

THE COTTAGES AT EUREKA STREET CONDOMINIUMS

Location:

A replat of Parcel 2 of Partition Plat P-61-1994
recorded June 23, 1994 of "Record of Partition Plats" in
Jackson County, Oregon and filed as No. 14066 in the
Office of the Jackson County Surveyor

Situated in:

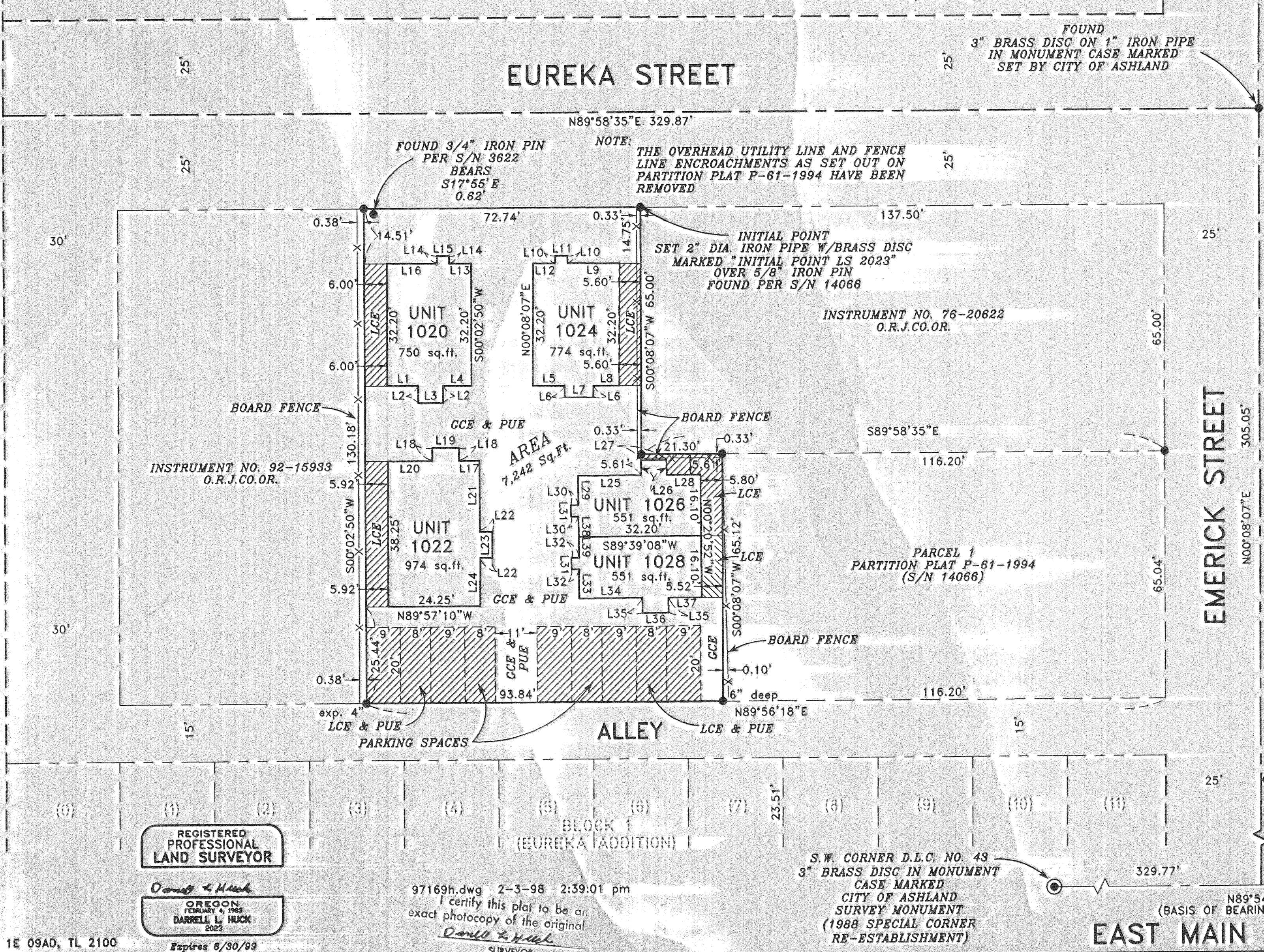
A portion of Lots 14 through 18 in Block 1 of Eureka
Addition to the City of Ashland in the N.E. 1/4 of Section 9,
T.39S., R.1E., W.M., Jackson County, Oregon

NOTE:

1. UNIT OWNERSHIP EXTENDS TO THE EXTERIOR FACE OF THE OUTSIDE WALLS OF EACH UNIT, INCLUDING ATTACHED PORCHS AND STEPS, EXCEPT THAT, THE LINE OF UNIT OWNERSHIP BETWEEN UNIT 1026 AND UNIT 1028 IS THE CENTER OF THE PARTY WALL SEPARATING UNIT 1026 AND UNIT 1028.
2. ROOF EAVES EXTEND 16 INCHES BEYOND THE OUTSIDE WALL LINE OF EACH UNIT; ROOF EAVES ARE INCLUDED IN THE UNIT OWNERSHIP
3. EASEMENT OF RECORD FOR AN IRON PIPELINE RESERVED IN DEED RECORDED IN VOLUME 45, PAGE 26, DEED RECORDS OF JACKSON COUNTY, OREGON (LOCATION NOT DEFINED)

LINE TABLE

LINE	LENGTH	BEARING
L1	8.20'	N89°57'10"W
L2	4.50'	S00°02'50"W
L3	6.50'	N89°57'10"W
L4	7.50'	N89°57'10"W
L5	8.17'	N89°51'53"W
L6	5.00'	N00°08'07"E
L7	7.50'	N89°51'53"W
L8	7.00'	N89°51'53"W
L9	13.67'	N89°51'53"W
L10	2.00'	S00°08'07"W
L11	3.20'	N89°51'53"W
L12	5.80'	N89°51'53"W
L13	5.70'	N89°57'10"W
L14	2.00'	S00°02'50"W
L15	3.20'	N89°57'10"W
L16	13.30'	N89°57'10"W
L17	5.45'	N89°57'10"E
L18	3.50'	S00°02'50"W
L19	7.00'	N89°57'10"E
L20	11.80'	N89°57'10"E
L21	18.70'	S00°02'50"W
L22	3.30'	N89°57'10"W
L23	6.80'	S00°02'50"W
L24	12.75'	S00°02'50"W
L25	16.53'	S89°39'08"W
L26	4.00'	N00°20'52"W
L27	6.74'	S89°39'08"W
L28	8.93'	S89°39'08"W
L29	7.80'	N00°20'52"W
L30	2.00'	S89°39'08"W
L31	3.00'	N00°20'52"W
L32	2.00'	S89°39'08"W
L33	7.70'	N00°20'52"W
L34	16.65'	S89°39'08"W
L35	4.00'	N00°20'52"W
L36	6.75'	S89°39'08"W
L37	8.80'	S89°39'08"W
L38	5.30'	N00°20'52"W
L39	5.40'	N00°20'52"W



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

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 20 feet October 10, 1997
BASIS OF BEARING: N.O.A.A. TRUE MERIDIAN of the
North-South Centerline of Section 9
as Referenced on S/N 13679

- = Found 5/8" iron pin with plastic cap stamped "D. Huck LS 2023" per S/N 14066 unless noted otherwise
- ⊙ = Found brass cap monument
- L.C.E. = Limited Common Element
- G.C.E. = General Common Element
- O.R.J.Co.Or. = Official Records Jackson County, Oregon
- S/N = Survey Number
- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television, and sanitary sewer, construction and maintenance

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1993
DARRELL L. HUCK
2023

Expires 6/30/99

97169h.dwg 2-3-98 2:39:01 pm
I certify this plat to be an
exact photocopy of the original
Darrell L. Huck
SURVEYOR

S.W. CORNER D.L.C. NO. 43
3" BRASS DISC IN MONUMENT
CASE MARKED
CITY OF ASHLAND
SURVEY MONUMENT
(1988 SPECIAL CORNER
RE-ESTABLISHMENT)

EAST MAIN STREET

N89°54'00"E
(BASIS OF BEARING - S/N 13679)

BRASS DISC IN
MONUMENT CASE
PER S/N 8660 (97169H.DWG)
SHEET 2 OF 3

THE COTTAGES AT EUREKA STREET CONDOMINIUMS

Location:

A replat of Parcel 2 of Partition Plat P-61-1994 recorded June 23, 1994 of "Record of Partition Plats" in Jackson County, Oregon and filed as No. 14066 in the Office of the Jackson County Surveyor

NOTE #1:

Unit ownership includes that area that extends ±3.5 feet from the finish floor elevation to the bottom of the building foundation and includes the building foundation. It is intended that the physical location of the bottom of the foundation will take precedence over the stated dimension, to define the limit of unit ownership.

Situated in:

A portion of Lots 14 through 18 in Block 1 of Eureka Addition to the City of Ashland in the N.E. 1/4 of Section 9, T.39S., R.1E., W.M., Jackson County, Oregon

NOTE:

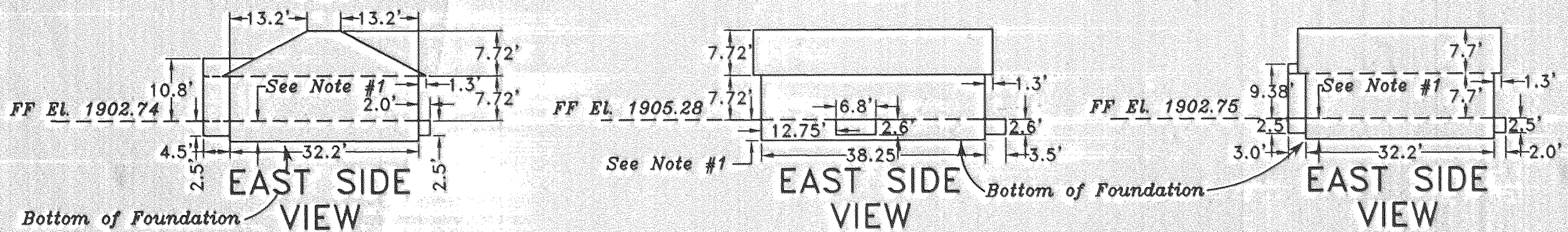
Elevations established from brass disc bench mark located at the East side of Mountain Avenue at the intersection of the North side of the Central Oregon & Pacific Railroad Company right-of-way
Elevation = 1875.328

EUREKA STREET

UNIT 1020

UNIT 1022

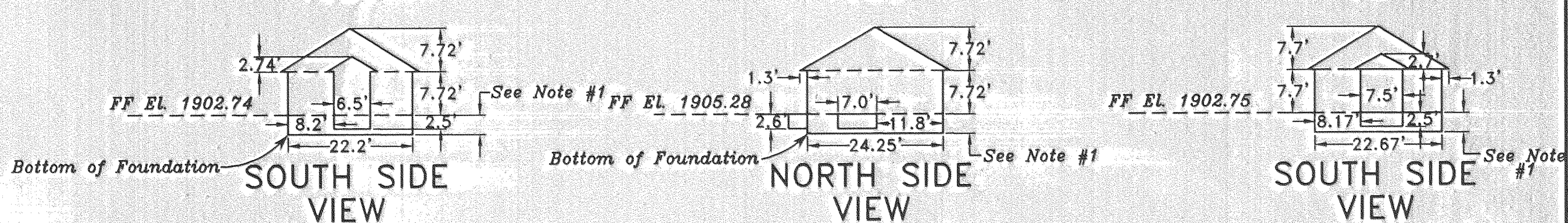
UNIT 1024



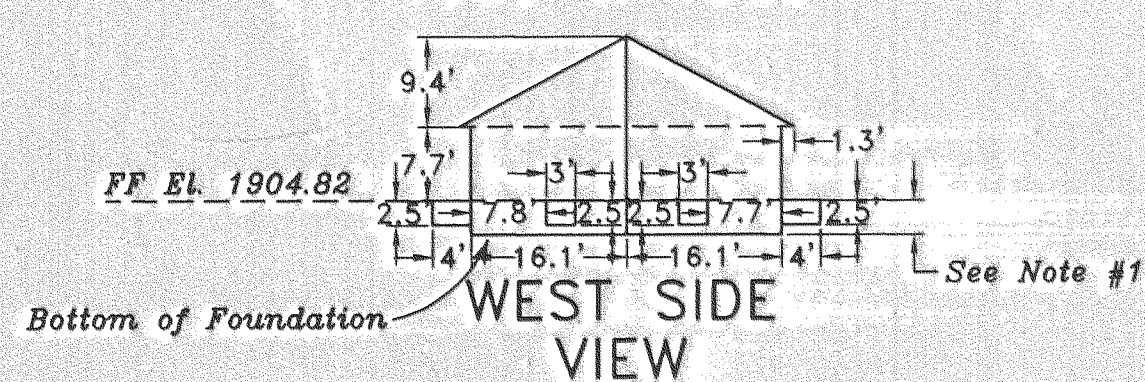
UNIT 1020

UNIT 1022

UNIT 1024

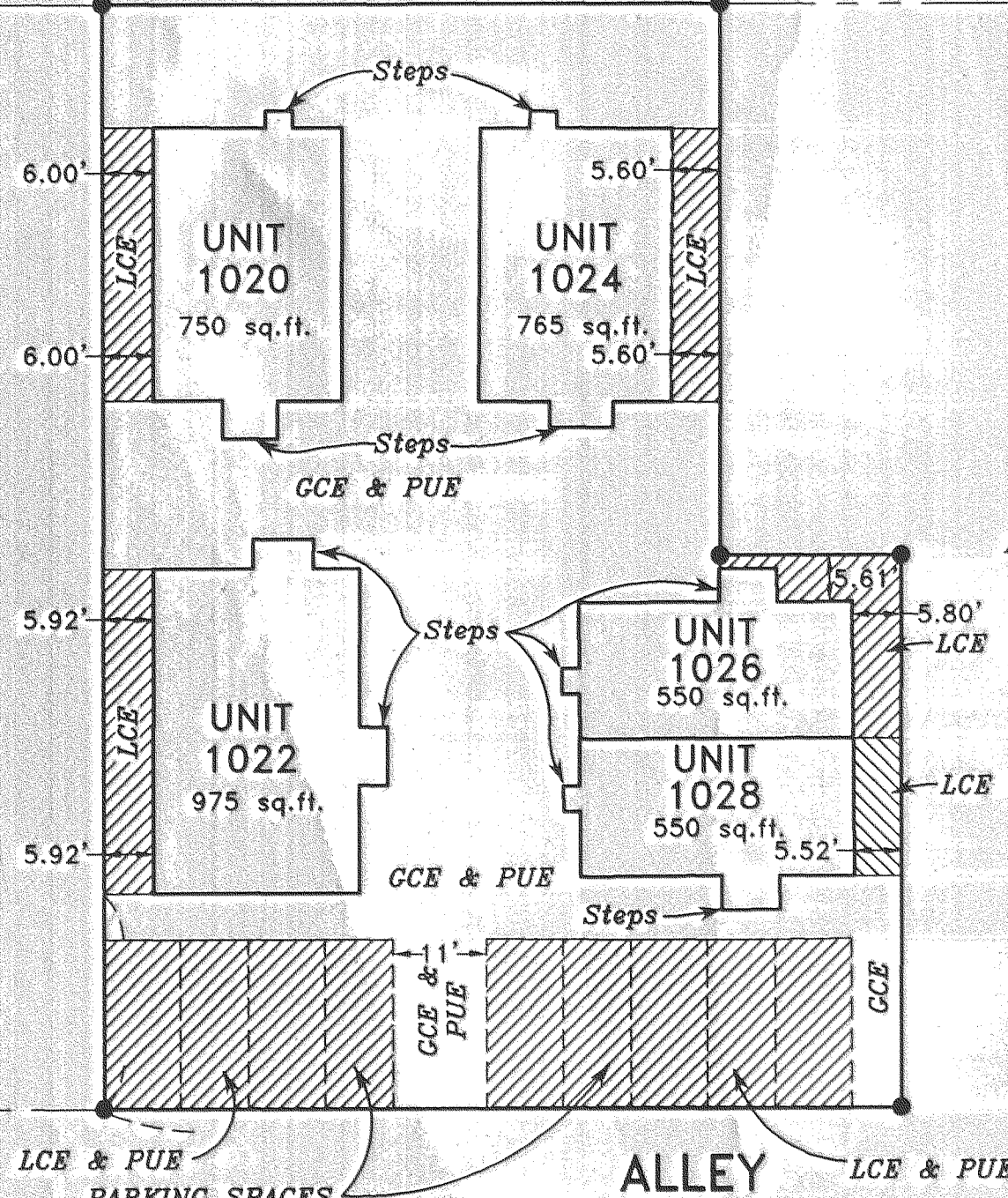
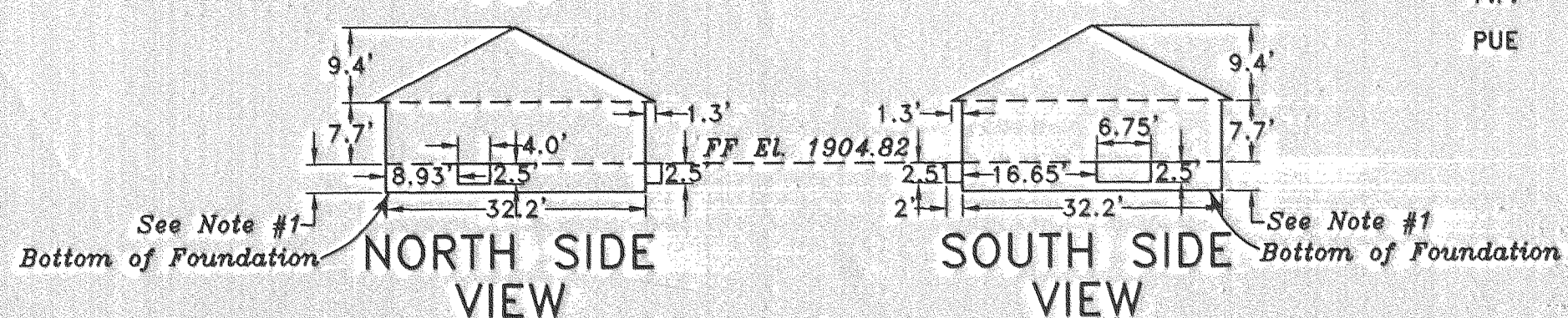


UNIT 1026 & 1028



UNIT 1026

UNIT 1028



HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
(541)779-4641
BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 20 feet October 10, 1997
BASIS OF BEARING: N.O.A.A. TRUE MERIDIAN at the
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S/N 14066 unless noted otherwise
L.C.E. = Limited Common Element
G.C.E. = General Common Element
F.F. = Finished Floor
PUE = Easement for public utilities, storm
drainage, irrigation, gas, water, electric,
telephone, cable television, and sanitary
sewer, construction and maintenance

REGISTERED PROFESSIONAL LAND SURVEYOR
Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

I certify this plot to be an exact photocopy of the original
Darrell L. Huck
SURVEYOR

APPROVAL:

Bill Moh 2/27/98
ASHLAND PLANNING DEPARTMENT DATE
PA # 96-072 CONDOMINIUM

THE COTTAGES AT EUREKA STREET
CONDOMINIUMS

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Addition to the City of Ashland in the N.E. 1/4 of Section 9,
T.39S., R.1E., W.M., Jackson County, Oregon

RECORDING

For order of the County Court approving this plat see
Volume _____, Page _____ of County Commissioners
Journal of Proceedings.

Filed for record this the 16 day of MARCH, 1998
at 3:44 o'clock P.M. and recorded in Volume 24
of Plats at Page 11 of the Records of Jackson County,
Oregon.

Kathleen S. Beckett
County Clerk

Karl E. LeBrock
Deputy

Examined and Approved this 25th day of February, 1998.

James H. Olson
City Surveyor

Examined and approved as required by O.R.S. 100.110 as of March 15, 1998

Ron Lindsey Dept
Assessor, Department of Assessment

All taxes, fees, assessments as required by O.R.S. 100.110 have been paid as of March 16th, 1998

Colleen Stanford
Tax Collector

Declaration of Condominium Ownership and of Covenants,
Conditions and Restrictions recorded as Instrument
No. 98-09892-3 Official Records, Jackson County, Oregon

SURVEYOR'S CERTIFICATE:

I, Darrell L. Huck, a duly Registered Professional Land Surveyor of the State of Oregon, do hereby
certify that the tract of land shown hereon was correctly surveyed by me or under my direction and that
said tract was marked with proper monuments as provided by law and the plat is a correct representation
of the same and this plat fully and accurately depicts the boundaries of the units and buildings. The
construction of the units and buildings as depicted on this plat has been completed and the following is
an accurate description of the outer boundary lines:

Parcel 2 of Partition Plat No. P-61-1994 recorded the 23rd day of June 1994 of "Record of
Partition Plats" in Jackson County, Oregon and filed in the Office of the Jackson County Surveyor as
No. 14066. Index Volume 5, Page 61.

Darrell L. Huck
Surveyor

I, AMY CIPES, am the undersigned beneficiary of a certain Trust Deed recorded June 24, 1997
as Document No. 97-23644, 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
for public use.

Amy Cipes

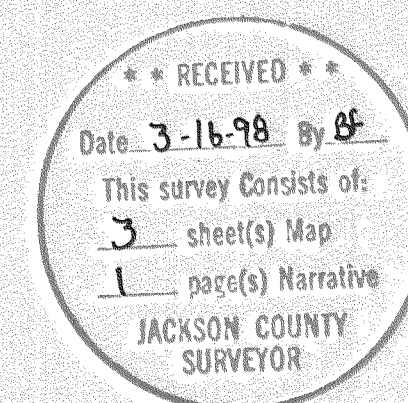
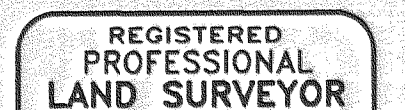
STATE OF OREGON)
County of Jackson) ss

Personally appeared the above named Amy Cipes, the beneficiary of the above stated trust deed, and
acknowledged the foregoing instrument to be her voluntary act and deed.

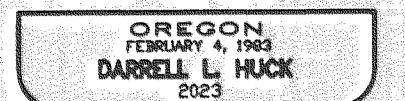
Before me:
on this 18th day of February, 1998



Kathleen L. Neet
My Commission Expires: 3-21-99



I certify this plat to be an
exact photocopy of the original
Darrell L. Huck
SURVEYOR



(97169H1.DWG)
SHEET 1 OF 3

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that, A.P. GROUP, LLC, an Oregon Limited
Liability Company, is the owner in fee simple of the lands hereon described and does hereby make,
establish and declare that this plat is a correct representation of the land as laid out, as THE
COTTAGES AT EUREKA STREET CONDOMINIUMS. We hereby dedicate to the City of Ashland for public
use, those areas designated as public utility easements. We also grant a private easement to the unit
owners, their heirs and assigns, to be located in, on and over the General Common Element for the
installation and maintenance of power, cable T.V., water, sanitary sewer, gas, heating and air
conditioning units along with heating and refrigerant lines. T.C.I. Cablevision, their assigns and/or
successors in interest are hereby granted the right to install and maintain T.V. cable service over,
across and through the Public Utility Easements as designated hereon as long as it does not interfere
with the installation and maintenance of the City of Ashland's utilities. This plat is subject to the
conditions of "Condominium Declaration", to be recorded simultaneously as a separate document
herewith. We do hereby commit said land to the operation of the condominium law as set forth in
Chapter 100 of the Oregon Revised Statutes.

Peter L. Cipes
Peter L. Cipes (Member)

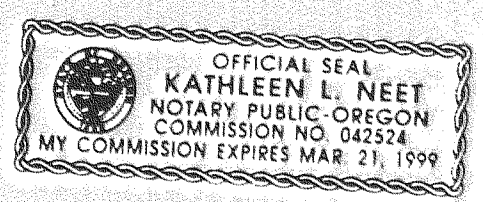
Amy Cipes
Amy Cipes (Member)

STATE OF OREGON }
COUNTY OF JACKSON } ss.

Personally appeared the above named Peter L. Cipes and Amy Cipes; as members of A.P. GROUP, L.L.C.,
an Oregon Limited Liability Company, and that they have executed this instrument on behalf of said corporation
by the authority of it's Board of Directors.

Signed this 18th day of February, 1998

Before me:



Kathleen L. Neet
My Commission Expires: 3-21-99