

SILVERHORN ESTATES

A CONDOMINIUM

LOCATED IN
NE 1/4 OF SECTION 16, TOWNSHIP 36 SOUTH, RANGE 4 WEST,
OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON.
CITY OF ROGUE RIVER, OREGON

SURVEYOR'S CERTIFICATE:

STATE OF OREGON) S.S.
COUNTY OF JACKSON)

I, GERALD V. NYGREN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 1035, 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 SECTION 16, TOWNSHIP 36 SOUTH, RANGE 4 WEST, OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE QUARTER CORNER OF SECTION 16, TOWNSHIP 36 SOUTH, RANGE 4 WEST, OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 00°26'10" WEST, ALONG THE EAST LINE OF SAID SECTION 16, 209.00 FEET; THENCE SOUTH 89°33'50" WEST, 30.00 FEET TO A 5/8" IRON ROD W/PLASTIC CAP MARKED "CLARK LS-601", BEING THE INITIAL POINT AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°33'50" WEST, 510.87 FEET TO THE CENTER LINE OF EVANS CREEK; THENCE NORTH 03°37'39" WEST, ALONG THE CENTER LINE OF EVANS CREEK, 209.33 FEET; THENCE NORTH 89°33'50" EAST, 18.00 FEET TO THE LOW WATER LINE OF EVANS CREEK; THENCE NORTH 03°37'28" WEST, ALONG THE LOW WATER LINE OF EVANS CREEK, 208.32 FEET; THENCE NORTH 89°33'50" EAST, 524.36 FEET TO THE WEST RIGHT-OF-WAY OF PINE STREET; THENCE SOUTH 03°49'41" WEST, 110.97 FEET ALONG THE CHORD OF A CURVE CONCAVE TO THE LEFT AND HAVING A RADIUS OF 746.20 FEET; THENCE SOUTH 00°26'10" EAST, 306.34 FEET TO THE TRUE POINT OF BEGINNING.

Gerald V. Nygren
GERALD V. NYGREN PLS 1035

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT JIM L. BROTHERTON AND JANIS G. BROTHERTON, ARE THE OWNERS, OR HAVE A RIGHT, TITLE OR INTEREST IN THE REAL PROPERTY REPRESENTED ON THE ANNEXED PLAT, AND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND ON THE ANNEXED PLAT, AND DO HEREBY COMMIT SAID LAND TO THE APPLICATION OF CONDOMINIUM LAW AS SET FORTH IN OREGON REVISED STATUTES CHAPTER 100.005 TO 100.025, AND DO HEREBY DEDICATE ALL EASEMENTS SHOWN HEREON AND/OR OF RECORD TO THE USE INTENDED FOREVER.

Jim L. Brotherton
JIM L. BROTHERTON

Janis G. Brotherton
JANIS G. BROTHERTON

STATE OF OREGON) S.S.
COUNTY OF JACKSON)

THIS IS TO CERTIFY THAT ON THIS 17 DAY OF August, 1995 A.D., BEFORE ME PERSONALLY CAME JIM L. BROTHERTON AND JANIS G. BROTHERTON, TO ME KNOWN TO BE THE IDENTICAL PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES ON THE 28 DAY OF JUNE, 1999 A.D.

OFFICIAL SEAL
DIANE L. LANE
NOTARY PUBLIC - OREGON
COMMISSION NO. 025704
MY COMMISSION EXPIRES JUNE 28, 1997

Diane L. Lane
NOTARY PUBLIC, STATE OF OREGON

RELEASE:

DECLARATION OF CONDOMINIUM OWNERSHIP AND OF COVENANTS, CONDITIONS AND RESTRICTIONS, SEE DOCUMENT NO. _____ OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

WE, BANK OF SOUTHERN OREGON, AS BENEFICIARY OF THAT TRUST DEED DATED APRIL 28, 1995, RECORDED AS INSTRUMENT NUMBER 95-11346, 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 25 DAY OF August, 1995 A.D.
Michael Neyt
MICHAEL NEYT, (PRESIDENT)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME: 8-25-95

OFFICIAL SEAL
ANNA T. ANOPE
NOTARY PUBLIC - OREGON
COMMISSION NO. 025680
MY COMMISSION EXPIRES JULY 6, 1997

Anna T. Anope
NOTARY PUBLIC, STATE OF OREGON

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

GERALD V. NYGREN
PROFESSIONAL LAND SURVEYOR NO. 1035
522 BARKER ST. MERLIN, OR 97532 476-7034

OREGON
GERALD V. NYGREN
AUGUST 22, 1975
1035
EXPIRES 12-31-96

FINAL PLAT OF SILVERHORN ESTATES CONDOMINIUMS

SURVEYED FOR: BROTHERTON DEVELOPMENT
815 PINE ST.
ROGUE RIVER, OR

SCALE: 1" = 50'
JUNE 21, 1995



LEGEND:

- INDICATES MONUMENTS FOUND AS SHOWN
- INDICATES 5/8" x 30" IRON ROD W/ YELLOW PLASTIC CAP MARKED "NYGREN-PLS 1035"
- INDICATES LIMITED COMMON ELEMENTS "SEE SHEET 2 OF 3 AND 3 OF 3"
- P.U.E. INDICATES "PUBLIC UTILITY EASEMENT"

NOTES:

BASIS OF BEARING IS THE EAST LINE OF SECTION 16, T.36 S., R.4 W., W.M., JACKSON COUNTY, OREGON, AND AS RECORDED PER S/N 13942.

ELEVATIONS ARE BASED UPON RM-4 AS SHOWN ON THE F.E.M.A. FLOODWAY MAP, PANEL NUMBER 410098-0001-B, DATED JANUARY 2, 1981.

ON-SITE BENCHMARK: "X" IN N.W. CORNER OF CONCRETE PORCH OF RECREATION BUILDING AS SHOWN ON ANNEXED PLAT. (SEE SHEET 2 OF 3) ELEVATION = 998.72

P. B. WICKHAM
CADDrafting
COMPUTER DRAFTING AND CONSULTING

133 N.W. "D" STREET
GRANTS PASS, OREGON 97526
TEL. (503) 479-5774
FAX (503) 471-6084

CADDFILE: 5613-F1

APPROVALS:

EXAMINED AND APPROVED BY THE JACKSON COUNTY SURVEYOR THIS 18th DAY OF August, 1995.
Roger Roberts
COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 100.110 HAVE BEEN PAID AS OF August 25, 1995
Linda Adatt, Deputy August 25, 1995
TAX COLLECTOR DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 100.110 AS OF August 25th 1995
Ron Lundberg, Deputy August 25th 1995
ASSESSOR DATE

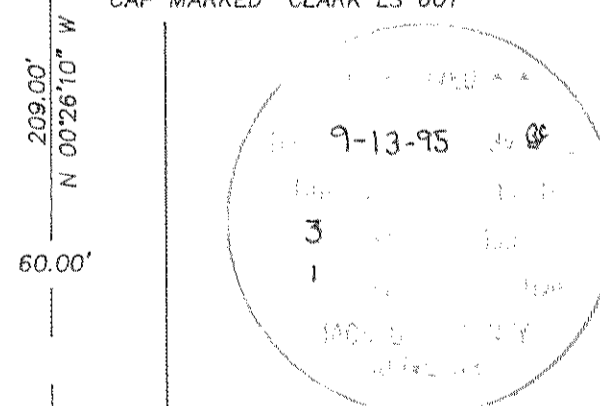
RECORDERS:

FILED FOR RECORD THIS 13 DAY OF Sept, 1995 AT 11:53 O'CLOCK A.M. AND RECORDED IN VOLUME 20 AT PAGE 46 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckert *Cheryl Augeris*
COUNTY CLERK DEPUTY

AS APPROVED BY THE CITY OF ROGUE RIVER, JACKSON COUNTY, OREGON, THIS 25th DAY OF August, 1995.
Leahnette M. York August 25th 1995
LEAHNETTE M. YORK DATE
RECORDER, CITY OF ROGUE RIVER

INITIAL POINT
FOUND 5/8" IRON ROD W/PLASTIC CAP MARKED "CLARK LS 601"



EAST 1/4 CORNER OF SECTION 16, T.36 S., R.4 W. FOUND BRASS CAP PER JACKSON COUNTY SURVEYOR

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
Gerald V. Nygren
GERALD V. NYGREN PLS 1035

14666 11/5A

14666

SURVEY NARRATIVE to comply with O.R.S. 209.250

DATE: June 21, 1995

SURVEYED FOR: Brotherton Development
815 Pine Street
Rogue River, Oregon 97537

SURVEYED BY: Gerald V. Nygren, PLS
522 Barker Drive
Merlin, Oregon 97532

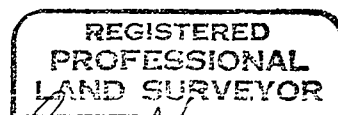
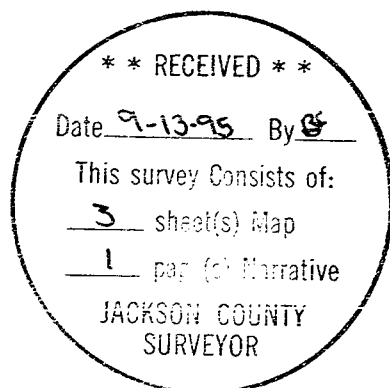
LOCATION: The Northeast Quarter of Section 16, Township
36 South, Range 4 West, Willamette Meridian,
Jackson County, Oregon.

PURPOSE: Platting Silverhorn Estates to comply with
condominium law as set forth in Oregon Revised
Statutes Chapter 100.005 to 100.625.

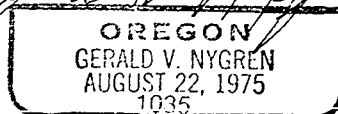
PROCEDURE: The boundary which is described in Volume 281,
Page 331 and Volume 350, Page 78, Jackson
County Records, was previously surveyed per
Survey No. 13942. I recovered and held to
monuments set per Survey No.13942, Clark LS-601
and Jackson County Surveyor.

Bearings are base on Survey No. 13942.

A Wild T-16 theodolite and MAC-1E EDM were used
to execute this survey.



Gerald V. Nygren



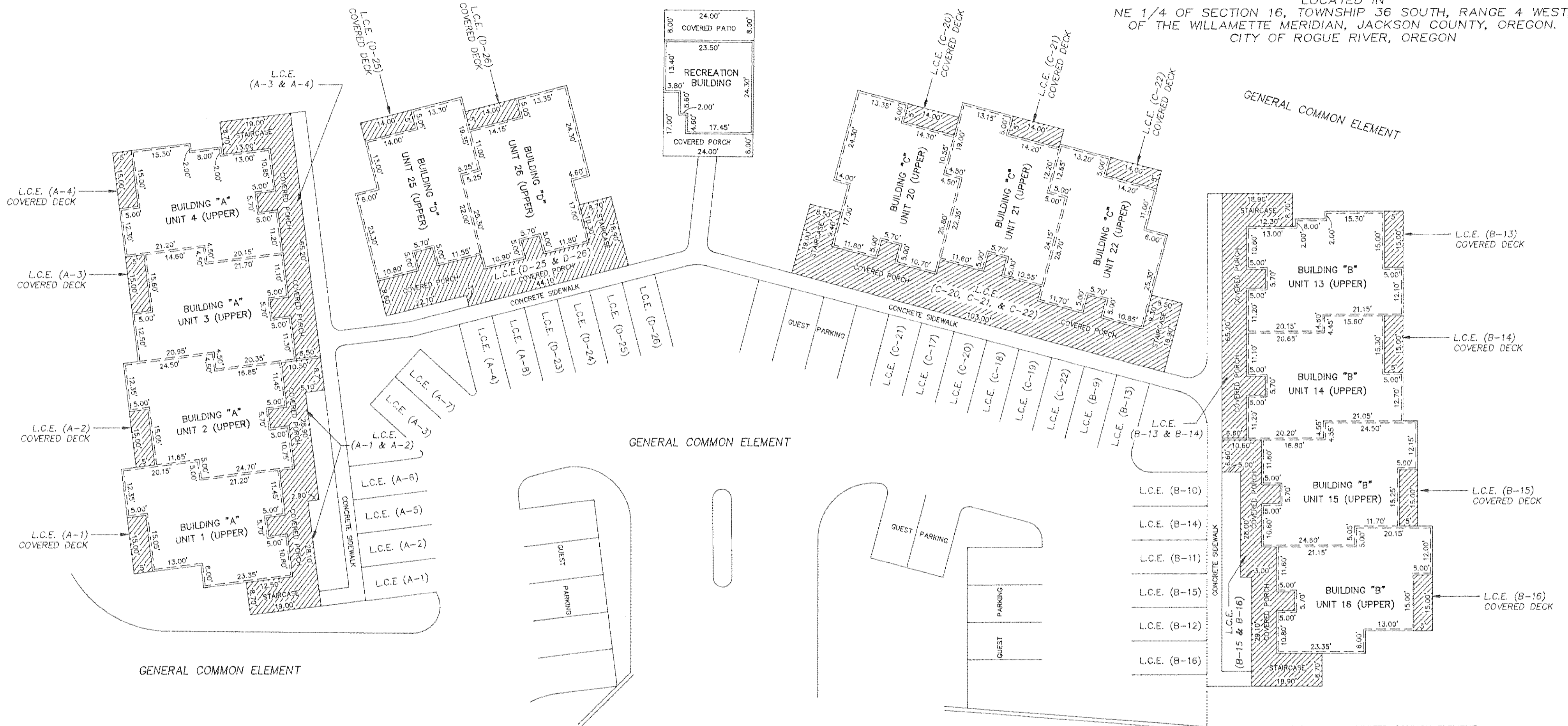
SILVERHORN ESTATES A CONDOMINIUM

LOCATED IN
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OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON.
CITY OF ROGUE RIVER, OREGON

SCALE: 1"=20'

GENERAL COMMON ELEMENT

GENERAL COMMON ELEMENT



GENERAL COMMON ELEMENT

GENERAL COMMON ELEMENT

- L.C.E. LIMITED COMMON ELEMENT
- - - - - INDICATES UNIT OWNERSHIP BOUNDARY
- INDICATES GENERAL COMMON ELEMENT
- INDICATES LIMITED COMMON ELEMENT (L.C.E.)
- UNIT BOUNDARIES ARE THE EXTERIOR SURFACE OF THE PLASTER WALLS, CEILINGS, AND SUBFLOOR.

FRONT ELEVATION
TYPICAL FOR UNITS "A" THRU "D"

REAR SECTION
TYPICAL FOR UNITS "A" THRU "D"

FRONT SECTION
TYPICAL FOR UNITS "A" THRU "D"

P. B. WICKHAM



133 N.W. "D" STREET
GRANTS PASS, OREGON 97526
TEL. (503) 479-5774
FAX (503) 471-6084

CADDFILE: 5613-73

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

Gerald V. Nygren
GERALD V. NYGREN
PLS 1035

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gerald V. Nygren
OREGON
GERALD V. NYGREN
AUGUST 22, 1975
1035
EXPIRES 12-31-96

GERALD V. NYGREN
PROFESSIONAL LAND SURVEYOR NO. 1035
522 BARKER ST. MERLIN, OR 97532 476-7034

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ESTATES CONDOMINIUMS**

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815 PINE ST.
ROGUE RIVER, OR

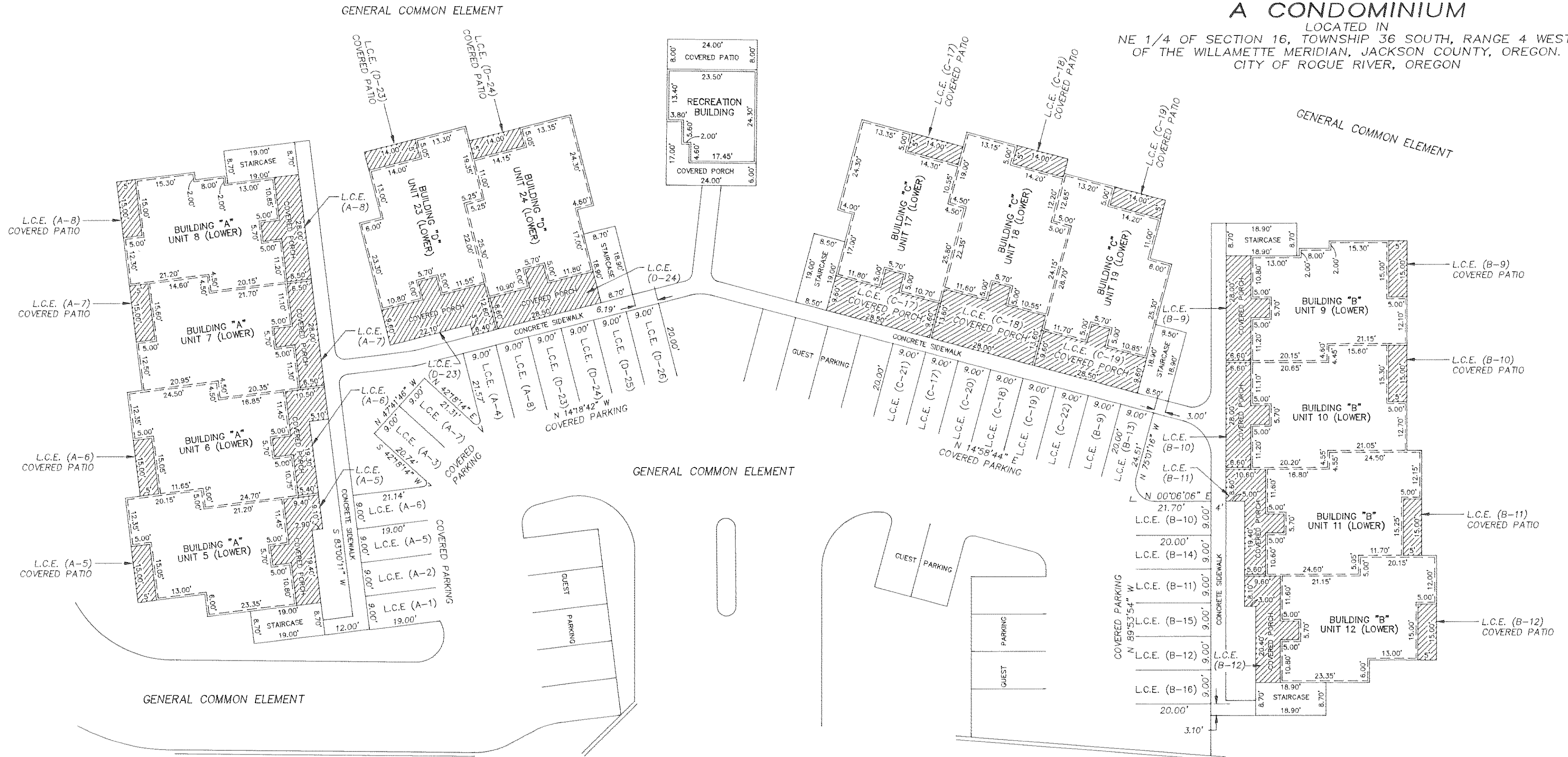
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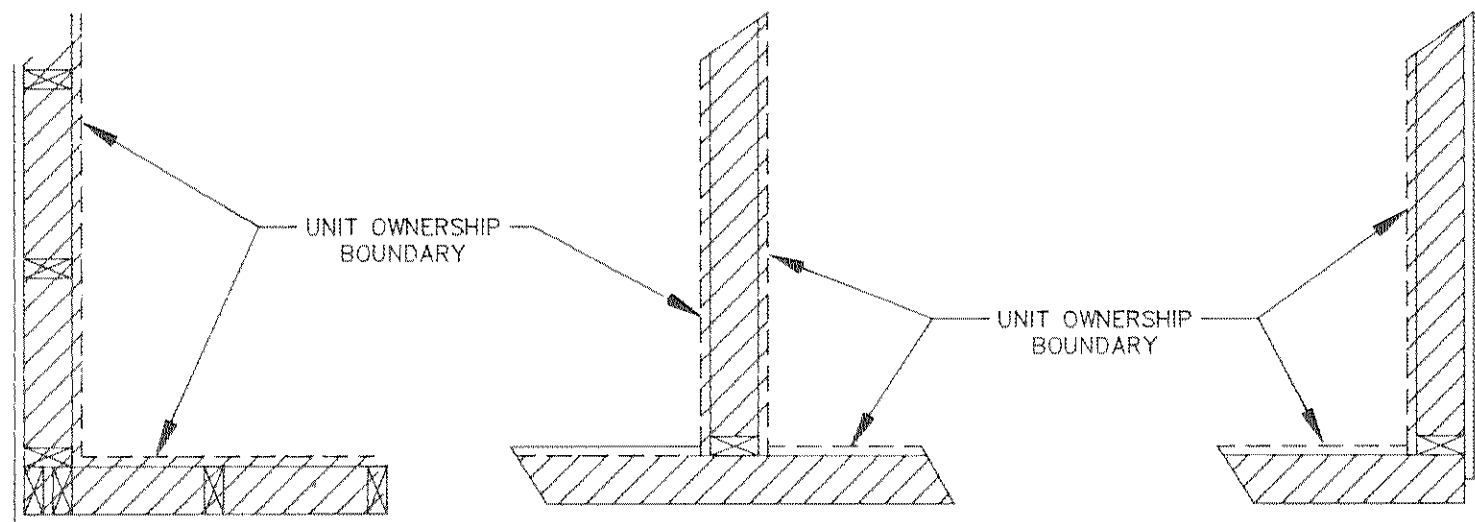
GENERAL COMMON ELEMENT

BUILDING ELEVATIONS

BUILDING	UNIT NO.	SUB-FLOOR ELEVATION	CEILING ELEVATION	COVERED PATIO OR PORCH ELEVATION
A	5-8	999.12	1007.12	998.79
A	1-4	1008.31	1016.31	1007.98
B	9-12	999.06	1007.06	998.73
B	13-16	1008.25	1016.25	1007.92
C	17-19	999.03	1007.03	998.70
C	20-22	1008.22	1016.22	1007.89
D	23,24	999.12	1007.12	998.79
D	25,26	1008.31	1016.31	1007.98
REC. BLDG.		999.15	1007.15	998.82

- L.C.E. LIMITED COMMON ELEMENT
- INDICATES UNIT OWNERSHIP BOUNDARY
- ▨ INDICATES GENERAL COMMON ELEMENT
- ▩ INDICATES LIMITED COMMON ELEMENT (L.C.E.)

UNIT BOUNDARIES ARE THE EXTERIOR SURFACE OF THE PLASTER WALLS, CEILINGS, AND SUBFLOOR.



COMMON WALL

EXTERIOR WALL

P. B. WICKHAM



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PLS 1035

REGISTERED
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