

# SOUTH FRONT CONDOMINIUM

Located in:  
Block 3 of LUMSDENS ADDITION to the City of Medford  
in the S.W. 1/4 of Section 30, T.37S., R.1W., W.M.  
City of Medford, Jackson County, Oregon.

\*\*\* DECLARATION \*\*\*

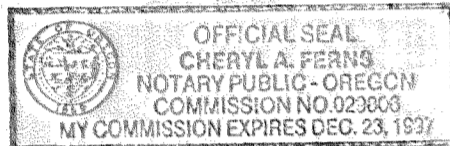
KNOW ALL MEN BY THESE PRESENTS, that James M. Wright and CRYSTAL SPRINGS PACKING CO., INC. AKA CRYSTAL SPRINGS PACKING COMPANY, an Oregon Corporation are the owners in fee simple of the land hereon described, and establish and declare the annexed map to be a true and correct map of the land owned and laid out by the declarants as SOUTH FRONT CONDOMINIUM, said land being more specifically described in the Surveyor's Certificate, hereunto annexed, and we hereby commit said land to the operation of the condominium law as set forth in Chapter 110.115(2d) of the Revised Oregon Statute.

STATE OF OREGON )  
County of Jackson )

*James M. Wright*  
James M. Wright

Personally appeared the above named James M. Wright, and acknowledged the foregoing instrument to be his voluntary act and deed.  
Before me:

On this 13<sup>th</sup> day of JUNE, 1997.



*Cheryl A. Ferns*  
Notary

CRYSTAL SPRINGS PACKING CO.:

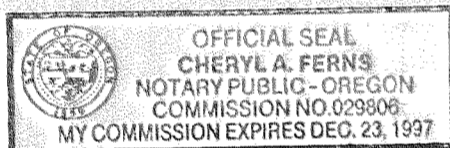
*David Culbertson Pres.*  
David Culbertson - President

STATE OF OREGON )  
County of Jackson )

On this day personally appeared before me David Culbertson, who did say he is the President of the Corporation that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said Corporation, and that he is authorized to execute said instrument on behalf of the Corporation.

Given under my hand and Official Seal:

On this 13<sup>th</sup> day of JUNE, 1997.



*Cheryl A. Ferns*  
Notary

\*\*\* APPROVALS \*\*\*

Medford City Planning:

I certify that, pursuant to authority granted in Ordinance No. 5785, this plat is hereby approved this 2<sup>nd</sup> day of JULY, 1997.

*James M. Eisenhaid*  
Planning Director

Examined and approved this 18<sup>th</sup> day of JUNE, 1997.

*Robert Sewal*  
Engineer

*Paul D. Lurie*  
City Surveyor

Examined and approved as required by O.R.S. 110.115 as of July 21<sup>st</sup>, 1997.

*Don Lindsey Dept.*  
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 110.115 and all taxes have been paid as of July 21, 1997, 1997.

*Carol Applegate, Deputy*  
Tax Collector

For order of the County Court approving this plat see Volume \_\_\_\_\_, page \_\_\_\_\_ of County Commissioners Journal of Proceedings.

Filed for record this 1 day of August, 1997 at 9:17 o'clock A.M.  
and recorded in Volume 22 of Plats at page 20 of Records of Jackson County, Oregon.

*Kathleen S. Beckett*  
County Clerk

*Cheryl Rogers*  
Deputy

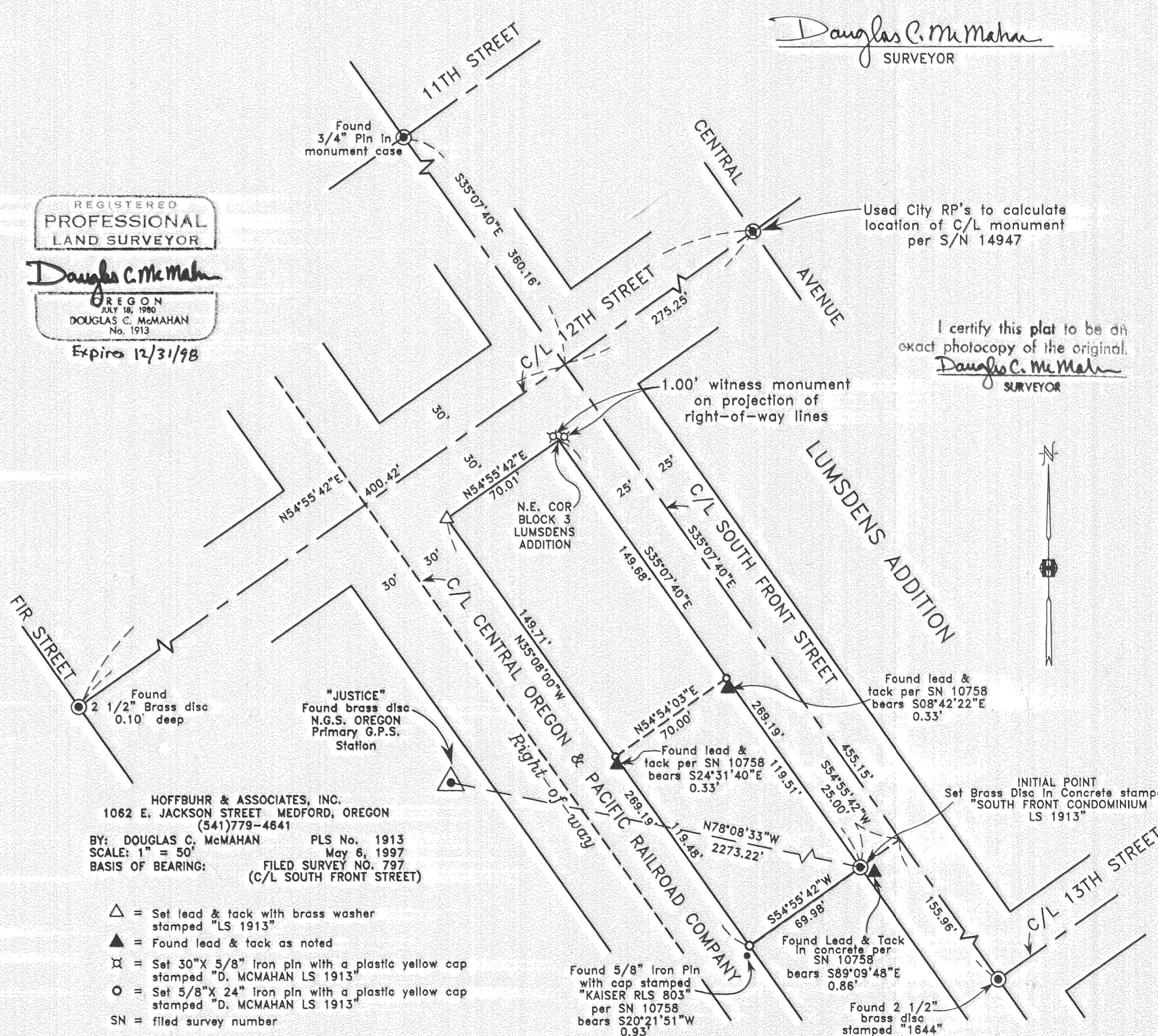
STATE OF OREGON )  
County of Jackson )

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

I, Douglas C. McMahan, a duly Registered Professional Land Surveyor of the State of Oregon, 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 the boundary lines:

Commencing at the Northeastly corner of Block 3 of LUMSDEN'S ADDITION to the City of Medford, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence South 35°07'40" East along the Northeastly boundary of said Block 3, a distance of 269.19 feet to a brass disc for the INITIAL POINT OF BEGINNING; thence South 54°55'42" West 69.98 feet to a point on the Southwesterly boundary of said Block 3; thence North 35°08'00" West, along said Southwesterly boundary, 269.19 feet to the Northwestly corner of said Block 3; thence North 54°55'42" East along the Northeastly boundary of said Block 3, a distance of 70.01 feet to the Northeastly corner thereof; thence South 35°07'40" East along the Northeastly boundary of said Block 3, a distance of 269.19 feet to the Initial Point of Beginning.

*Douglas C. McMahan*  
SURVEYOR



Used City RP's to calculate location of C/L monument per S/N 14947

I certify this plat to be an exact photocopy of the original.  
*Douglas C. McMahan*  
SURVEYOR

HOFFBUHR & ASSOCIATES, INC.  
1062 E. JACKSON STREET MEDFORD, OREGON  
(541)779-4641  
BY: DOUGLAS C. McMAHAN PLS No. 1913  
SCALE: 1" = 50' May 6, 1997  
BASIS OF BEARING: FILED SURVEY NO. 797  
(C/L SOUTH FRONT STREET)

- △ = Set lead & tack with brass washer stamped "LS 1913"
- ▲ = Found lead & tack as noted
- ⊗ = Set 30"X 5/8" Iron pin with a plastic yellow cap stamped "D. McMAHAN LS 1913"
- = Set 5/8"X 24" Iron pin with a plastic yellow cap stamped "D. McMAHAN LS 1913"
- SN = filed survey number

Found 5/8" Iron Pin with cap stamped "KAISER RLS 803" per SN 10758 bears S20°21'51"W 0.93'

Found Lead & Tack in concrete per SN 10758 bears S89°09'48"E 0.86'

Found 2 1/2" brass disc stamped "1644"



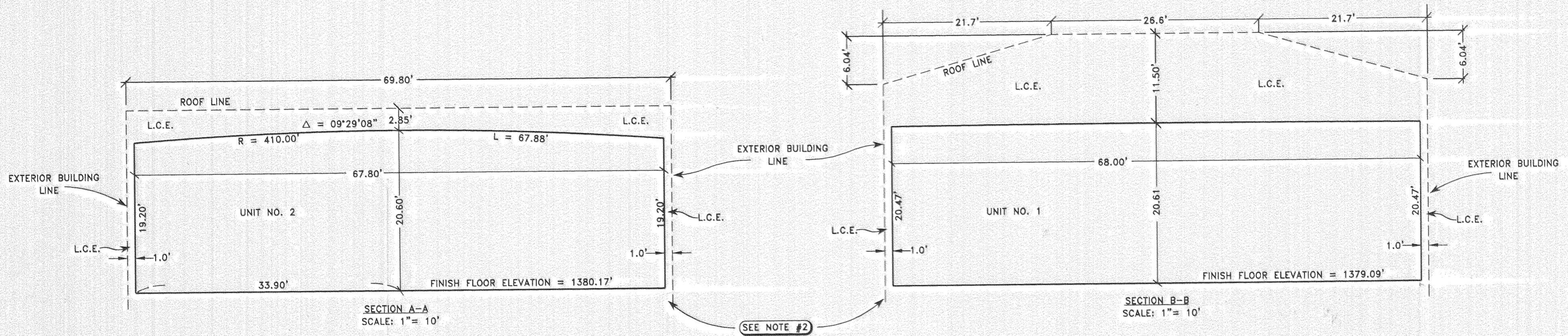
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**BLOCK 3 of LUMSDENS ADDITION** to the City of Medford  
 in the S.W. 1/4 of Section 30, T.37S., R.1W., W.M.  
 City of Medford, Jackson County, Oregon.

**NOTE:**  
 Elevations are based on City of Medford Benchmark no. C-89 (Elev.=1277.12).  
 C-89 is located in the North curb of 10th Street and is 66 feet West of  
 centerline of the Southern Oregon and Pacific Railroad Company main line.

I, Douglas C. McMahan, a Registered 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.

*Douglas C. McMahan*  
 SURVEYOR

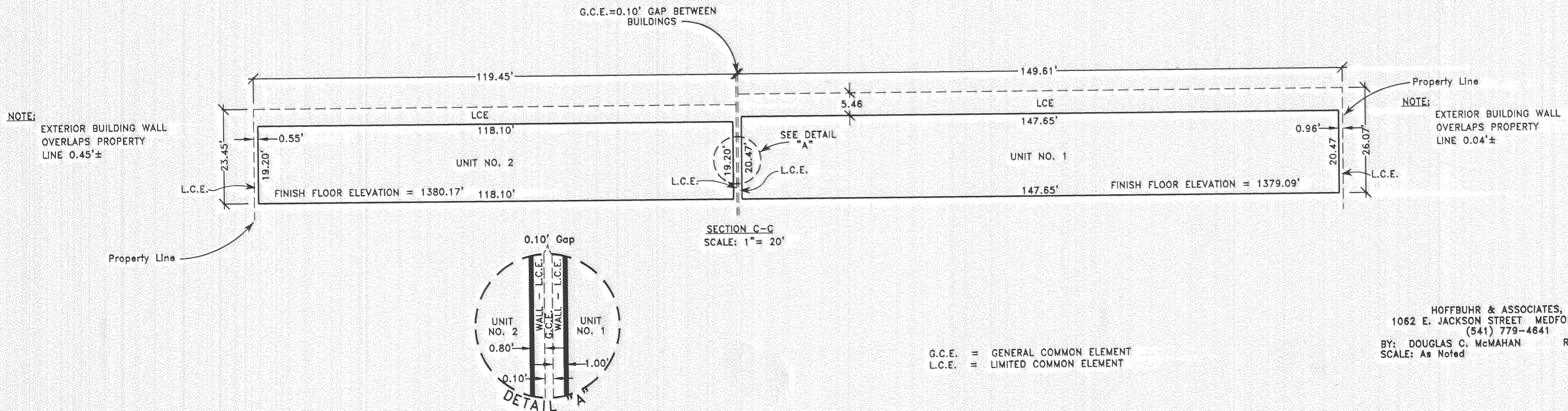


- NOTE:**
- 1.) Floors, foundations and footings are also LIMITED COMMON ELEMENT.
  - 2.) Footings and foundations are not accessible for measurements

I certify this plat to be an exact photocopy of the original.  
*Douglas C. McMahan*  
 SURVEYOR

REGISTERED  
**PROFESSIONAL  
 LAND SURVEYOR**

*Douglas C. McMahan*  
 APR 15 1990  
 DOUGLAS C. McMAHAN  
 No. 1913  
 Expires 12/31/98

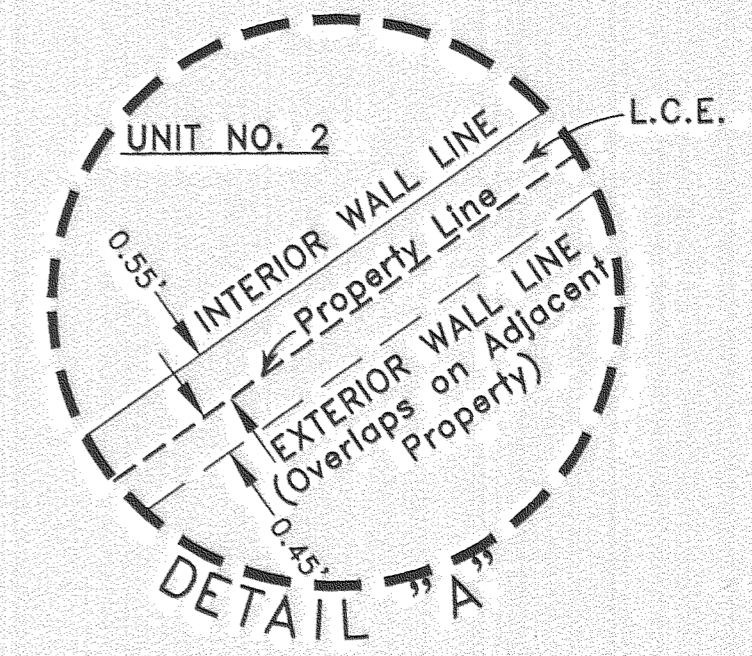
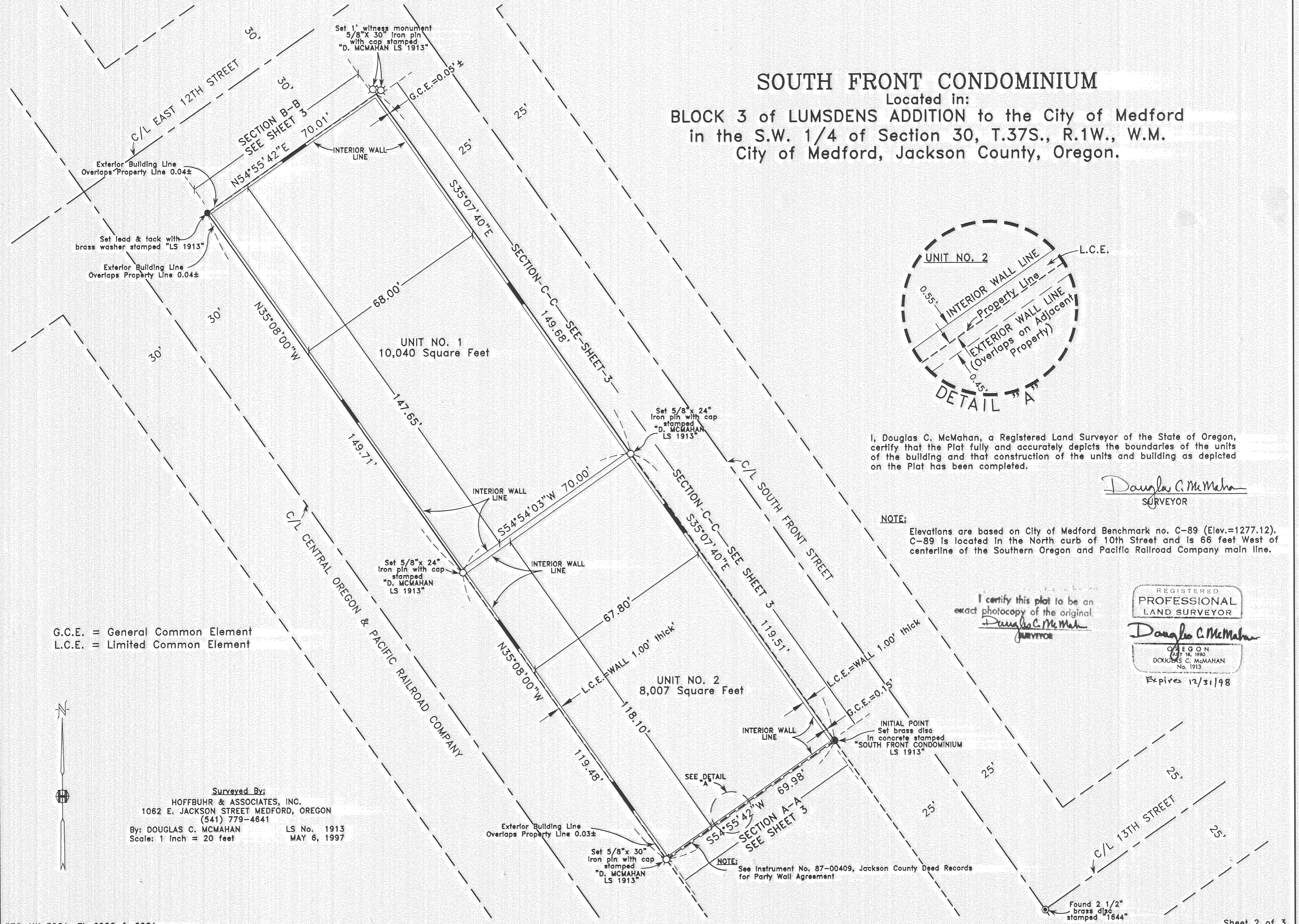


HOFFBUHR & ASSOCIATES, INC.  
 1062 E. JACKSON STREET - MEDFORD, OREGON  
 (541) 779-4641  
 BY: DOUGLAS C. McMAHAN RLS No. 1913  
 SCALE: As Noted May 6, 1997



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*Douglas C. McMahan*  
 SURVEYOR

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*Douglas C. McMahan*  
 SURVEYOR

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Douglas C. McMahan*

OREGON  
 JULY 18, 1980  
 DOUGLAS C. MCMAHAN  
 No. 1913

Expires 12/31/98

G.C.E. = General Common Element  
 L.C.E. = Limited Common Element

Surveyed By:  
 HOFFBUHR & ASSOCIATES, INC.  
 1062 E. JACKSON STREET MEDFORD, OREGON  
 (541) 779-4641

By: DOUGLAS C. MCMAHAN LS No. 1913  
 Scale: 1 Inch = 20 feet MAY 6, 1997

112/46