

# TUDOR HEIGHTS TOWNHOUSE CONDOMINIUMS

S.E. 1/4 OF SEC. 5 - T39S - R1E - W.M.  
CITY OF ASHLAND, JACKSON COUNTY,  
OREGON

## BENCHMARK DATUM

ELEVATIONS BASED ON CITY OF ASHLAND BENCH MARK NO. 19 (3" BRASS CAP ON TOP OF CURB NW COR. INTERSECTION MAPLE ST. & NORTH MAIN NEAR CATCH BASIN) EL = 1863.665

## VERTICAL LIMITS OF UNITS 1-24

UNIT	FLOOR EL.	CEILING EL.	FIRST	SECOND
1D	1982.65	1990.65	FIRST	
	1991.60	1999.60		SECOND
2D	1982.65	1990.65	FIRST	
	1991.60	1999.60		SECOND
3D	1982.65	1990.65	FIRST	
	1991.60	1999.60		SECOND
4D	1982.65	1990.65	FIRST	
	1991.60	1999.60		SECOND
5D	1982.65	1990.65	FIRST	
	1991.60	1999.60		SECOND
6D	1982.65	1990.65	FIRST	
	1991.60	1999.60		SECOND
7D	1982.67	1990.65	FIRST	
	1991.60	1999.60		SECOND
8D	1982.65	1990.65	FIRST	
	1991.60	1999.60		SECOND
9C	1994.25	2002.30	FIRST	
	2003.25	2011.25		SECOND
10C	1994.25	2002.30	FIRST	
	2003.25	2011.25		SECOND
11C	1994.25	2002.30	FIRST	
	2003.25	2011.25		SECOND
12C	1994.25	2002.30	FIRST	
	2003.25	2011.25		SECOND
LAUNDRY C	1994.15	2002.25	FIRST	
13B	1994.62	2002.67	FIRST	
	2003.67	2011.67		SECOND
14B	1994.67	2002.67	FIRST	
	2003.67	2011.67		SECOND
15B	1994.66	2002.71	FIRST	
	2003.67	2011.66		SECOND
16B	1994.74	2002.79	FIRST	
	2003.69	2011.74		SECOND
LAUNDRY B	1994.67	2002.72	FIRST	
17A	2006.70	2014.70	FIRST	
	2015.65	2023.65		SECOND
18A	2006.70	2014.70	FIRST	
	2015.65	2023.65		SECOND
19A	2006.66	2014.71	FIRST	
	2015.61	2023.66		SECOND
20A	2006.66	2014.76	FIRST	
	2015.76	2023.76		SECOND
21A	2006.70	2014.75	FIRST	
	2015.75	2023.75		SECOND
22A	2006.66	2014.71	FIRST	
	2015.66	2023.71		SECOND
23A	2006.70	2014.75	FIRST	
	2015.65	2023.70		SECOND
24A	2006.73	2014.78	FIRST	
	2015.68	2023.73		SECOND

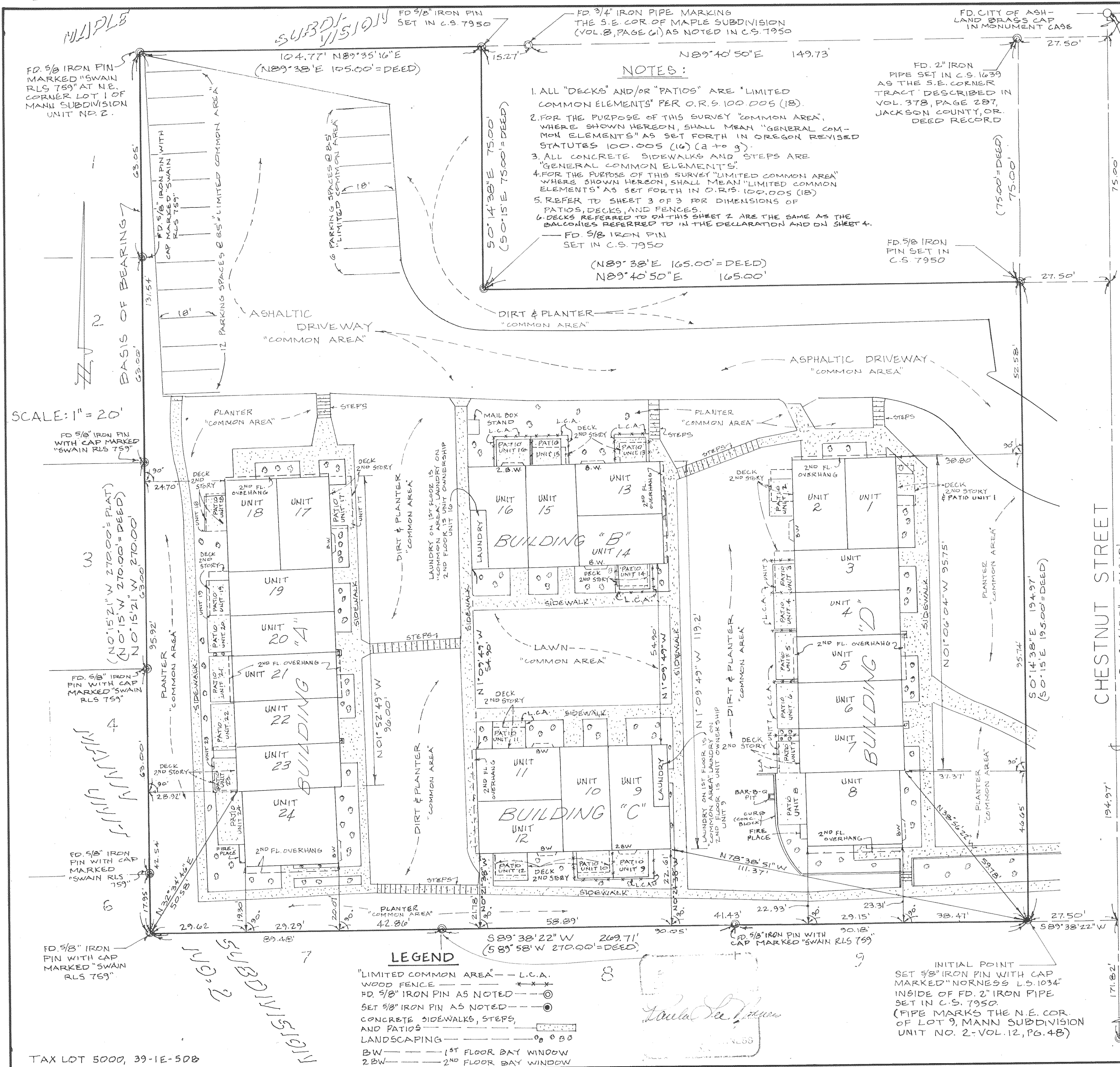
FOR DECLARATION SEE O.R. NO. \_\_\_\_\_

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

*Frank Lee*  
SURVEYOR

FD. CITY OF ASHLAND  
BRASS CAP IN  
MONUMENT CASE  
(C.S. 6647)

JOB 2430.1  
SHEET 2 OF 4



### NOTES:

1. ALL "DECKS" AND/OR "PATIOS" ARE "LIMITED COMMON ELEMENTS" PER O.R.S. 100.005 (18).
2. 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).
3. ALL CONCRETE SIDEWALKS AND STEPS ARE "GENERAL COMMON ELEMENTS".
4. FOR THE PURPOSE OF THIS SURVEY "LIMITED COMMON AREA" WHERE SHOWN HEREON, SHALL MEAN "LIMITED COMMON ELEMENTS" AS SET FORTH IN O.R.S. 100.005 (18).
5. REFER TO SHEET 3 OF 3 FOR DIMENSIONS OF PATIOS, DECKS, AND FENCES.
6. DECKS REFERRED TO ON THIS SHEET 2 ARE THE SAME AS THE BALCONIES REFERRED TO IN THE DECLARATION AND ON SHEET 4.

### LEGEND

- "LIMITED COMMON AREA" - L.C.A.
- WOOD FENCE - - - - -
- FD. 5/8" IRON PIN AS NOTED - (Symbol)
- SET 5/8" IRON PIN AS NOTED - (Symbol)
- CONCRETE SIDEWALKS, STEPS, AND PATIOS - (Symbol)
- LANDSCAPING - (Symbol)
- BW - 1ST FLOOR BAY WINDOW
- 2BW - 2ND FLOOR BAY WINDOW

*Frank Lee*  
SURVEYOR

# TUDOR HEIGHTS TOWNHOUSE CONDOMINIUMS

LOCATED IN  
SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 SOUTH,  
RANGE 1 EAST OF THE WILLAMETTE BASE AND MERIDIAN  
JACKSON COUNTY OREGON

PLANNING ACTION NO. 91-138  
SURVEYED JULY 24, 1979 &  
RELOCATED JANUARY 29, 1992

## DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT FRANCE DEVELOPMENT COMPANY, OWNER OF THE LAND SHOWN HEREON, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED PLAT TO BE A TRUE AND CORRECT PLAT OF THE LAND OWNED AND LAID OUT BY IT AS "TUDOR HEIGHTS TOWNHOUSE CONDOMINIUMS", SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREUNTO ANNEXED AND IT DOES HEREBY COMMIT SAID LAND TO THE OPERATION OF THE CONDOMINIUM LAW AS SET FORTH IN CHAPTER 100 OF THE OREGON REVISED STATUTES OF 1989.

IN WITNESS WHEREOF

I HAVE SET MY HAND AND SEAL THIS 27<sup>th</sup> DAY OF MAY, 1992.

Nancy L. France  
NANCY L. FRANCE, OWNER OF FRANCE DEVELOPMENT COMPANY

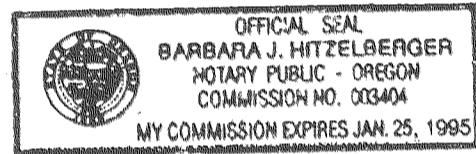
## STATE OF OREGON

COUNTY OF JACKSON )55

29<sup>th</sup> MAY A.D. 1992

PERSONALLY APPEARED THE ABOVE NAMED NANCY L. FRANCE AND ACKNOWLEDGED TO ME THAT SHE IS THE OWNER OF FRANCE DEVELOPMENT COMPANY AND THAT THE FOREGOING INSTRUMENT IS HER VOLUNTARY ACT AND DEED.

BEFORE ME: Barbara J. Hitzelberger



## APPROVAL

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 100.110 AS OF THE 17 DAY OF June, 1993.

Marka Kenne, 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 12 DAY OF June, 1993.

Carolene McManama  
TAX COLLECTOR

EXAMINED AND APPROVED THIS 29<sup>th</sup> DAY OF May, 1992.

James H. Olson  
CITY SURVEYOR

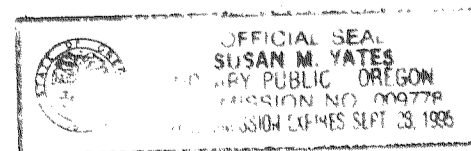
WE CERTIFY THAT PURSUANT TO AUTHORITY GRANTED TO US BY THE ASHLAND PLANNING COMMISSION IN OPEN MEETING October 8, 1991 THIS MAP IS HEREBY APPROVED. DATED THIS 44 DAY OF June, 1992.

Barbara A. Judis  
PRESIDENT

John J. Jorgensen  
SECRETARY

## NOTARY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4<sup>th</sup> DAY OF June, 1992.



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

Paula Lee Norness  
PAULA LEE NORNESS, L.S. 1034

## SURVEYOR'S CERTIFICATE

STATE OF OREGON )55  
COUNTY OF JACKSON

I, PAULA LEE NORNESS, 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:

BEGINNING AT A 2" IRON PIPE SET IN THAT SURVEY FILED AS NO. 7950 IN THE SURVEY RECORDS OF THE COUNTY SURVEYOR MARKING THE NORTHEAST CORNER OF LOT 9 OF THE MANN SUBDIVISION UNIT NO. 2 AS RECORDED IN VOL. 12 OF PLATS, PAGE 48, RECORDS OF JACKSON COUNTY, OREGON AND THE INITIAL POINT OF TUDOR HEIGHTS TOWNHOUSE CONDOMINIUMS, SAID INITIAL POINT BEARS, BY RECORD, N 0° 14' 38" W 82.34 FEET FROM THE INITIAL POINT OF SAID MANN SUBDIVISION UNIT NO. 2 WHICH, BY RECORD, BEARS SOUTH 3738.56 FEET, EAST 549.91 FEET AND N 49° 48' 52" W 36.13 FEET FROM THE 1/4 CORNER COMMON TO SECTION 32, TOWNSHIP 38 SOUTH, RANGE 1 EAST AND SECTION 5, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN; THENCE S 89° 38' 22" W 269.71 FEET ALONG THE NORTH LINE OF SAID MANN SUBDIVISION UNIT NO. 2 TO A POINT MARKED BY A 5/8" IRON PIN; THENCE N 0° 15' 21" W 270.00 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID MANN SUBDIVISION NO. 2 MARKED BY A 5/8" IRON PIN; THENCE N 89° 35' 16" E 104.77 FEET ALONG THE SOUTH LINE OF MAPLE SUBDIVISION AS RECORDED IN VOL. 8 OF PLATS, PAGE 61, RECORDS OF JACKSON COUNTY, OREGON TO A POINT MARKED BY A 5/8" IRON PIN; THENCE S 0° 14' 38" E 75.00 FEET TO A POINT MARKED BY A 5/8" IRON PIN; THENCE N 89° 40' 50" E 165.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CHESTNUT STREET MARKED BY A 5/8" IRON PIN; THENCE S 0° 14' 38" E 194.97 FEET TO THE INITIAL POINT IN JACKSON COUNTY, OREGON. TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD AND THOSE APPARENT ON THE LAND.

## NARRATIVE

THE OWNER OF THIS PROJECT, FRANCE DEVELOPMENT COMPANY, REQUESTED THAT AN EXISTING DEVELOPMENT BE COMPLETED AS A TOWNHOUSE CONDOMINIUM. I FOUND ALL OF THE ORIGINAL BOUNDARY CORNERS AS FOUND OR SET IN THAT SURVEY CONDUCTED BY THIS OFFICE AND FILED AS NO. 7950 IN THE SURVEY RECORDS OF THE JACKSON COUNTY SURVEYOR IN THEIR PROPER POSITION. I LOCATED ALL EXISTING IMPROVEMENTS HEREON IN ORDER TO PREPARE THIS PLAT IN COMPLIANCE WITH APPLICABLE STATE AND LOCAL LAWS, ORDINANCES AND CODES.

## RECORDING

FILED FOR RECORD THIS 17 DAY OF June, 1993 AT 2:48 O'CLOCK P.M. AND RECORDED IN VOLUME 18 OF PLATS AT PAGE 21 OF RECORDS OF JACKSON COUNTY, OREGON

Kathleen S. Beckett  
COUNTY CLERK

Cheryl Augeris  
DEPUTY

## WATER RIGHTS STATEMENT

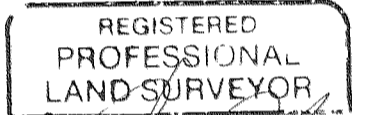
SEE DOCUMENT NO. 92-11839 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

### TALENT IRRIGATION DISTRICT:

THIS PLAT AND THE DEDICATION HEREOF IS SUBJECT TO THE CONDITION THAT TALENT IRRIGATION DISTRICT HAS NO OBLIGATION TO DELIVER WATER, ALTHOUGH THIS LAND IS SUBJECT TO THE STATUTORY POWER, RULES AND REGULATIONS OF TALENT IRRIGATION DISTRICT. EXAMINED AND APPROVED BY TALENT IRRIGATION DISTRICT IN REGULAR SESSION THIS 5<sup>th</sup> DAY OF May, 1992.

Ronald M. Minear  
PRESIDENT

John C. ...  
SECRETARY



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

Paula Lee Norness  
SURVEYOR

DECLARATION OF CONDOMINIUM OWNERSHIP AND OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR TUDOR HEIGHTS TOWNHOUSE CONDOMINIUMS, ASHLAND, JACKSON COUNTY, OREGON. SEE DOCUMENT NO. 93-19645 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

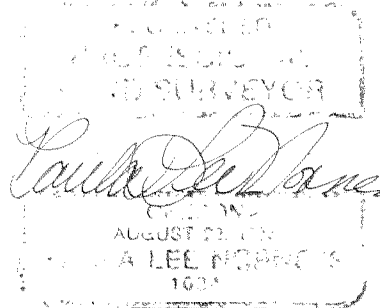
STEPHEN H. FORD, INC.  
1120 BAILEY HILL RD. #5  
EUGENE, OREGON  
TEL: 344-1852



# TUDOR HEIGHTS TOWNHOUSE

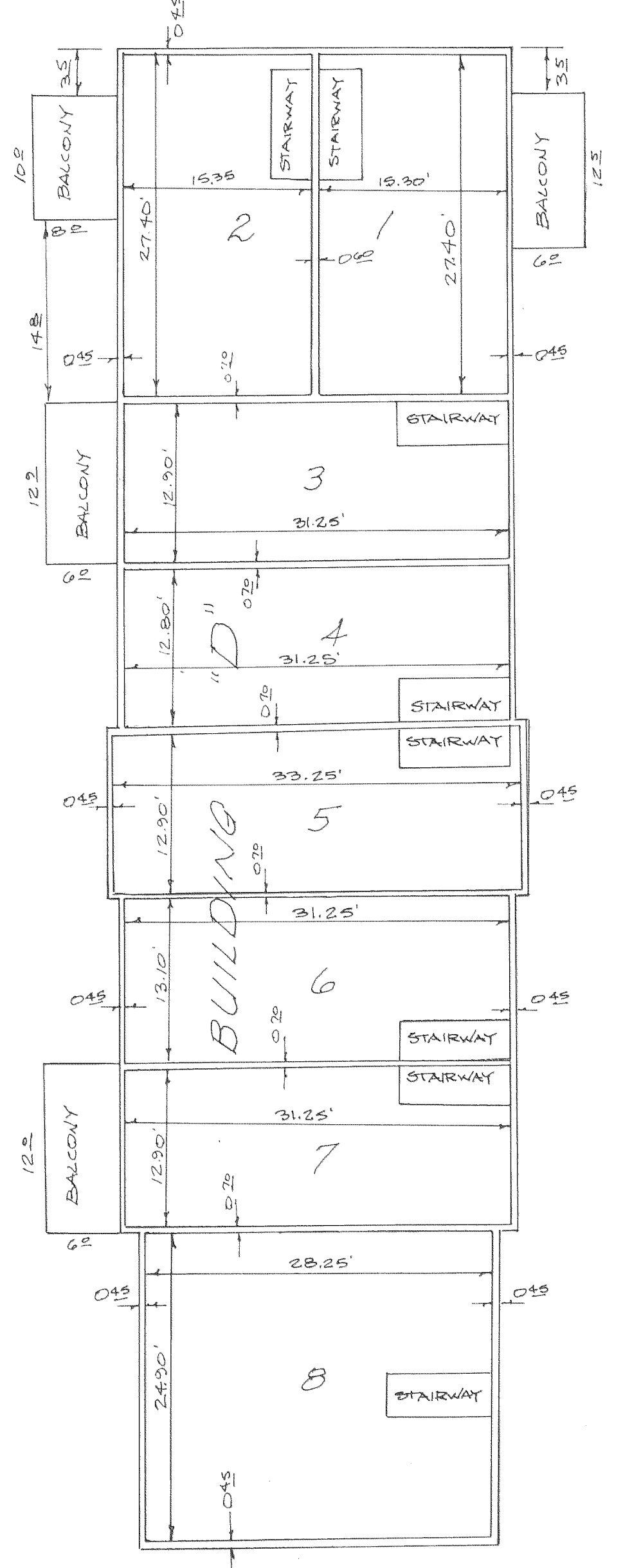
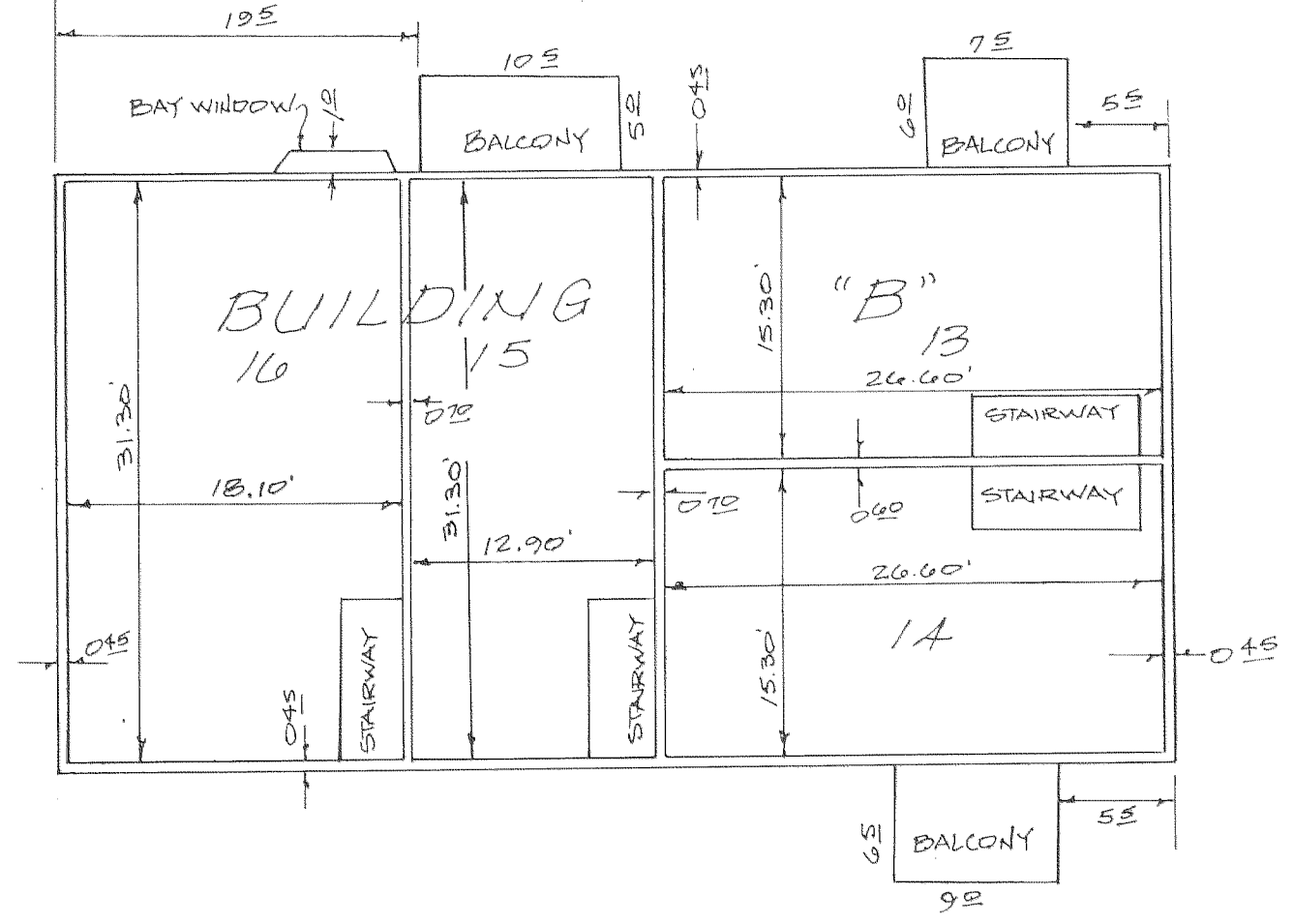
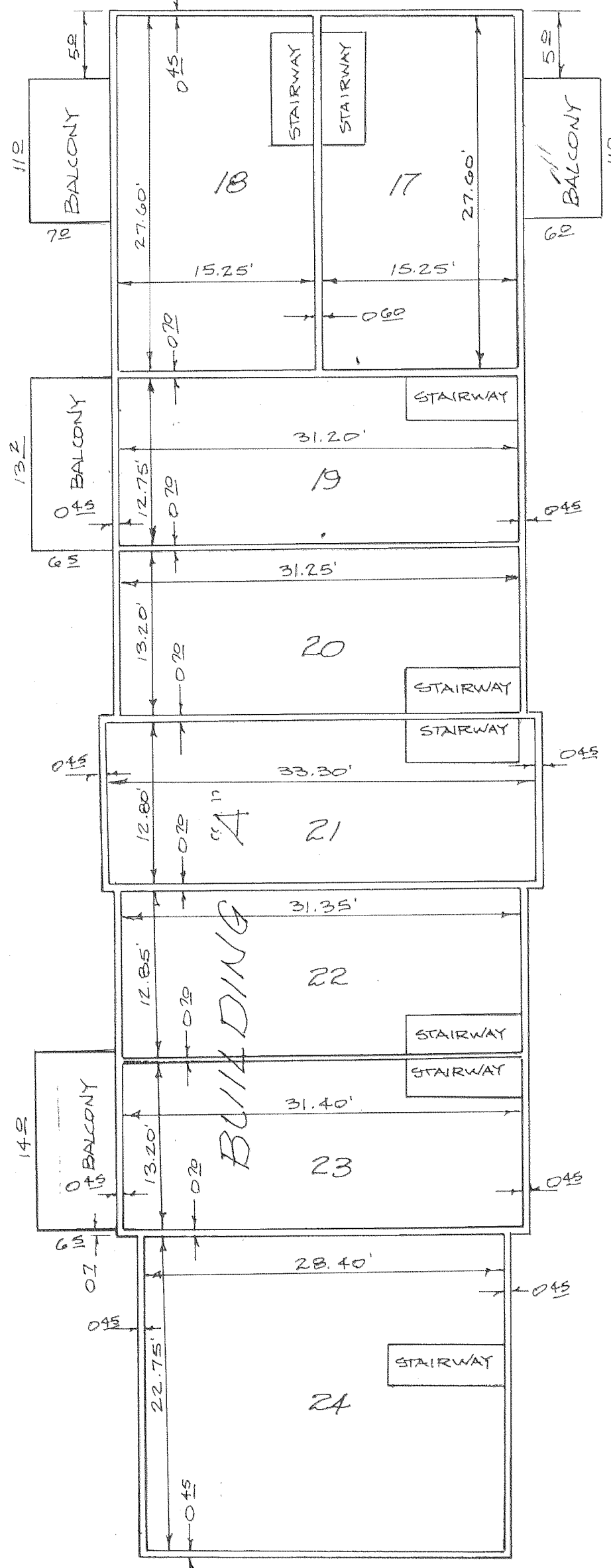
## CONDOMINIUMS

LOCATED IN SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 SOUTH  
RANGE 1 EAST OF THE WILLAMETTE BASE AND MERIDIAN  
JACKSON COUNTY, OREGON PA #91-138



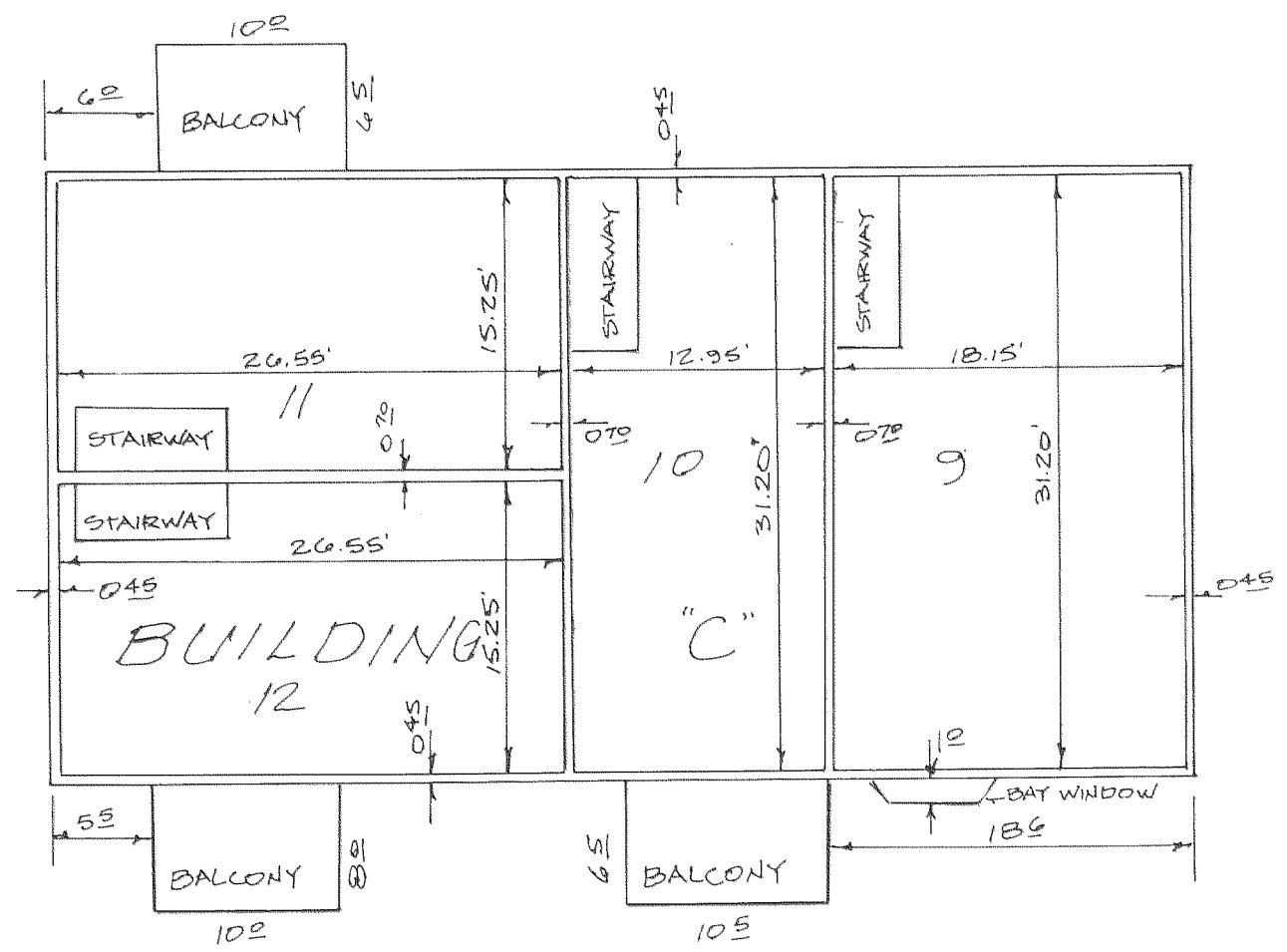
I HEREBY CERTIFY THAT  
THIS PLAT IS AN EXACT DUP-  
PLICATE OF THE ORIGINAL PLAT.  
*Paul J. Jones*  
SURVEYOR

### SECOND FLOOR DIMENSIONS



NOTE: LIMITED COMMON ELEMENTS NOT SHOWN  
HEREON. REFER TO SHEET 2 OF 4 SHEETS.  
ALL STAIRWAYS SHOWN HEREON ARE PRIVATE  
UNIT OWNERSHIP.

SCALE:  
1" = 10'



REGISTERED PROFESSIONAL LAND SURVEYOR  
*Paula Lee Norman*  
PAULA LEE NORMAN

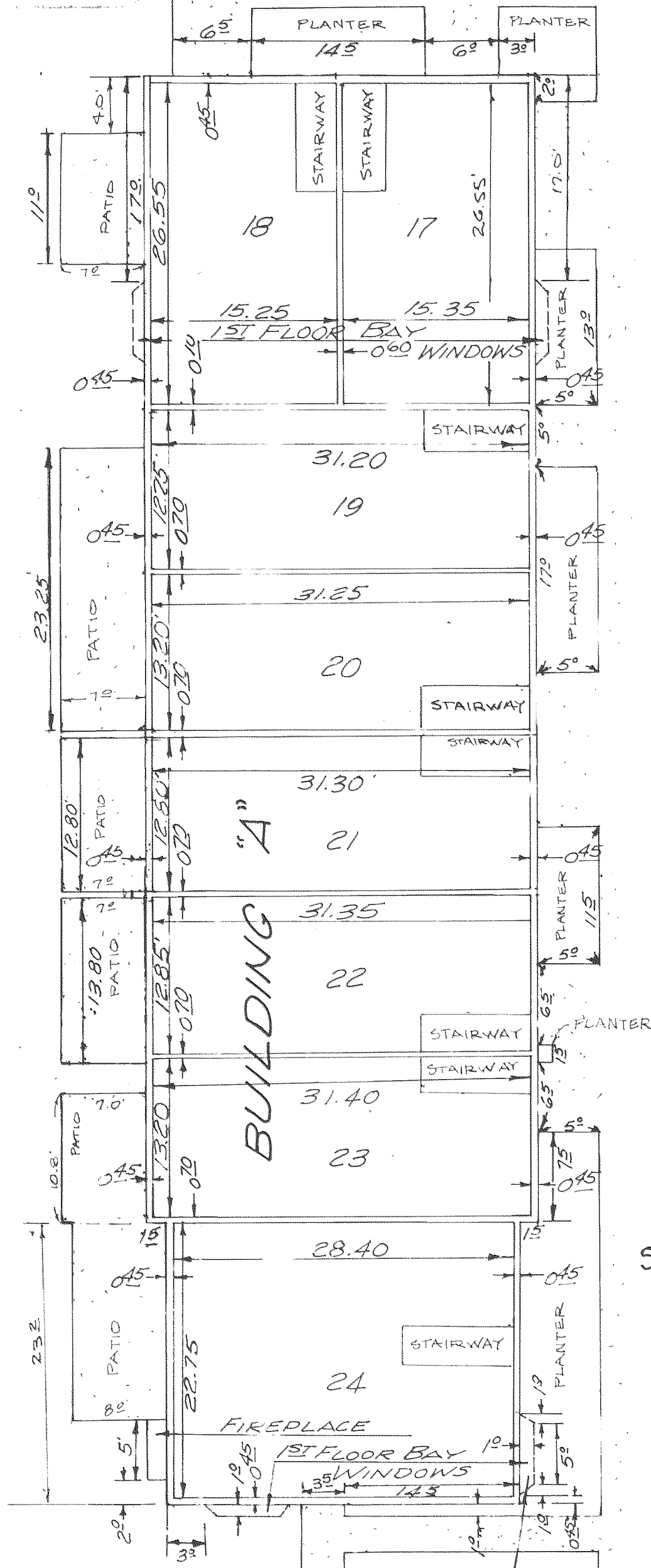
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*Paula Lee Norman*  
SURVEYOR

# TUDOR HEIGHTS TOWNHOUSE

## CONDOMINIUMS

LOCATED IN SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 SOUTH RANGE 1 EAST OF THE WILLAMETTE BASE AND MERIDIAN JACKSON COUNTY, OREGON P.A.# 91-138

NOTE: LIMITED COMMON ELEMENTS NOT SHOWN HEREON. REFER TO SHEET 2 OF 3 SHEETS. ALL STAIRWAYS SHOWN HEREON ARE PRIVATE UNIT OWNERSHIP.



SCALE: 1"=10'

TYPICAL BAY WINDOW DIMENSIONS  
(Use for all bay windows)

