

SHELTERWOOD CONDOMINIUM

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

for
MICHAEL & SANDRA SULLIVAN
3784 Coleman Creek Road
Medford, OR 97501

***** RECORDING *****

Filed for record this 08 day of January,
20 03, at 10:44 o'clock A.M., and recorded in Volume
29, of Plats at Page 01, of records of
Jackson County, Oregon.

Kathleen S. Beckhoff
County Clerk

Christy Bell
Deputy

APPROVAL:

EXAMINED AND APPROVED this 17th day of DECEMBER, 20 02.

Robert J. Almon
ASSISTANT City Surveyor

EXAMINED AND APPROVED as required by ORS 100.110 as
of JANUARY 8, 20 03.

Christopher Francis Deputy
Assessor, Department of Assessment

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 100.110 have been
paid as of January 8, 20 03.

Lynnda Adsett, Deputy
Tax Collector

* INDEX TO SHEETS *

SHEET 1 SIGNATURE SHEET
SHEET 2 OVERALL & UNIT VIEW
SHEET 3 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: DECEMBER 17, 2002

Declaration of Condominium Ownership, Covenants, Conditions and Restrictions
recorded as Doc. 03-01312, ORJCO.

By-Laws of the Shelterwood Condominium Homeowners Association recorded as
Doc. 03-01312 EXT. "B", ORJCO.

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

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE
CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND
SHOWN HEREON, THIS PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING
IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Beginning at the Southwest corner of Parcel 1 per Partition Plat No. P-70-2001, according to the
official plat thereof, now of record, in Volume 12, Page 70 of "Record of Partition Plats" of Jackson
County, Oregon and filed as Survey No. 17135 in the Office of the Jackson County Surveyor and the
INITIAL POINT OF BEGINNING, said point also being the Northwest corner of that tract described in
Document No. 02-41493, Official Records of Jackson County, Oregon; thence along the North line of
said tract, EAST, 265.00 feet to the Northeast corner thereof; thence South 00°06'06" West, 120.00
feet to the Southeast corner thereof; thence WEST, 265.00 feet to the Southwest corner thereof;
thence North 00°06'06" East, 120.00 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 we, MICHAEL E. SULLIVAN and SANDRA M. SULLIVAN, are the owners
in fee of the real property shown on sheet 2, more particularly described in the Surveyor's Certificate,
and do hereby make, establish and declare that this Plat is a correct representation of the land as
laid out by Michael E. Sullivan and Sandra M. Sullivan as SHELTERWOOD CONDOMINIUM, and that (1) we do
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 said land and improvements are subject to the provisions of ORS
100.005 to 100.625 and (2) we do hereby establish the Ingress-Egress Easement (IEE) as shown on Sheet 2
with the condition that emergency vehicles shall have the right to use said IEE at all times and as
necessary. Shelterwood Condominium shall be subject to (1) the Declaration of Condominium Ownership
for Shelterwood Condominium and (2) the By-Laws of the Shelterwood Condominium Homeowner Association
to be recorded simultaneously with this Plat. We do hereby dedicate to the City of Ashland the Public
Utility Easements (PUE) as shown on Sheet 2 with the condition the 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.

Michael E. Sullivan
MICHAEL E. SULLIVAN

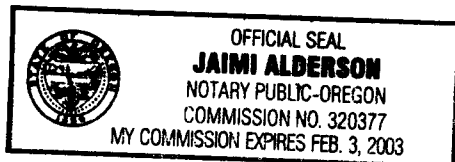
Sandra M. Sullivan
SANDRA M. SULLIVAN

STATE OF OREGON }
COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named Michael E. Sullivan and Sandra M. Sullivan, and acknowledged
the foregoing instrument to be their voluntary act and deed.

Dated this 18 day of December, 20 02.

Jaimi Alderson
Jaimi Alderson Notary Public - Oregon
Commission No. 320377
My Commission Expires Feb 3, 2003



***** AFFIDAVITS OF CONSENT *****

FROM PREMIERWEST BANK RECORDED AS DOC. # 03-01311, ORJCO.

***** SURVEYOR'S STATEMENT PER ORS 100.115(2d) *****

This plat accurately depicts the boundaries of the unit and that construction of the unit and building
as depicted is complete.

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

PURPOSE: To survey and monument the exterior boundary and depict the Unit and Variable
Property of SHELTERWOOD CONDOMINIUM. See Ashland PA #2002-097.

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 building. Those monuments found as well as
those set are as shown hereon. The existing control was elevated to match City
of Ashland TBM #12.

RECEIVED
DATE 1-8-03 BY CS
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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

SHEET 1 OF 3

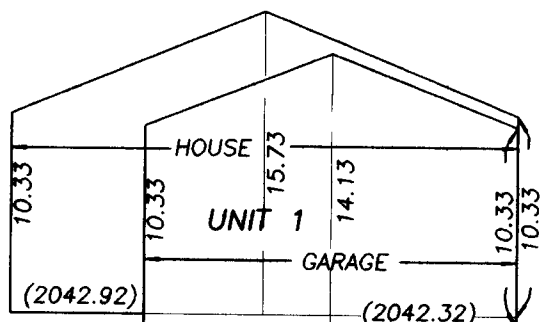
LEGEND:

- (1826.34) = UNIT OWNERSHIP BOUNDARY = EXTERIOR OF BUILDING.
- () = ELEVATION OF UNIT.
- () = 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'

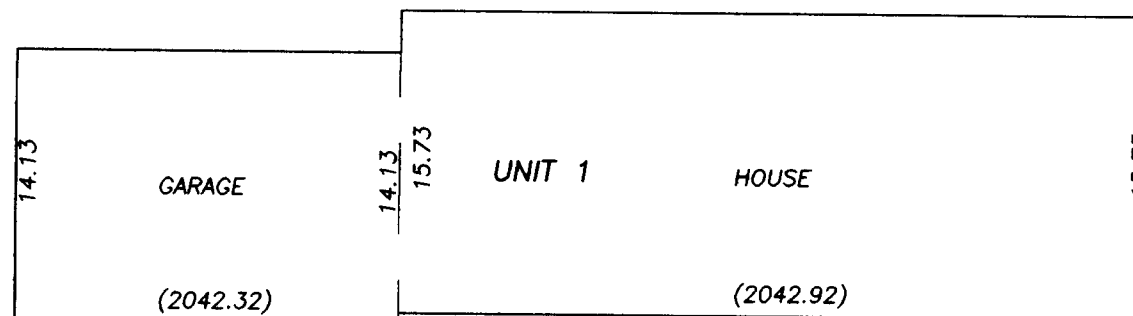
SHELTERWOOD CONDOMINIUM

A Flexible Condominium
 Located in the N.E. 1/4 of Section 15,
 T.39S, R.1E., W.M. City of Ashland
 Jackson County, Oregon
 for
MICHAEL & SANDRA SULLIVAN
 3784 Coleman Creek Road
 Medford, OR 97501

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



SOUTH SIDE VIEW



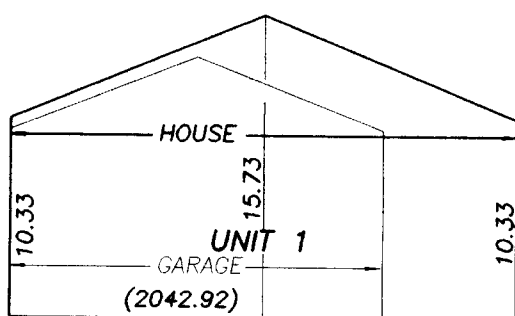
EAST SIDE VIEW



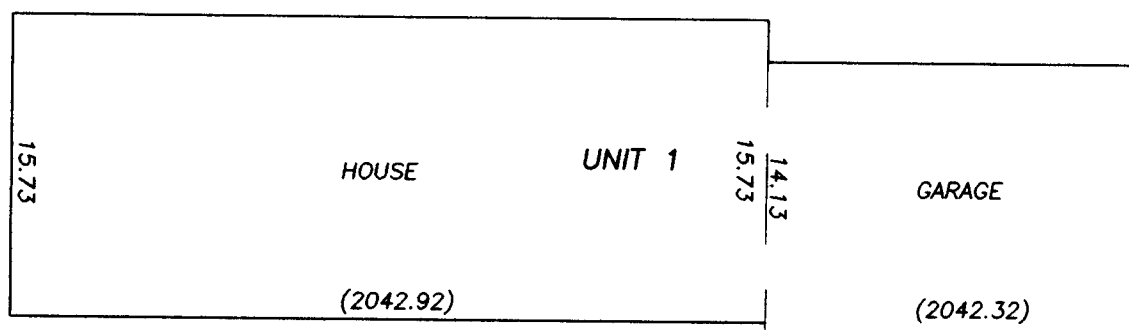
DATE: DECEMBER 17, 2002

SEE SHEET 2 LEGEND FOR ADDITIONAL INFORMATION.

- NOTES:
- 1) UNIT DIMENSIONS ARE TO EXTERIOR SIDING OF BUILDING.
 - 2) VERTICAL DIMENSIONS ARE FROM BOTTOM OF FOUNDATION TO TOP OF ROOF.



NORTH SIDE VIEW



WEST SIDE VIEW

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

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

*** RECEIVED ***
 DATE 1-8-03 BY JLH
 This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

James E. Hibbs
 SURVEYOR

SHEET 3 OF 3

02248PM

