

BEAR MOUNTAIN CONDOMINIUMS

NOTE:
 Elevations established from National Geodetic Survey monument designated as "S 6 RESET" and on file as "N20 193"
 Elevation is 1711.06 feet; NAVD 88 Datum
 The benchmark is a 4" brass disc in a round concrete monument marked "S 6 1920 RESET" - Location is 0.1 miles, Northeast along Main Street in Talent, Oregon, from the intersection with the "Central Oregon & Pacific Railroad; thence 1.75 miles Southeasterly, along Talent Avenue, monument is 3.9 feet North of utility pole No. 3/29 and 9.5 feet South of the Southeast end of a culvert concrete headwall.

Located in:
 Lots 2, 3 & 4 in Block 1 of CHATA SUBDIVISION UNIT No. 1, in the S.W. 1/4 of Section 25, T.38S., R.1W., W.M. in the City of Talent, Jackson County, Oregon

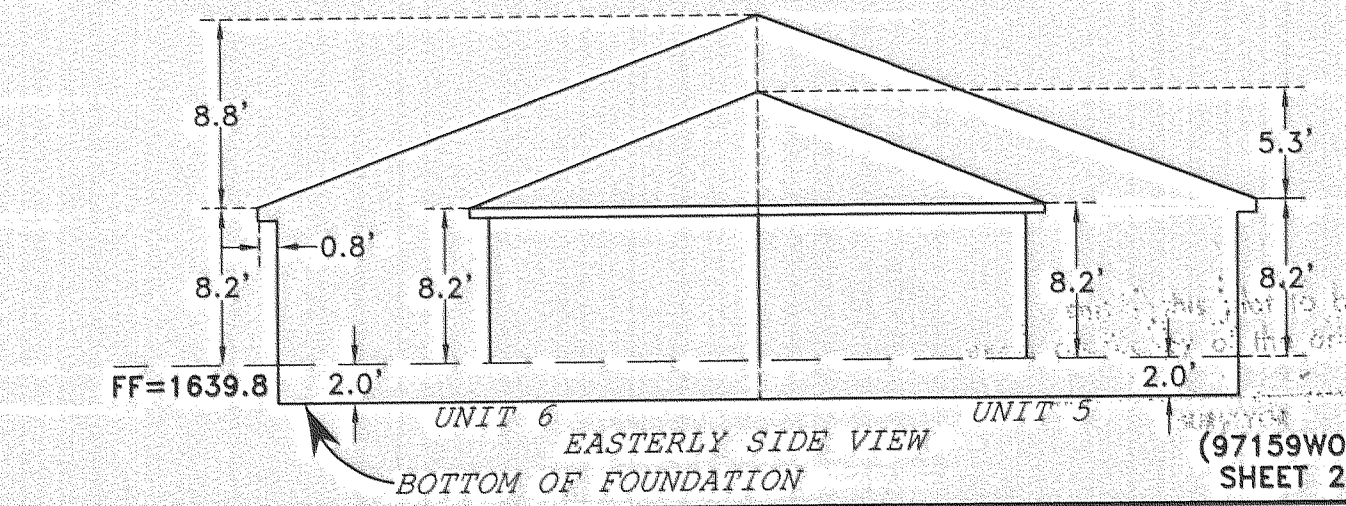
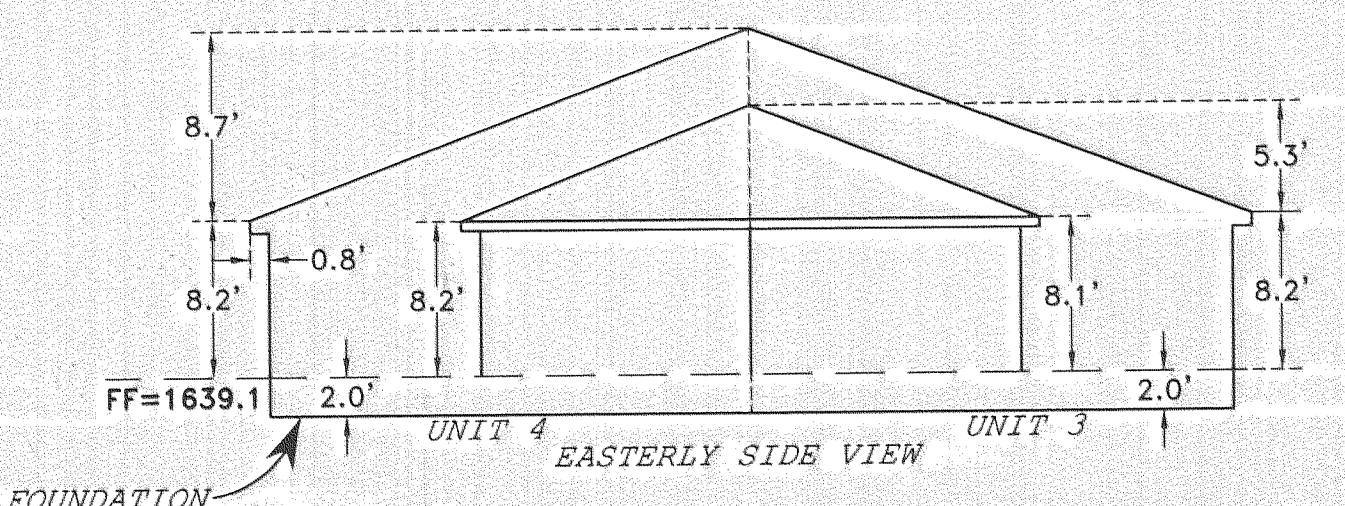
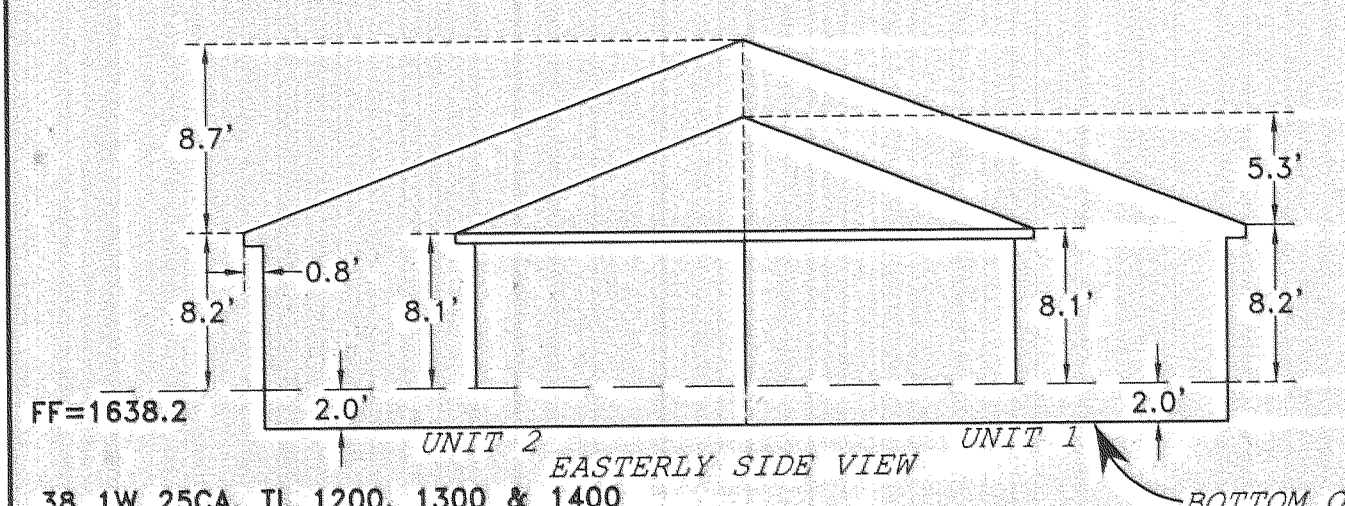
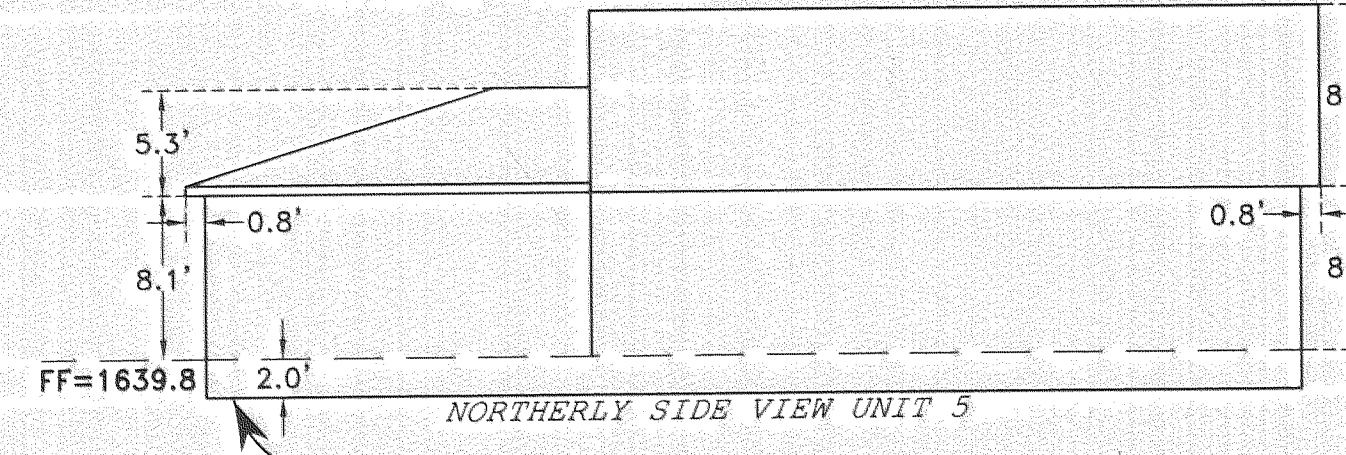
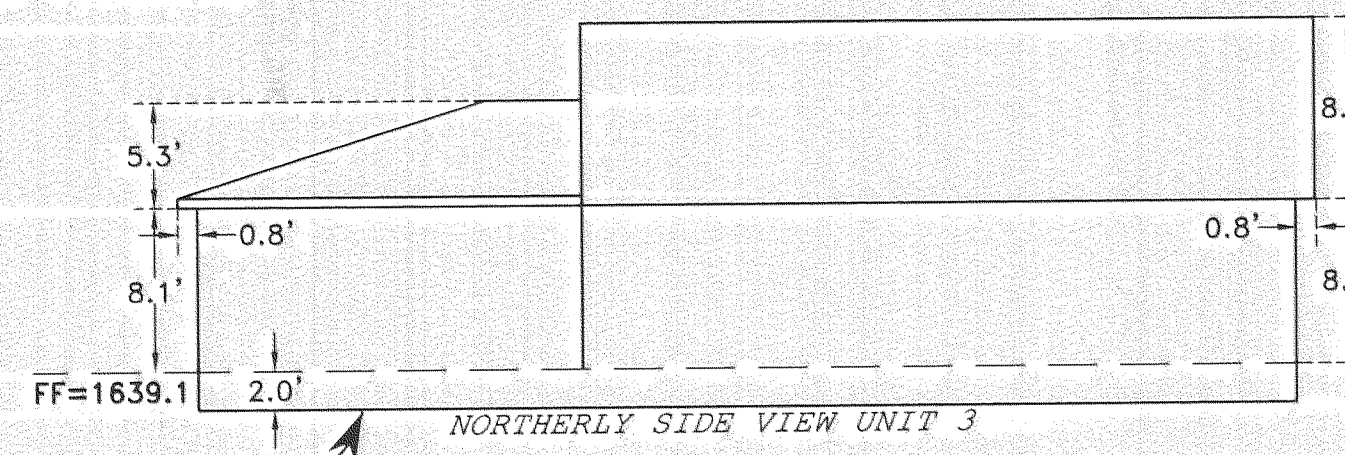
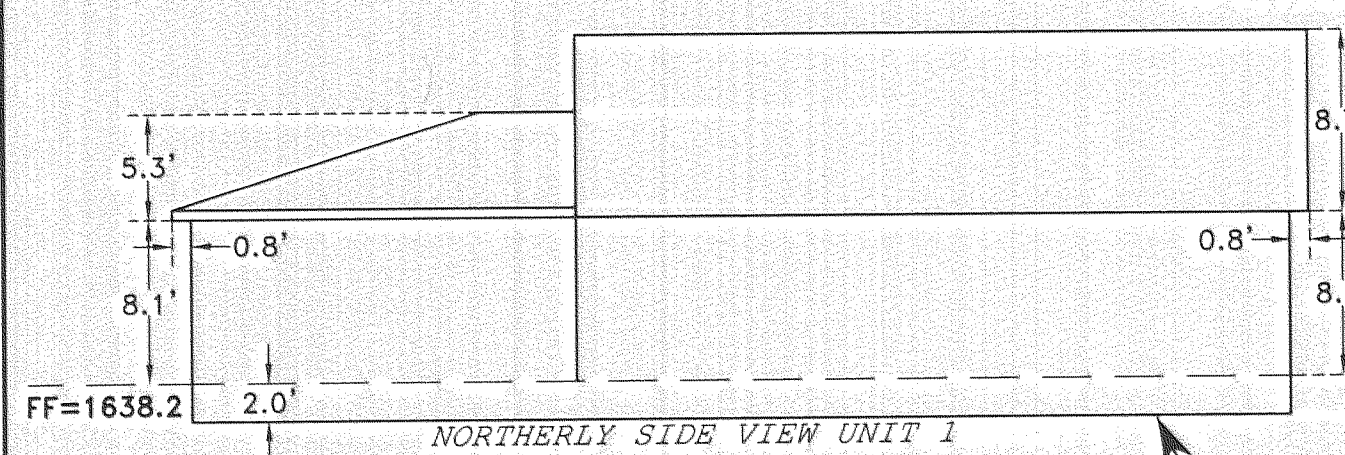
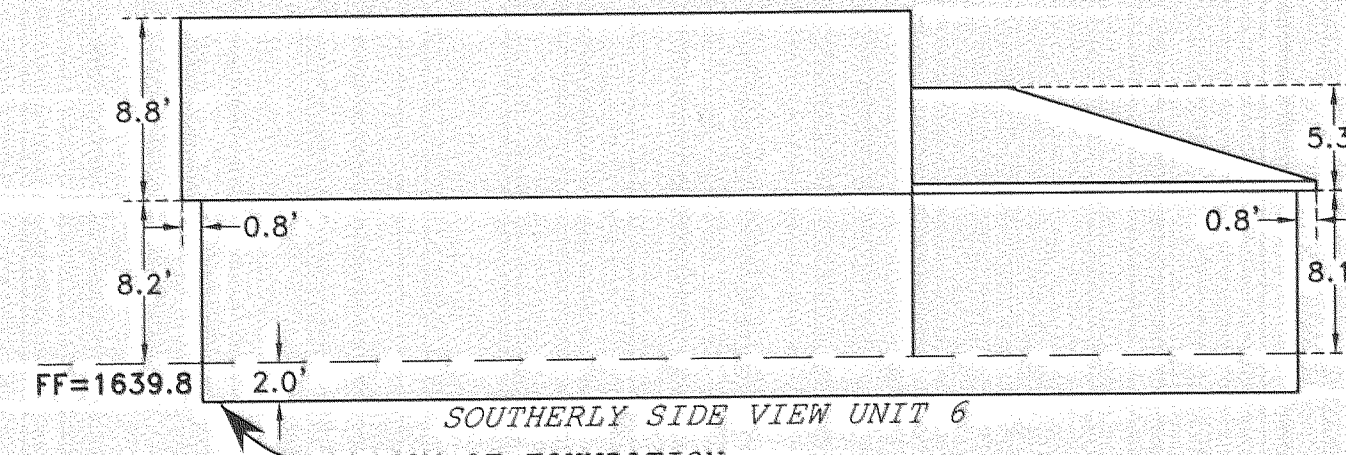
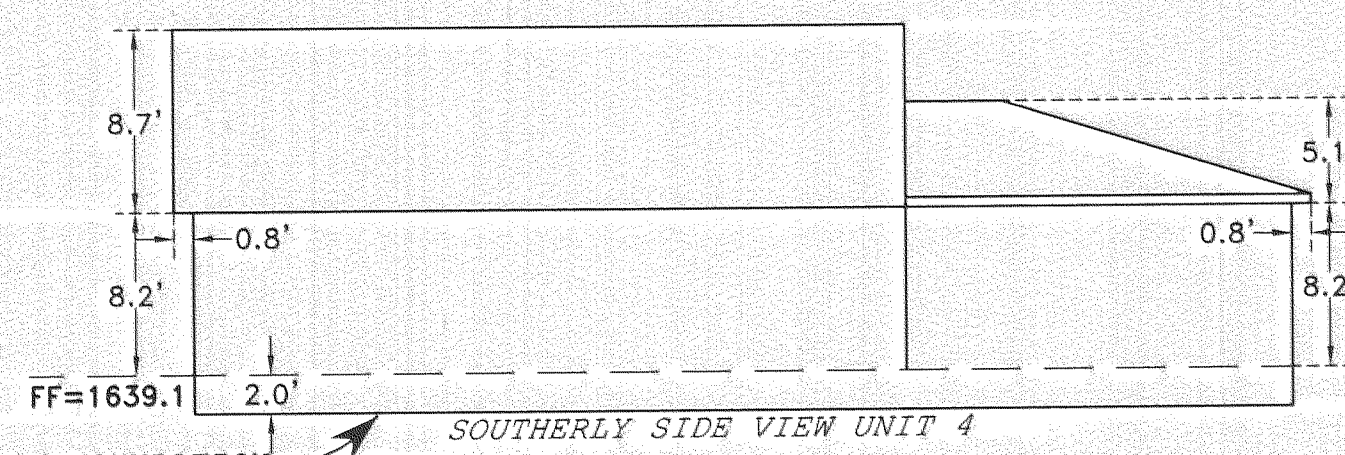
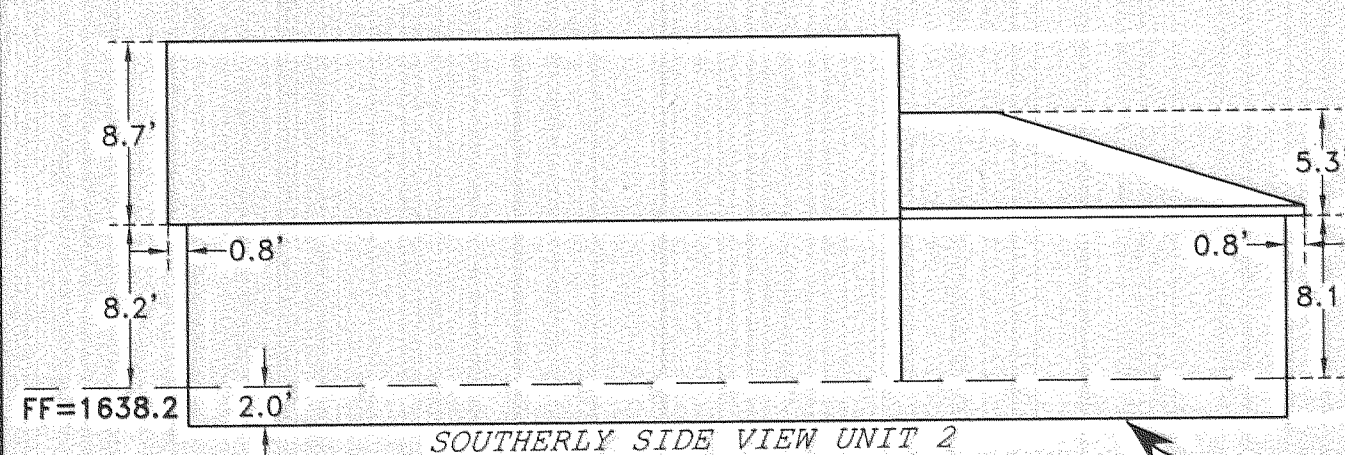
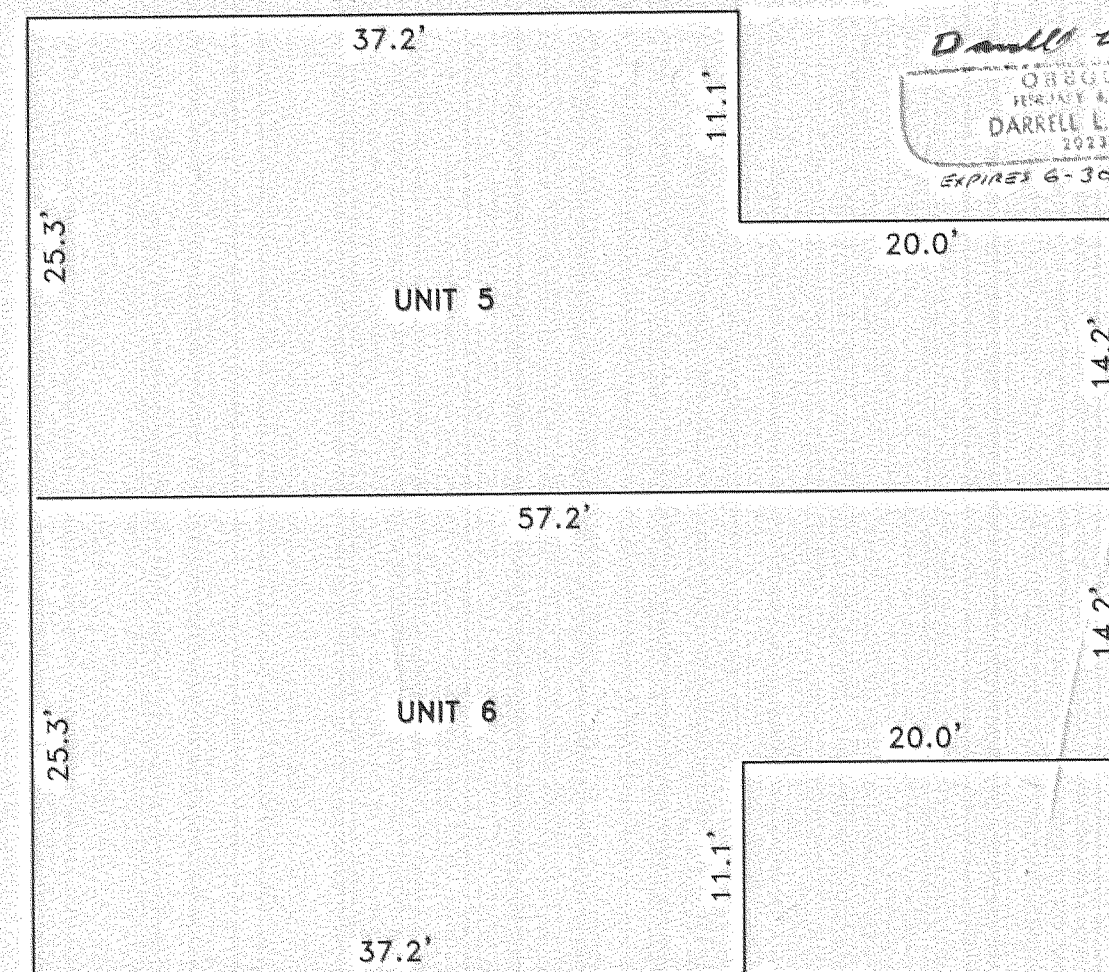
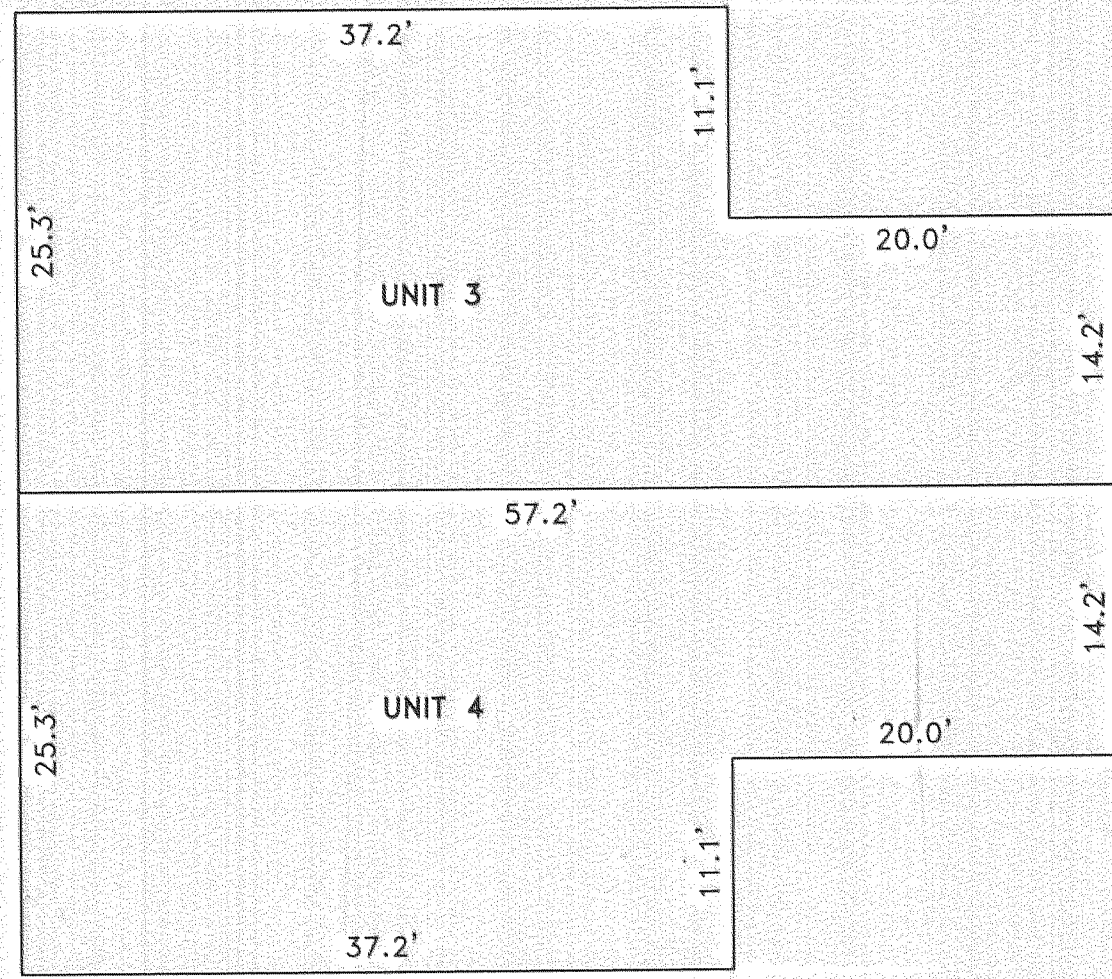
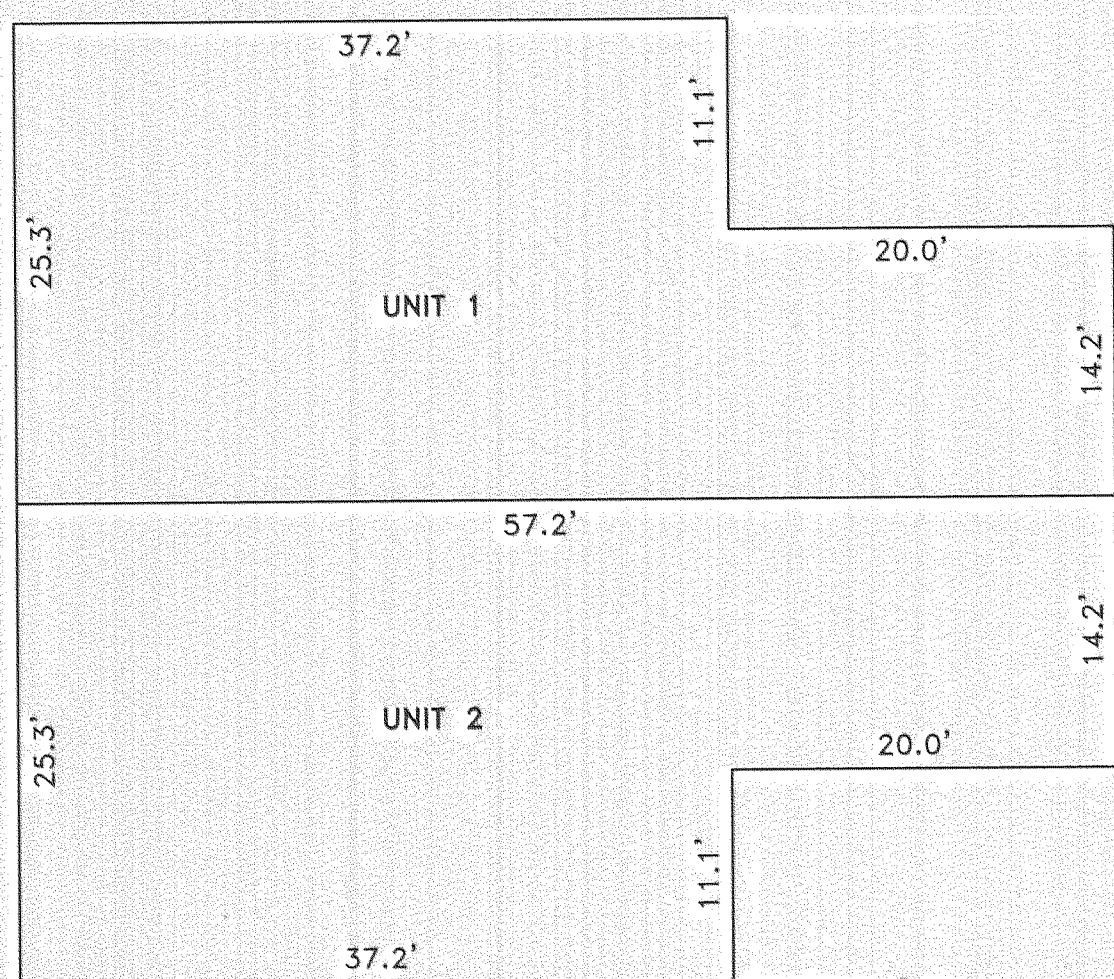
I certify this plot to be an exact photocopy of the original.
 Darrell L. Huck
 SURVEYOR

HOFFBUHR & ASSOCIATES, INC.
 1062 E. JACKSON STREET MEDFORD, OREGON
 (541)779-4641
 BY: DARRELL L. HUCK PLS No. 2023
 SCALE: 1" = 10' April 8, 1998
 BASIS OF BEARING: CHATA SUBDIVISION UNIT No. 1

FF = Finished Floor elevation

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck
 OREGON
 JUNE 4 1993
 DARRELL L. HUCK
 2023
 EXPIRES 6-30-99



APPROVALS:

APPROVED BY THE CITY OF TALENT PLANNING DEPARTMENT:

BY: Nancy Kniss DATE: September 1, 1998

Examined and approved this 15 day of September, 1998.

Robert Roberts
County Surveyor

BEAR MOUNTAIN CONDOMINIUMS

Located in:

Lots 2, 3 & 4 in Block 1 of CHATA SUBDIVISION UNIT No. 1,
in the S.W. 1/4 of Section 25, T.38S., R.1W., W.M. in the
City of Talent, Jackson County, Oregon

Declaration of Condominium Ownership and of Covenants, Conditions and Restrictions recorded as Instrument No. 98-40703 Official Records, Jackson County, Oregon.

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

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1" = 20' April 8, 1998
BASIS OF BEARING: CHATA SUBDIVISION UNIT No. 1

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

Ron Lundberg Deputy
Assessor, Department of Assessment

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS FIRST DAY OF September 1998,
AT 3:40 O'CLOCK, P.M. AND RECORDED IN VOLUME 24 OF PLATS AT
PAGE 35 OF RECORDS OF JACKSON COUNTY, OREGON

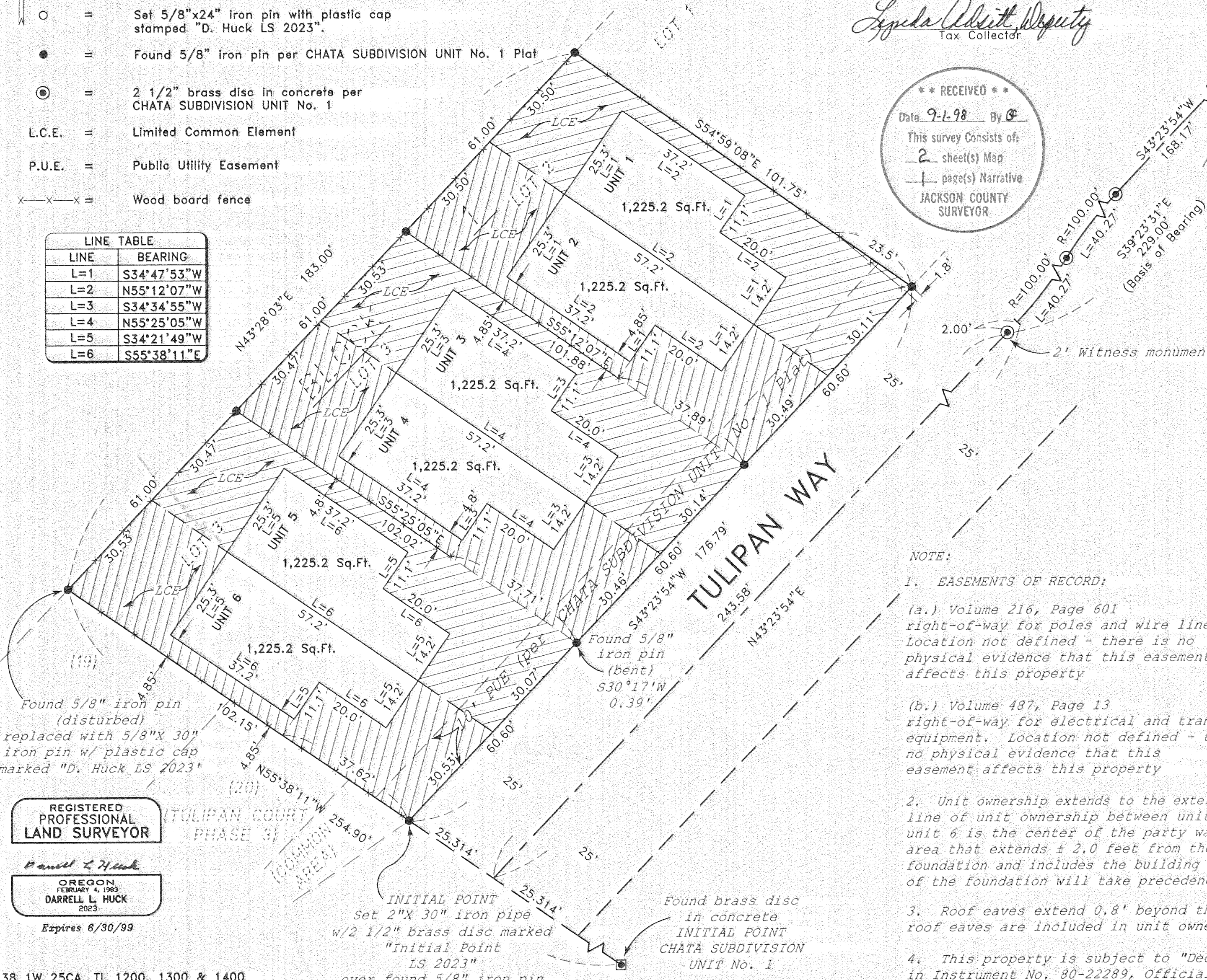
Harshleen S. Becker County Clerk
Kerby LeBarron Deputy

All taxes, fees and assessments as required by O.R.S. 100.110 have been paid
as of Sept. 1, 1998

Lynnda Abbott Deputy
Tax Collector

- = Set 5/8"x24" Iron pin with plastic cap stamped "D. Huck LS 2023".
- = Found 5/8" iron pin per CHATA SUBDIVISION UNIT No. 1 Plat
- ⊙ = 2 1/2" brass disc in concrete per CHATA SUBDIVISION UNIT No. 1
- L.C.E. = Limited Common Element
- P.U.E. = Public Utility Easement
- X—X—X = Wood board fence

LINE	BEARING
L=1	S34°47'53"W
L=2	N55°12'07"W
L=3	S34°34'55"W
L=4	N55°25'05"W
L=5	S34°21'49"W
L=6	S55°38'11"E



**** RECEIVED ****
Date 9-1-98 By DLH
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

*** 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:

Lots 2, 3 & 4 in Block 1 of CHATA SUBDIVISION UNIT No. 1, according to the Official Plat thereof, now of record in Jackson County, Oregon

Darrell L. Huck
SURVEYOR

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that I, John Schleining am the owner in fee simple of the land hereon described and do hereby make, establish and declare that this plat is a correct representation of the land as laid out, as BEAR MOUNTAIN CONDOMINIUMS. 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.

John Schleining
John Schleining

NOTE:

1. EASEMENTS OF RECORD:

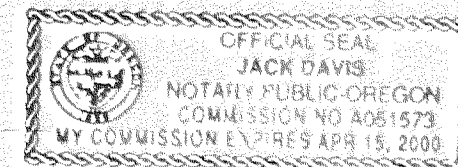
(a.) Volume 216, Page 601 right-of-way for poles and wire lines. Location not defined - there is no physical evidence that this easement affects this property

(b.) Volume 487, Page 13 right-of-way for electrical and transmission equipment. Location not defined - there is no physical evidence that this easement affects this property

STATE OF OREGON }
COUNTY OF JACKSON } ss.

Personally appeared the above named John Schleining, who acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



Notary Public for the State of Oregon
My Commission expires: _____

2. Unit ownership extends to the exterior face of the outside walls and roofs of each unit, except that, the line of unit ownership between unit 1 and unit 2; between unit 3 and unit 4 and between unit 5 and unit 6 is the center of the party wall separating the respective units. Unit ownership includes that area that extends ± 2.0 feet from the finish floor elevation of each unit 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.

3. Roof eaves extend 0.8' beyond the outside wall line of each unit; roof eaves are included in unit ownership

4. This property is subject to "Declaration of Restrictions" as recorded in Instrument No. 80-22289, Official Records, Jackson County, Oregon

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

SURVEYOR
(97159CONDO.DWG)
SHEET 1 OF 2

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023
Expires 6/30/99

SURVEY NO. 15867

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

SURVEY FOR: John Schleining
P.O. Box 3216
Ashland, Oregon 97520

LOCATION: Lots 2, 3 and 4 in Block 1 of CHATA SUBDIVISION UNIT NO. 1, in the Southwest One-Quarter (1/4) of Section 25, Township 38 South, Range 1 West, Willamette Meridian, City of Talent, Jackson County, Oregon

PURPOSE: To survey and monument BEAR MOUNTAIN CONDOMINIUMS as approved by the City of Talent Planning Department File No. SP-98-2.

PROCEDURE: The boundary of the property being developed was previously surveyed and monumented as CHATA SUBDIVISION UNIT NO. 1. Found monuments per CHATA SUBDIVISION were used as the basis of control for this survey.

BASIS OF BEARING: CHATA SUBDIVISION UNIT NO. 1

DATE: April 6, 1998

**** RECEIVED ****
Date 9-1-98 By DLH
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Darrell L. Huck
DARRELL L. HUCK
2023

Darrell L. Huck
L.S. 2023 - Oregon
Expires 6/30/99
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504