

LUNA VISTA CONDOMINIUMS

Being Lot 6 of MANN SUBDIVISION UNIT NO. 2 in
the S.E. 1/4 of Sec. 5, T.39 S., R.1 E., W.M.
City of Ashland Jackson County, Oregon

SURVEY FOR:

Gary Paradis
309 Luna Vista Street
Ashland, OR 97520

SURVEY BY:

L.J. Friar & Associates, P.C.
Consulting Land Surveyors
304 South Holly Street
Medford, Oregon 97501
Phone: (503) 772-2782

GCE = General Common Element
LCE = Limited Common Element

CCS = Common Carport & Storage

DATE: March 8, 1993

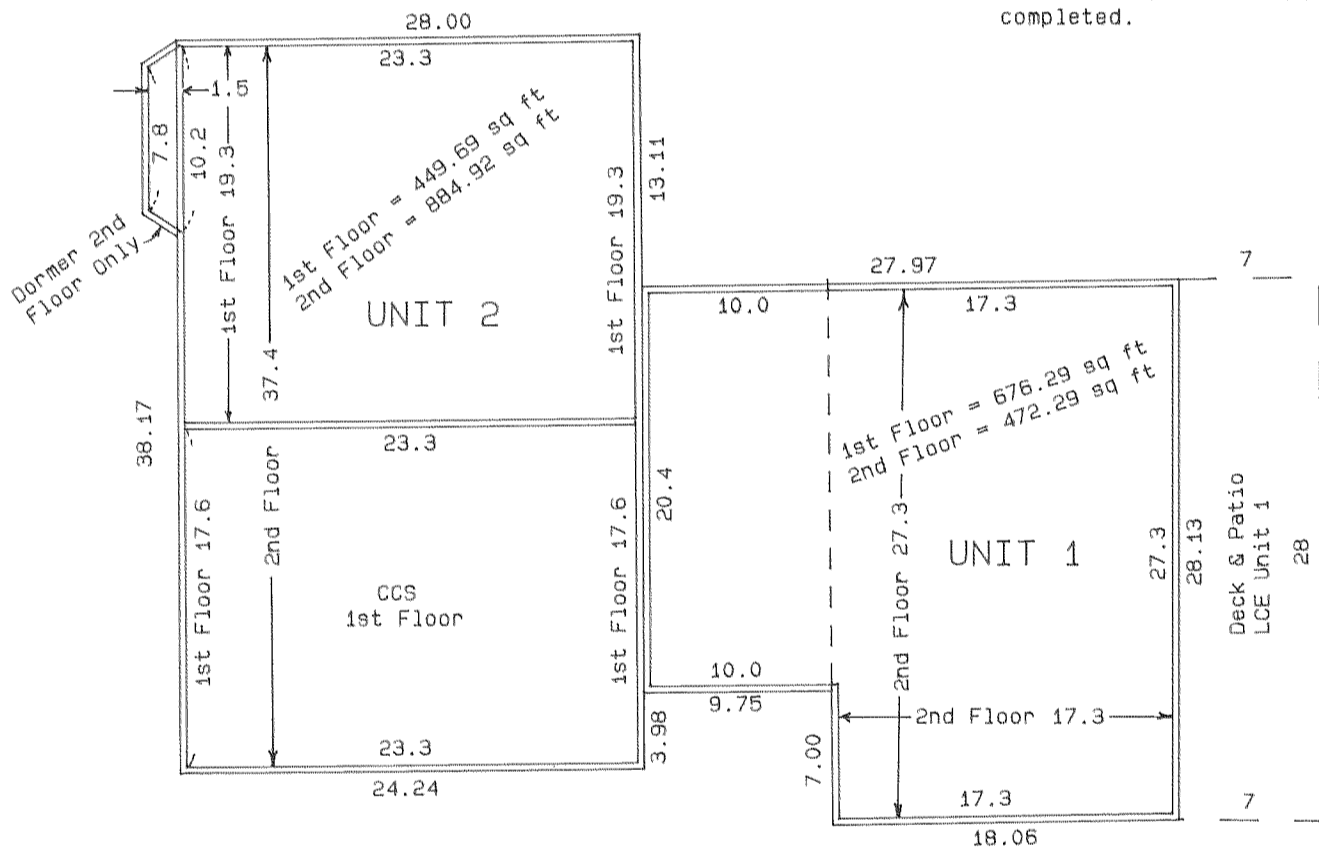
SCALE: 1" = 10'

Notes:

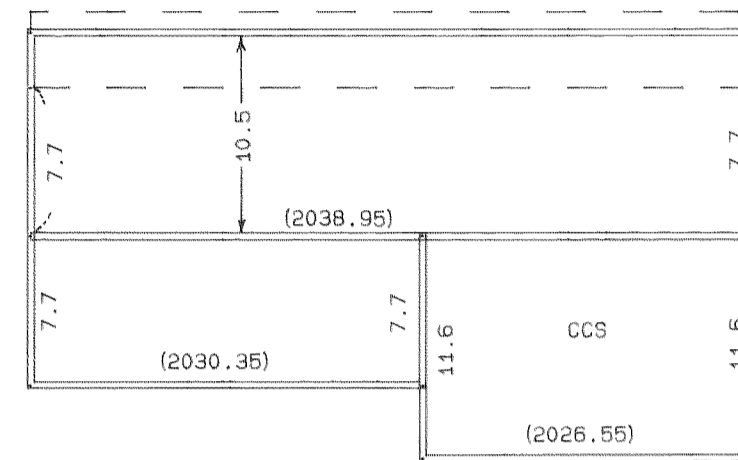
- (1) Elevations in parenthesis are based on City of Ashland BM 19. Brass disk in curb at N.W. corner of Maple & N. Main. ELEVATION = 1863.665'.
- (2) Attic crawl spaces above each unit are Limited Common Elements for the unit below.

I, James E. Hibbs, a Registered Land Surveyor of the State of Oregon, do hereby declare that this Plat fully and accurately depicts the boundaries of the units and that construction of the units as depicted on this Plat has been completed.

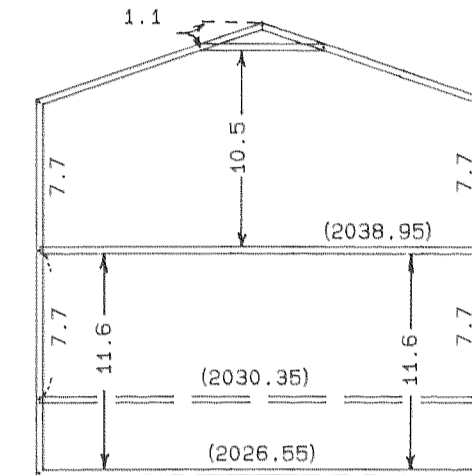
James E. Hibbs
Surveyor



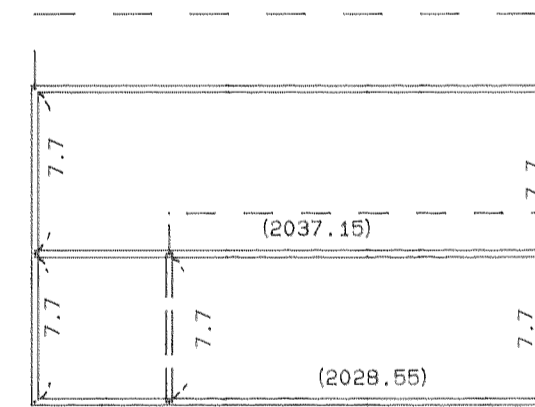
Plan View



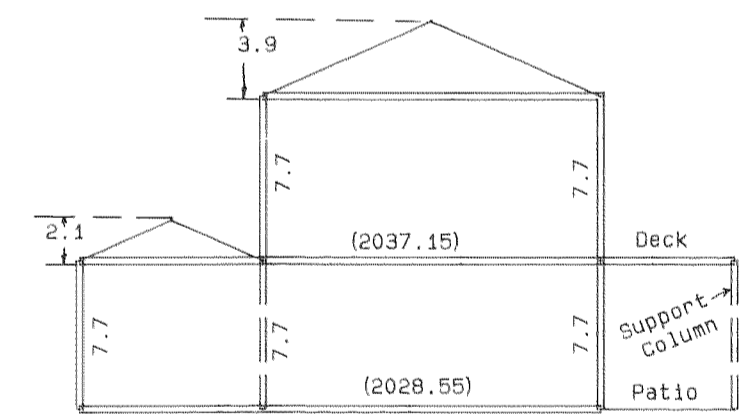
UNIT 2
South End View



UNIT 2
East End View



UNIT 1
North End View



UNIT 1
East End View

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1988
JAMES E. HIBBS
2234

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

James E. Hibbs
SURVEYOR

SURVEY NO. 13427

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

SURVEY FOR: Gary Paradis
309 Luna Vista Street
Ashland, OR 97520

LOCATION: Lot 6 of MANN SUBDIVISION, UNIT NO. 2 in the S.E. 1/4
of Sec. 5, T.39 S., R.1 E., W.M., City of Ashland,
Jackson County, Oregon.

PURPOSE: To survey and monument LUNA VISTA CONDOMINIUMS. See
City of Ashland P.A. No. 92-114.

PROCEDURE: Tied existing monuments set by the Official Plat of
MANN SUBDIVISION UNIT NO. 2 into a closed traverse.
The monuments along the Nly. R/W of Luna Vista Street
have been destroyed by utility construction and the
found pin Sly of the S.E. corner of LOT 6 was badly
displaced by street construction, so I re-established
the S.E. corner of LOT 6 by bearing-bearing
intersection as shown. This procedure fit the existing
improvements very well. Tied the outer corners of the
existing buildings into the survey and made
measurements of the interior of same. Those monuments
found as well as those set are as shown hereon.

BASIS OF BEARING: NOAA True bearing N-S centerline of Sec.5 established
and on file in the Jackson County Surveyor's Office.
The reference line for bearing control for this survey
was taken from monuments on the Westerly line of Lot 6
as shown on the Official Plat of MANN SUBDIVISION UNIT
NO. 2 on file in the Jackson County Surveyor's Office.

DATE: March 8, 1993

T39S R1E SEC05DB TL5105

**** RECEIVED ****
Date 3-24-93 By BF
This survey Consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
EXPIRES 12-31-93

James E. Hibbs, PLS2234
L.J. Friar & Associates, P.C.
Consulting Land Surveyors
304 South Holly Street
Medford, OR 97501
(503) 772-2782

13466

LUNA VISTA CONDOMINIUMS

Being Lot 6 of MANN SUBDIVISION UNIT NO. 2 in the S.E. 1/4 of Sec. 5, T.39 S., R.1 E., W.M. City of Ashland Jackson County, Oregon

***** APPROVALS *****

Examined and approved this 22 day of March, 1993.

By: Jan Olson
Ashland City Surveyor

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of October 13, 1992 this plat is hereby approved. Dated this 28th day of March, 1993. Planning Action No. 92-114.

Bill Byham President
John McFadden Secretary

Examined and approved as required by ORS 100.110 as of 23 March, 1993.

Richard B. Malt Deputy
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by ORS 100.110 have been paid as of March 23, 1993.

Barbara E. Werdie
Tax Collector

***** DECLARATION *****

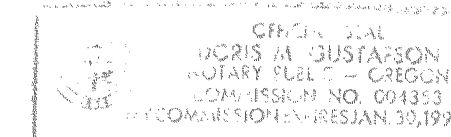
Know all men by these presents that we, Gary J. Paradis and Barbara Louise Paradis, husband and wife, are the owners in fee simple of the land shown on this Plat, more particularly described in the Surveyor's Certificate, and we hereby declare that this Plat is a correct representation of the land owned and laid out by us as LUNA VISTA CONDOMINIUMS, and we hereby commit said land to the operation of the condominium law as set forth in Chapter 100 of the Oregon Revised Statutes.

Gary J. Paradis Gary J. Paradis
Barbara Louise Paradis Barbara Louise Paradis

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Gary J. Paradis and Barbara Louise Paradis and acknowledged the foregoing instrument to be their voluntary act and deed on this 22 day of March, 1993.

Before me: Doris M. Gustafson
Notary Public of Oregon.



***** AFFIDAVITS OF CONSENT from Albert S. Ashley and Darlene M. Ashley and from Patrick G. Huycke, Shirley A. Huycke, Michael A. Huycke and Gabriele E. Huycke, are recorded as Document Nos. 93-09123 and 93-09124, ORJCO, respectively. *****

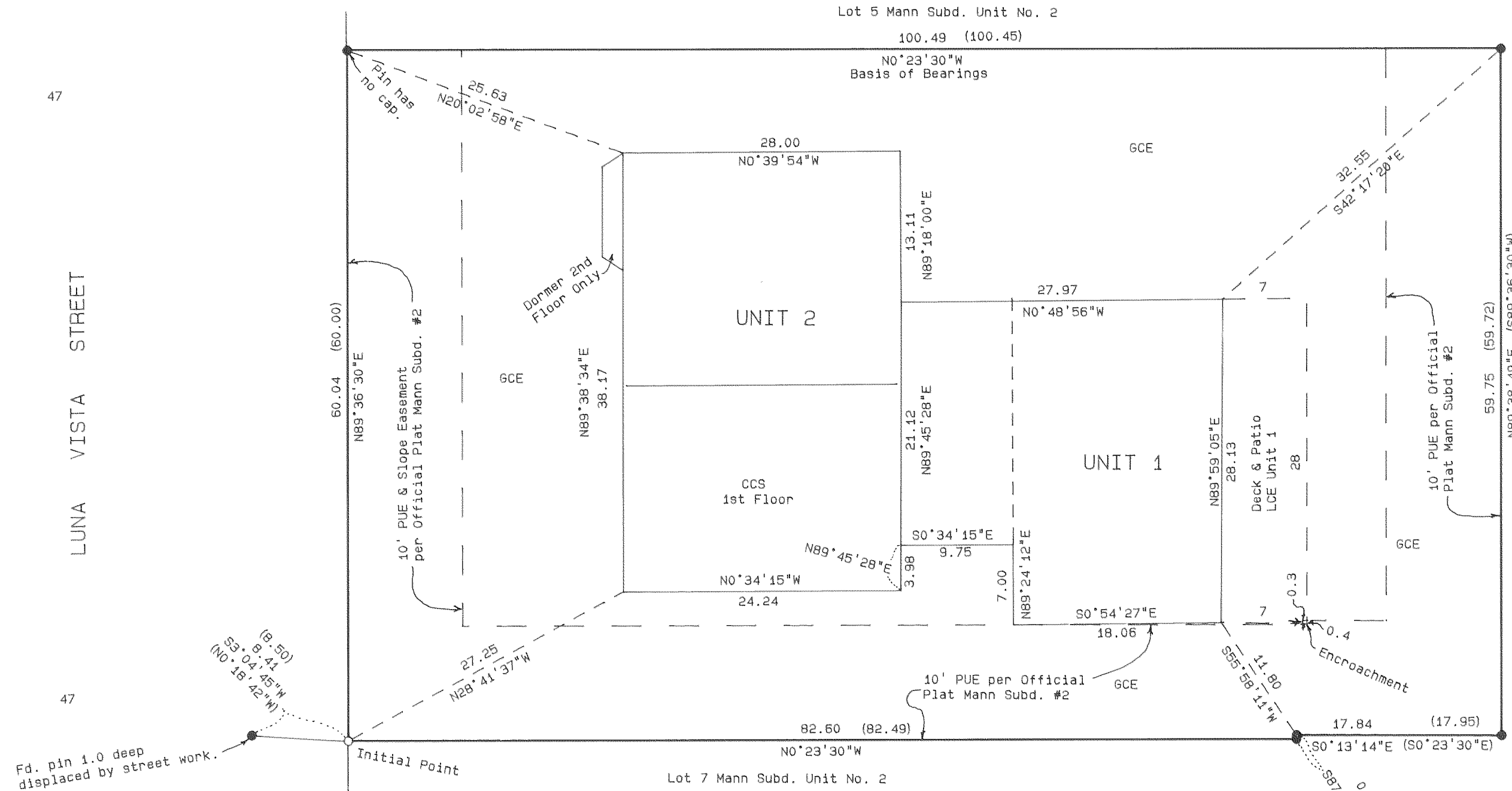
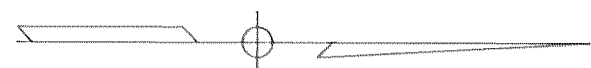
***** RECORDER'S CERTIFICATE *****

Filed for record this 24 day of March, 1993, at 8:02 o'clock A.M., and recorded in Volume 18 of Plats at Page 14 of the records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk
Cheryl Augeris Deputy

County Surveyor File No. _____
For order of the County Court approving this Plat, see Volume _____, Page _____ of the County Commissioner's Journal of Proceedings.

***** WATER RIGHTS STATEMENT *****
There are no water rights appurtenant to this land according to information from the Jackson County Watermaster's Office.



***** SURVEYOR'S CERTIFICATE *****

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, 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 AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

LOT 6 OF MANN SUBDIVISION - UNIT NO. 2 in the City of Ashland, Jackson County, Oregon, according to the Official Plat thereof, now of record.

James E. Hibbs
SURVEYOR

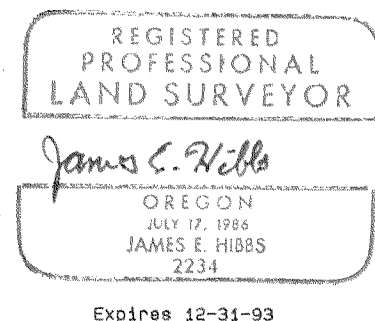
SURVEY FOR: Gary Paradis, 309 Luna Vista Street, Ashland, OR 97520
SURVEY BY: L.J. Friar & Associates, P.C., Consulting Land Surveyors, 304 South Holly Street, Medford, Oregon 97501, Phone: (503) 772-2782

- Legend: Found 5/8" iron pin w/ plastic cap mkd. SWAIN RLS759 per Official Plat MANN SUBDIVISION UNIT NO. 2.
- Set 5/8" x 30" iron pin with plastic cap mkd. L.J. FRIAR & ASSOCIATES.
- GCE = General Common Element; PUE = Public Utility Easement
- () = Record data per Official Plat MANN SUBDIVISION UNIT NO. 2.
- CCS = Common Carport & Storage; LCE = Limited Common Element

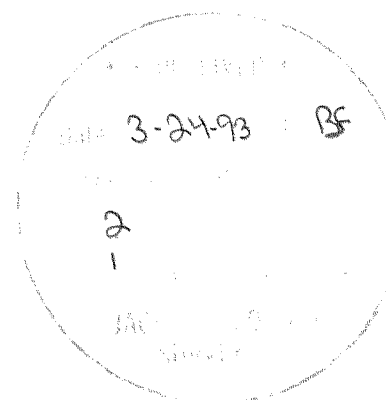
BASIS OF BEARINGS: NOAA True bearing N-S centerline of Sec. 5 established and on file in the Jackson County Surveyor's Office. The reference line for bearing control for this survey was taken from monuments on the Western line of Lot 6 as shown on the Official Plat of MANN SUBDIVISION UNIT NO. 2 on file in the Jackson County Surveyor's Office.

DATE: March 8, 1993
Note: Ties to buildings taken to outside wall.

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250
PURPOSE: To survey and monument LUNA VISTA CONDOMINIUMS. See City of Ashland P.A. No. 92-114.
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James E. Hibbs
SURVEYOR



10/3