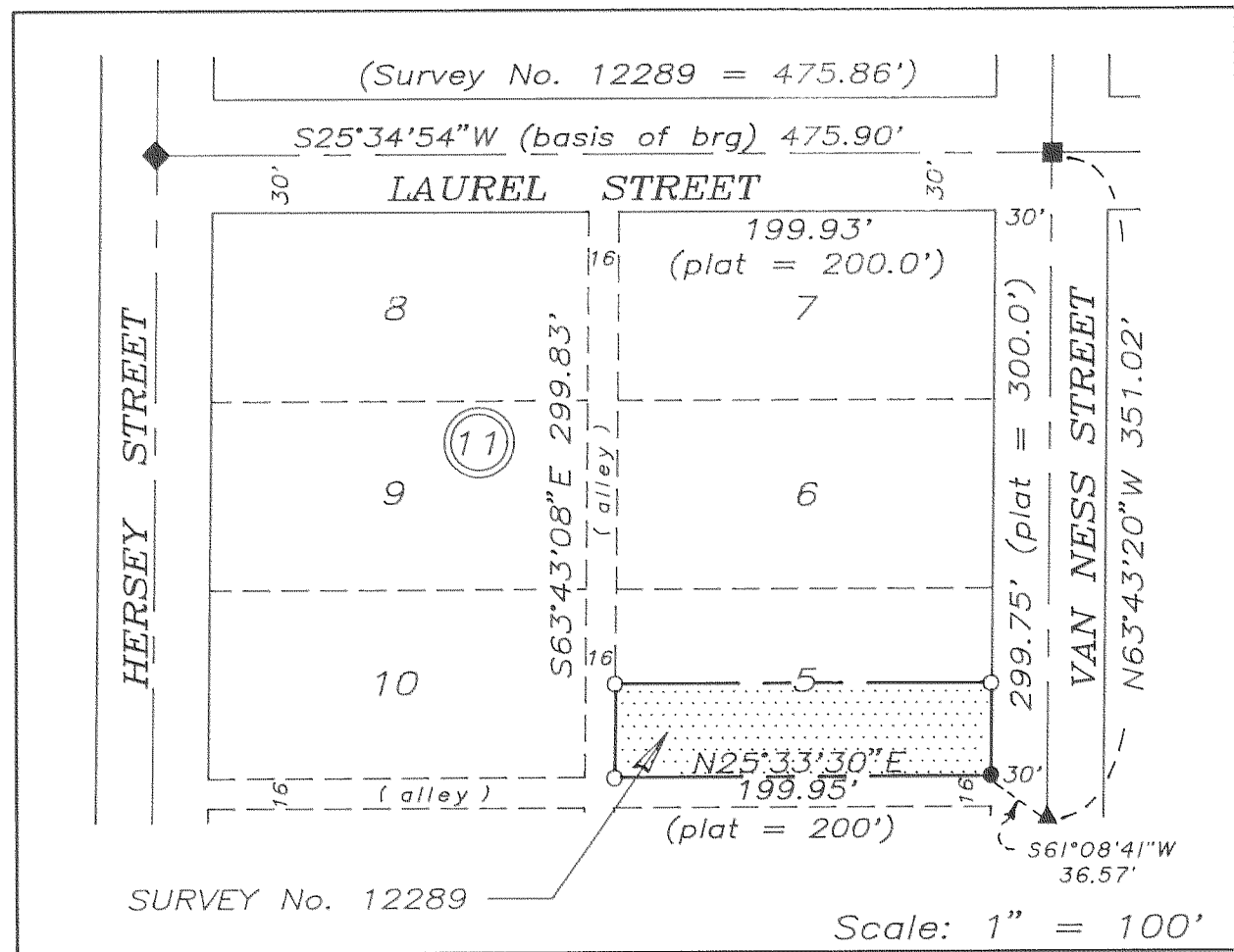


# THE SANDS, UNIQUE CONDOMINIUMS

located in  
LOT 5 of BLOCK 11, CITY OF ASHLAND  
DONATION LAND CLAIM No. 40  
SW 1/4 of SEC. 4, T39S, R1E., WM.  
Ashland, Oregon  
(PLANNING ACTION #92-034)

I certify this to be an exact copy of the original plat.  
*Roger R. Roberts*  
Surveyor



### LEGEND

- ◆ = Found railroad spike in monument case
- = Found 3/4" pipe in monument case
- ▲ = Found 1/2" pipe in monument case
- = Found 5/8" iron pin with plastic cap marked "R. Bath LS 1069"
- = INITIAL POINT - see Notes
- ⊕ = Bench mark
- ⊙ = Power pole
- = telephone box
- ⊗ = Sanitary sewer cleanout
- = Property line
- = Wooden fence
- L.C.E. = Limited Common Elements

### NOTES:

- \* Bench mark = "+" mark on top corner of concrete porch. Elevation = 1872.42
- \* INITIAL POINT consists of found 5/8" iron pin with plastic cap marked "R. BATH LS 1656". Monument is set 1/2" below surface, and wedged between concrete sidewalk and asphalt surface. County Surveyor granted approval to leave the monument undisturbed rather than to replace with a 30" long monument, as required.

Basis of bearing: N.O.A.A. true bearing at the N-S centerline of Section 4, T39S, R1E, and subsequent bearing along the centerline of Laurel Street as determined on Filed Survey No. 8040.

### LANDMARK SURVEYING

205 West Ninth Street  
Medford, Oregon

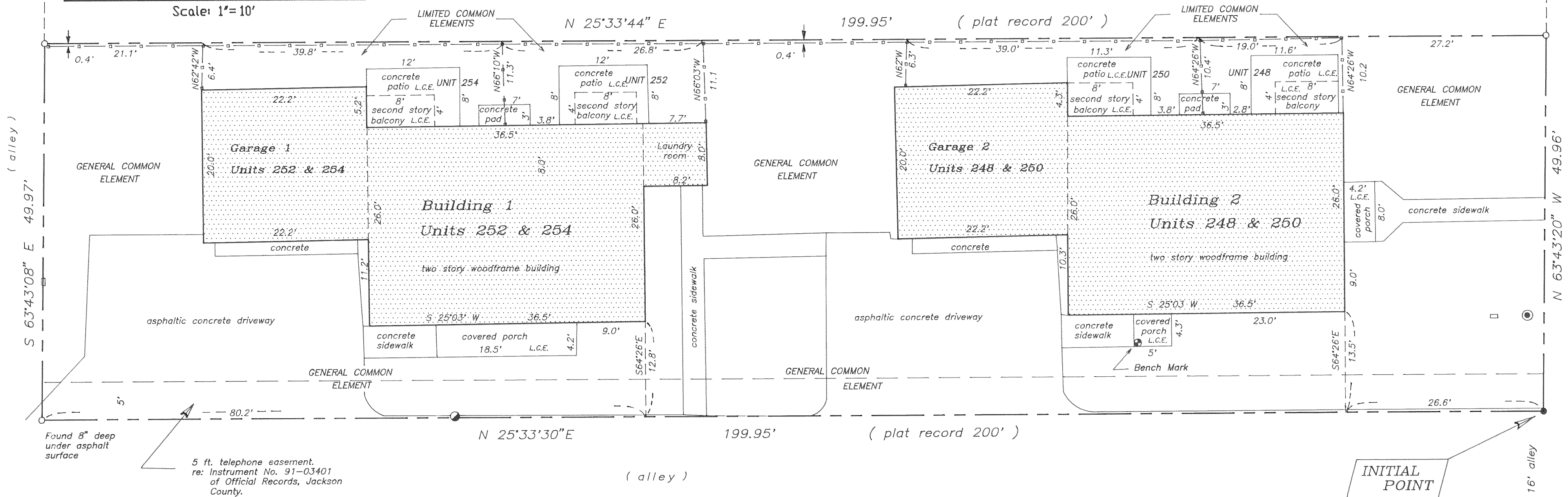
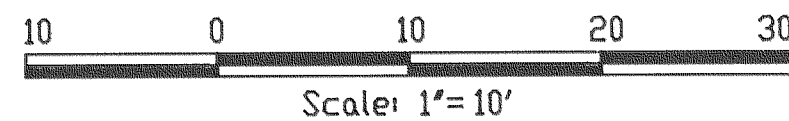
Tel (503) 772-2071

October 1, 1992

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger R. Roberts*

OREGON  
JULY 14, 1978  
ROGER R. ROBERTS  
1656  
EXPIRES 12/31/94



Found 8" deep under asphalt surface  
5 ft. telephone easement.  
re: Instrument No. 91-03401  
of Official Records, Jackson County.

INITIAL POINT

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 205.250  
OREGON REVISED STATUTES

SURVEY FOR: LBI & Friends  
P.O. Box 706  
Grants Pass, Oregon

LOCATION: Lot 5 of Block 11 of CITY OF ASHLAND  
Donation Land Claim No. 40  
Southwest quarter of Section 4, T39S, R1E, WM.  
Ashland, Oregon

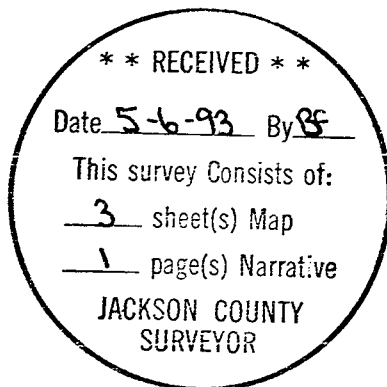
PURPOSE: Conversion of 4 unit apartment complex to  
condominium units.

PROCEDURE: Portions of Filed Surveys No. 8040, 8565, and 12289  
were retraced. All corners of the parcel were found  
monumented as shown on the map.

The monument found at the southwesterly corner of  
the parcel, and labeled "INITIAL POINT" on the  
plat, is a 5/8" iron pin with yellow plastic cap  
marked "R. BATH LS 1656". It is assumed to be 24  
inches in length. Due to its position 1/2 inch below  
the surface, and wedged between a concrete sidewalk  
and asphalt road surface, permission was granted by  
the County Surveyor to leave the monument undis-  
turbed rather than pull and reset with a 30 inch  
length monument, as required.

Basis of bearing: True meridian at the N-S  
centerline of Section 4, T39S, R1E., as derived  
from the N.O.A.A. net, established in 1968 and on  
file in the Jackson County Surveyors Office, and  
subsquent bearing along the centerline of Laurel  
Street as determined on Filed Survey No. 8040.

Date: October 1, 1992



*Roger R. Roberts*



Roger R. Roberts  
LANDMARK SURVEYING  
205 West Ninth Street  
Medford, Oregon 97501

# THE SANDS, UNIQUE CONDOMINIUMS

located in  
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DONATION LAND CLAIM No. 40  
SW 1/4 of SEC. 4, T39S, R1E., WM.  
Ashland, Oregon  
(PLANNING ACTION #92-034 )

I certify this to be an exact copy of the original plat.

Roger Roberts  
Surveyor

\* \* \* DECLARATION \* \* \*

KNOW ALL MEN BY THESE PRESENTS, that we, Steven W. Rouse and Louise T. Rouse, husband and wife, Anthony L. Costantino, Edmund H. Glovinsky, Robert C. Puntney, and Dennis L. Will, doing business as LBI Enterprises, and John S. Menzelos are the owners in fee simple of the land as described hereon 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 "THE SANDS, UNIQUE CONDOMINIUMS", said land being more particularly described hereon in the Surveyors Certificate and we do hereby commit said land to the application of Condominium Law as set forth in Oregon Revised Statutes Chapter 100.005 to 100.625.

Steven W. Rouse  
Steven W. Rouse

Louise T. Rouse  
Louise T. Rouse

Edmund H. Glovinsky  
Edmund H. Glovinsky

By: Anthony L. Costantino  
Anthony L. Costantino  
Power of Attorney

Robert C. Puntney  
Robert C. Puntney

By: Anthony L. Costantino  
Anthony L. Costantino  
Power of Attorney

Dennis L. Will  
Dennis L. Will

By: Anthony L. Costantino  
Anthony L. Costantino  
Power of Attorney

John S. Menzelos  
John S. Menzelos

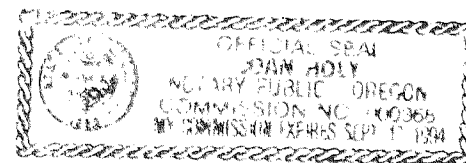
By: Anthony L. Costantino  
Anthony L. Costantino  
Power of Attorney

Anthony L. Costantino  
Anthony L. Costantino

STATE OF OREGON)  
County of Jackson) ss

On this the 29<sup>th</sup> day of March, 1993, personally appeared before me Steven W. Rouse and Louise T. Rouse and acknowledged the foregoing instrument to be their voluntary act and deed.

Joan Holy  
Notary Public - Oregon



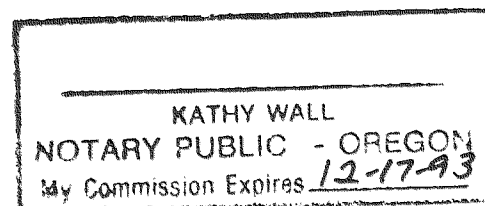
On this the 24 day of March, 1993, personally appeared Anthony L. Costantino who, being duly sworn, did say that he is the attorney in fact for Edmund H. Glovinsky, Robert C. Puntney, Dennis L. Will, and John S. Menzelos, and that he executed the foregoing instrument by authority of and on behalf of said principals, and he acknowledges said instrument to be the act and deed of said principals.

Anthony L. Costantino  
Anthony L. Costantino

STATE OF OREGON)  
County of Jackson) ss

On this the 24 day of March, 1993, personally appeared the above named Anthony L. Costantino and acknowledged the foregoing instrument to be his voluntary act and deed.

Kathy Wall  
Notary Public for Oregon



\* \* \* SURVEYORS CERTIFICATE \* \* \*

STATE OF OREGON )  
County of Jackson ) ss

I, Roger A. Roberts, a duly Registered Professional Land Surveyor of the State of Oregon, being first duly sworn, do 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 said tract:

The west half of Lot 5 in Block 11, CITY OF ASHLAND, according to the Official Plat thereof, now of record in 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.

Roger Roberts  
Surveyor



APPROVALS:

CITY SURVEYOR:

Examined and approved this 2nd day of April, 1993.

James Hillman  
City Surveyor

PLANNING COMMISSION:

We certify that, pursuant to authority granted to us by the Ashland Planning Commission in open meeting on APRIL 14, 1992, this map as hereby approved. Dated this 16 day of APRIL, 1993.

Barbara A. Adams  
President

J. M. J. J.  
Secretary

ASSESSMENT and TAXATION:

Examined and approved as required by O.R.S. 100.110 as of the 5<sup>th</sup> day of May, 1993.

Richard B. Miller, Deputy  
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 5<sup>th</sup> day of May, 1993.

Deirda Adsett  
Tax Collector

RECORDERS CERTIFICATE:

Filed for record this 6 day of May, 1993, at 2:44 O'Clock, P.M., and recorded in Volume 18 of Plats at Page 19 of Records of Jackson County, Oregon.

Kathleen S. Beckitt  
County Clerk

Charles J. Augeris  
Deputy

DECLARATION OF OWNERSHIP, COVENANTS, CONDITIONS, and RESTRICTIONS:  
Declaration of Condominium ownership and of Covenants, Conditions and Restrictions, see Document No. 93-14509 of the Official Records of Jackson County, Oregon.

STATEMENT OF WATER RIGHTS:

There are no water rights appurtenant to the lands included on this plat.

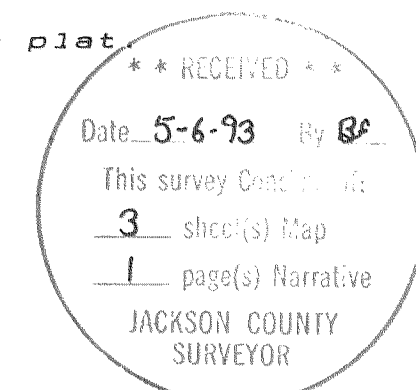
TALENT IRRIGATION DISTRICT:

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 this the 3rd day of November, 1992.

Donald M. Minner  
President

Hell  
Secretary

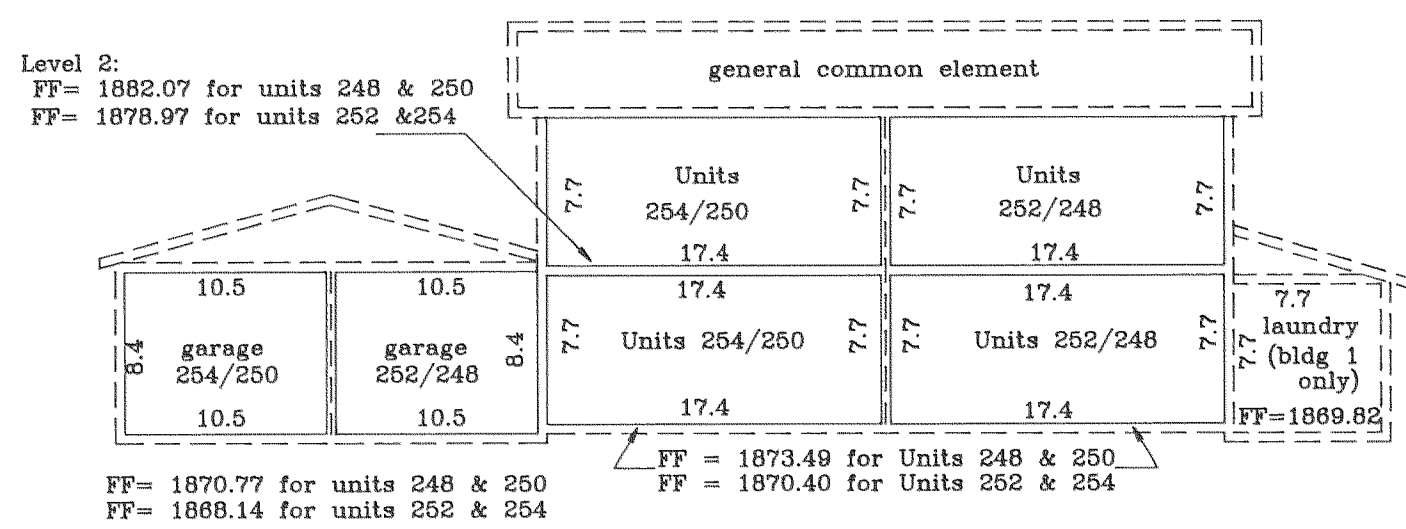


Sheet 1 of 3

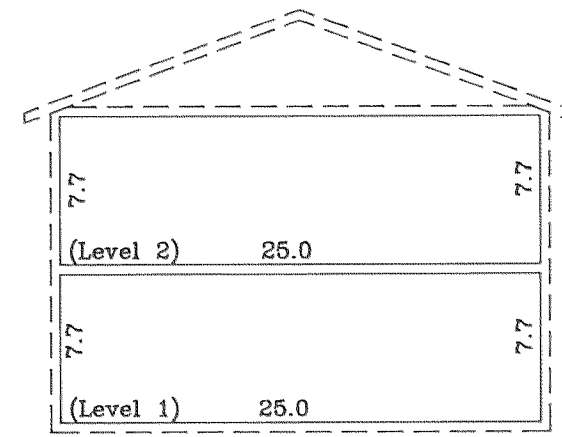
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 (PLANNING ACTION #92-034 )

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*Roger R. Roberts*  
 Surveyor



Elevation - Section (A)



Elevation - Section (B)

Typical - all units

SCALE: 1" = 10'

Note: Non-bearing interior walls that do not determine ownership boundaries are not shown.

Vertical Control:  
 City of Ashland Bench Mark  
 BM 16, brass disk in top of concrete curb at northwest corner of intersection of North Main and Skidmore Streets. Elevation = 1893.789

LEGEND

- = designates unit boundary
- - - - - = general common elements
- · — · — = limited common elements
- F.F. = finish floor elevation

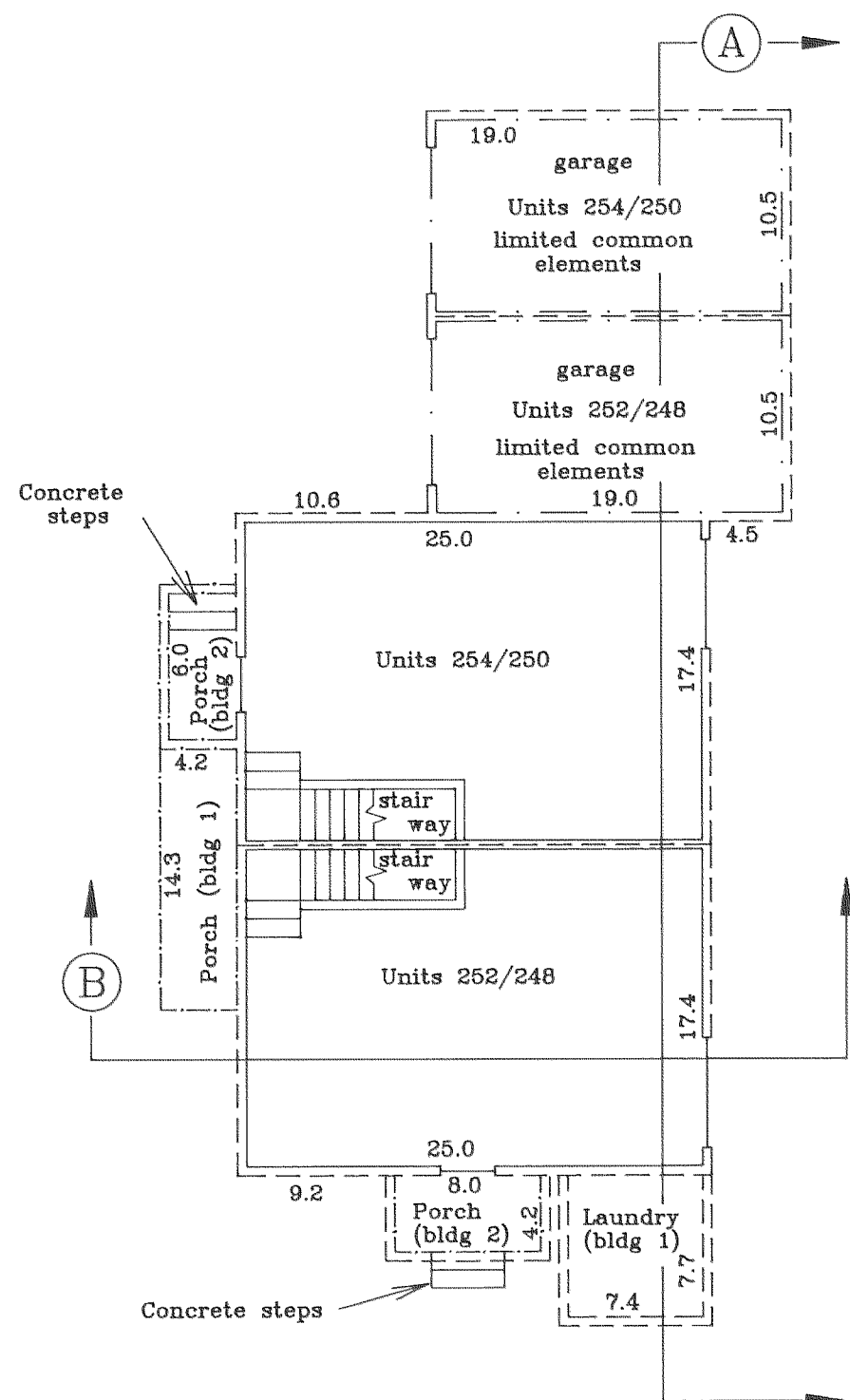
LANDMARK SURVEYING  
 Roger R. Roberts  
 205 West Ninth Street  
 Medford, Oregon 97501

REGISTERED  
**PROFESSIONAL  
 LAND SURVEYOR**

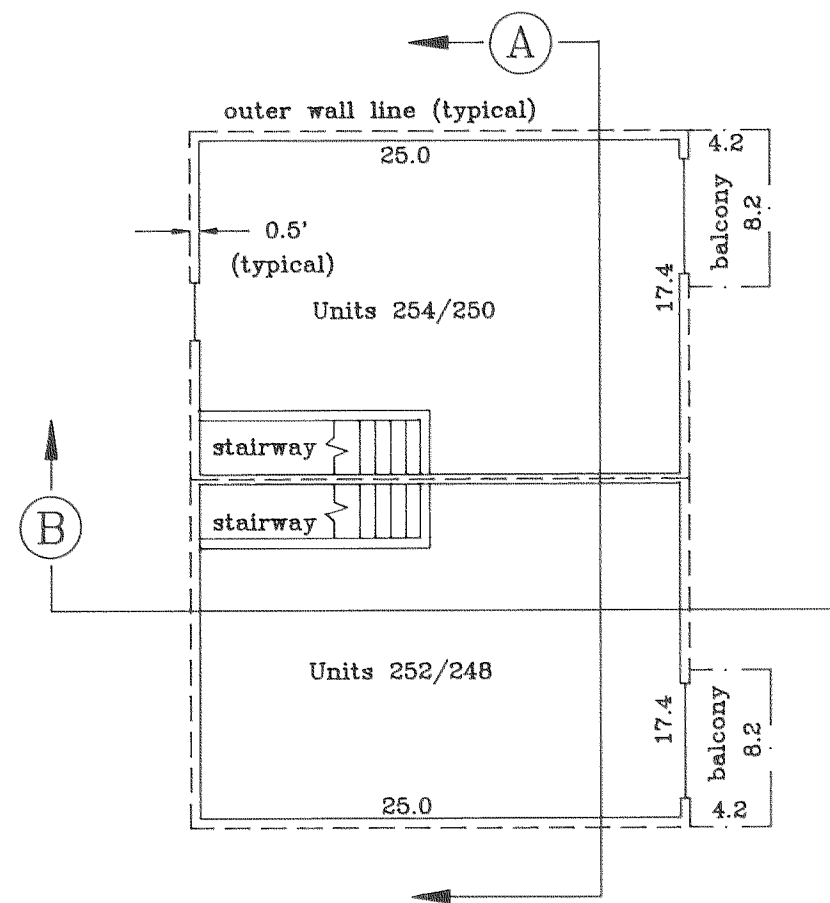
*Roger R. Roberts*

OREGON  
 JULY 14, 1978  
**ROGER R. ROBERTS**  
 1656

Expires 12/31/84



Level 1 Floor Plan



Level 2 Floor Plan