

DARIEN CONDOMINIUM

Located in the N.E. 1/4 of Sec. 15, T.39 S., R.1 E., W.M., City of Ashland, Jackson County, Oregon.

for
LOWER PARK STREET APARTMENTS, LLC
7122 HWY, 66
Ashland, OR 97520

APPROVAL: Bill W.
Ashland Planning Department
PA #2002-032 Condominium

6/14/02
Date

APPROVAL:
EXAMINED AND APPROVED this 14th day of June, 2002.

Janna H. Olson
City Surveyor

EXAMINED AND APPROVED as required by ORS 100.110 as of June 28th, 2002.

Christine Spangrude, Deputy
Assessor, Department of Assessment

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 100.110 have been paid as of June 28, 2002.

Spinda Abbott, Deputy
Tax Collector

* INDEX TO SHEETS *	
SHEET 1	SIGNATURE SHEET
SHEET 2	OVERALL VIEW
SHEET 3	PLAN VIEWS
SHEET 4	ELEVATION VIEWS

SURVEY BY: L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782

DATE: MAY 24, 2002

*** RECORDING ***
Filed for record this 28 day of June, 2002, at 3:07 o'clock P.M., and recorded in Volume 28, of Plats at Page 37, of records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk
Glenda E. Bartlett Deputy

Declaration of Condominium Ownership, Covenants, Conditions and Restrictions recorded as Doc. 02-35291, ORJCO.

By-Laws of the Darien Condominium Owners Association recorded as Doc. 02-35291, ORJCO.

*** SURVEYOR'S CERTIFICATE ***

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY DECLARE THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, THAT THIS PLAT FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS AND BUILDINGS, AND THAT CONSTRUCTION OF THE UNITS AND BUILDINGS AS DEPICTED ON THIS PLAT HAS BEEN COMPLETED, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Beginning at the Northeast corner of EDGEWOOD TOWNHOMES, A PLANNED COMMUNITY, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the North line of said EDGEWOOD TOWNHOMES, West, 19.71 feet to a 5/8 inch iron pin at the West-Southwest corner of that tract described in Document No. 99-37921, Official Records of Jackson County, Oregon; thence along the West line of said tract, North 00°06'06" East, 154.00 feet to a 5/8 inch iron pin at the Northwest corner thereof; thence along the North line thereof, East, 282.86 feet to a 5/8 inch iron pin on the West line of Park Street; thence along said West line, South 00°06'06" West, 25.00 feet to a 5/8 inch iron pin at the Northeast corner of that tract described in Document No. 93-42533, said Official Records; thence along the North line of said tract, West, 140.00 feet to a 5/8 inch iron pin at the Northwest corner thereof; thence along the West line thereof, South 00°06'06" West, 129.00 feet to a 5/8 inch iron pin at the Southwest corner thereof; thence along the East line of that tract described in Document 99-37921, said Official Records, West, 10.00 feet to an angle point in said tract; thence continue along said East line, South 00°06'06" West, 77.00 feet to the Southeast corner thereof; thence along the South line thereof, West, 113.15 feet to the East line of said EDGEWOOD TOWNHOMES; thence along said East line, North 00°06'06" East, 77.00 feet to the INITIAL POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-03

*** DECLARATION ***

Know all men by these presents that LOWER PARK STREET APARTMENTS, LLC, is the owner in fee of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and does hereby make, establish and declare that this Plat is a correct representation of the land as laid out by Lower Park Street Apartments, LLC as DARIEN CONDOMINIUM and that Lower Park Street Apartments, L.L.C. does hereby commit the land and improvements shown on this Plat to the operation of the Condominium Law as set forth in ORS Chapter 100 and that the property and improvements described and depicted on Plat are subject to the provisions of ORS 100.005 to 100.625. Darien Condominium shall be subject to the Declaration of Covenants, Conditions and Restrictions for Darien Condominium and the By-Laws of the Darien Condominium Owner's Association to be recorded simultaneously with this Plat. Lower Park Street Apartments, LLC does hereby dedicate to the City of Ashland the Public Utility Easements (PUE) shown on Sheet 2, with the condition that Charter Communications, its successors or assigns in interest shall have the right to use said PUE for the placement and maintenance of Cable TV lines as long as they do not interfere with the placement and maintenance of City of Ashland utilities.

Steven Shapiro Managing Member.
Steven Shapiro, Managing Member
Lower Park Street Apartments, LLC

STATE OF OREGON }
COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named Steven Shapiro, Managing Member of Lower Park Street Apartments, LLC, and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 11th day of June, 2002.

Karen L. LaFite
Karen L. LaFite Notary Public - Oregon
Commission No. 354744
My Commission Expires 03/30/06

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument the exterior boundary and depict the units of DARIEN CONDOMINIUM. See Ashland PA #2002-032

PROCEDURE: From existing control established by this office during EDGEWOOD TOWNHOMES made ties to monuments as shown to control the exterior boundary and located the as-built exterior of the subject buildings as well as the interior wall spaces. Those monuments found as well as those set are as shown hereon. The existing control was elevated to match City of Ashland TBM #12.

*** AFFIDAVITS OF CONSENT ***

~~FROM EVERETT FEDERAL SAVINGS AND LOAN, RECORDED AS Doc. # / / / / /~~

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

•• RECEIVED ••
DATE 6-28-02 BY OB
This survey consists of:
4 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 1 OF 4

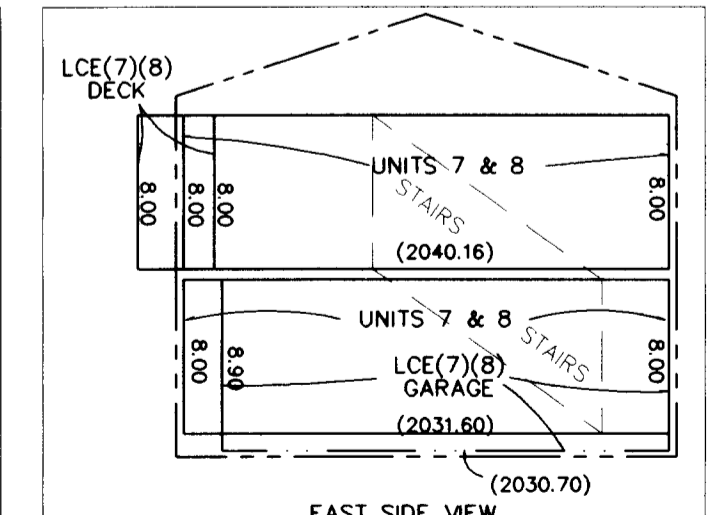
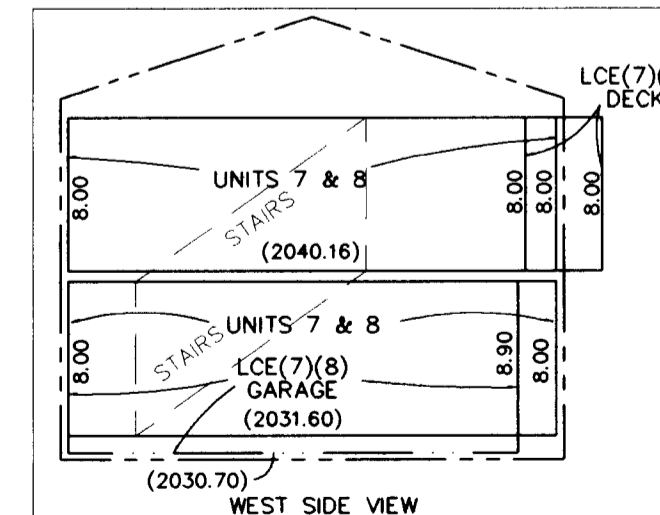
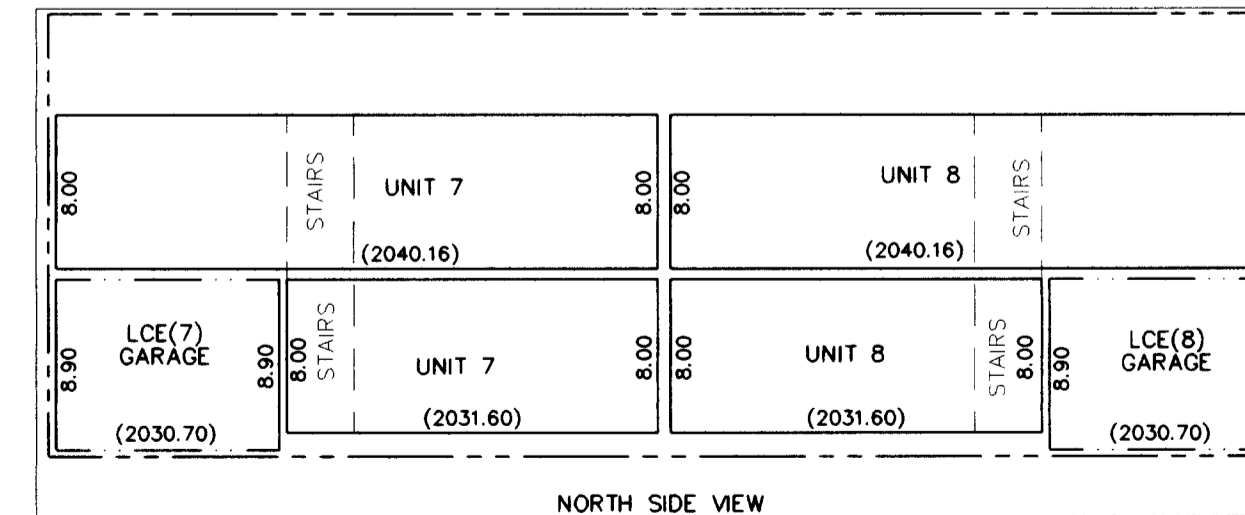
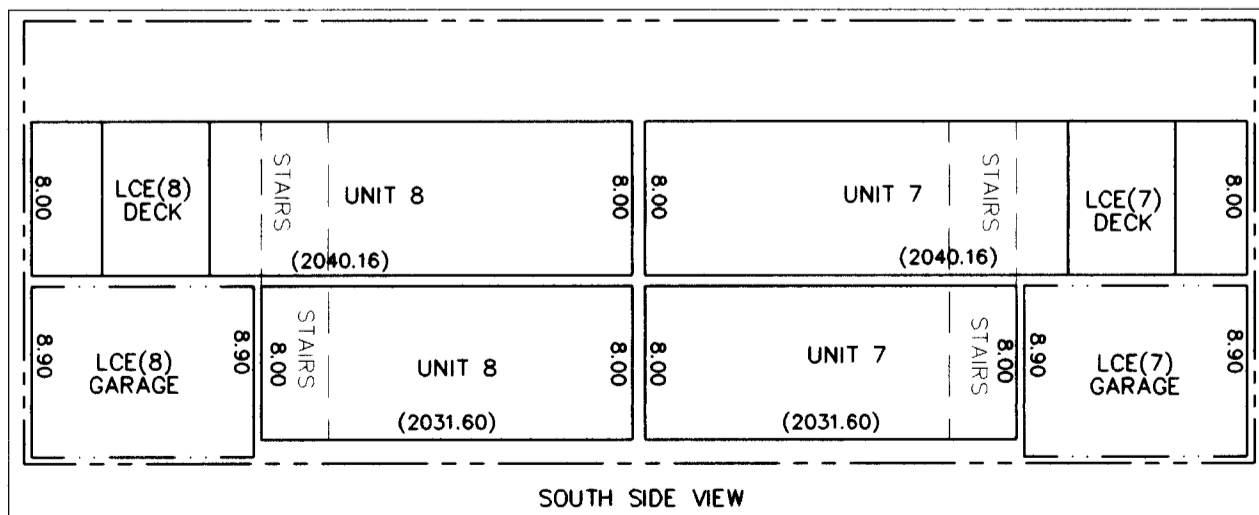
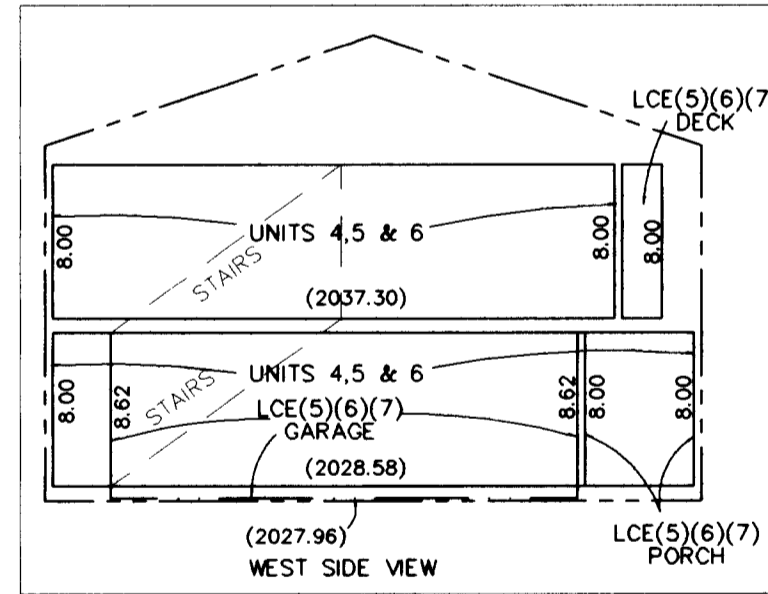
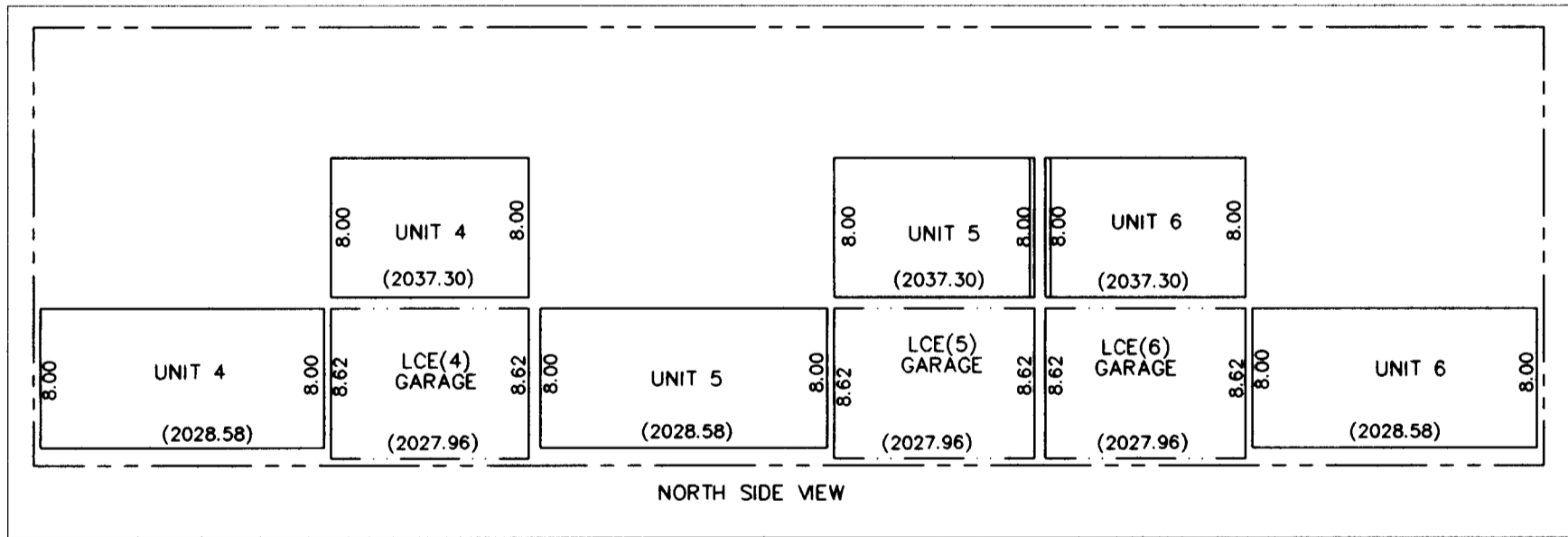
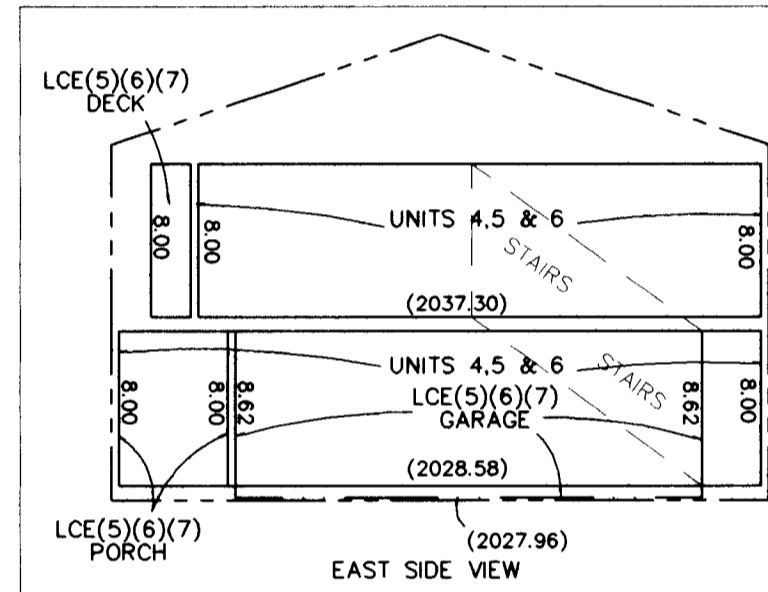
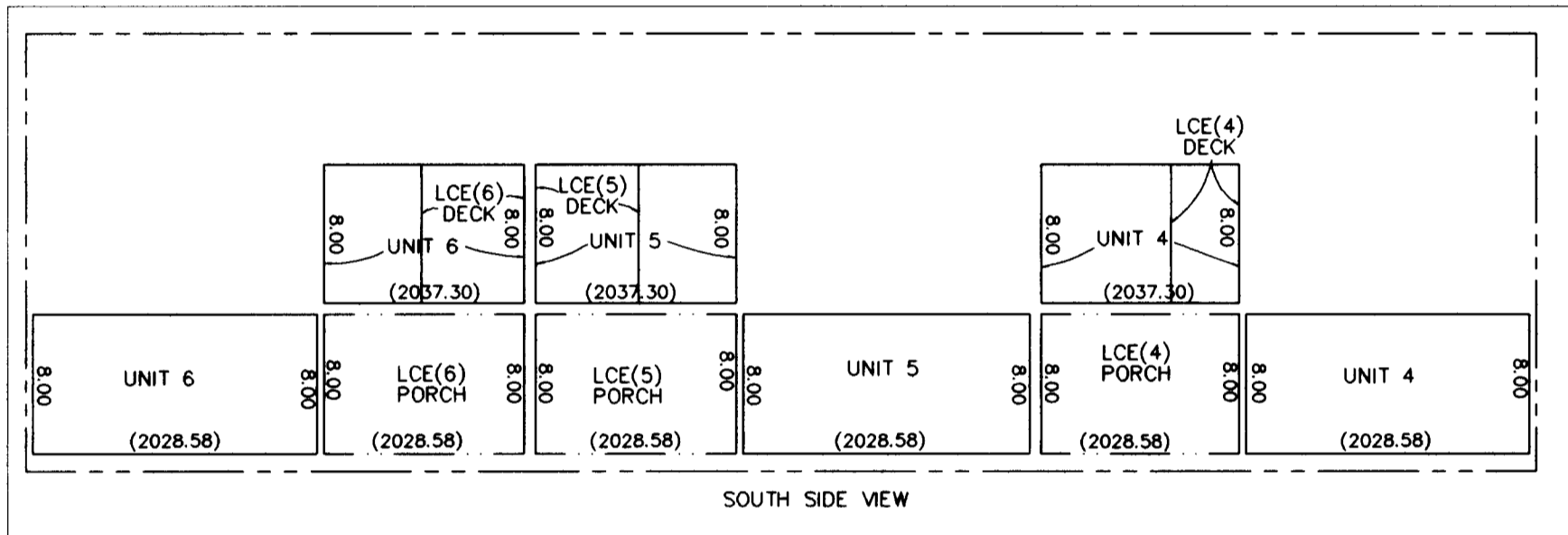
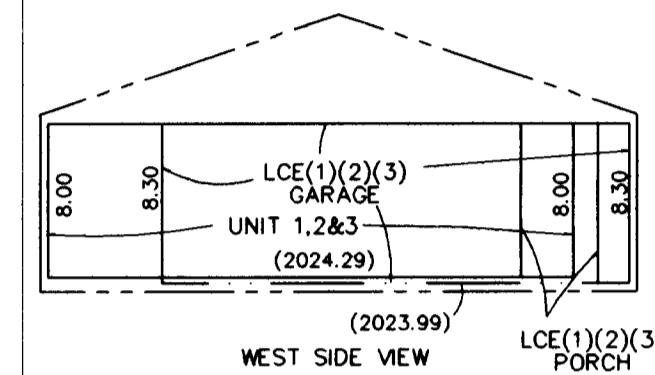
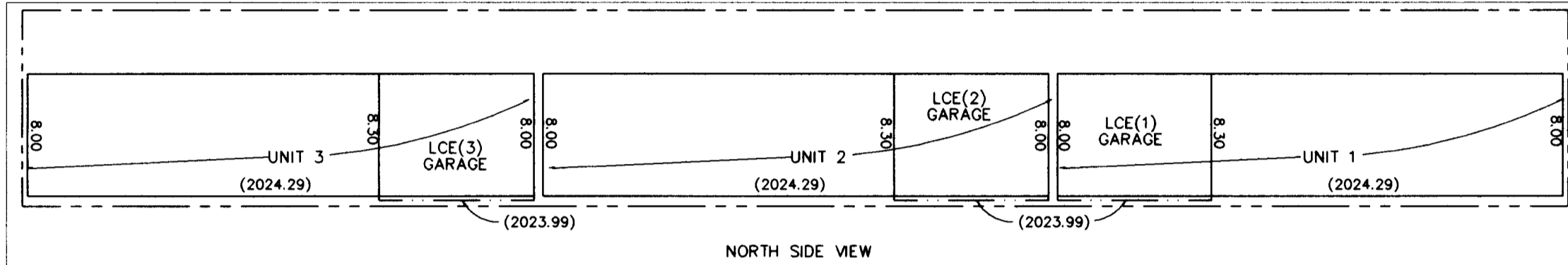
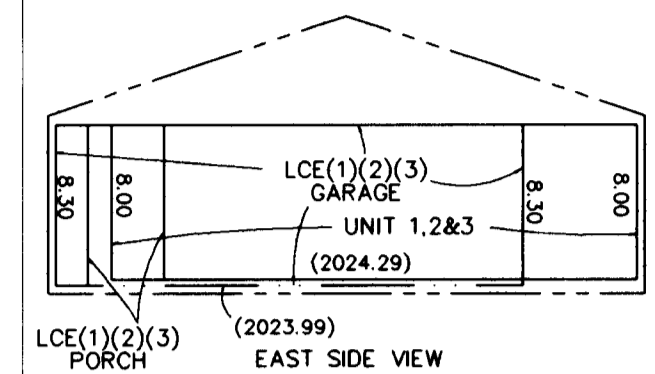
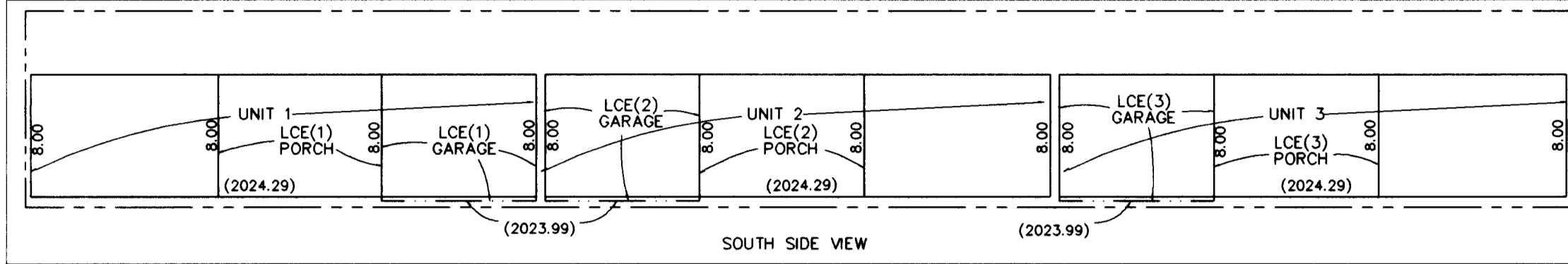
LEGEND:
 PS = PARKING SPACE.
 --- = EXTERIOR BOUNDARY OF BUILDING
 --- = UNIT OWNERSHIP BOUNDARY
 (1826.34) = ELEVATION OF UNIT.
 --- = LCE BOUNDARY
 () = ELEVATION BASED ON CITY OF ASHLAND TBM#12, BRASS DISK IN TOP OF CURB AT S.E. CORNER OF TOLMAN CREEK ROAD & SISKIYOU BLVD. ELEV.: 2147.945'

DARIEN CONDOMINIUM
 Located in the N.E. 1/4 of Sec. 15, T.39 S., R.1 E., W.M., City of Ashland, Jackson County, Oregon.
 for
LOWER PARK STREET APARTMENTS, LLC
 7122 HWY, 66
 Ashland, OR 97520

SURVEY BY: L.J. FRIAR & ASSOCIATES, P.C.
 CONSULTING LAND SURVEYORS
 816 WEST EIGHTH STREET
 MEDFORD, OREGON 97501
 PHONE: (541) 772-2782

SEE SHEET 2 LEGEND FOR ADDITIONAL INFORMATION.

- NOTES:**
- 1) INSIDE UNIT DIMENSIONS ARE TO FACE OF STUDWALL.
 - 2) FLOOR ELEVATIONS ARE AT TOP OF FLOOR JOISTS.
 - 3) CEILING DIMENSIONS ARE FROM TOP OF FLOOR JOISTS TO BOTTOM OF CEILING JOISTS.
 - 4) ENTIRE SITE IS GCE EXCEPT FOR UNIT OWNERSHIP BOUNDARIES & LCE SHOWN.
 - 5) EXTERIOR DIMENSIONS ARE OUTSIDE OF SIDING.
 - 6) DISTANCE BETWEEN EXTERIOR AND INTERIOR WALL IS 0.40 FEET.
 - 7) DISTANCE BETWEEN COMMON WALLS IS 0.67 FEET.



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
 SURVEYOR

DATE: MAY 24, 2002

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-03

** RECEIVED **
 DATE 6-28-02 BY JD
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4 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

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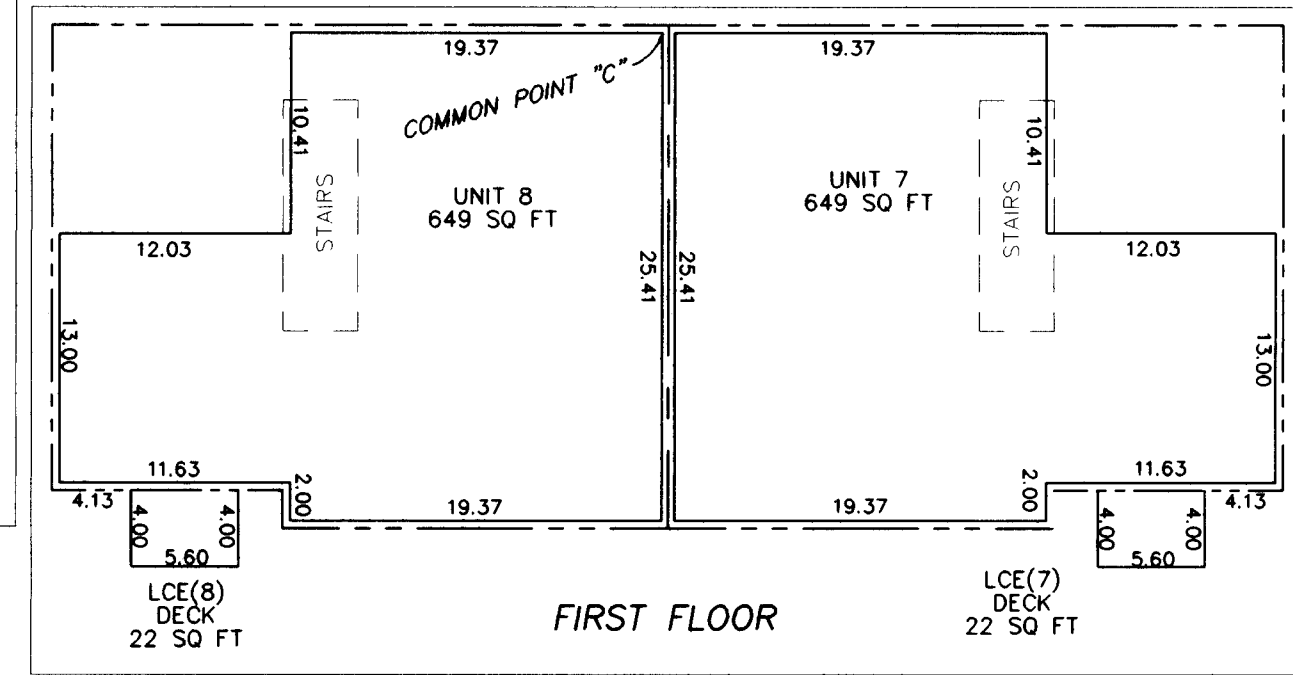
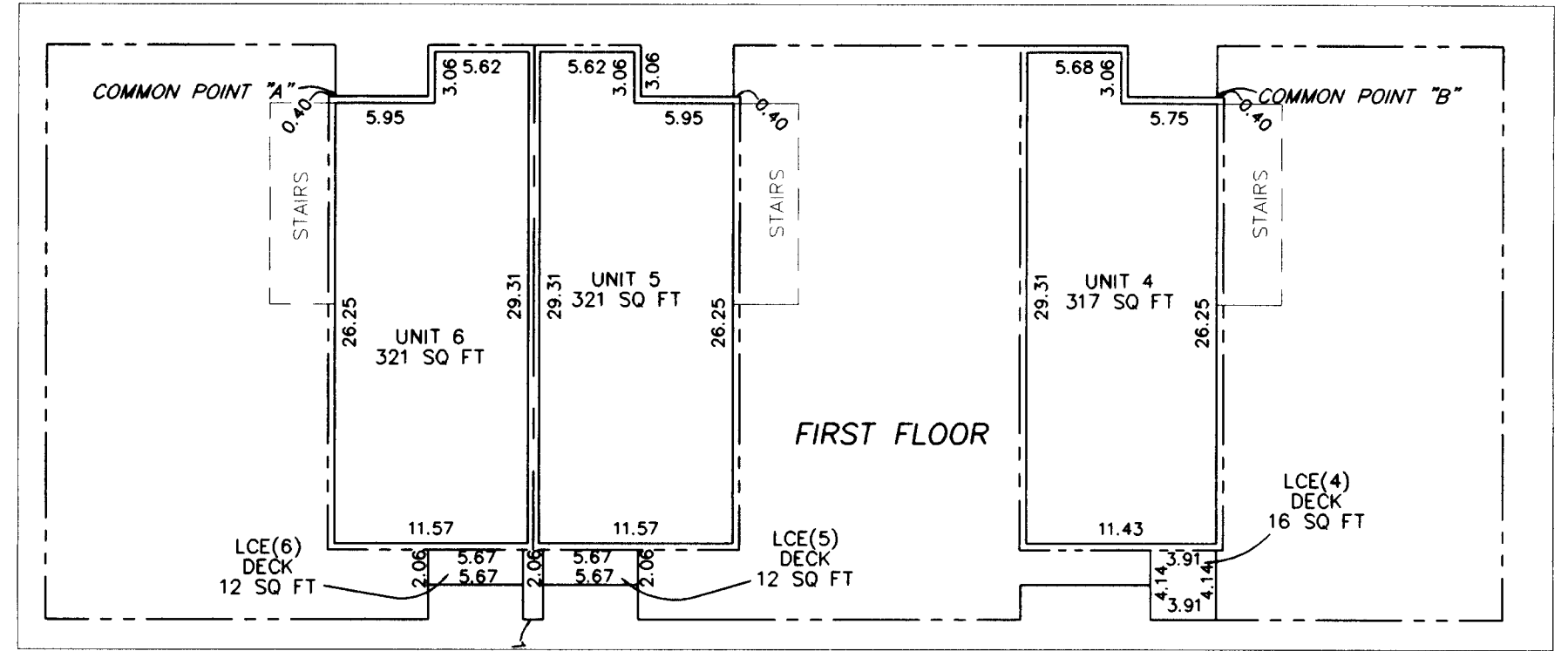
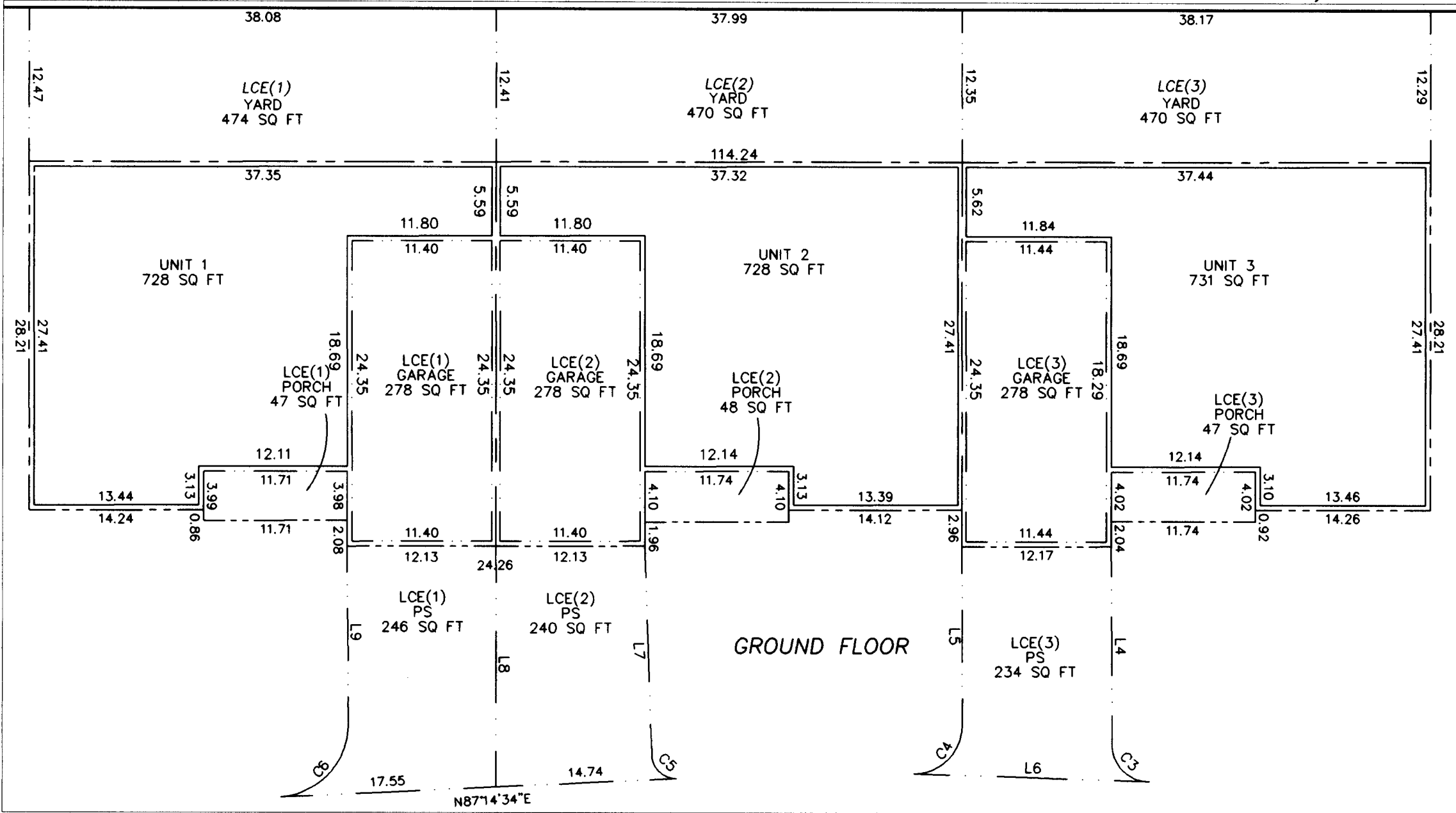
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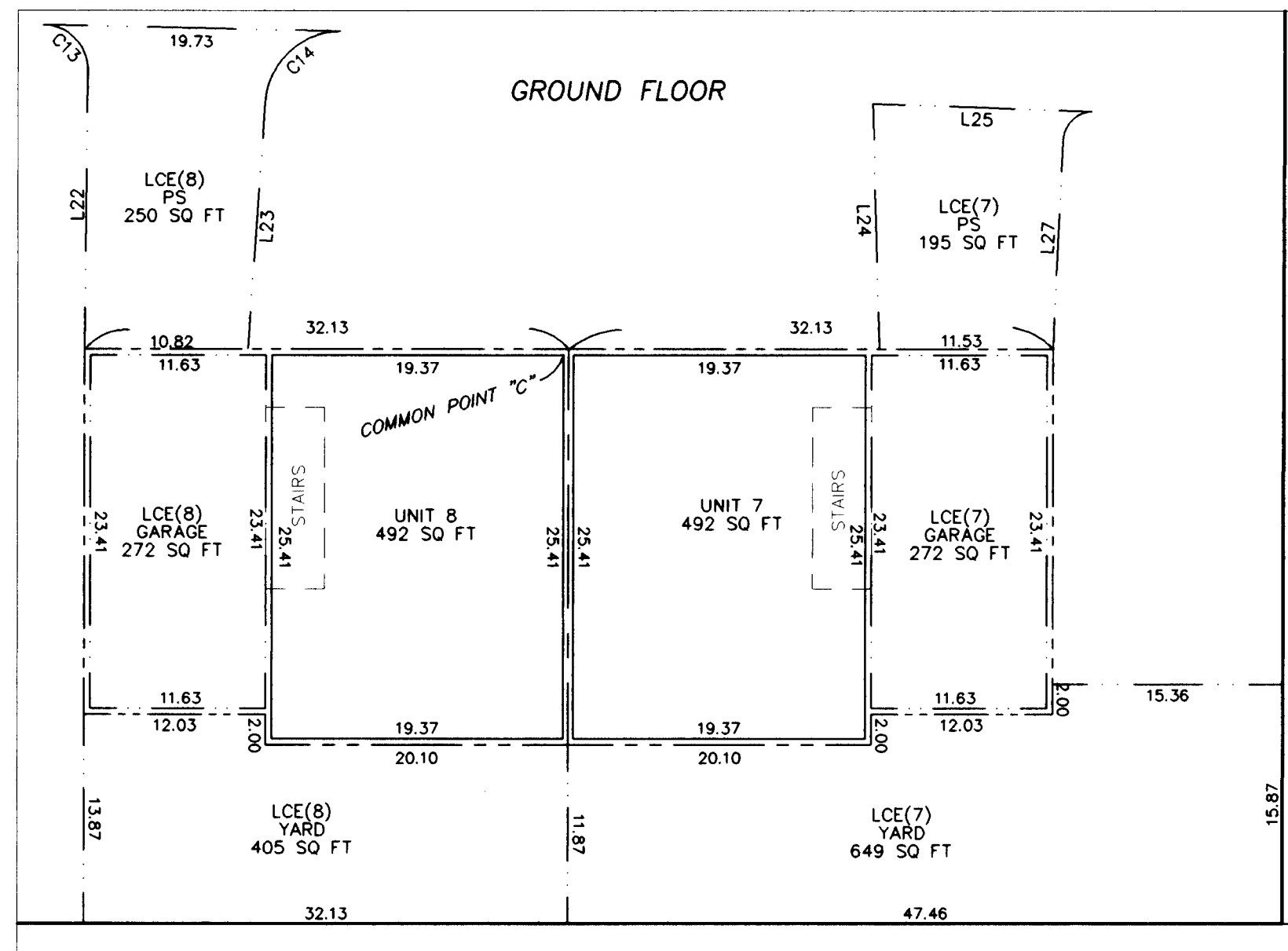
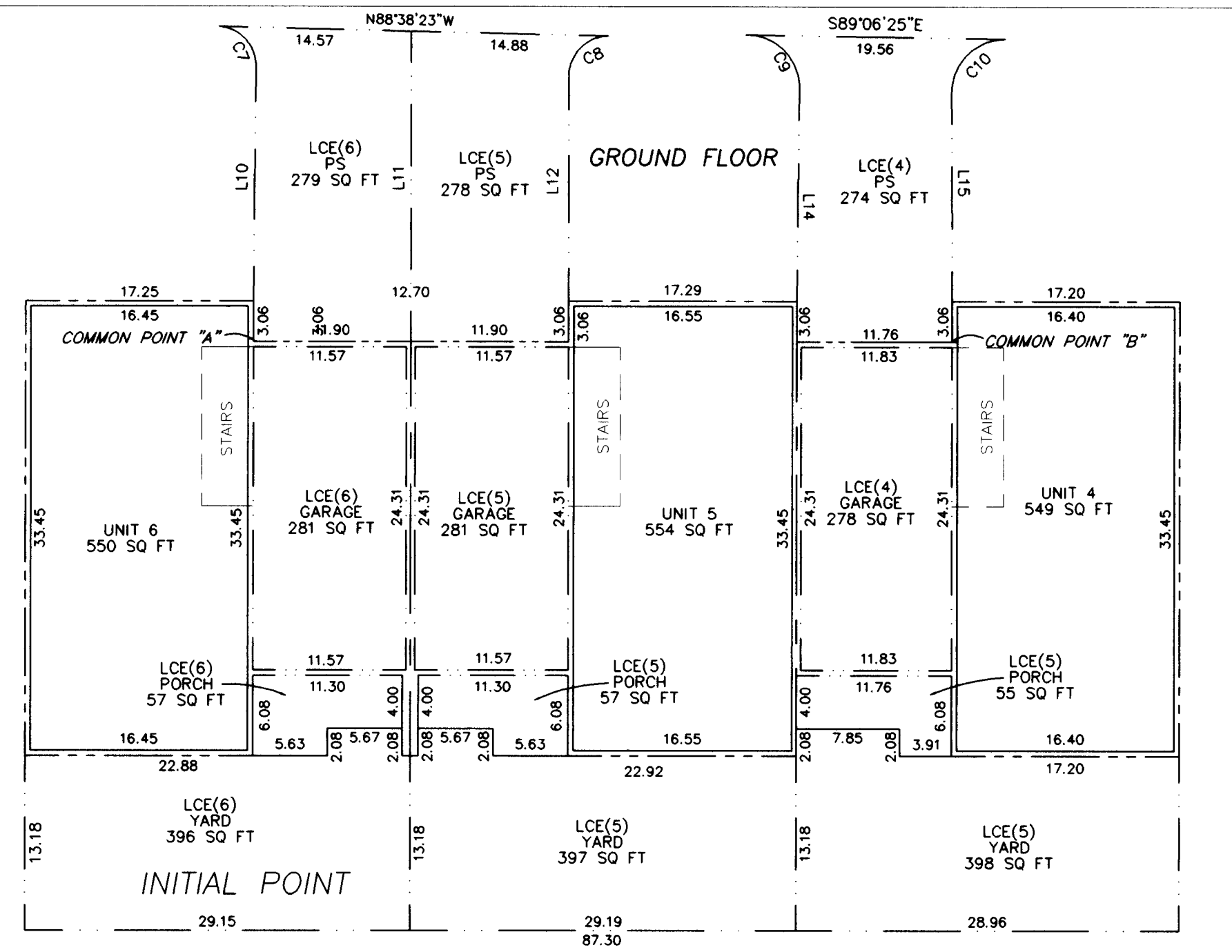
**** BEARING NOTES ****

Units 1-3
N-S Bearings = N0°05'28"W
E-W Bearings = N89°54'32"E

Units 4-6
N-S Bearings = N0°00'01"E
E-W Bearings = S89°59'59"E

Units 7-8
N-S Bearings = N0°00'05"W
E-W Bearings = N89°59'55"E

DATE: MAY 24, 2002



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J. E. Hibbs

OREGON
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SHEET 3 OF 4

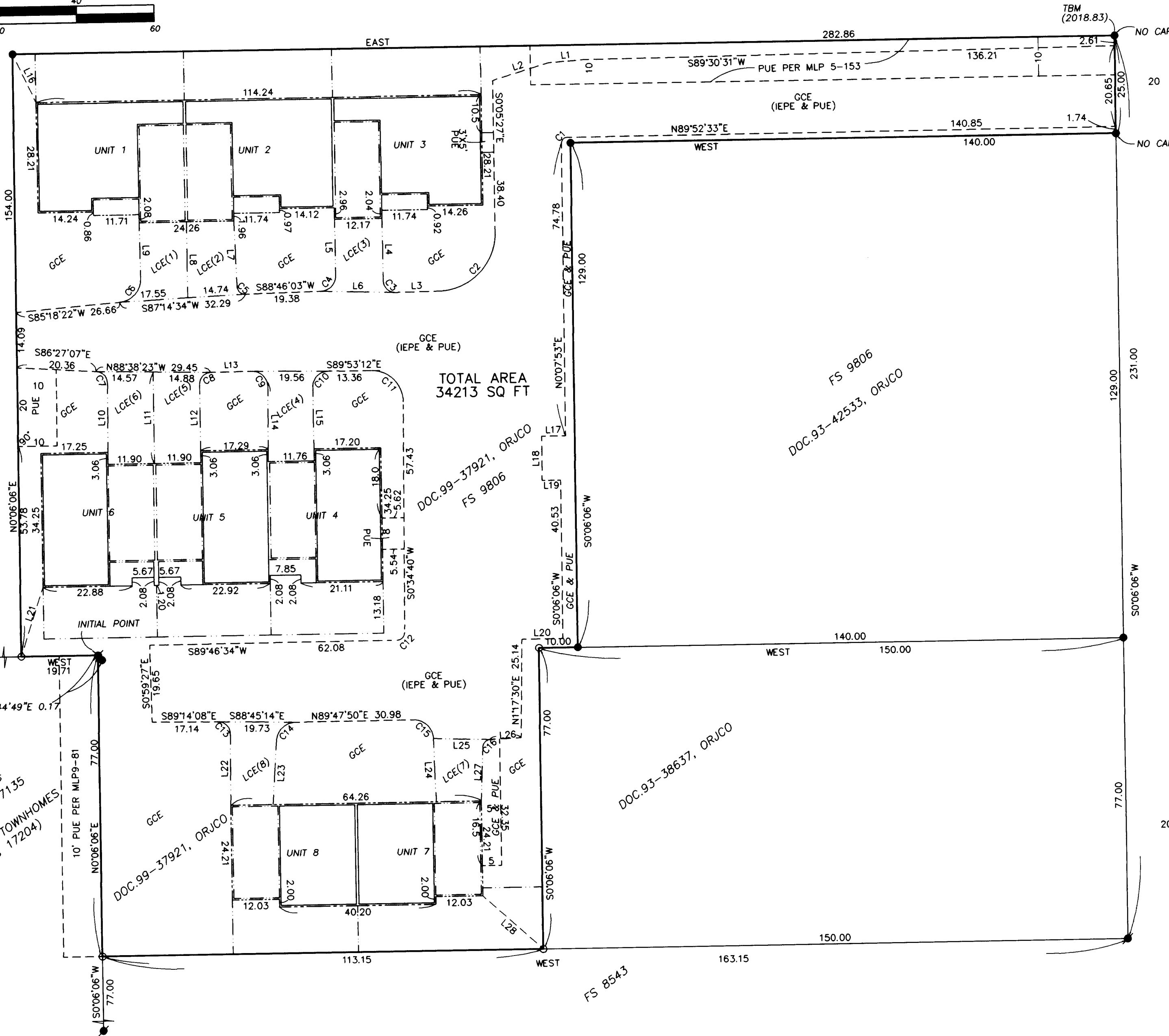
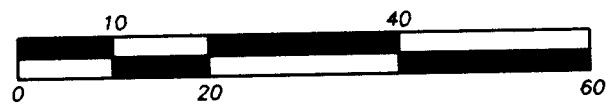
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Jan E. Hibbs
SURVEYOR



LEGEND:

- ⊙ = FD. 2.5" DIA. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT.
- ✱ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. PER FS17135.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. SWAIN LS759 PER FS8543.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. RLS638 PER FS9806.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC.
- ⊗ = SET BRASS TAG MKD. L.J.FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE.
- MLP5-153 = MINOR LAND PARTITION V. 5., P.153 (FS9806)
- LCE(#)= LIMITED COMMON ELEMENT (UNIT NO.)
- BL = BUILDING LINE (EXTERIOR FACE OF SIDING).
- FS = FILED SURVEY #.
- MLP9-81 = MINOR LAND PARTITION V. 9., P.81 (FS11725)
- PUE = PUBLIC UTILITY EASEMENT.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- X-X- = FENCE LINE.
- PP# = PARTITION PLAT NO.
- C1, L1 = SEE COURSE DATA TABLE.
- IEPE = INGRESS, EGRESS & PARKING EASEMENT. (GCE)
- DR = DEED RECORD.
- PS(#)= PARKING SPACE (LOT #). PART OF IEPE.
- GCE = GENERAL COMMON AREA.
- WC = WITNESS CORNER.
- CC&R'S = COVENANTS, CONDITIONS & RESTRICTIONS TO BE RECORDED WITH THIS PLAT.
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BASIS OF BEARINGS:
TRUE BEARING AT N-S- CENTERLINE OF SECTION 15 AS DERIVED FROM THE NOAA NET ESTABLISHED IN 1968 AND ON FILE WITH THE JACKSON COUNTY SURVEYOR'S OFFICE. THE REFERENCE LINE FOR BEARING CONTROL IS THE EAST LINE OF DLC #45 AS SHOWN ON FILED SURVEY NO. 17135 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

DATE: MAY 24, 2002 UNIT OF MEASUREMENT: FEET
SCALE SHEET 2: 1" = 20' SCALE SHEETS 3-5: 1" = 10'

CURVE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD	
C1	89°44'40"	2.35	1.50	S45°00'13"W	2.12
C2	90°22'17"	23.66	15.00	N44°05'47"E	21.28
C3	90°20'27"	4.73	3.00	S45°32'50"E	4.26
C4	88°58'25"	6.21	4.00	N44°16'51"E	5.61
C5	89°15'52"	3.12	2.00	S46°36'01"E	2.81
C6	85°50'56"	8.99	6.00	N42°22'53"E	8.17
C7	86°56'40"	4.55	3.00	N42°58'47"W	4.13
C8	89°26'07"	4.68	3.00	S44°43'59"W	4.22
C9	91°11'53"	6.37	4.00	N44°57'01"W	5.72
C10	90°21'18"	6.31	4.00	S44°56'08"W	5.67
C11	90°27'52"	12.63	8.00	N44°39'16"W	11.36
C12	89°11'54"	3.11	2.00	N45°10'37"E	2.81
C13	89°47'10"	4.70	3.00	N44°20'33"W	4.23
C14	85°45'45"	7.48	5.00	S46°54'58"W	6.80
C15	88°40'55"	7.74	5.00	N45°51'42"W	6.99
C16	84°31'51"	2.95	2.00	S44°57'58"W	2.69

LINE DATA TABLE

NUM	DISTANCE	BEARING	NUM	DISTANCE	BEARING
L1	9.45	S85°46'34"W	L15	15.69	N0°14'31"W
L2	14.80	S73°11'50"W	L16	13.77	S25°01'35"E
L3	11.05	S89°16'56"W	L17	6.16	N89°53'54"W
L4	16.09	N0°22'36"W	L18	11.29	S0°06'06"W
L5	14.44	N0°12'22"W	L19	4.72	S89°53'54"E
L6	19.18	N88°13'29"W	L20	10.56	S90°00'00"W
L7	16.94	N1°58'04"W	L21	18.61	N18°22'00"E
L8	19.55	N0°05'28"W	L22	18.96	N0°33'02"E
L9	14.34	S0°32'35"E	L23	16.38	S4°02'05"W
L10	17.59	N0°29'33"E	L24	16.26	S1°31'14"E
L11	23.33	N0°00'01"E	L25	14.53	S88°02'41"E
L12	16.91	N0°00'55"E	L26	7.99	S87°13'54"W
L13	10.45	S89°27'02"W	L27	13.84	N2°42'03"E
L14	15.97	S0°38'56"W	L28	20.68	N47°51'49"W

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