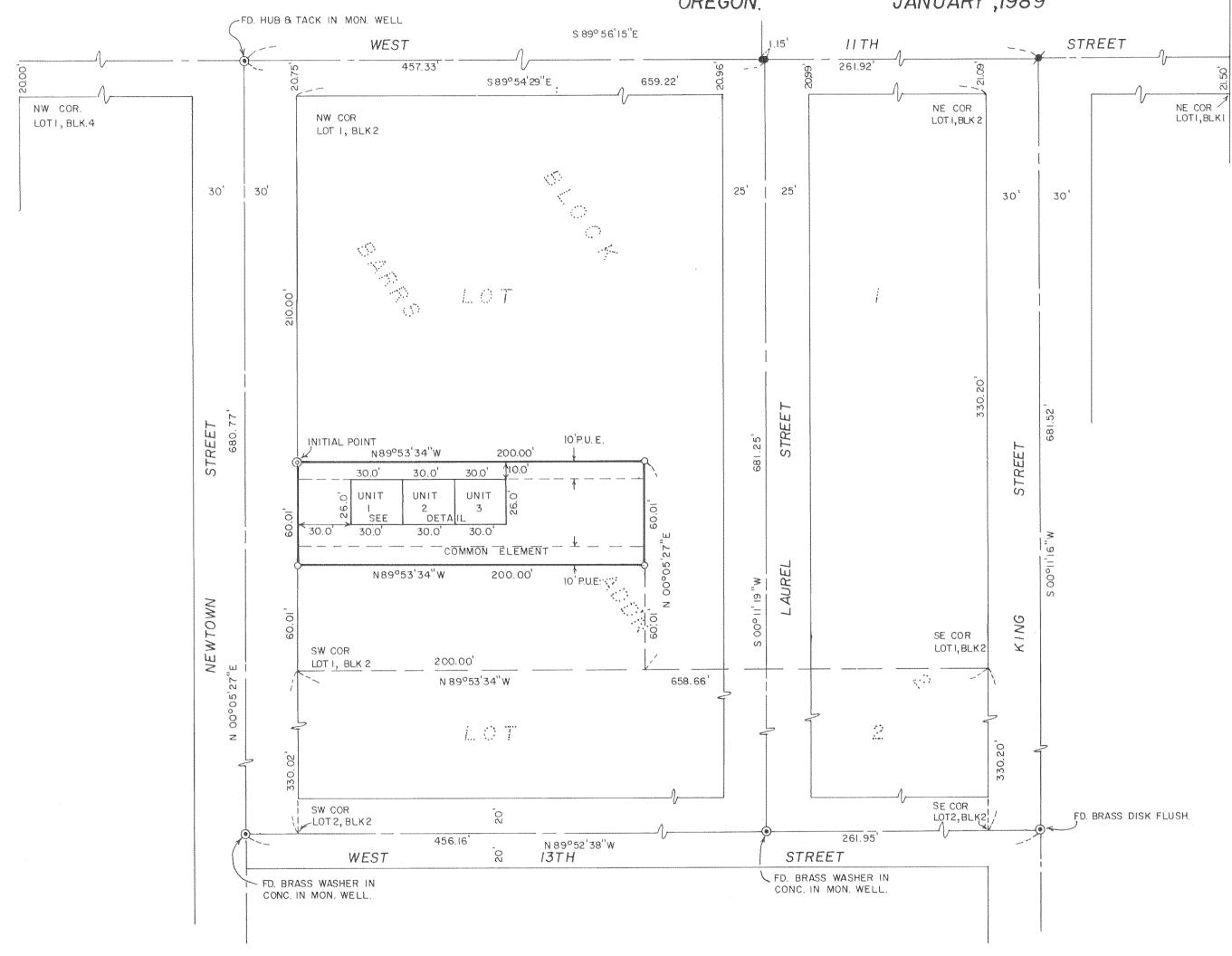
NEWTOWN CONDOMINIUMS

LOCATED IN THE S.E. I/4 OF SEC. 25, T. 37S., R. 2W., W.M., BEING A PORTION OF LOT I, BLK.2, BARR'S ADDITION, CITY OF MEDFORD, JACKSON COUNTY, OREGON. JANUARY, 1989

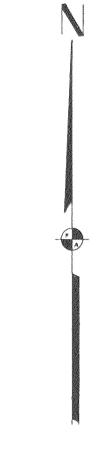


VERTICAL CONTROL:

CITY OF MEDFORD BENCH MARK NO. C-30, BRASS DISK, ELEVATION 1418.077, LOCATED IN WEST CURB OF NEWTOWN ST. N.W. COR. NEWTOWN ST. & BELMONT AVE. NOTES:

DISTANCES SHOWN BETWEEN BUILDINGS AND PROPERTY LINES ARE MEASURED TO OUTSIDE OF FOUNDATION.

EACH UNIT CONTAINS 725 SQ. FT. OF UNIT OWNERSHIP.



SCALE: 1"=50'

BASIS OF BEARING: SURVEY NO. 6419.

LEGEND:

- = FOUND MONUMENT AS SHOWN.
- FOUND 3/4" I. PIN.
- = FOUND 5/8" I.PIN W/ PLASTIC CAP MKD. BURRELL PLS 638.
- O = SET 5/8"x 30" I. PIN W/ PLASTIC CAP MKD. HIBBS PLS 2234
- ◎ = SET 21/2"x 36"G.I.P. W/ BRASS DISK MKD. "NEWTOWN CONDOMINIUMS INITIAL POINT PLS 2234 1989". SET 6" BELOW SURFACE.

PROFESSIONAL LAND SURVEYOR

OREGON
JULY 17, 1585
IAMES E. H1885
2234

L.J. FRIAR & ASSOCIATES
717 W. 10th, SUITE 1
MEDFORD, OREGON 97501
772-2782

I HEREBY CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

James E. 2/1861

SHEET 2 OF 3 SHEETS

37 2W 25DD TL19100

12386 102/12

Survey No. 12386

Survey Narrative To Comply With O.R.S. 209.250

Survey For:

Mel Sherbourne

3732 Carriage Drive Medford, OR 97504

Location:

S.E. 1/4 of Sec. 25, T.37 S., R.2 W., W.M., being a portion of Lot 1, Block 2, Barr's Addition to the City of Medford, Jackson

County, Oregon.

Purpose:

To survey and menument a condominium project on client's property.

Procedure:

Street intersection monuments were recovered and tied with closed traverses around Lots 1 & 2, Block 2 of BARR'S ADDITION. The Surveyor's Certification for SUNNYSIDE ADDITION indicates that the centerline of 13th street(dedicated as 14th street) to be the South line of Lot 2. The plat of BARR'S ADDITION shows West 11th Street to have a dedicated width of 43 feet at the Northeast corner of Block 1 tapering to a width of 40 feet at the Northwest corner of Block 4. Survey No. 6419 concluded that the North line of Block 2 was not intended to be parallel with the monumented centerline. I felt this conclusion was correct based on the plat dedication and the fact that the remeasured distances between the North and South lines of Block 2 using the above procedure matched the record plat dimensions very closely. I determined the South line of Lot 1 at prorated distances along the West and East lines of Block 2. I then monumented the parcel and located the condominium units as shown on the accompanying plat.

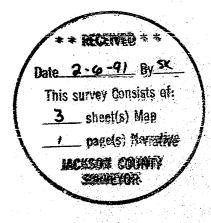
Basis of Bearing:

The monumented centerline of West 11th Street as per Survey No. 6419.

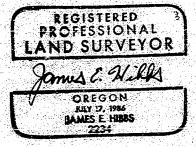
Date:

January, 1989

T37S R2W SEC25DD TL19100



James E. Hibbs L.J. Friar & Associates 717 West 10th, Suite 1 Medford, OR 97501 (503) 772-2782



NEWTOWN CONDOMINIUMS

LOCATED IN THE S.E. I/4 OF SEC. 25, T. 37S., R. 2W., W.M., BEING A PORTION OF LOT I, BLK.2, BARR'S ADDITION, CITY OF MEDFORD, JACKSON COUNTY, OREGON. JANUARY, 1989

	SURVEYOR'S CERTIFICATE:			
	STATE OF OREGON)			
)ss COUNTY OF JACKSON)			
	I, JAMES E. HIBBS , 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 THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:			
	BEGINNING AT A 21/2" × 30" GALVANIZED IRON PIPE WITH BEGINNING, FROM WHICH THE NORTHWEST CORNER OF CITY OF MEDFORD, ACCORDING TO OFFICIAL PLAT THERE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 37 MERIDIAN, JACKSON COUNTY, OREGON, BEARS NORTH OF THE WEST LINE OF SAID BLOCK 2, SOUTH 00°05'27" WEST THE SOUTH LINE OF LOT I OF SAID BLOCK 2, SOUTH 89° WITH THE WEST LINE OF SAID BLOCK 2, NORTH 89°53' POINT OF BEGINNING.	F BLOCK 2, OF BARRS ADDITION TO THE EOF, NOW OF RECORD, LOCATED IN THE SOUTH, RANGE 2 WEST, WILLAMETTE O° 05'27"EAST, 210.00 FEET; THENCE ALONG F, 60.01 FEET; THENCE PARALLEL WITH 253'34" EAST, 200.00 FEET; THENCE PARALLEL '27"EAST, 60.01 FEET; THENCE PARALLEL	L. r	
		Janey E Wills		
		JAMES E. HIBBS, PLS 2234		
	SUBSCRIBED AND SWORN TO BEFORE ME THIS TO DAY O			
	MY COMMISSION EXPIRES: 4000-4	The Control of the Sand		
		NOTARY PUBLIC FOR OREGON	and the second s	
	I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THOF NEWTOWN CONDOMINIUMS FULLY AND ACCURATELY DEFINITION OF THE UNITS AND BUIL COMPLETED.	PICTS THE BOUNDARIES OF THE UNITS OF	THE	
	COMPLETED.	Janua E. Wibbs		
o'		JAMES E. HIBBS, PLS 2234		
	REGISTER DATE OF THE STANDARD	L.J. FRIAR & ASSOCIATES 717 W. 10th, SUITE I MEDFORD, OREGON 97501 772-2782	* * RECEIVED * * Date 2/6/9/ By 5½ This survey Consists of: 3 sheet(s) Map / page(s) Narrative JACKSON COUNTY SURVEYOR	
	DECLARATION: KNOW ALL MEN BY THESE PRESENTS		The state of the s	
	THAT MEL SHERBOURNE AND RACHELLE SHERBOURNE, HUSBAND AND WIFE, ARE OWNERS IN FEE SIMPLE AND 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 'NEWTOWN CONDOMINIUMS', SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREUNTO ANNEXED, AND HEREBY COMMIT SAID LAND TO THE OPERATION OF THE CONDOMINIUM LAW AS SET FORTH IN CHAPTER 94 OF THE OREGON REVISED STATUTES, AND HEREBY DEDICATE TO THE PUBLIC THOSE AREAS LABELLED AS PUBLIC UTILITY EASEMENTS (P.U.E.).			
	IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS TH	HIS, DAY OF, 19	Control of the Contro	
	RACHELLE SHERBOURNE	MEL SHERBOURNE		
	STATE OF OREGON)			
) as			
	COUNTY OF JACKSON)			
	PERSONALLY APPEARED THE ABOVE NAMED MEL SHERBOURNE, AND AKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.			
	BEFORE ME:			
	MY COMMISSION EXPIRES: 1/2 3 c - 7	NOTARY PUBLIC FOR OREGON	SHARUL A KATZENBACO	
	and the same of th	NOTARY PUBLIC FOR OREGON	NOTARY PUBLIC RESOLUTION OF THE PUBLIC OF TH	

APPROVALS	
I CERTIFY THAT, PURSUANT TO AUTHORITY GRANTEDIN OR	DINANCE NO. 5785, THIS PLAT IS HEREBY
APPROVED.	
MEDFORD CITY PLANNI	
James / / Europa	NOU- 19, 1990
DRECTOR	DATE
FILE NO. LDP-89-1	
76	
EXAMINED AND APPROVED THIS 10th DAY OF 50010 BY:	om ber, 19 90
BY: CITY ENGINEER	Dave D' Levis
	CITY SURVEYOR
EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.10	DO AS OF 3/ JANUARY, 1991.
	- Shows Seineth
	ASSESSOR, DEPARTMENT OF ASSESSMENT
ALL TAYES SEES ASSESSMENTS OF OTHER CHARGES AS	S REQUIRED BY O R S 94 036 HAVE BEEN PAI
ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES, AS AS OF 3/ ANUARY, 19 9/	ALGORED BY C.N.O. SYLOGO HAVE DEEN PAR
	Carlene Mc Manama
·	TAX COLLECTOR
WATER RIGHTS STATEMENT:	
DOCUMENT NO. 91-02606 JACKSON COUNTY OFF	ICIAL RECORDS
DOUGHELAT NO. 11 OCH COUNTY OF THE	The Theory of the Control of the Con
	•

FILED FOR RECORD THIS 6th DAY OF telegraphy, 1991, AT 9:02 O'CLOCK A.M., AND RECORDED IN VOLUME 16 OF PLATS ON PAGE 995, OF RECORDS OF JACKSON COUNTY, OREGON.

BY: Same Deputy

DEPUTY

COUNTY CLERK

I HEREBY CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

James E. V. Als

SHEET I OF 3 SHEETS

