set 3/4 x 30 inch galvanized iron pipes with plug marked: SWAIN LS 759
- Set 8 inch diameter by 24 inch long concrete post with iron rods situated therein, as required, with a 3 inch diameter bronze disk marked as shown hereon.

TRUE MERIDIAN at the  
N-S Centerline Sec. 11  
(derived from N.O.A.A. net)



TOLMAN CREEK ROAD

FD. 5/8" IRON ROD WITH CAP  
RECORDED SURVEY  
No. 5613

N. 78° 45' 23" W. 3,435.60'  
12  
13

SECTION CORNER  
Fd. 6.1 Pipe & Br. Copper  
County Re-Estb.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Everett L Swain*  
OREGON  
JULY 8, 1966  
EVERETT L. SWAIN  
759

Job: DB1408T  
File: DB1408T1  
Sheet 2 of 2

I hereby certify that this plat is a CAD generated duplicate of the original.

Everett L. Swain SURVEYOR

TOLMAN PARK CONDOMINIUMS

located in Southeast Quarter of the Southwest Quarter of Section 11, Township 39 South, Range 1 East of the Willamette Base and Meridian, JACKSON COUNTY OREGON

Declaration of Condominium ownership and of Covenants, Conditions, Restrictions and Easements for TOLMAN PARK CONDOMINIUMS, Ashland, Jackson County, Oregon. See Document No. 90-30504 of the Official Records of Jackson County, Oregon.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we

Daryl K. Bonin and Annette L. Bonin, Husband and Wife, and Lawrence I. Bonin and Edith Bonin, Husband and Wife, owners in fee simple of the land as shown hereon, do hereby make, establish and declare the annexed plat to be a true and correct plat of the land owned and laid out by us as "TOLMAN PARK CONDOMINIUMS".

IN WITNESS WHEREOF,

we have set our hands and seals this 6th day of August, 1990

Daryl K. Bonin

Annette L. Bonin

STATE OF OREGON

County of JACKSON ) ss

August 6 A.D. 1990

Personally appeared the above named Daryl K. Bonin and Annette L. Bonin, husband and wife and acknowledge the foregoing instrument to be their voluntary act and deed. Before me:

Robbin Pearce Smith NOTARY PUBLIC - OREGON My Commission Expires 11/1/91

IN WITNESS WHEREOF,

we have set our hands and seals this 6th day of August, 1990

Lawrence I. Bonin by Daryl K. Bonin attorney in fact

Edith Bonin by Daryl K. Bonin attorney in fact

STATE OF OREGON

County of JACKSON ) ss

August 6 A.D. 1990

Personally appeared the above named Lawrence I. Bonin and Edith Bonin, husband and wife, and acknowledge the foregoing instrument to be their voluntary act and deed. Before me:

Robbin Pearce Smith NOTARY PUBLIC - OREGON My Commission Expires 11/1/91

RECEIVED Date 12-6-90 By BF This survey consists of 2 sheets plus 1 page of plat file JACKSON COUNTY SURVEY

APPROVAL

Examined and Approved this 26th day of November, 1990.

James H. Olson City Surveyor

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting June 12, 1990 this map is hereby approved. Dated this 27th day of November, 1990.

Neil Benson President

John Ferguson Secretary

REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JULY 8, 1966 EVERETT L. SWAIN 759

SURVEYOR'S CERTIFICATE

STATE OF OREGON

County of Jackson ss

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

Commencing at a 5/8 inch iron rod situated at the Southeast corner of that tract or parcel of land set forth in Exhibit 'A' in that document recorded as No. 86-19956 of the Official Records of Jackson County, Oregon, said rod bears North 78 degrees 45 minutes 23 seconds West a distance of 3,435.60 feet from the corner common to Sections 11, 12, 13 and 14, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon; THENCE North 00 degrees 04 minutes 09 seconds East along the Westerly right of way line of Tolman Creek Road, as said road has been resurveyed, monumented and set forth on Recorded Survey Nos. 5613, 8604 and 9812, a distance of 236.52 feet to a 8 inch diameter by 24 inch long concrete post with 3 inch diameter bronze disk for the INITIAL POINT of TOLMAN PARK CONDOMINIUMS; THENCE continuing North 00 degrees 04 minutes 09 seconds East along said Westerly right of way line for a distance of 94.62 feet to a 3/4 x 30 inch galvanized iron pipe situated at the beginning point of that Boundary Line by Agreement, set forth in Document No. 87-22821 of the Official Records of Jackson County, Oregon; THENCE leaving said Westerly right of way line, North 88 degrees 10 minutes 55 seconds West along that boundary line by agreement, as last referred to hereinabove, for a distance of 194.295 feet to a 3/4 x 30 inch galvanized iron pipe; THENCE South 00 degrees 31 minutes 45 seconds West for a distance of 92.35 feet to a 3/4 x 30 inch galvanized iron pipe situated in that Boundary Line by Agreement, set forth in Document No. 86-19955 of the Official Records of Jackson County, Oregon; THENCE South 00 degrees 19 minutes 18 seconds West along that boundary line by agreement, as set forth in Document No. 86-19955 of the Official Records of Jackson County, Oregon, for a distance of 8.44 feet to a 3/4 x 30 inch galvanized iron pipe; THENCE South 90 degrees 00 minutes 00 seconds East along that boundary line by agreement, last referred to hereinabove, for a distance of 194.99 feet to the Initial Point. Together with and subject to covenants, easements, and restrictions of record and those apparent on the land.

NOTARY

Subscribed and sworn to before me this

2nd day of August, 1990.

Examined and approved as required by O.R.S. 100.110 as of the 6 day of DECEMBER, 1990.

Sheep Swift Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 100.110 have been paid as of the 6th day of December, 1990.

Barbara Warden Tax Collector

RECORDING

Filed for record this 6 day of December, 1990 at 4:10 o'clock P.M. and recorded in Volume 16 of Plats at Page 12 of Records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk

Jay A. Ramiter Deputy

WATER RIGHTS STATEMENT:

See Document No. 90-30502 of the Official Records of Jackson County, Oregon.

I hereby certify that this plat fully and accurately depicts the boundaries of the units of the buildings and that construction of the units and buildings as depicted on the plat has been completed.

Everett L. Swain SURVEYOR

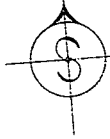
This tract of land as set forth hereon shall no longer be eligible for Talent Irrigation District water but is subject to the statutory powers, rules and regulations of Talent Irrigation District. Examined and approved by the Talent Irrigation District in regular session this the 7th day of August, 1990.

Donald M. Minicar President

Secretary

Job: DB1408T File: DB1408TD

CONSULTING SURVEYOR  
Oregon - Washington



SWAIN SURVEYING, INC.

27 1/2 North Main Street  
Ashland, Oregon 97520

Survey No. 12320

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

**SURVEY FOR:** Daryl K. Bonin, et al  
359 Kearney Street  
Ashland, Oregon 97520

**LOCATION:** Situated in the Southeast Quarter of the Southwest  
Quarter of Section 11, Township 39 South, Range 1 East  
of the Willamette Base and Meridian, Jackson County,  
Oregon.

**PURPOSE:** To establish the TOLMAN PARK CONDOMINIUMS as shown  
hereon with approval by the Planning Commission of the  
City of Ashland and the State Realty Division, per  
clients request.

**PROCEDURE:** Commenced this survey from control established in the  
course of Recorded Survey No. 5613 and filed in the  
office of the Jackson County Surveyor. Most, if not all  
the former monuments set on the outer boundary of this  
development were destroyed by others. Therefore, new  
monuments were set as shown hereon. All other  
information is as shown on the accompanying maps.

**BASIS OF BEARING:** True Meridian at the North-South Centerline of Section  
11 as derived from the National Oceanic and Atmospheric  
Administration (formerly Coast and Geodetic Survey)  
survey net established in 1968 and filed in the office  
of the Jackson County Surveyor.

September 10, 1990

ref: DB 140BT.NAR

Swain Surveying, Inc.  
27 1/2 North Main Street  
Ashland, Oregon 97520

Tax Lot 1100, 39-1E-11C

\*\* RECEIVED \*\*  
Date 12-6-90 By ES  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 8, 1986  
EVERETT L. SWAIN  
759