

THE QUEEN ANN CONDOMINIUMS

Location:

In lots 1 & 2 and a portion of lot 3, block "P" of RAILROAD ADDITION to the CITY OF ASHLAND in the N.W. 1/4 of section 09, T39S., R. 1E., W.M. City of Ashland, Jackson County, Oregon

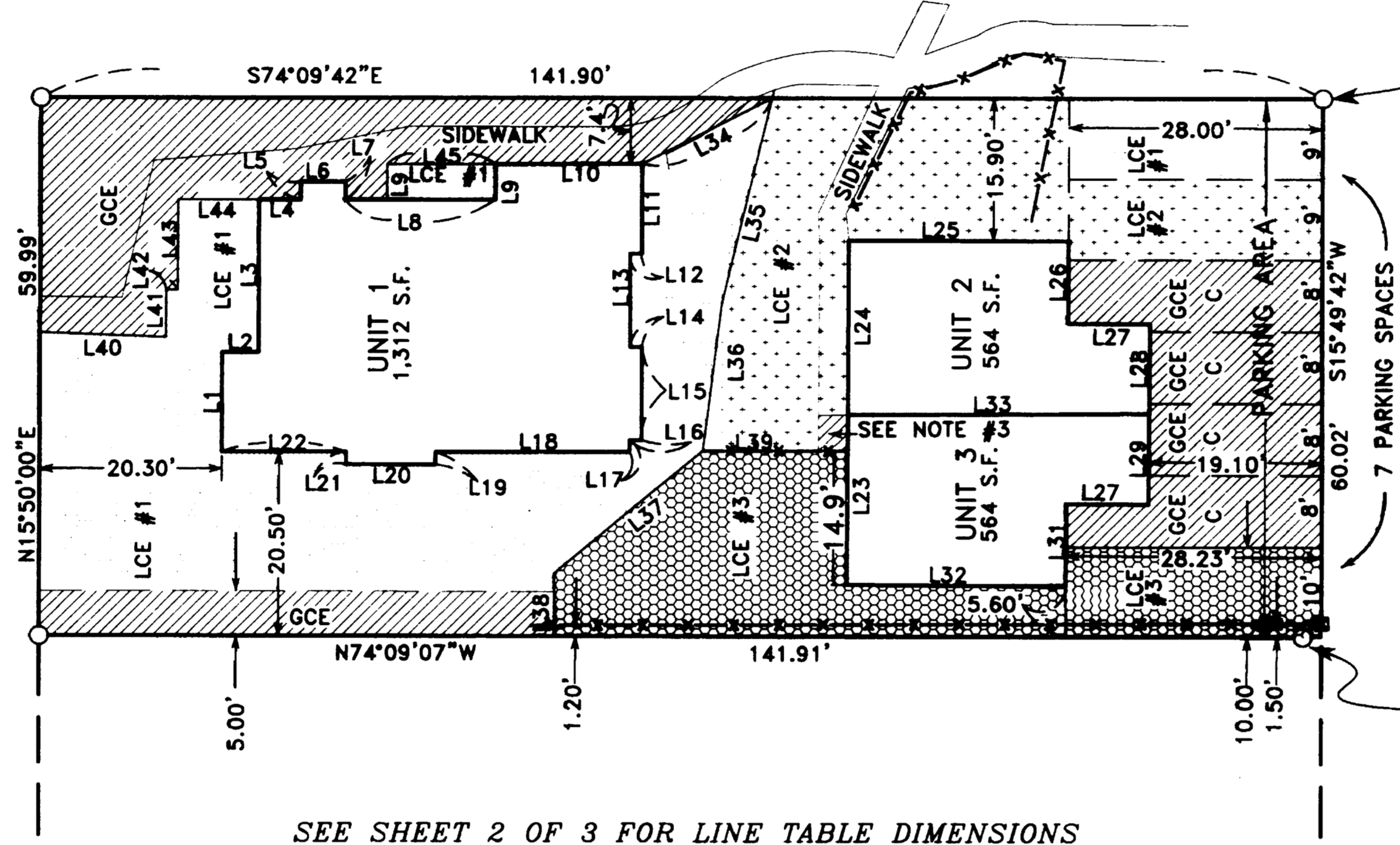
HOFFBUHR & ASSOCIATES, INC.
3155 Alameda Street, Suite 201
MEDFORD, OREGON 97504
(541)779-4641

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 20 feet January 22, 2002
BASIS OF BEARING: N.O.A.A. TRUE MERIDIAN at the North-South Centerline of Section 09 as Referenced on S/N 6478

RECEIVED
Date 6-18-02 By D.L.H.
This survey consists of:
3 sheets Map
1 general description
JACKSON COUNTY
CLERK

- O = Set 5/8" x 30" iron pin with plastic cap stamped "D.Huck LS 2023"
- L.C.E. = Limited Common Element
- G.C.E. = General Common Element
- Fin. Floor = Finished Floor
- C = Compact Parking Space
- x-x-x- = Existing fence line

INITIAL POINT
SET 1" X 30" IRON PIPE
WITH PLASTIC PLUG MARKED
"D.HUCK L.S. 2023"



SEE SHEET 2 OF 3 FOR LINE TABLE DIMENSIONS

NOTE #1

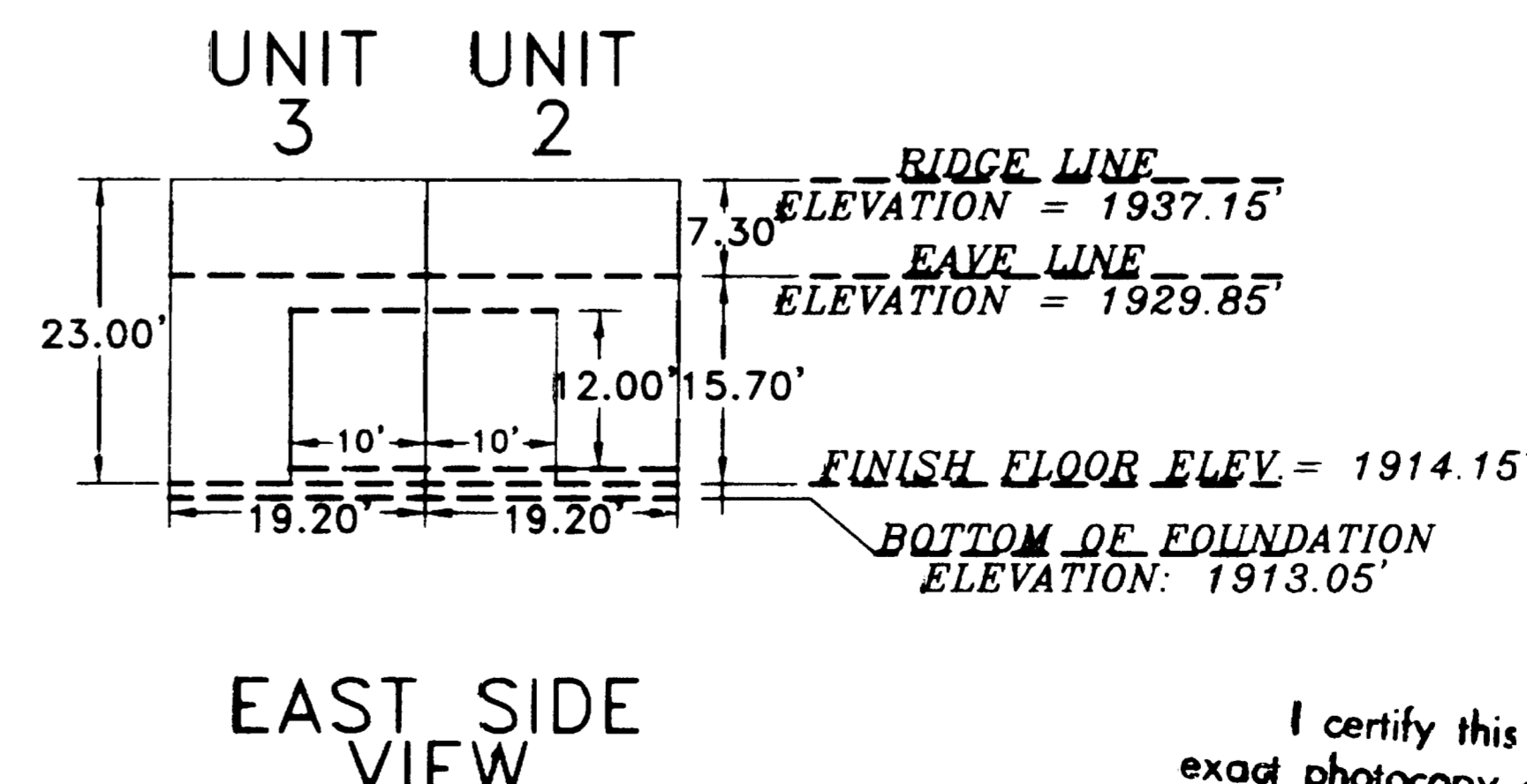
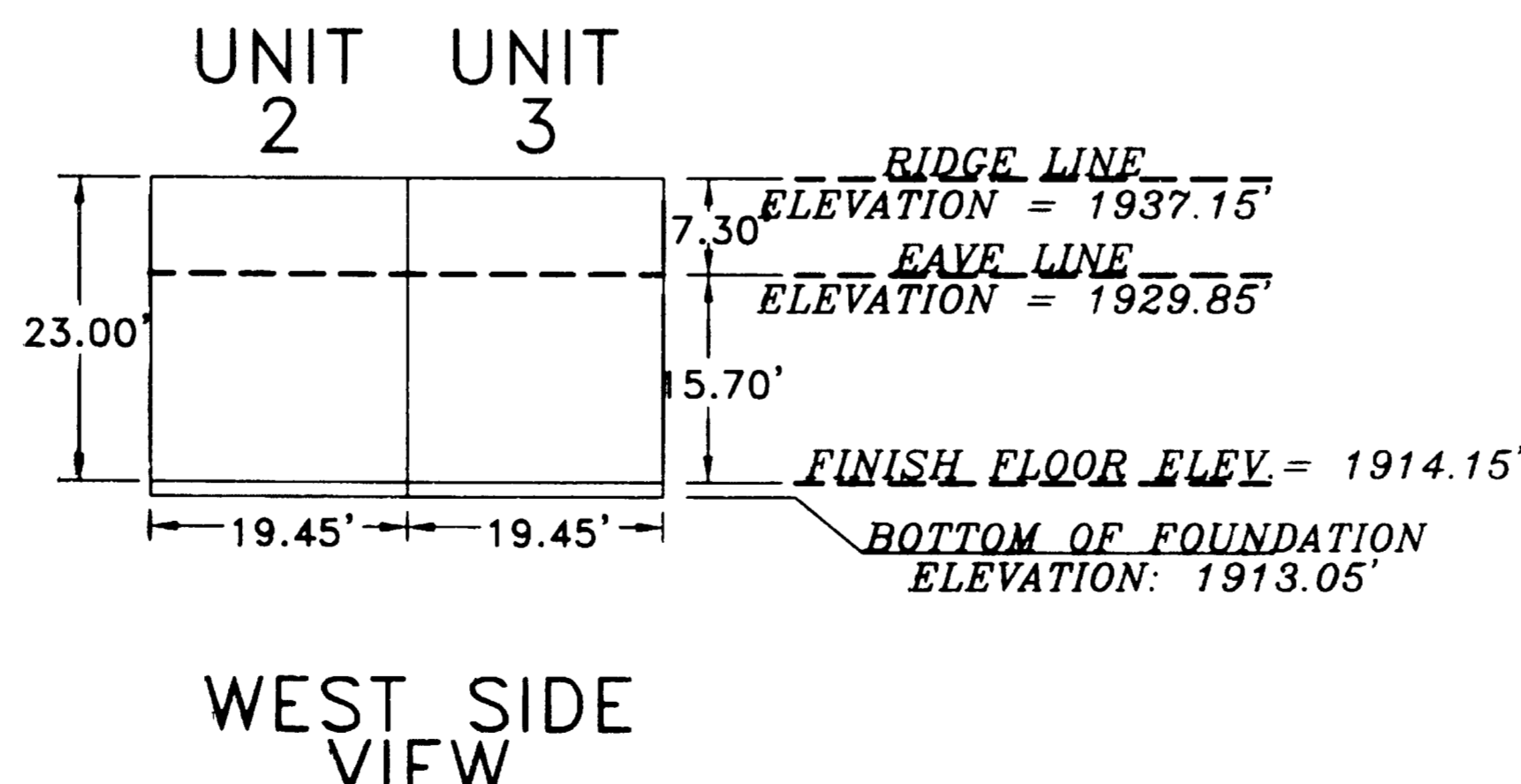
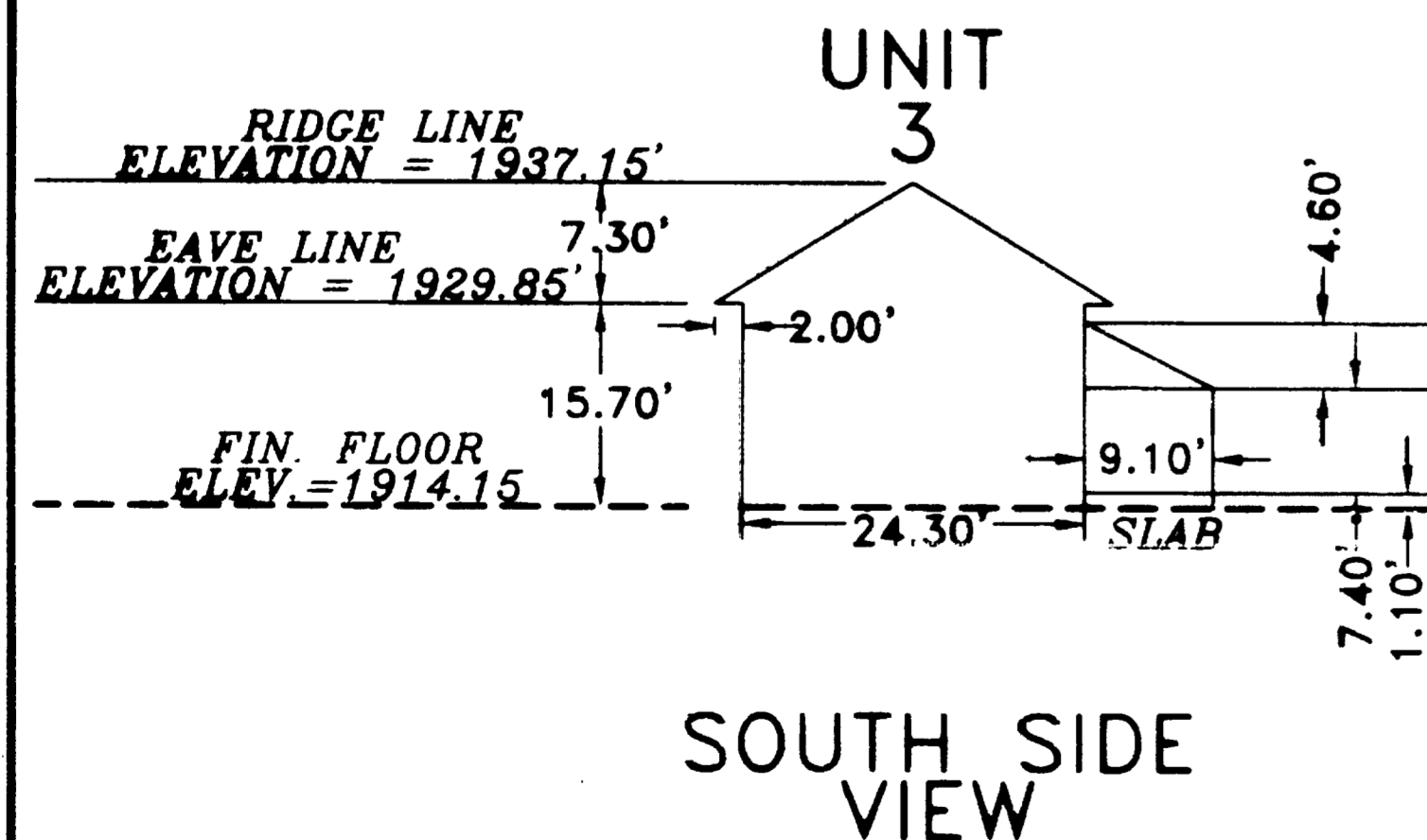
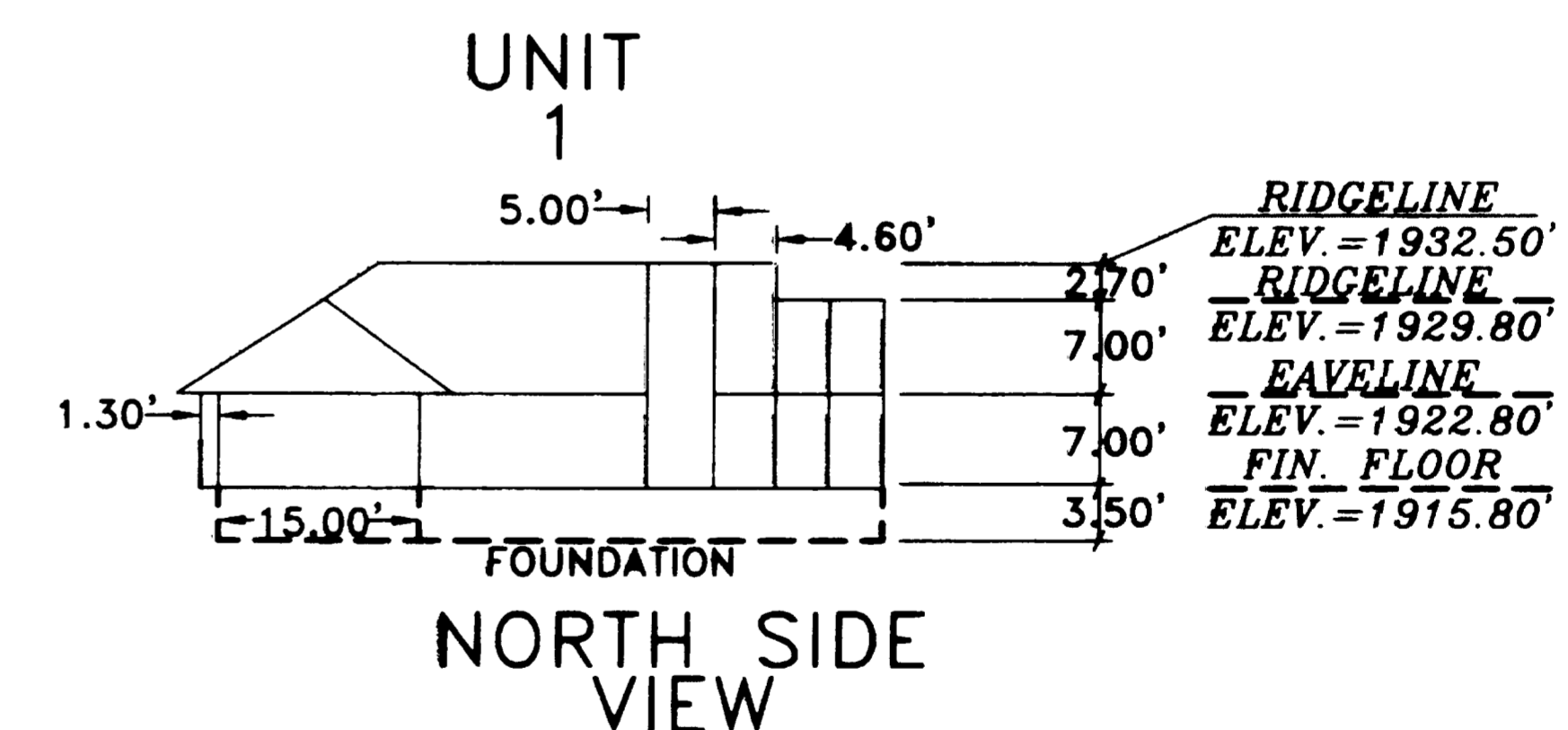
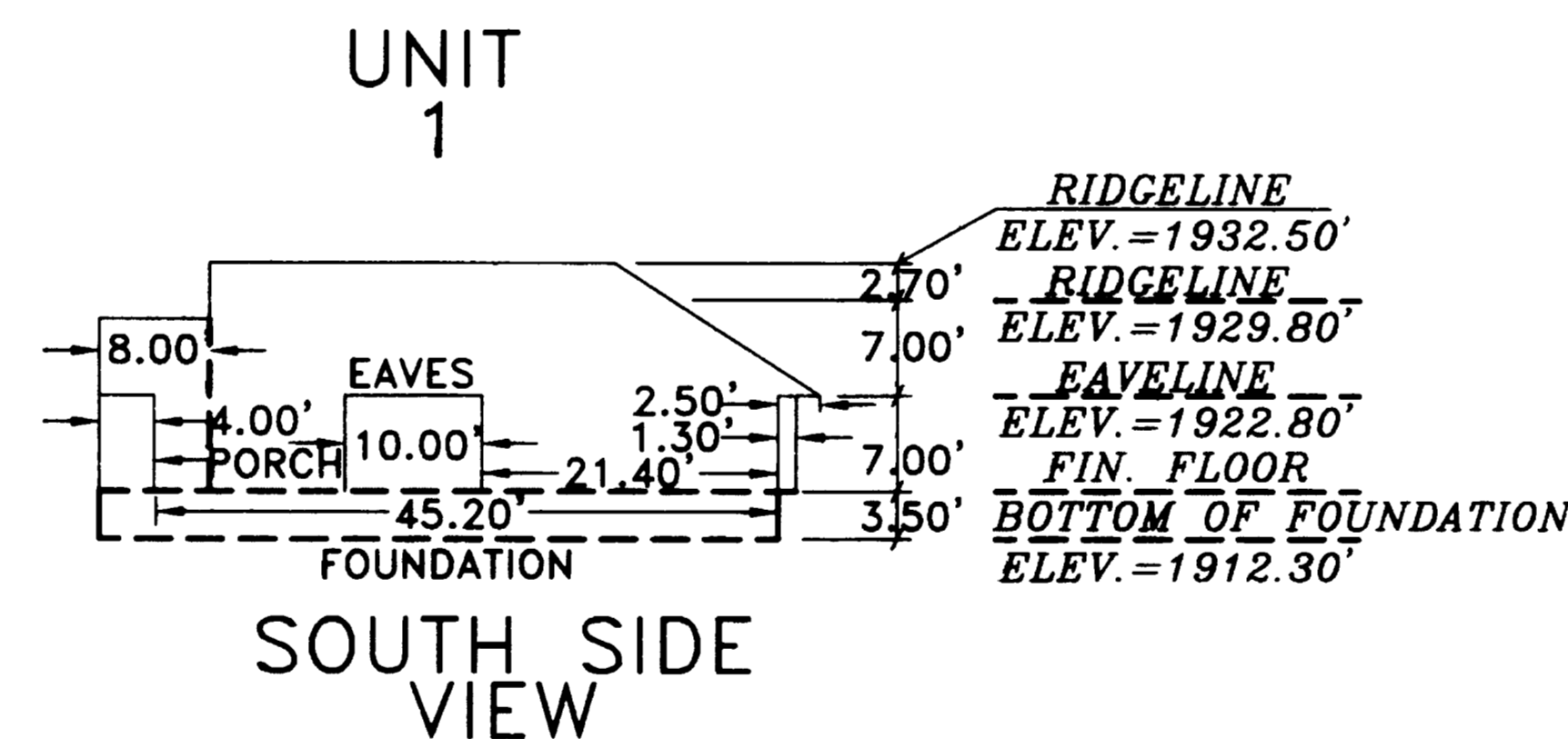
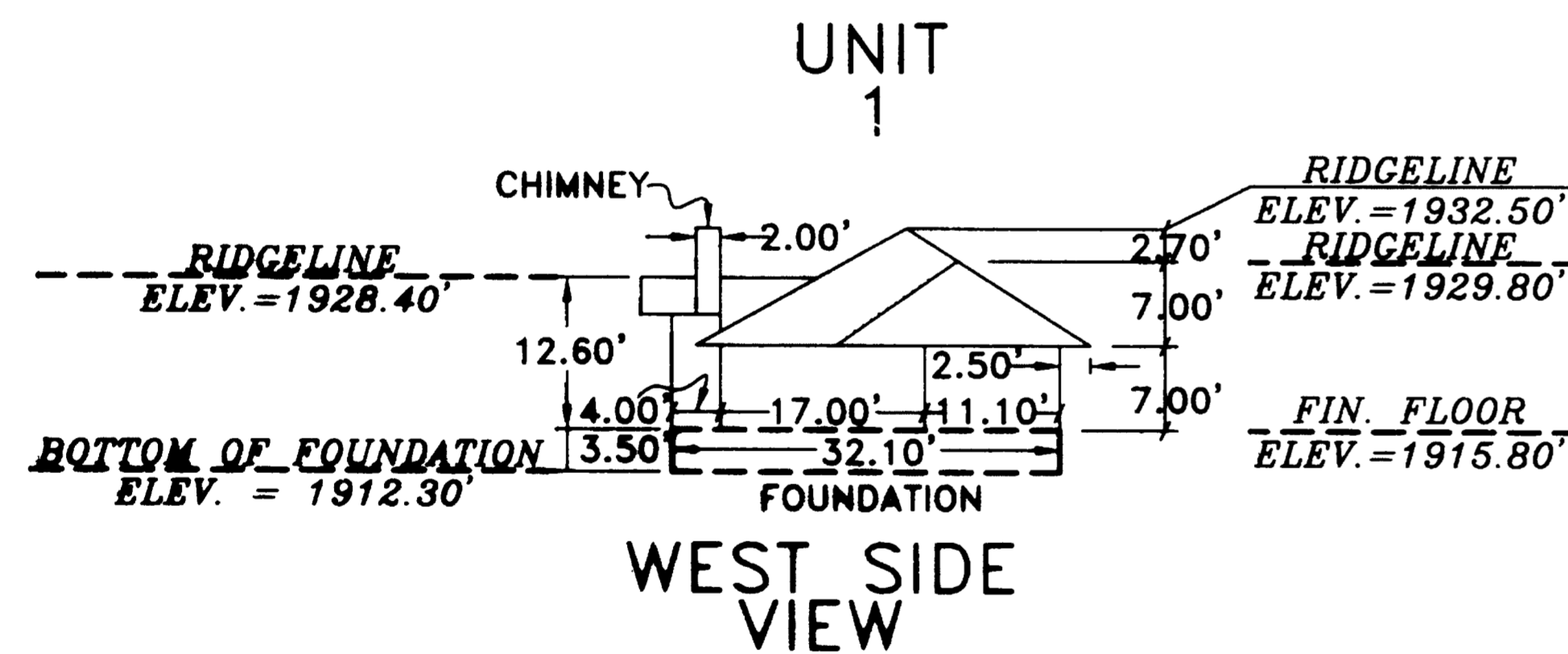
Elevations established from brass disc bench mark (BM 67) located in the Top of Curb on the southerly curb line of "C" St. at the Southeast corner of the intersection of "C" Street and Third Street. Elevation = 1912.063

NOTE #2

Unit ownership includes that area that extends ±3.5 feet from the finish floor elevation to the bottom of the building foundation of Unit 1 and ±1.00 foot below finish floor of Units 2 and 3. It is intended that the physical location of the bottom of the foundation will take precedence over the stated dimension, to define the unit ownership.

NOTE #3

Maintenance Easement (See Note 3 on Sheet 2 for description)



REGISTERED PROFESSIONAL LAND SURVEYOR
DARRELL L. HUCK
OREGON FEBRUARY 4, 1989
DARRELL L. HUCK 2023
Expires 6/30/03

I certify this plat to be an exact photocopy of the original.
DARRELL L. HUCK
SURVEYOR

01235S3.DWG) SHEET 3 OF 3

THE QUEEN ANN CONDOMINIUMS

Location:

In lots 1 & 2 and a portion of lot 3, block "P" of RAILROAD ADDITION to the CITY OF ASHLAND in the N.W. 1/4 of section 09, T39S., R. 1E., W.M. Jackson County, Oregon

APPROVAL:

[Signature]
5.13.02
ASHLAND PLANNING DEPARTMENT DATE
PA # 2001-070

RECORDING

Filed for record this the 13 day of June, 2002
at 10:42 o'clock A M. and recorded in Volume 28
of Plats at Page 34 of the Records of Jackson County,
Oregon.

Examined and Approved this 6th day of May, 2002.

[Signature]
City Surveyor

[Signature]
County Clerk

[Signature]
Deputy

Examined and approved as required by O.R.S. 100.110 as of 11 June, 2002

[Signature]
Assessor, Department of Assessment

Declaration of Condominium Ownership and of Covenants,
Conditions and Restrictions recorded as Instrument
No. 02-31946 Official Records, Jackson County, Oregon

All taxes, fees, assessments as required by O.R.S. 100.110 have been paid as of June 11, 2002

[Signature]
Collector, Deputy

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:

BEGINNING at the Northeast corner of Lot 1 of Block "P" of RAILROAD ADDITION TO THE CITY OF ASHLAND, according to the official plat thereof, now of record in Jackson County, Oregon; thence, along the easterly boundaries of Lots 1, 2 and a portion of Lot 3 of said Block "P", South 15°49'42" West (Plat Record = South 15°38' West) 60.02 feet to a point which bears North 15°49'42" East 15.00 feet from the Southeast corner of said Lot 3; thence, along a line parallel with, and 15.00 feet distant from the southerly boundary of said Lot 3, North 74°09'07" West 141.91 feet to the westerly boundary of said Lot 3; thence, along the westerly boundaries of Lots 3, 2 and 1 of the aforesaid Block "P", North 15°50'00" East (Plat Record = North 15°38' East) 59.99 feet to the Northwest corner of said Lot 1; thence, along the northerly boundary of said Lot 1, South 74°09'42" East (Plat Record = South 74°22' East) 141.90 feet to the point of beginning.

[Signature]
Surveyor

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that, Ronald L. Salter and Ann L. Salter are the owners in fee simple of the lands hereon described and we do hereby make, establish and declare that this plat is a correct representation of the land as laid out as THE QUEEN ANN CONDOMINIUMS. We hereby make and create a private easement for the benefit of the unit owners, their heirs and assigns, to be located in, on and over the General Common Elements and in the Limited Common Elements for the installation and maintenance of power, cable t.v., water, sanitary sewer, gas, heating and air conditioning units. We also make and create a 5.00 foot wide easement over and across a portion of Unit No. 3, as designated hereon, for power line purposes, for the benefit of the owners, their heirs and assigns of Unit No. 2. We also make and create a Maintenance Easement Area located within the Limited Common Element #2, as designated hereon, for the benefit of the owners, their heirs and assigns of Unit No. 3. 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. The property and improvements described and depicted on the plat are subject to the provisions of O.R.S. 100.005 to 100.625.

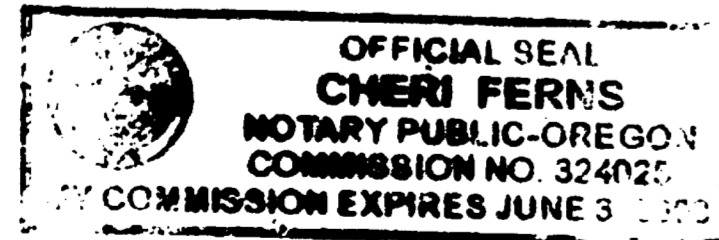
[Signature]
RONALD L. SALTER

[Signature]
ANN L. SALTER

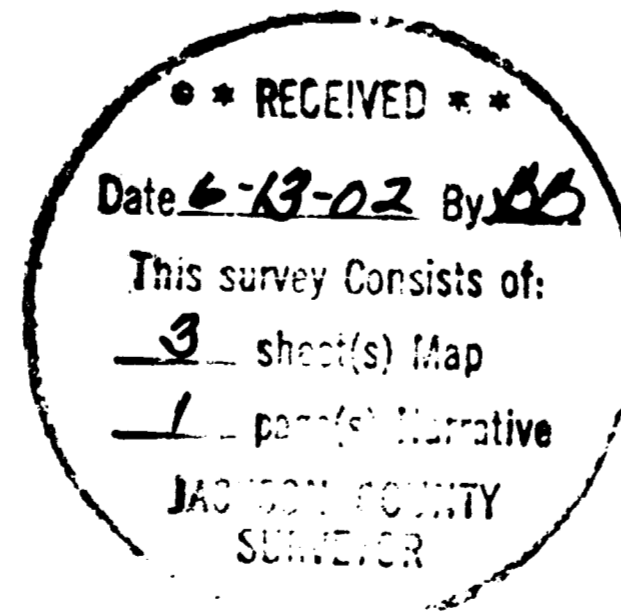
STATE OF OREGON }
COUNTY OF JACKSON } ss.

Personally appeared the above named Ronald L. Salter and acknowledged the foregoing instrument to be his voluntary act and deed.

Signed this 3rd day of May, 2002
Before me:



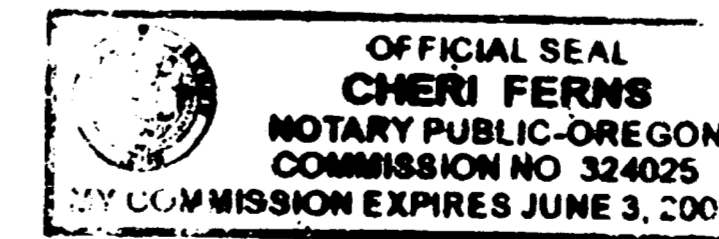
[Signature]



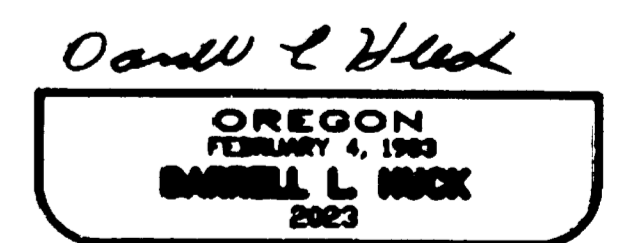
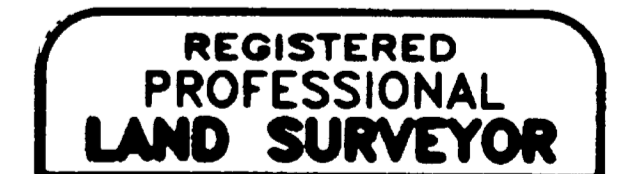
STATE OF OREGON }
COUNTY OF JACKSON } ss.

Personally appeared the above named Ann L. Salter and acknowledged the foregoing instrument to be her voluntary act and deed.

Signed this 3rd day of May, 2002
Before me:



[Signature]



I certify this plat to be an exact photocopy of the original
[Signature]
SURVEYOR

0123551.DWG)
SHEET 1 OF 3

NOTE:

- UNIT OWNERSHIP EXTENDS TO THE EXTERIOR FACE OF THE OUTSIDE WALLS OF EACH UNIT EXCEPT THAT THE LINE OF UNIT OWNERSHIP BETWEEN UNIT 2 AND UNIT 3 IS THE CENTER OF THE PARTY WALL SEPARATING UNIT 2 AND UNIT 3.
- ROOF EAVES EXTEND 30 INCHES BEYOND THE OUTSIDE WALL LINE OF EACH UNIT; ROOF EAVES ARE INCLUDED IN THE UNIT OWNERSHIP
- MAINTENANCE EASEMENT AREA (being created hereon) FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF UNIT NO. 3 FOR ACCESS TO PROVIDE FOR THE OCCASIONAL AND PERIODIC OR NECESSARY MAINTENANCE OF UNIT NO. 3.

THE QUEEN ANN CONDOMINIUMS

Location:

In lots 1 & 2 and a portion of lot 3, block "P" of RAILROAD ADDITION to the CITY OF ASHLAND in the N.W. 1/4 of section 09, T39S., R. 1E., W.M. City of Ashland, Jackson County, Oregon

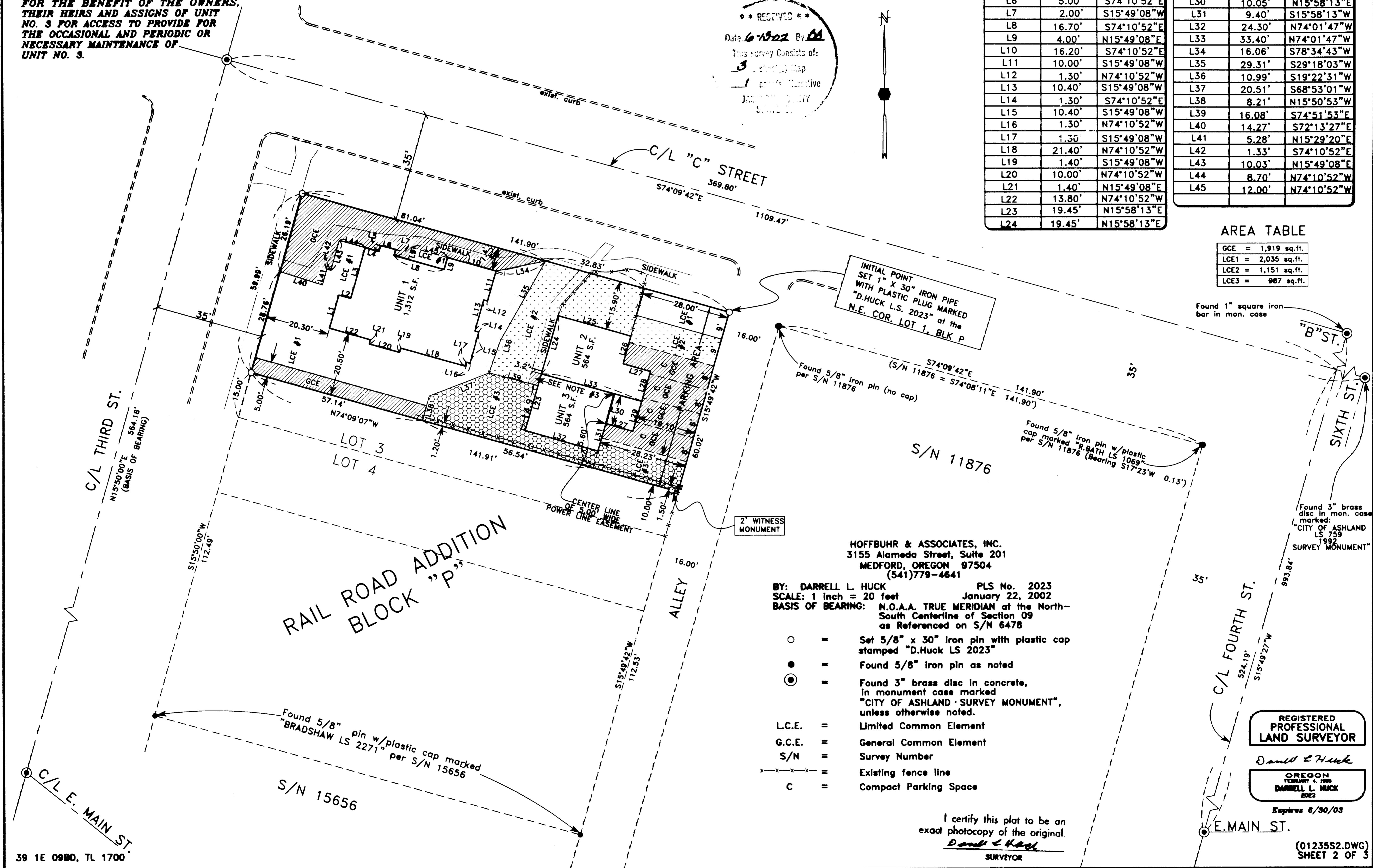
LINE	LENGTH	BEARING
L1	11.10'	N15°49'08"E
L2	4.00'	S74°10'52"E
L3	17.00'	N15°49'08"E
L4	4.60'	S74°10'52"E
L5	2.00'	N15°49'08"E
L6	5.00'	S74°10'52"E
L7	2.00'	S15°49'08"W
L8	16.70'	S74°10'52"E
L9	4.00'	N15°49'08"E
L10	16.20'	S74°10'52"E
L11	10.00'	S15°49'08"W
L12	1.30'	N74°10'52"W
L13	10.40'	S15°49'08"W
L14	1.30'	S74°10'52"E
L15	10.40'	S15°49'08"W
L16	1.30'	N74°10'52"W
L17	1.30'	S15°49'08"W
L18	21.40'	N74°10'52"W
L19	1.40'	S15°49'08"W
L20	10.00'	N74°10'52"W
L21	1.40'	N15°49'08"E
L22	13.80'	N74°10'52"W
L23	19.45'	N15°58'13"E
L24	19.45'	N15°58'13"E

LINE	LENGTH	BEARING
L25	24.30'	S74°01'47"E
L26	9.40'	S15°58'13"W
L27	9.10'	S74°01'47"E
L28	10.05'	S15°58'13"W
L29	10.05'	S15°58'13"W
L30	10.05'	N15°58'13"E
L31	9.40'	S15°58'13"W
L32	24.30'	N74°01'47"W
L33	33.40'	N74°01'47"W
L34	16.06'	S78°34'43"W
L35	29.31'	S29°18'03"W
L36	10.99'	S19°22'31"W
L37	20.51'	S68°53'01"W
L38	8.21'	N15°50'53"W
L39	16.08'	S74°51'53"E
L40	14.27'	S72°13'27"E
L41	5.28'	N15°29'20"E
L42	1.33'	S74°10'52"E
L43	10.03'	N15°49'08"E
L44	8.70'	N74°10'52"W
L45	12.00'	N74°10'52"W

AREA TABLE

GCE	= 1,919 sq.ft.
LCE1	= 2,035 sq.ft.
LCE2	= 1,151 sq.ft.
LCE3	= 987 sq.ft.

RECEIVED
 Date: 6-19-02 By: DL
 This survey consists of:
 3 sheets of map
 1 profile narrative
 JACOBO SURVEY SERVICE



HOFFBUHR & ASSOCIATES, INC.
 3155 Alameda Street, Suite 201
 MEDFORD, OREGON 97504
 (541)779-4641

BY: DARRELL L. HUCK PLS No. 2023
 SCALE: 1 inch = 20 feet January 22, 2002
 BASIS OF BEARING: N.O.A.A. TRUE MERIDIAN at the North-South Centerline of Section 09 as Referenced on S/N 6478

- = Set 5/8" x 30" iron pin with plastic cap stamped "D.Huck LS 2023"
- = Found 5/8" iron pin as noted
- ⊙ = Found 3" brass disc in concrete, in monument case marked "CITY OF ASHLAND - SURVEY MONUMENT", unless otherwise noted.
- L.C.E. = Limited Common Element
- G.C.E. = General Common Element
- S/N = Survey Number
- - - - - = Existing fence line
- C = Compact Parking Space

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

REGISTERED PROFESSIONAL LAND SURVEYOR
 Darrell L. Huck
 OREGON
 FEBRUARY 4, 1993
 DARRELL L. HUCK
 2003
 Expires 6/30/08