

HORTON RIVERSIDE CENTER CONDOMINIUMS

Located in Lots 10,11,12 and 13 Block 1 of RIVERSIDE SUBDIVISION of WEST'S ADDITION (Recorded) and the NE 1/4 of Section 24, T.37S., R.2W., W.M., City of Medford, Jackson County, Oregon

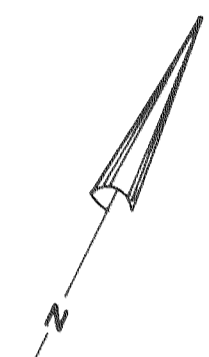
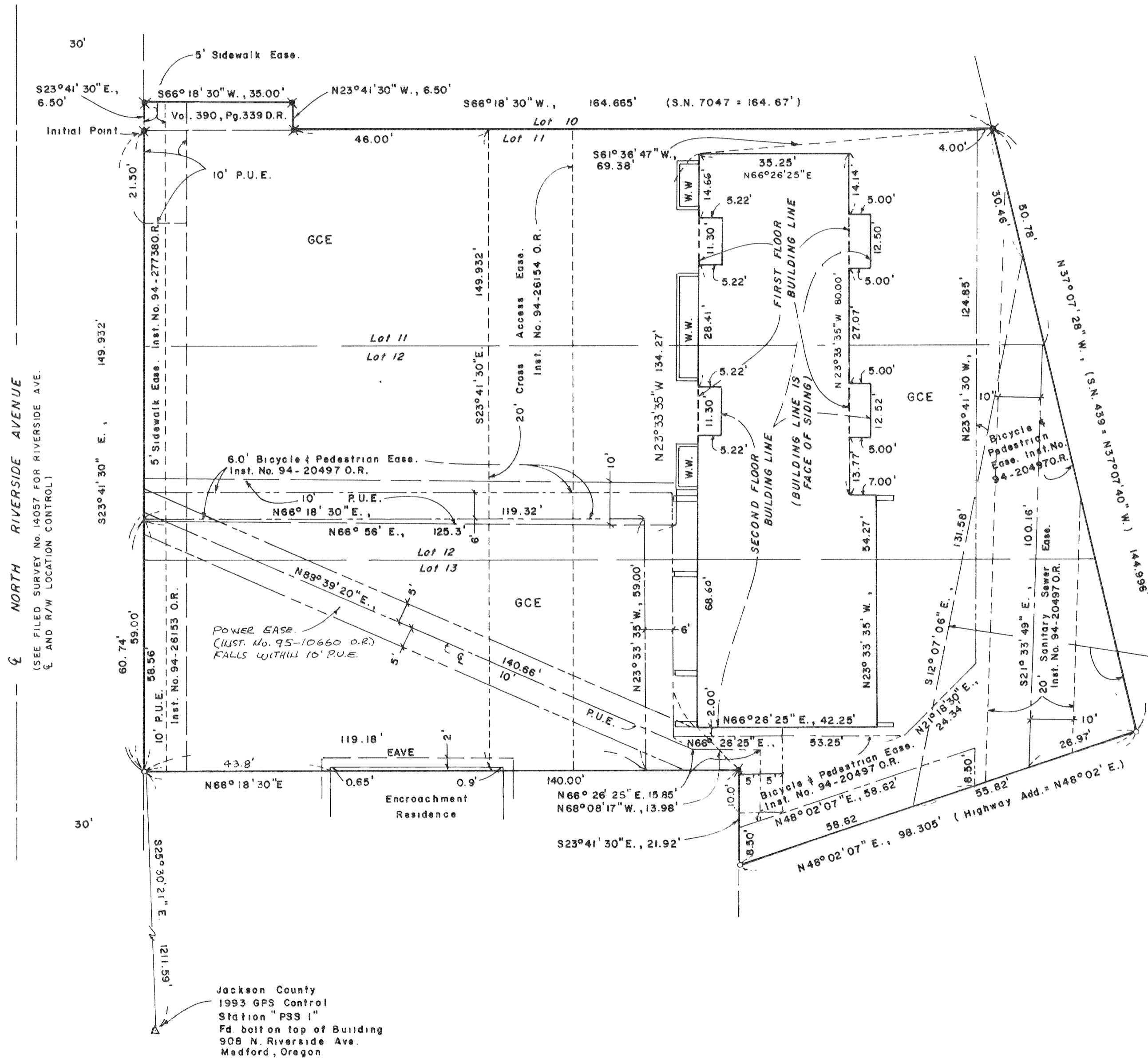
APRIL 3, 1995

Survey for
Billy Hogue
P.O. Box 4521
Medford, Oregon
97501

Survey by
Kaiser Surveying
19440 Highway 62
Eagle Point, Oregon
97524

Easement described in Inst. No. 86-21741 O.R. is for access to the subject site.

Utilities normally allowed in Public Utility Easements are, Power Lines, Telephone Lines, Natural Gas Lines, Cable T.V., Sewer Lines, Storm-drains & Water Lines



Scale: 1" = 20'

Legend

- Found 5/8" Rebar with plastic cap (S.N. 14057)
- ✱ Set 5/8" x 30" Rebar with plastic cap marked "KAISER RLS 803"
- W.W. = Window Well
- P.U.E. = Public Utility Easement
- G.C.E. = General Common Element
- S.N. = Filed Survey Number (County Surveyors Office)

Basis of Bearings
Filed Survey No. 14057
(RIVERSIDE AVE. R/W)

REGISTERED
PROFESSIONAL
LAND SURVEYOR

J.O.K.
O.R.E.G.O.N.
JULY 18, 1987
TERRY D. KAISER
No. 303

Exp. 6-30-97

I HEREBY CERTIFY THAT THIS IS A
PHOTOCOPY OF THE ORIGINAL PLAT.
J.O.K.
SURVEYOR

GARY D. KAISER
R.P.L.S. ORE. 803
C.W.R.E. ORE. 73

KAISER SURVEYING
19440 HIGHWAY 62
EAGLE POINT, OREGON 97524

PHONE
SHADY COVE (503) 878-3995
Fax (503) 878-3995

SURVEY NO. 14581

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

SURVEY FOR: BILLY HOGUE
P.O. BOX 4521
MEDFORD, OR 97501

SURVEY BY: KAISER SURVEYING
19440 HWY. 62
EAGLE POINT, OR 97524

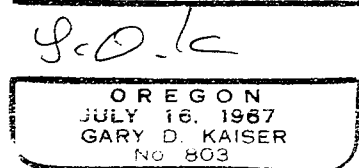
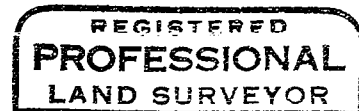
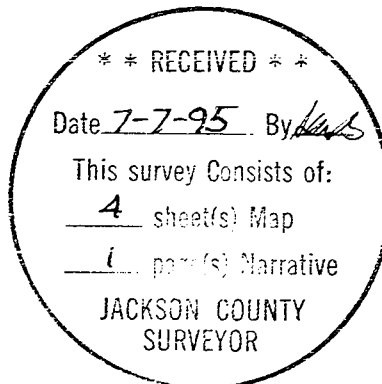
LOCATION: Lots 10, 11, 12 and 13, Block 1 of
RIVERSIDE SUBDIVISION OF WEST'S
ADDITION (Recorded) and the NE ¼ of
Section 24, T. 37 S., R. 2 W., W.M.,
city of Medford, Jackson County,
Oregon

BASIS OF BEARINGS: Filed Survey No. 14057

DATE: April 3, 1995

PURPOSE: Surveying as required to prepare the
plat of "HORTON RIVERSIDE CENTER
CONDOMINIUMS".

PROCEDURE: The property corners for the lands
occupied by aforesaid condominium were monumented on Filed
Survey No. 14057 excepting for the corners of tract described
in Vol. 390, Page 339 D.R.. The majority of the corners were
destroyed during construction of the condominium building and
site work. The missing corners were re-set as shown on the
plat.



Exp. 6-30-95

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APRIL 3, 1995

***** DECLARATION *****

KNOW ALL MEN BY THESE PRESENTS that I, Billy Hogue, owns in fee simple the lands hereon described and does hereby make, establish and declare the annexed map to be a true and correct map of the land as laid out by Billy Hogue as HORTON RIVERSIDE CENTER CONDOMINIUMS, said land being more specifically described in Surveyor's Certificate hereunto annexed, and I hereby commit said land to the operation of the condominium law as set forth in Chapter 100 of the Revised Oregon Statute. I do hereby dedicate to the public for public use those easements labeled as Public Utility Easements and that easement labeled Sidewalk Easement as shown hereon.

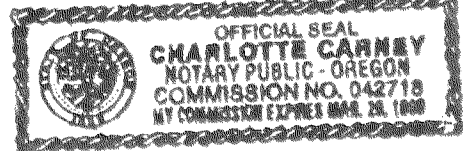
IN WITNESS WHEREOF, I set my hand and seal this 15th day of June, 1995.

Billy Hogue
BILLY HOGUE AKA BILLY W. HOGUE

STATE OF OREGON)
)ss
County of Jackson)

Personally appeared the above named Billy Hogue, and acknowledge the foregoing instrument to be his voluntary act and deed.

Subscribed and sworn to before me this 15th day of June, 1995.

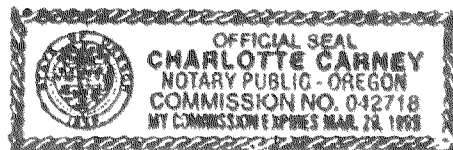


Charlotte Carney
NOTARY PUBLIC FOR THE STATE OF OREGON

We, Valley of the Rogue Bank, are the undersigned beneficiary of certain Trust Deeds dated November 13, 1994 and recorded November 21, 1994 as Document No. 94-41588, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deeds all property shown hereon as dedicated to the public for public use.

Signed this 15th day of June, 1995.

Before me:



H. Billings
Title: VP & MGR

NOTARY PUBLIC FOR THE STATE OF OREGON

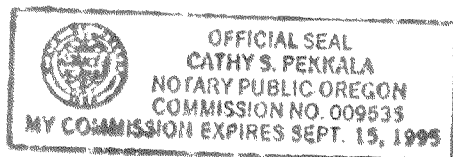
We, Lawrence S. Horton and Julia Ann Horton, Trustees for the Lawrence S. Horton revocable trust dated August 14, 1992 are the undersigned beneficiaries of a certain Trust Deed dated November 18, 1994 and recorded November 21, 1994 as Instrument No. 94-41589, Official Records of Jackson County, Oregon affecting the land described herein hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

Signed this 14th day of June, 1995.

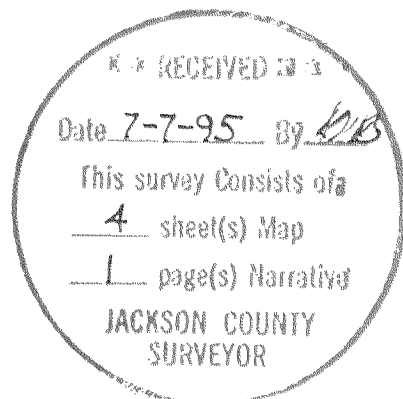
Lawrence S. Horton, trustee
LAWRENCE S. HORTON, TRUSTEE

Julia Ann Horton, trustee
JULIA ANN HORTON, TRUSTEE

Before me:



Cathy S. Peckala
NOTARY PUBLIC FOR THE STATE OF OREGON

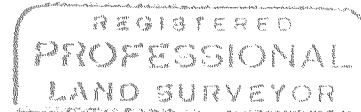


I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT
S. D. K.
SURVEYOR

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

I, Gary D. Kaiser a duly registered professional land surveyor of the State of Oregon, being first duly sworn, do hereby certify that the tract of land hereon shown has been correctly surveyed and marked with proper monuments as provided by law, and that the following is an accurate description of its boundary lines:

Beginning at a 5/8" x 30" rebar with plastic cap set for the most Westerly corner of Lot 11, Block 1 of RIVERSIDE SUBDIVISION OF WEST'S ADDITION in the City of Medford, Jackson County, Oregon for THE INITIAL POINT OF BEGINNING; thence along the Northeasterly right-of-way line of Riverside Avenue, South 23° 41' 30" East, 149.932 feet to the most Southerly corner of tract described in Volume 160, Page 490 of the Deed Records of said County; thence North 66° 18' 30" East, 140.00 feet to the most Easterly corner of said tract; thence South 23° 41' 30" East, 21.92 feet to the most Westerly corner of Lot 6 of HIGHWAY ADDITION in the City of Medford, Jackson County, Oregon (Recorded); thence along the Northwesterly boundary of said Lot 6, North 48° 02' 07" East (Record = North 48° 02' East), 98.305 feet to intersect the Northeasterly boundary of Lot 13, Block 1 of said RIVERSIDE SUBDIVISION; thence North 37° 07' 28" West, 144.996 feet to the most Northerly corner of Lot 11, Block 1 of said subdivision; thence along the Northwesterly boundary of said Lot 11, South 66° 18' 30" West, 164.665 feet, to the most Easterly corner of tract described in Volume 390, Page 339 of said Deed Records; thence North 23° 41' 30" West, 6.50 feet to the most Northerly corner of tract; thence South 66° 18' 30" West, 35.00 feet to the most Westerly corner of said tract; thence along the Northeasterly right-of-way line of said Riverside Avenue, South 23° 41' 30" East, 6.50 feet to THE INITIAL POINT OF BEGINNING.



S. D. K.
GARY D. KAISER
NO. 803
EXP. 6-30-97

S. D. K.
SURVEYOR

***** APPROVALS *****

Examined and approved this 19th day of JUNE, 1995.

Paul D. Linn
CITY SURVEYOR

Robert Deul
CITY ENGINEER

We certify that, pursuant of the authority granted in Ordinance No. 5785, this plat is hereby approved.

Acting Mark S. Galbraith DATE 6-28-95
PLANNING DIRECTOR
MEDFORD CITY PLANNING

Examined and approved as required by O.R.S. 100.110 as of July 7, 1995.

Mark A. Quinn, 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 July 7, 1995.

Carol Applegate, deputy
TAX COLLECTOR

***** RECORDERS CERTIFICATE *****

Filed for record this 7 day of July, 1995, at 3:20 O'CLOCK P.M., and recorded in Volume 20 of Plats on Page 36 of Records of Jackson County, Oregon.

By: Kirby Le Baron
DEPUTY

Kathleen S. Beckett
COUNTY CLERK

***** WATER RIGHT STATEMENT *****

There are no private water rights on this property.

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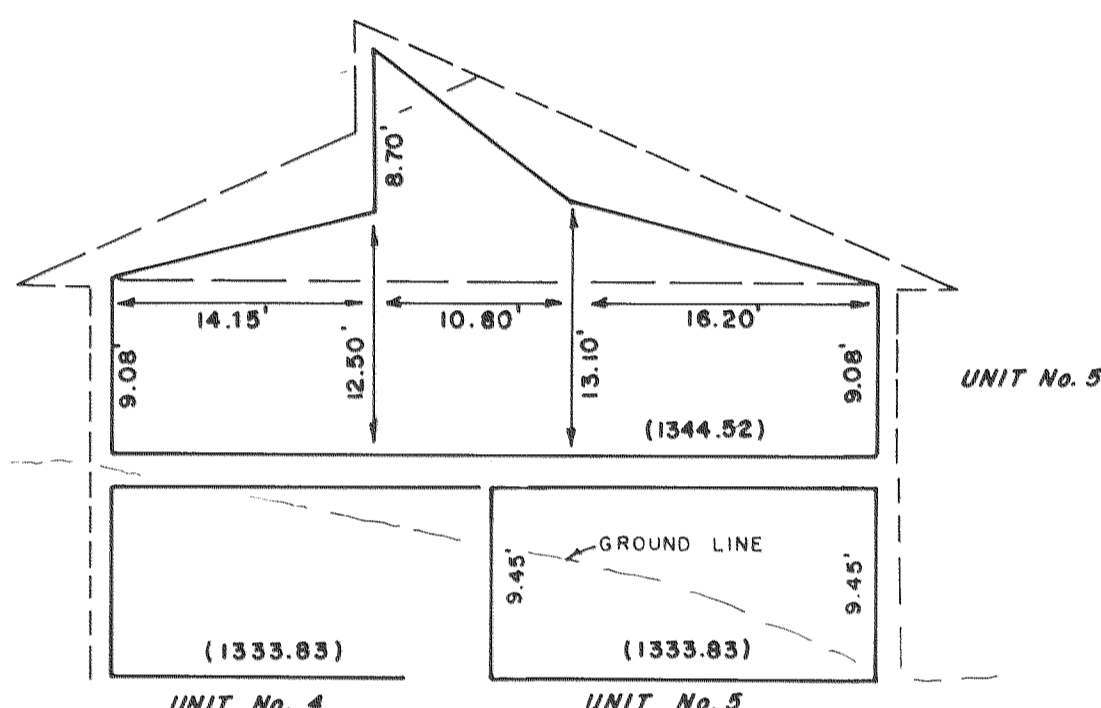
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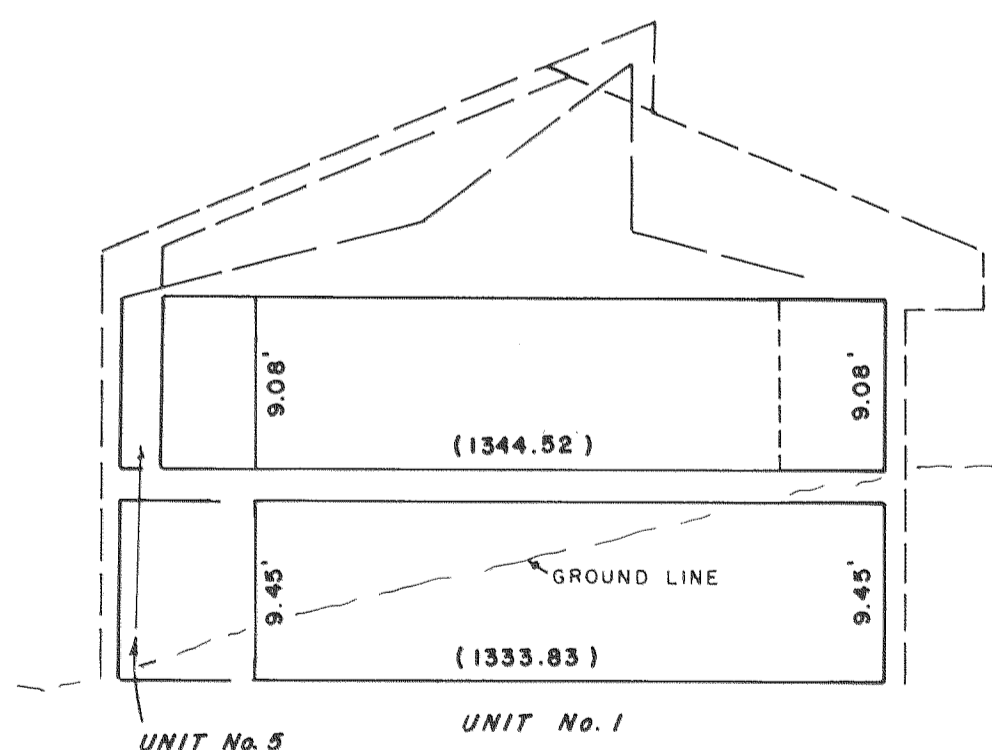
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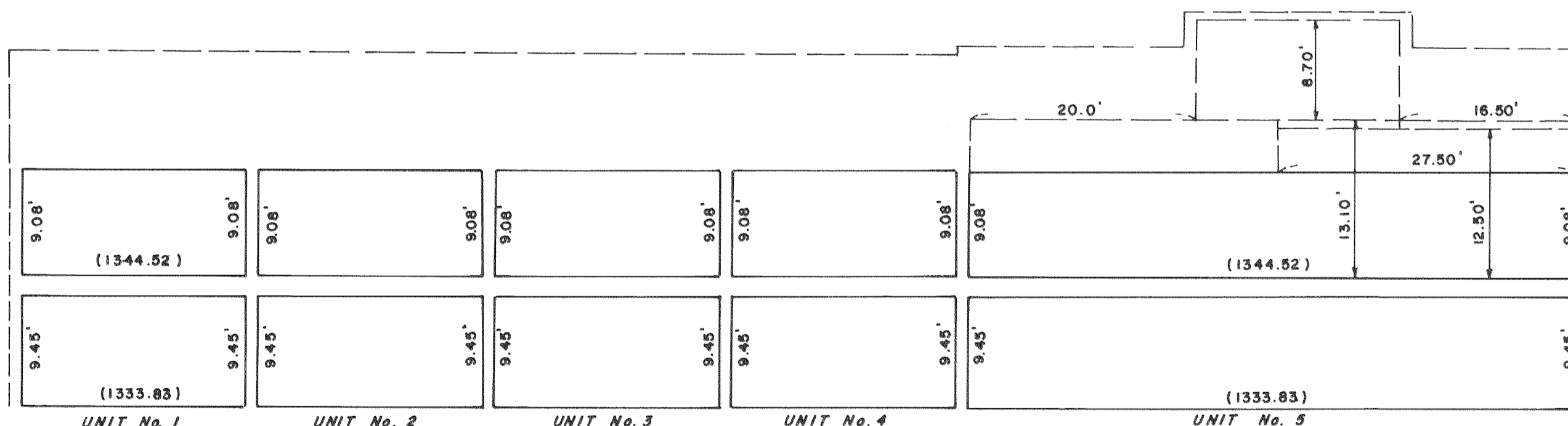
SOUTHEASTERLY SIDE VIEW

NOTE: Elevations are shown in Parenthesis () and are based on CITY of MEDFORD BENCH MARK No. D-135, a Brass Disk in the WEST curb of Niantic Street near Walnut Street Elevation of BM No. D-135 = 1338.334

Scale: 1" = 10'



NORTHWESTERLY SIDE VIEW



SOUTHWESTERLY SIDE VIEW

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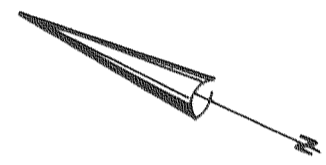
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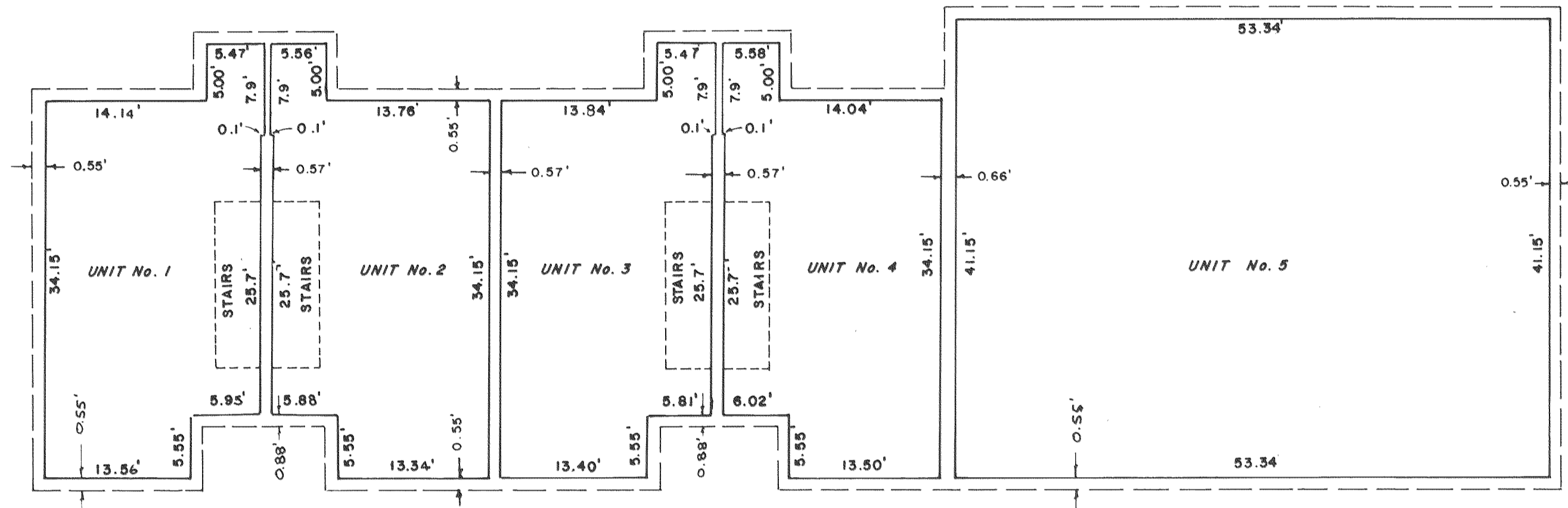


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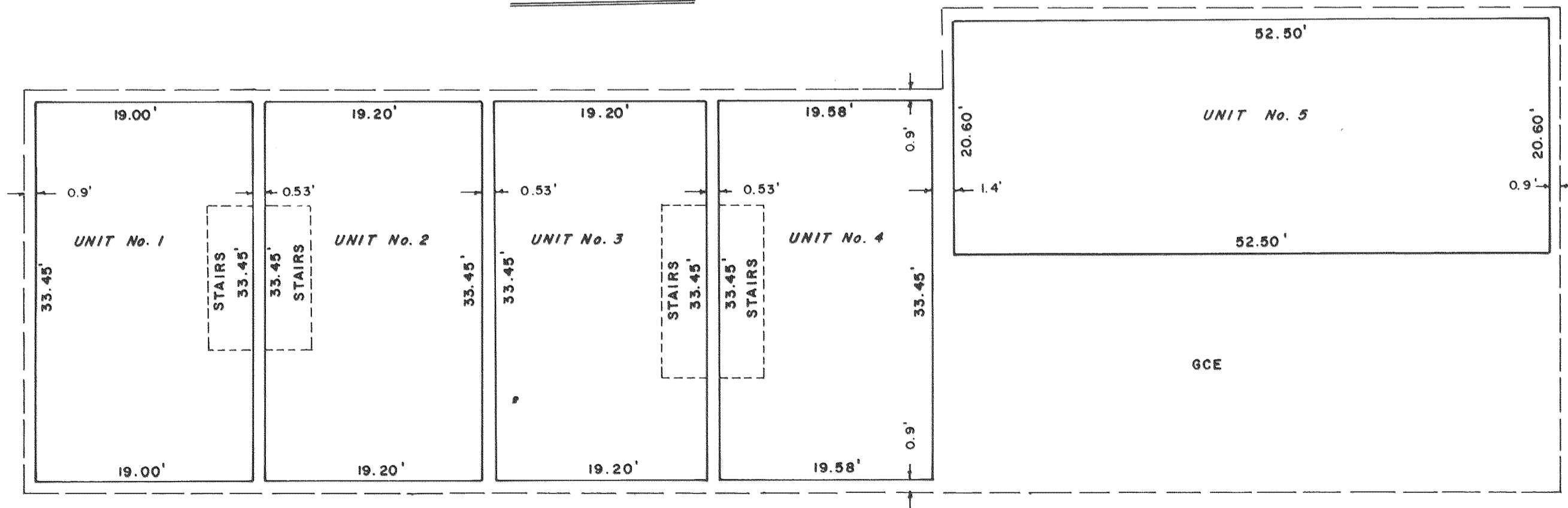
Unit Measurements are to

1. Side measurement are to face of Studs
2. Floor elevations are taken to the top of floor sheeting
3. Ceilings were measured from floor sheeting to the ceiling joists.
4. GCE = General Common Element

SECOND FLOOR



FIRST FLOOR



I, GARY D. KAISER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON CERTIFY THAT THE PLAT FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS OF THE BUILDING AND THAT CONSTRUCTION OF THE UNITS AND BUILDING AS DEPICTED ON THE PLAT HAS BEEN COMPLETED

G. D. K.
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

G. D. K.

OREGON
JULY 18, 1987
GARY D. KAISER
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