APPROVAL:

JANUARY 8

EXAMINED AND APPROVED this 1714 day of DECEMBER

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 100.110 have been

Lynda adsett Regerty

* * * * 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,

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

for Shelterwood Condominium and (2) the By-Laws of the Shelterwood Condominium Homeowner Association

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.

and do hereby make, establish and declare that this Plat is a correct representation of the land as

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

to be recorded simultaneously with this Plat. We do hereby dedicate to the City of Ashland the Public

PERSONALLY appeared the above named Michael E. Sullivan and Sandra M. Sullivan, and acknowledged

Notary Public - Oregon

EXAMINED AND APPROVED as required by ORS 100.110 as

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

> MICHAEL & SANDRA SULLIVAN 3784 Coleman Creek Road

* INDEX TO SHEETS *

SHEET 1 SIGNATURE SHEET SHEET 2 ELEVATION VIEWS SHEET 3

SURVEY BY:

Medford, OR 97501

OVERALL & UNIT VIEW

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

DATE: DECEMBER 17, 2002

* * * * RECORDING * * * * *

Filed for record this day of Laman of Plats at Page of records of

Jackson County, Oregon.

Declaration of Condominium Ownership, Covenants, Conditions and Restrictions

By-Laws of the Shelterwood Condominium Homeowners Association recorded as Doc. 03-01312 EX+ . "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

> > Jan 3. 9/16. OREGON JULY 17, 1986 JAMES E. HIBBS 2234

RENEWAL DATE 6-30-03

* * * * 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

To survey and monument the exterior boundary and depict the Unit and Variable Property of SHELTERWOOD CONDOMINUM. 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.

I HEREBY DECLARE THAT THIS IS AN EXACT

COPY OF THE ORIGINAL PLAT.

gas & guillo

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

SHEET 1 OF 3

02248FM

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

* * AFFIDAVITS OF CONSENT * *

391E15AA TL 6900

COUNTY OF JACKSON S

the foregoing instrument to be their voluntary act and deed.

Dated this back day of December

Commission No. 320377

My Commission Expires Rb 3,2003

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

OFFICIAL SEAL JAIMI ALDERSON NOTARY PUBLIC-OREGON

COMMISSION NO. 320377 MY COMMISSION EXPIRES FEB. 3, 2003

The second commence of the second control of

17620

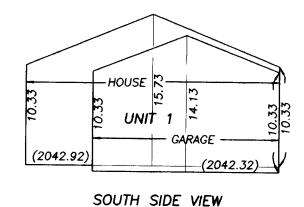
LEGEND:

391E15AA TL 6900

(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'



- HOUSE

(2042.92)

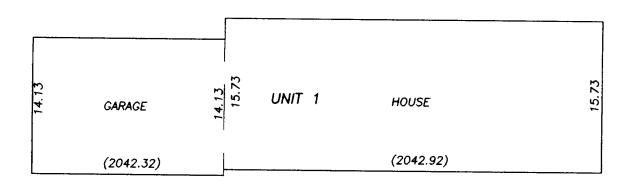
UNIT 1

NORTH SIDE VIEW

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

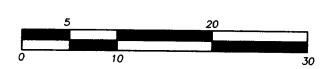
MICHAEL & SANDRA SULLIVAN 3784 Coleman Creek Road Medford, OR 97501



EAST SIDE VIEW



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

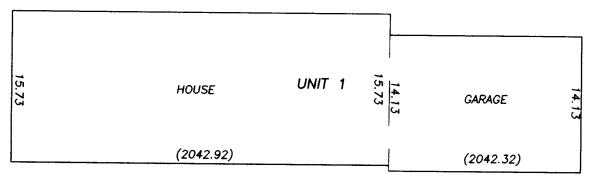


DATE: DECEMBER 17, 2002

SEE SHEET 2 LEGEND FOR ADDITIONAL INFORMATION.

NOTES:

UNIT DIMENSIONS ARE TO EXTERIOR SIDING OF BUILDING.
 VERTICAL DIMENSIONS ARE FROM BOTTOM OF FOUNDATION TO TOP OF ROOF.

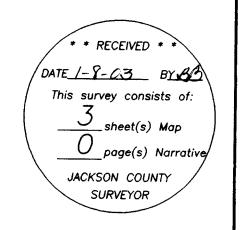


I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

Ja 3. Wills

WEST SIDE VIEW





SHEET 3 OF 3

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

17620

LEGEND: SHELTERWOOD CONDOMINIUM • = FD. 2.5" DIA. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT. SURVEY BY: A Flexible Condominium ₩ = FD. 5/8" IRON PIN PER FS7813. Located in the N.E. 1/4 of Section 15, L.J. FRIAR & ASSOCIATES, P.C. ■ FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. SWAIN LS759 PER FS8543. CONSULTING LAND SURVEYORS T.39S., R.1E., W.M. City of Ashland = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. KAUBLE PLS1822 PER FS11725. 816 WEST EIGHTH STREET MEDFORD, OREGON 97501 PHONE: (541) 772-2782 Jackson County, Oregon \emptyset = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. PER FS17135. O = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. MICHAEL & SANDRA SULLIVAN ₩ = SET BRASS TAG MKD. L.J.FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE. 3784 Coleman Creek Road ----- = EXTERIOR SIDING OF BUILDING. = FILED SURVEY #. = INGRESS-EGRESS EASEMENT. Medford, OR 97501 IEE PUE = PUBLIC UTILITY EASEMENT. ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. -X-X- = FENCE LINE. PP# = PARTITION PL = PARTITION PLAT NO. NOTES ON BEARINGS = SEE LINE TABLE. = SEE CURVE TABLE. UNIT 1 & LCE(1) = PARKING SPACE. (LCE.) DATE: N-S BEARINGS = N00°16'28"E CC&R'S = COVENANTS, CONDITIONS & RESTRICTIONS TO BE RECORDED WITH THIS PLAT. E-W BEARINGS = \$89.43'32"E = GENERAL COMMON ELEMENT. DECEMBER 17, 2002 = BOTTOM OF FOUNDATION ELEVATION. SSCO = SANITARY SEWER CLEAN OUT. = OVERHEAD WIRES. = POWER POLE. = LIMITED COMMON ELEMENT (UNIT #). LCE(#) = JACKSON COUNTY DEED RECORDS." LOT 9 BASIS OF BEARINGS: LOT 6 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. 8543 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. PARCEL 1 PER PP# P-70-2001 EDGEWOOD TOWNHOMES, A PLANNED COMMUNITY (FS17135) FD. PIN S0°04'17"W 0.08 FROM CALC. POSITITION. _S82°14'28"E 0.91 UNIT OF MEASUREMENT: FFFT 265.00 SCALE: SHEET 2: 1"= 20' SHEET 3: 1"=10' 17.85 INITIAL, POINT 134.30 ssco/ CURVE TABLE FD. PIN WEST, 0.08 FROM CALC. POSITITION NUM ARC DELTA RADIUS LONG CHORD C1 43"6'30" 22.66 30.00 N68°21'45"W 26*42'58" 23.31 50.00 N76°38'31"W 23.10 C3 4376'30" 20.39 27.00 S68°21'45"E 19.91 30 TOTAL CONDOMINIÚM ÁREA = 31800 SO FT LINE TABLE 26.39 8.00 NUM DISTANCE BEARING 10.40 WEST L2 18.84 NORTH L3 11.42 N64°09'52"W L4 5.01 S016'28"W L5 17.95 WEST L6 25.09 SOUTH UNIT 1 NON-WITHDRAWABLE VARIABLE PROPERTY 13.08 1365 SQ FT **WEST** (HATCHED AREA) 17.99 WEST EASEMENTS PER SUBDIVISION GUARANTEE EASEMENTS FOR PIPE LINE PER V.72, PG.525, JCDR CANNOT BE LOCATED. EASEMENTS FOR WATER AND WATER RIGHTS TO SPRING PER V.202, PG.135, JCDR CANNOT BE LOCATED. DOC. #02-41493, ORJCO GCE 1582 SQ FT <u>L7</u> NORMAL TOP OF PIN 30 ELEV. 2045.16 FD. PIN S10°23'W, 0.59° FROM CALC. POSITITION. * RECEIVED DATE 68-03 BY BY This survey consists of: SURVEY BY: L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS 816 WEST EIGHTH STREET MEDFORD, OREGON 97501 PHONE: (541) 772-2782 sheet(s) Map REGISTERED PROFESSIONAL page(s) Narrativ LAND SURVEYOR JACKSON COUNTY Jan & . 9/180 SURVEYOR I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT. OREGON SURVEYOR SE COR DLC #45 JULY 17, 1986 JAMES E. HIBBS SHEET 2 OF 3 391E15AA TL 6900 THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM. RENEWAL DATE 6-30-03 17620