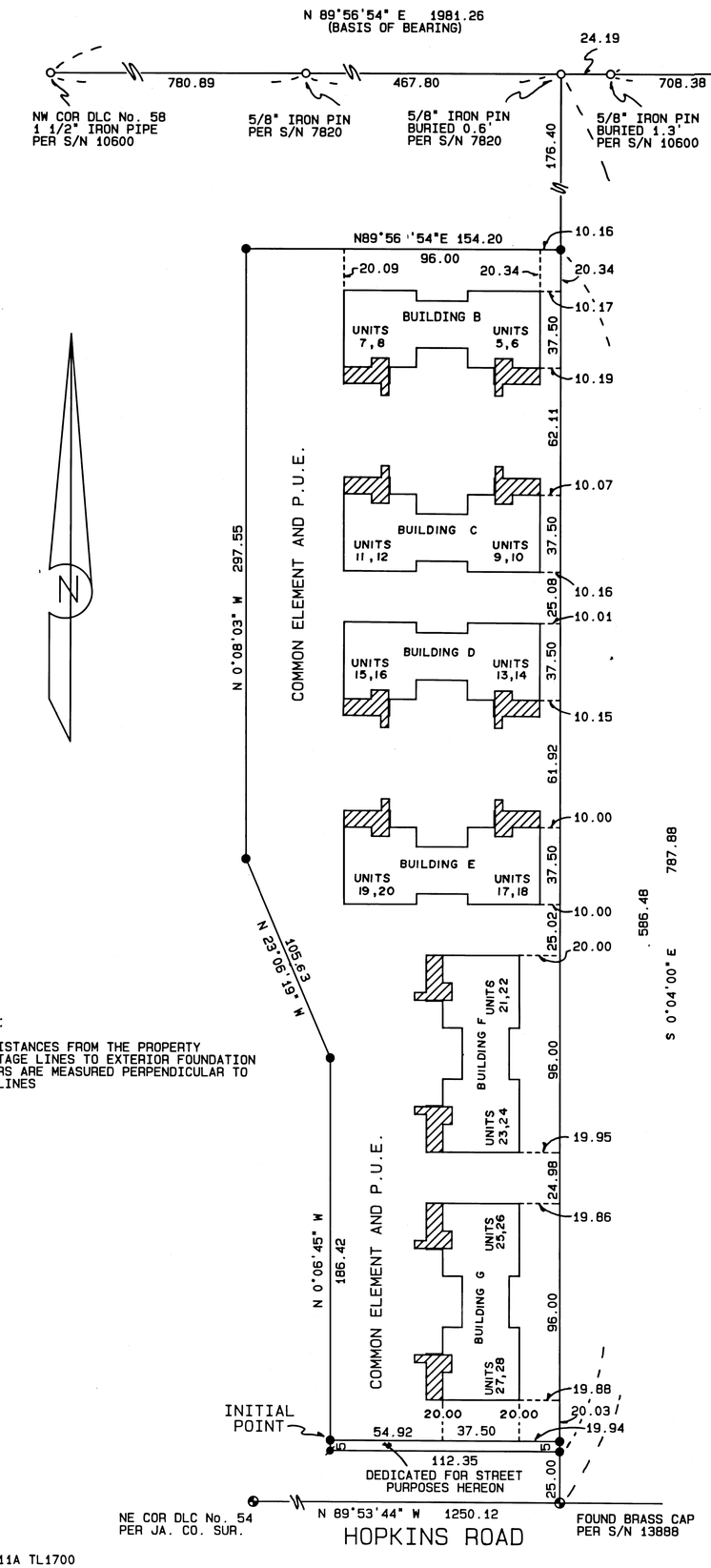
14142

# CASTLE COURT CONDOMINIUMS, STAGE I

LOCATED IN A PORTION OF LOT 14, PITTVIEW SUBDIVISION, IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON.

FOR

# REDHA CORPORATION




NOTE:

ALL DISTANCES FROM THE PROPERTY AND STAGE LINES TO EXTERIOR FOUNDATION CORNERS ARE MEASURED PERPENDICULAR TO SAID LINES

37-2W-11A TL1700

## SURVEYOR'S CERTIFICATE:

State of Oregon )
) SS
County of Jackson )

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown and that this plat fully and accurately depicts the boundaries of the units of the buildings and that the construction of the units and buildings as depicted on this plat has been completed and the following is an accurate description of the tract boundary lines:
A Portion of Lot 14, Pittview Subdivision according to the Official Plat thereof, now of record in Jackson County, Oregon, being more particularly described as follows:

Commencing at a brass disk marking the Initial Point of Forest Glen, Phase I, according to the Official Plat thereof, now of record, located in the Northeast Quarter of Section 11, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon; thence North 0°04'00" West, along the West line of said Forest Glen, Phase I, 25.00 feet, to the Southeast corner of Lot 14, Pittview Subdivision, according to the Official Plat thereof, now of record; thence North 89°53'44" West, along the South line of said Lot 14, 112.35 feet; thence North 0°06'45" West, leaving said South line, 5.00 feet, to a 5/8 inch iron pin, being the INITIAL POINT; thence North 0°06'45" West, 186.42 feet; thence North 23°06'19" West, 105.63 feet; thence North 0°08'03" West, 297.55 feet; thence North 89°56'54" East, 154.20 feet, to the East line of said Lot 14; thence South 0°04'00" East, along said East line, 586.48 feet, to the Southeast corner of said Lot 14; thence North 89°53'44" West, along the South line of said Lot 14, 112.35 feet; thence North 0°06'45" West, 5.00 feet to the INITIAL POINT.

Herbert A. Farber, PLS 2189

## DECLARATION:

KNOW ALL MEN PRESENTS, that we the Redha Corporation, an Oregon Corporation, are the owners in fee simple of the lands hereon described 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 "CASTLE COURT CONDOMINIUMS, STAGE I", said land being more particularly described hereon in the Surveyor's 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, and do hereby dedicate for street purposes the land shown hereon.

Ben Zare - Sec Treas.
Ben Zare

State of Oregon )
) SS
County of Jackson )
Personally appeared the above named Ben Zare, and acknowledge the foregoing to be his voluntary act and deed.

My commission expires 4-12-96

Lyndall M. Sellens
Notary Public, State of Oregon

OFFICIAL SEAL
LYNDALL M. SELLENS
NOTARY PUBLIC - OREGON
COMMISSION NO. 01459
MY COMMISSION EXPIRES JULY 1996

Declaration of Condominium ownership and of Covenants, Conditions and Restrictions, see Document No. 94-30089 of the Official Records of Jackson County, Oregon.

## RECORDER

For order of the Count Court approvin this plat see Volume ____, Page ____, of the County Commissioner's Journal

Filed for record this 17 day of August, 19 94 at 8:39 o'clock A. M. and recorded in Volume 19 at Page 36 of the Plat Records of Jackson County, Oregon

Kathleen S Beckett
County Clerk

Jay A Ramsteb
Deputy

I hereby certify that this is an exact copy of the original.

HERBERT A. FARBER
EXPIRES 12-31-95

## APPROVALS:

Examined and approved by the Jackson County Surveyor this 1 day of August, 1994.

Verlyn Thomas
County Surveyor

All taxes, fees, assessments or other charges as required by O.R.S.100.110 have been paid as of 8-17-94

K Derbateus — 8-17-94
Tax Collector — Date

Examined and approved as required by O.R.S. 100.110 as of 17 August 1994

Marie Lane, deputy — 17 August 1994
Assessor — Date

## LEGEND:

S/N INDICATES FILED SURVEY NUMBER AT THE SURVEYOR'S OFFICE JACKSON COUNTY, OREGON
BASIS OF BEARING IS THE NORTH LINE OF DLC No. 58 PER S/N 13653
○ FOUND MONUMENT AS INDICATED
⊕ FOUND CONCRETE MONUMENT WITH BRASS CAP AS INDICATED
● SET 5/8 BY 30 INCH IRON PIN WITH YELLOW PLASTIC CAP MARKED "FARBER PLS 2189
◉ SET 1 1/4" BRASS WASHER AND TACK IN CONCRETE FLUSH IN SIDEWALK
▨ INDICATES LIMITED COMMON ELEMENTS "SEE SHEET 2 AND 3 OF 3"

AN EASEMENT AS DESCRIBED IN INSTRUMENT No. 74-02169 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON DOES NOT APPLY TO THIS PROPERTY

P.U.E. INDICATES PUBLIC UTILITIES EASEMENT

## RELEASE:

We, Bank of Southern Oregon, as beneficiary of that Trust Deed dated May 25, 1994, recorded June 14, 1994, as Instrument Number 94-22293, Official Records of Jackson County, Oregon, affecting the land described hereon, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public use.

Signed this 1 day of AUGUST, 1994.

Michael Neyt
Michael Neyt
President

The foregoing instrument was acknowledged before me: 8-1-94

Anna I. Arispe
Notary Public, State of Oregon

ANNA T ARISPE
NOTARY PUBLIC - OREGON
COMMISSION NO. 025886
MY COMMISSION EXPIRES JULY 1996

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY

SURVEYED BY: FARBER SURVEYING
P.O. BOX 5286
CENTRAL POINT, OREGON 97502

OFFICE:
908 EAST JACKSON ST.
MEDFORD, OREGON 97504
PHONE: (503) 776-0846

COMPUTED BY: FAF
SCALE: 1 inch : 50 feet
DATE: 30 JUN 1994

ROTATION: 0°
ORIGIN: 11150.000 N 10470.000 E
JOB No.: 0385-93

SHEET 1 OF 3

14142

10R/72

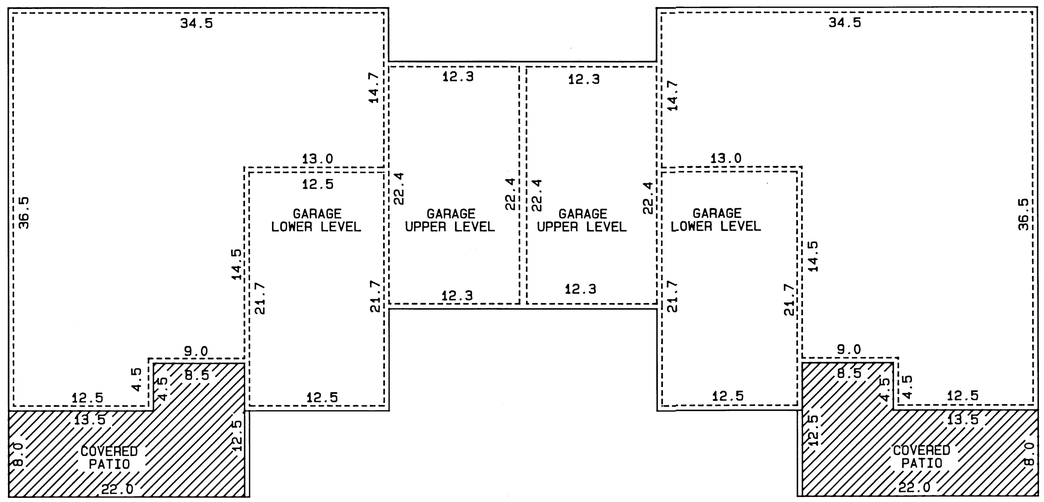
14142

# CASTLE COURT CONDOMINIUMS, STAGE I

LOCATED IN A PORTION OF LOT 14, PITTVIEW SUBDIVISION, IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON.

FOR

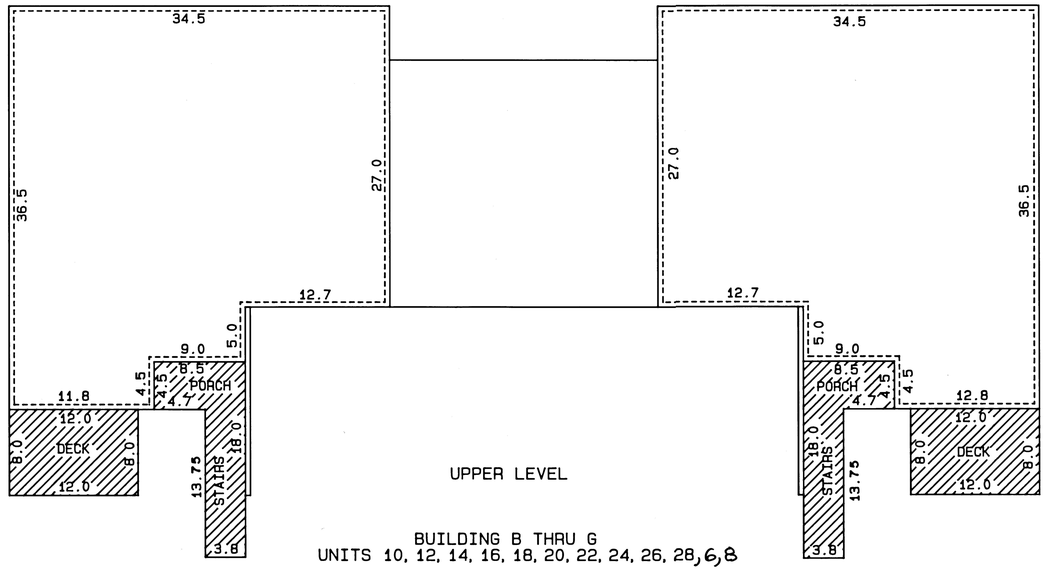
## REDHA CORPORATION




LOWER LEVEL

BUILDING B THRU G
UNITS 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 5, 7

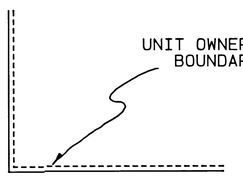
AFFIDAVIT OF CORRECTION
O.R. 94-43091

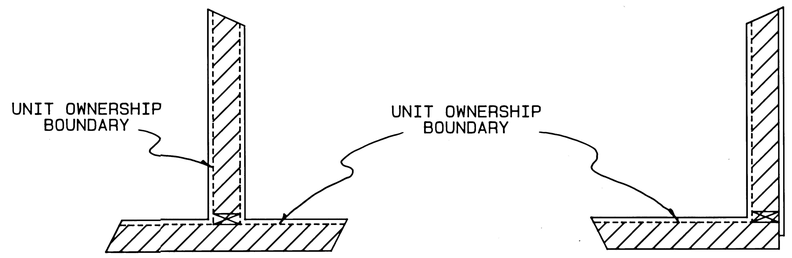



UPPER LEVEL

BUILDING B THRU G
UNITS 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 6, 8

AFFIDAVIT OF CORRECTION
O.R. 94-43091




INDICATES UNIT OWNERSHIP BOUNDARY

INDICATES COMMON ELEMENT

INDICATES LIMITED COMMON ELEMENT

UNIT BOUNDARIES ARE THE INTERIOR OF THE STUD WALLS AND SUBFLOOR

I hereby certify that this is an exact copy of the original.

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 24, 1985
HERBERT A. FARBER
2169

Expires 12/31/95

SURVEYED BY: FARBER SURVEYING
P.O. BOX 5286
CENTRAL POINT, OREGON 97502

OFFICE:
908 EAST JACKSON ST.
MEDFORD, OREGON 97504
PHONE: (503) 776-0846

COMPUTED BY: FAF
SCALE: 1 inch : 10 feet
DATE: 30 JUN 1994

ROTATION: 0°
ORIGIN: 9960.000 N 10011.000 E
JOB No.: 0385-93

37-1W-11A TL 1700

SHEET 2 OF 3

14142 10R/72

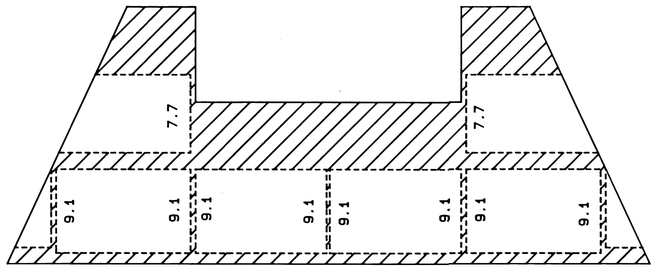
14142

# CASTLE COURT CONDOMINIUMS, STAGE I

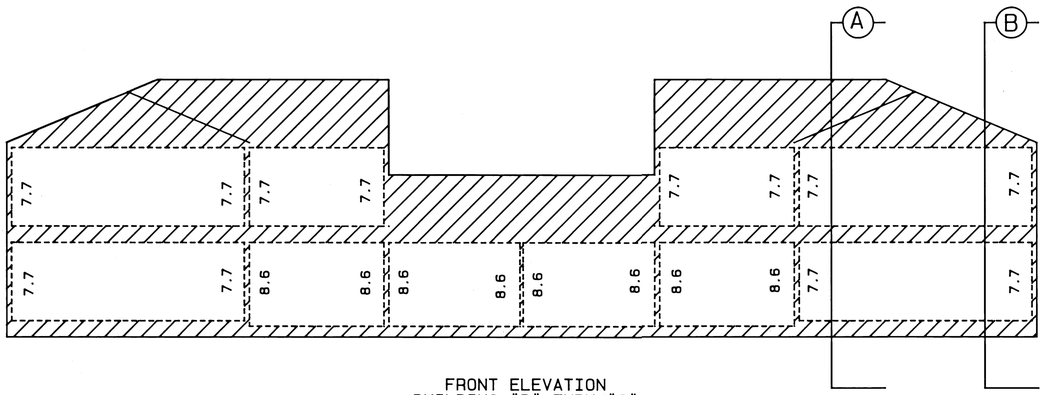
LOCATED IN A PORTION OF LOT 14, PITTVIEW SUBDIVISION, IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON.

FOR

## REDHA CORPORATION




FRONT ELEVATION
BUILDING "B" & "C"
GARAGE ONLY




FRONT ELEVATION
BUILDING "B" THRU "G"
EXCEPT GARAGE
BUILDING "B" AND "C"

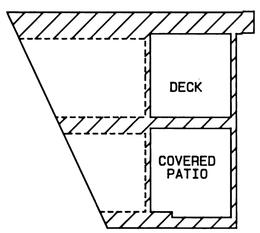
| BUILDING | UNIT | SUB FLOOR ELEVATION | GARAGE ELEVATION | COVERED PATIO OR DECK ELEVATION |
|---|---|---|---|---|
| B | 5 | 1272.33 | 1270.90 | 1270.81 |
| | 6 | 1282.64 | 1270.97 | 1282.64 |
| | 7 | 1272.30 | 1270.83 | 1270.82 |
| | 8 | 1282.61 | 1270.97 | 1282.61 |
| C | 9 | 1272.25 | 1270.77 | 1270.75 |
| | 10 | 1282.53 | 1270.85 | 1282.53 |
| | 11 | 1272.20 | 1270.75 | 1270.62 |
| | 12 | 1282.45 | 1270.85 | 1282.45 |
| D | 13 | 1272.86 | 1271.89 | 1271.87 |
| | 14 | 1281.52 | 1271.94 | 1281.52 |
| | 15 | 1272.79 | 1271.93 | 1271.70 |
| | 16 | 1281.62 | 1271.94 | 1281.62 |
| E | 17 | 1272.80 | 1271.82 | 1271.85 |
| | 18 | 1281.60 | 1271.91 | 1281.60 |
| | 19 | 1272.80 | 1271.85 | 1272.80 |
| | 20 | 1281.65 | 1271.91 | 1281.65 |
| F | 21 | 1273.31 | 1271.89 | 1271.91 |
| | 22 | 1282.05 | 1271.89 | 1282.05 |
| | 23 | 1273.31 | 1271.90 | 1271.93 |
| | 24 | 1282.11 | 1271.90 | 1282.11 |
| G | 25 | 1273.98 | 1273.07 | 1273.02 |
| | 26 | 1282.75 | 1273.11 | 1282.75 |
| | 27 | 1273.99 | 1273.05 | 1273.17 |
| | 28 | 1282.80 | 1273.11 | 1282.80 |

T.B.M. IS THE NORTHWEST CORNER OF DONATION LAND CLAIM No. 56 BEING A BRASS DISK SET IN CONCRETE PER JACKSON COUNTY SURVEYOR'S NOTES, ELEVATION PROVIDED BY THE OREGON DEPARTMENT OF TRANSPORTATION, NAVD 1929, ELEVATION=1261.43
THE LOCAL BENCH MARK IS A 5/8 INCH IRON PIN WITH A YELLOW PLASTIC CAP MARKED "FARBER PLS 2189" SET FLUSH IN THE PAVEMENT, BEING THE INITIAL POINT AS SHOWN ON SHEET 1
LOCAL BENCH MARK ELEVATION = 1274.30

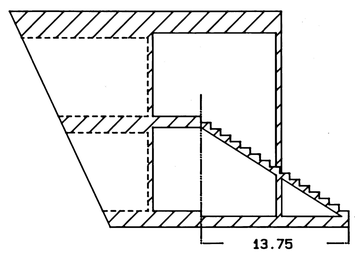
NOTE:
EVEN NUMBERED UNITS ARE ALL UPPER LEVEL UNITS
ODD NUMBERED UNITS ARE ALL LOWER LEVEL UNITS
CENTER GARAGES OF THE BUILDINGS ARE A PART OF THE UPPER UNITS ON THEIR RESPECTIVE SIDE OF THE BUILDINGS
DECK SURFACE AND PATIO AT TOP OF STAIRS ARE AT SUB FLOOR ELEVATION

INDICATES COMMON ELEMENT

---------- INDICATES UNIT OWNERSHIP BOUNDARY (SEE SHEET 2)




SECTION "B"




SECTION "A"

I hereby certify that this is an exact copy of the original.

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 26, 1985
HERBERT A. FARBER
2189

Expires 12/31/

| | |
|---|---|
| SURVEYED BY: FARBER SURVEYING<br>P.O. BOX 5286<br>CENTRAL POINT, OREGON 97502 | OFFICE:<br>908 EAST JACKSON ST.<br>MEDFORD, OREGON 97504<br>PHONE: (503) 776-0846 |
| COMPUTED BY: FAF<br>SCALE: 1 inch : 10 feet<br>DATE: 14 JUL 1994 | ROTATION: 0°<br>ORIGIN: 9951.000 N 10489.000 E<br>JOB No.: 0385-93 |

37-1W-11A TL1700

SHEET 3 OF 3

14142 10R/78

Survey No. 14142

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

Survey for: Redha Corporation
1511 Highway 99
Ashland, Oregon 97520

Location: Located in the Northeast Quarter of Section 11, Township 37 South, Range 2 West of the Willamette Meridian, City of Central Point, Jackson County, Oregon

Purpose: To survey and monument the Castle Court Condominium, Stage I as approved by the City of Central Point Planning Commission

Procedure: Utilizing control established in the performance of filed survey Nos. 13653 and 13888 and establishing additional control on the interior of the project site, I located the buildings and set the Stage I monuments as shown on the accompanying plat.

Surveyed by: Farber & Sons, Inc.
Farber Surveying
908 East Jackson Street
Medford, Oregon 97504

Date: June 30, 1994

faf

* * RECEIVED * *
Date 8-17-94 By SK
This survey consists of:
3 sheet(s)
1 narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 26, 1985
HERBERT A. FARBER
2169

EXPIRES: 12/31/94

94-13091

5.00
6.00 Surv

8:10

Farber & Sons, Inc.
Farber Surveying
908 East Jackson
Medford, Oregon 97504

**14142**

# AFFIDAVIT OF CORRECTION
pursuant to O.R.S. 209.255

I, Herbert A. Farber, Registered Professional Land Surveyor of the State of Oregon, No. 2189, do hereby state that I have discovered a drafting error on my Comdominium Plat for Castle Court Condominiums, Stage I, filed for record the 17th day of August, 1994, and filed in the Office of Jackson County Surveyor as: County Surveyor File No. 14142

Herbert A. Farber, P.L.S.2189

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 26, 1985
HERBERT A. FARBER
2189

Expires 12/31/95

STATE OF OREGON )
County of Jackson) ss.

Dec. 1 1994

Personally appeared the above named Herbert A. Farber, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public Lyndall M. Sellens

OFFICIAL SEAL
LYNDALL M. SELLENS
NOTARY PUBLIC - OREGON
COMMISSION NO. 014591
MY COMMISSION EXPIRES APR 12, 1996

My comission expires: 4-12-96

The correction is:

On sheet 2 of 3 the Units on the lower level should read
5,7,9,11,13,15,17,19,21,23,25,27
the Units on the upper level should read
6,8,10,12,14,16,18,20,22,24,26,28

The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording

December 7, 1994
Date

Evelyn Thomas
Jackson County Surveyor

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

8:10 DEC 07 1994 AM.

KATHLEEN S. BECKETT
CLERK and RECORDER

By Cheryl Rogers Deputy