THE SANDS, UNIQUE CONDOMINIUMS located in LOT 5 of BLOCK 11, CITY OF ASHLAND I certify this to be an DONATION LAND CLAIM No. 40 exact copy of the original plat. SW 1/4 of SEC. 4, T395, R1E., WM. Surveyor Ashland, Oregon (PLANNING ACTION #92-034) (Survey No. 12289 = 475.86') S25°34'54"W (basis of brg) 475.90' LAUREL STREET 199.93' LEGENDNOTES: (plat = 200.0')STREET 351.02' Bench mark = "+" mark on top corner of Found railroad spike in monument case concrete porch. Elevation = 1872.42 Found 3/4" pipe in monument case Found 1/2" pipe in monument case 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 '5' (plat I NESS '43'20"W Found 5/8" iron pin with plastic cap marked "R. Bath LS 1069". INITIAL POINT - see Notes surface. County Surveyor granted approval to leave the monument undisturbed rather than VAN N634 Bench mark to replace with a 30" long monument, as Power pole required. 10 telephone box N25 33 30 <u>E</u> 199.95 = Sanitary sewer cleanout (alley) Property line (plat = 200')- S61°08'41"W = Wooden fence REGISTERED LANDMARK SURVEYING PROFESSIONAL SURVEY No. 12289 Limited Common Elements NESS Scale: 1" = 100'LAND SURVEYOR 205 West Ninth Street 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. Medford, Oregon Frank Roberts Tel (503) 772-2071 VAN ROGER R. ROBERTS October 1, 1992 1656 Scale: 1'= 10' LIMITED COMMON LIMITED COMMON ELEMENTS 199.95' (plat record 200' ELEMENTS N 25°33'44" E 27.2' -- 26.8' 11.3' 12' concrete concrete UNIT 248 patio L.C.E. concrete patio L.C.E.UNIT 250 patio L.C.E. UNIT 254 patio L.C.E.UNIT 252 T_{L,C,E,} 8' GENERAL COMMON 22.27 + second story econd story 7 00 :22.2: ELEMENT second story second story balcony L.C.E. 3.8' pad balcony L.C.E. pad balcony L.C.E. 36.5 96, Laundry : Garage 2: Garage 1 room 49. GENERAL COMMON GENERAL COMMON Units 252 & 254 Units 248 & 250 ELEMENT ELEMENT 4.2' L.C.E. N 0 Building 2 Building 1 49. concrete sidewalk Units 248 & 250 22.2 Units 252 & 254 22.21 Ш concrete concrete 63.4 two story woodframe building 63.43.08" two story woodframe building ·S-25'03 W **(a)** S 25'03' W... asphaltic concrete driveway asphaltic concrete driveway 23.0' covered in concrete porch 4 sidewalk covered porch L.C.E. 5 18.5' L.C.E. ∠ Bench Mark GENERAL COMMON GENERAL COMMON ELEMENT ELEMENT (plat record 200') 199.95' Found 8" deep under asphalt N 25°33′30"E surface 5 ft. telephone easement. re: Instrument No. 91-03401 INITIAL (alley) of Official Records, Jackson POINTSheet 2 of 3 39 1E 5DA TL 1800

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 ½ 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 undisturbed 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 Basis of bearing: 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

> * * RECEIVED * * REGISTERED PROFESSIONAL Date 5-6-93 By 85 LAND SURVEYOR This survey Consists of: 3_ sheet(s) Map O R E G O N JULY 14, 1978 ____ page(s) Narrative ROGER R. ROBERTS 1656 JACKSON COUNTY SURVEYOR

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

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.

* * * 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.

Stront Rouse		Louise T. Rouse
Steven W. Rouse		Louise T. Rouse
Edmind H. Glovinsky	Ву:	anthony L. Costantino
Edmund H. Glovinsky	Consideration of the Constitution of the Const	Anthohy L. Costantino Power of Attorney
		Tower of Accornay
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Robert C. Puntney	<u> 8y:</u>	anthony L. Costantino
Hobert C. Puntney		Power of Attorney
Dennis L. Will	ву:	Cuthony L. Costantino
Dennis L. Will		Anthony L. Costantino Power of Attorney
		Fuwer of Accorney
John S. Menzelos	Ву:	authory L. Costantini
John S. Menzelos		Anthony L. Costantino Power of Attorney
Cuthony S. Costantinio		
Anthony L. Costantino		

STATE OF OREGON)
County of Jackson)

On this the <u>19th</u> day of <u>March</u>, 19 <u>93</u>, personally appeared before me Steven W. Rouse and Louise T. Rouse and acknowledged the foregoing instrument to be their voluntary act and deed.

OFFICIAL SEAL STAN HOLV NCT MY FIGHT OREGON STAN STAN HOLV NCT MY FIGHT OREGON STAN STAN HOLV NCT MY STAN HOLV NCT MY STAN HOLD NC COMMUNICATION NC MY STAN STAN HOLD NC COMMUNICATION NC MY STAN STAN HOLD NC MY STAN HOLD NC MY STAN STAN HOLD NC MY S

On this the 24 day of MANN, 1943, 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

STATE OF OREGON) County of Jackson) ss

On this the 24 day of 24 , 194, personally appeared the above named Anthony L. Costantino and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon

NOTARY PUBLIC - OREGON
My Commission Expires 12-17-93

* * * SURVEYORS CERTIFICATE * * *

STATE OF OREGON) ss County of Jackson)

I, Roger R. 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.

PROFESSIONAL LAND SURVEYOR

Roger Roberts

OREGON
JULY 14, 1978
ROGER R. ROBERTS
1656

APPROVALS:

CITY SURVEYOR:

Examined and approved this 2nd day of April . 1993

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.

President

Secretary

ASSESSMENT and TAXATION:

may . 19 93 . Richard B. Mills, Deputy
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.A.S. 100.110 have been paid as of the <u>STN</u> day of <u>May</u>, 1993.

Tax Collector

RECORDERS CERTIFICATE:

Filed for record this 6 day of May, 1993, at 2:44 0'Clock, PM., and recorded in Volume 18 of Plats at Page 19 of Records of Jackson County, Oregon.

Kathley 5. Brekett, Chry Jugue

County Clerk 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 Nevember 1992.

Sonal M. Mines

secretary

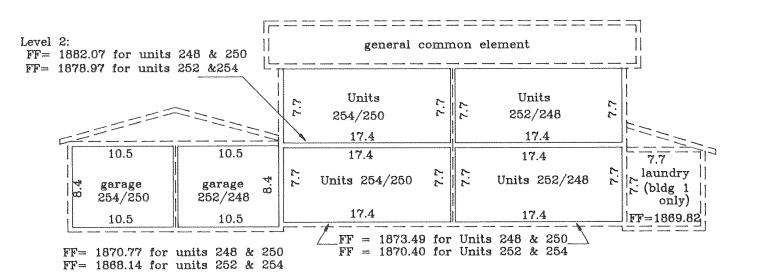
Sheet 1 of 3

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. Surveyor



(Level 2)

SCALE: 1" = 10"

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

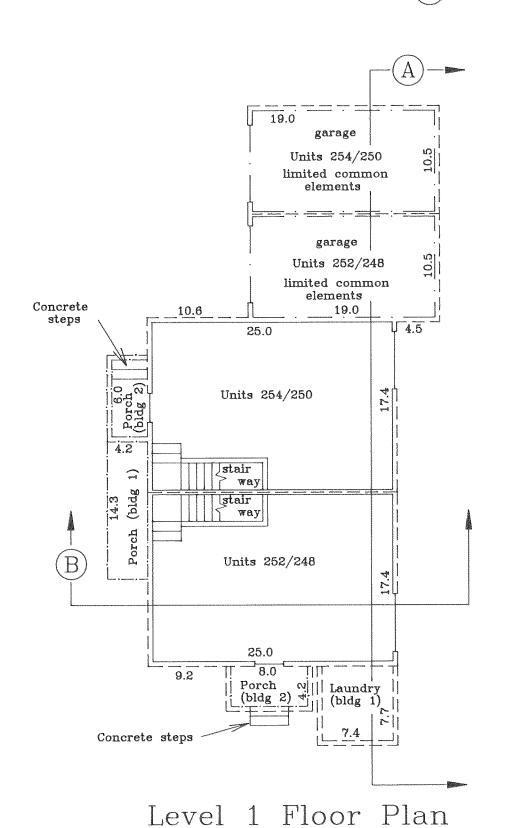
Elevation – Section

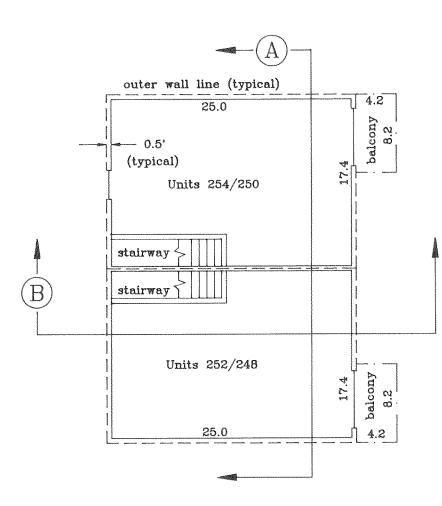
Elevation - Section (B)

Typical - all units

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





Level 2 Floor Plan

<u>LEGEND</u>

designates unit boundary

general common elements

limited common elements

finish floor elevation

LANDMARK SURVEYING

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

REGISTERED PROFESSIONAL LAND SURVEYOR

Roger Roberts DREGON
JULY 14, 1978
RUGER R. RUBERTS
1656 Sapáres 12/31/84

Sheet 3 of 3