

RIDGEWOOD CONDOMINIUM

LOCATED IN

THE N.W. 1/4 OF SECTION 33, T.37S., R.1W., W.M. CITY OF MEDFORD JACKSON COUNTY, OREGON

APPROVAL:

Paul D. Lewis MEDFORD PLANNING DEPARTMENT 20 February 2003 DATE

RECORDING

Filed for record this the 24 day of FEBRUARY, 2003 at 4:14 o'clock P.M. and recorded in Volume of Plats at page of the Records of Jackson County, Oregon. Index Volume 29, Page 7.

KATHLEEN S. BECKETT County Clerk CHERYL AUGERIS Deputy

Examined and Approved this 13 day of February, 2003.

Paul D. Lewis City Surveyor

Declaration of Condominium Ownership and of Covenants, Conditions and Restrictions recorded as Instrument No. 03-10888 Official Records, Jackson County, Oregon

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 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 31 of ALDERWOOD VILLAGE, a planned community in the City of Medford, according to the official plat thereof, now of record in Jackson County, Oregon; thence, along the east line of said Lot 31, SOUTH 35.70 feet; thence leaving said east line, WEST 56.41 feet; thence, SOUTH 84.00 feet; thence EAST 6.00 feet; thence, SOUTH 111.44 feet to the Northerly right-of-way line of Alameda Street; thence, along said right-of-way line, NORTH 89°42'00" WEST 283.78 feet to the south-west corner of the aforesaid Lot 31; thence, along the west line of said Lot 31, North 00°01'48" East 254.80 feet to the Northwest corner thereof; thence, along the North line of said Lot 31 the following courses, EAST 33.96 feet; thence South 86°00'33" East 43.10 feet; thence EAST 163.42 feet; thence South 76°42'00" East 96.25 feet to the Point of Beginning.

Darrell L. Huck Surveyor

IN WITNESS WHEREOF, SIGNED THIS THE 28th DAY OF January, 2003.

STATE OF OREGON) COUNTY OF JACKSON) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 28th DAY OF January, BY JOHN SCHLEINING AS POWER OF ATTORNEY FOR JACK SARGENT, WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL Stephanie D. Susi NOTARY



IN WITNESS WHEREOF, SIGNED THIS THE 28th DAY OF January, 2003.

STATE OF OREGON) COUNTY OF JACKSON) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 28th DAY OF January, BY JOHN SCHLEINING AS POWER OF ATTORNEY FOR WILLIAM STUMP, TRUSTEE OF THE ADAM C. SARGENT TRUST UTD 3-1-89, WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL Stephanie D. Susi NOTARY



IN WITNESS WHEREOF, SIGNED THIS THE 28th DAY OF January, 2003.

STATE OF OREGON) COUNTY OF JACKSON) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 28th DAY OF January, BY JOHN SCHLEINING AS ACTING SECRETARY OF POWDER RIVER INC., A NEW JERSEY CORPORATION, WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL Stephanie D. Susi NOTARY



* "... AUTHORIZED AGENT ON BEHALF ..." APPROVIT OF CORRECTION Doc No. 03-14408 SN 17681 April 11, 2003

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

Examined and approved as required by O.R.S. 100.110 as of FEBRUARY 24th, 2003

Jeffrey D. ... Assessor, Department of Assessment

All taxes, fees, assessments as required by O.R.S. 100.110 have been paid as of February 24, 2003

Patty Budson, Deputy Tax Collector

DECLARATION

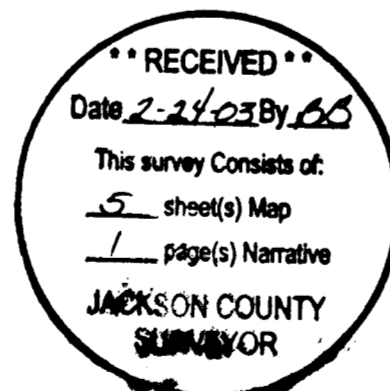
KNOW ALL MEN BY THESE PRESENTS, that we, John Schleinig, Powder River, Inc., a New Jersey Corporation, Jack Sargent, William Stump (Trustee of the Adam C. Sargent Trust), and William Stump (Trustee of the Jacob D. Sargent Trust) are the owners in fee simple of the lands hereon described and we do hereby make, establish and declare that this plat is a correct representation of the land as laid out, as RIDGEWOOD CONDOMINIUM. We hereby dedicate to the City of Medford for public use, those areas designated as public utility easements. We also grant a private easement to the unit owners, their heirs and assigns, to be located in, on and over the General Common Element for the installation and maintenance of power, cable T.V., water, sanitary sewer, gas, heating and air conditioning units along with heating and refrigerant lines. Charter Communications, their assigns and/or successors in interest are hereby granted the right to install and maintain T.V. cable service over, across and through the Public Utility Easements as designated hereon. 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.

IN WITNESS WHEREOF, SIGNED THIS THE 28th DAY OF January, 2003.

STATE OF OREGON) COUNTY OF JACKSON) SS.

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WITNESS MY HAND AND OFFICIAL SEAL Stephanie D. Susi NOTARY

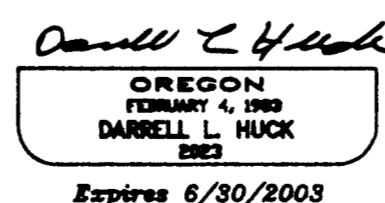
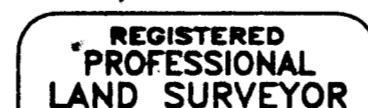
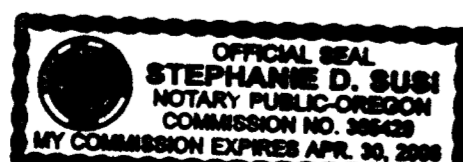


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WITNESS MY HAND AND OFFICIAL SEAL Stephanie D. Susi NOTARY






RIDGEWOOD CONDOMINIUM

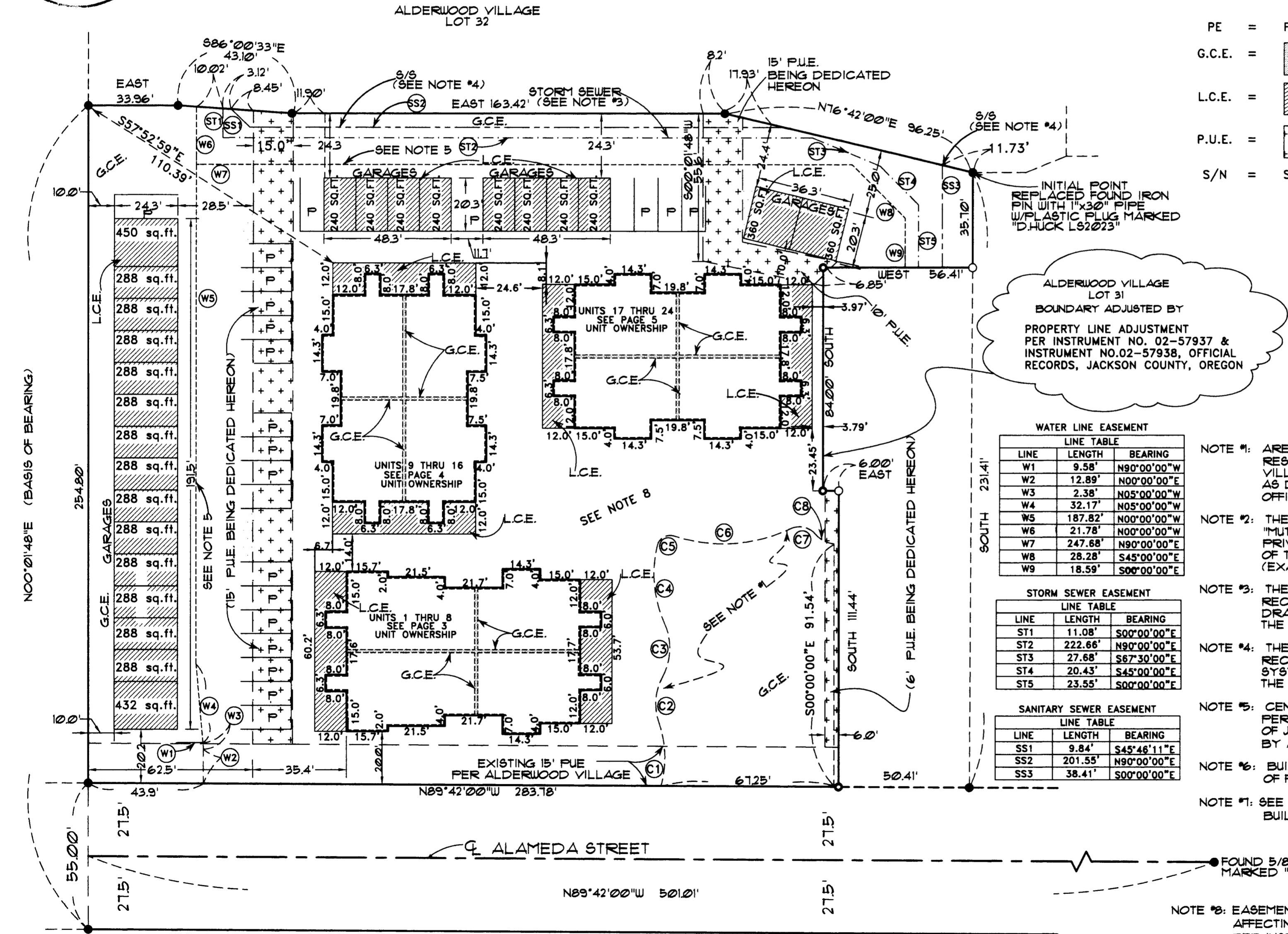
Located in:
THE N.W. 1/4 OF SECTION 33, T.37S., R.1W., W.M.
CITY OF MEDFORD
JACKSON COUNTY, OREGON

**** RECEIVED ****
Date 2-23-04 By DLH
This survey consists of:
5 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

HOFFBUHR & ASSOCIATES, INC.
3155 ALAMEDA STREET, SUITE 201
MEDFORD, OREGON 97504
(541) 779-4641
BY: DARRELL L. HUCK LS No. 2023
SCALE: 1" = 30'
BASIS OF BEARING: OCTOBER 31, 2002
ALDERWOOD VILLAGE,
a PLANNED COMMUNITY

LEGEND

- = Set 5/8"x30" iron rebar with plastic cap stamped "D.HUCK LS 2023"
- = Set lead plug & tack w/ brass washer marked "D.HUCK LS 2023"
- = Found 5/8" iron pin with plastic cap stamped "D.MINNECI L.S. 2349", per ALDERWOOD VILLAGE unless otherwise noted.
- P = Parking Space (Part of General Common Element)
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- PE = Private Easement for public utilities
- G.C.E. =  General Common Element. (Includes, but is not limited to: roof system and exterior landscaped areas and pathways.)
- L.C.E. =  Limited Common Element (includes decks & garages)
- P.U.E. =  Public Utility Easement being dedicated hereon
- S/N = Survey Number



(NOTE 1 - OPEN SPACE AREA)

LINE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	34°53'07"	40.00	24.35	23.98	N02°00'08"W
C2	47°52'18"	21.00	17.55	17.04	N04°29'31"E
C3	52°44'08"	23.00	21.17	20.43	N02°04'18"E
C4	37°57'29"	45.00	29.81	29.27	N05°18'30"W
C5	94°16'37"	5.00	8.23	7.33	N60°50'17"E
C6	43°11'05"	60.00	45.22	44.16	S86°24'43"W
C7	75°10'44"	8.00	10.50	9.76	S77°36'16"E
C8	46°13'13"	10.00	8.07	7.85	S63°08'25"E

WATER LINE EASEMENT

LINE	LENGTH	BEARING
W1	9.58'	N90°00'00"W
W2	12.89'	N00°00'00"E
W3	2.38'	N05°00'00"W
W4	32.17'	N05°00'00"W
W5	187.82'	N00°00'00"W
W6	21.78'	N00°00'00"W
W7	247.68'	N90°00'00"E
W8	28.28'	S45°00'00"E
W9	18.59'	S00°00'00"E

STORM SEWER EASEMENT

LINE	LENGTH	BEARING
ST1	11.08'	S00°00'00"E
ST2	222.66'	N90°00'00"E
ST3	27.68'	S67°30'00"E
ST4	20.43'	S45°00'00"E
ST5	23.55'	S00°00'00"E

SANITARY SEWER EASEMENT

LINE	LENGTH	BEARING
SS1	9.84'	S45°46'11"E
SS2	201.55'	N90°00'00"E
SS3	38.41'	S00°00'00"E

- NOTE #1: AREA SUBJECT TO THE COVENANT, CONDITION AND RESTRICTIONS THAT A PORTION OF LOT 31 OF ALDERWOOD VILLAGE BE DEDICATED FOR COMMON AREA/OPEN SPACE AS DESCRIBED IN INSTRUMENT NO. 01-18174 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- NOTE #2: THE PROPERTY SHOWN HEREON IS SUBJECT TO A "MUTUAL RECIPROCAL EASEMENT AGREEMENT" FOR PRIVATE ACCESS PURPOSES PER INSTRUMENT NO. 02-07525 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. (EXACT LOCATION IS NOT DESCRIBED)
- NOTE #3: THE PROPERTY SHOWN HEREON IS SUBJECT TO A "MUTUAL RECIPROCAL EASEMENT AGREEMENT" FOR PRIVATE STORM DRAINAGE PURPOSES PER INSTRUMENT NO. 02-07526 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- NOTE #4: THE PROPERTY SHOWN HEREON IS SUBJECT TO A "MUTUAL RECIPROCAL EASEMENT AGREEMENT" FOR PRIVATE SEWER SYSTEM PURPOSES PER INSTRUMENT NO. 02-07527 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- NOTE #5: CENTERLINE OF A 10'00" WIDE WATER LINE EASEMENT PER INSTRUMENT NO. 02-34281 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, GRANTED TO THE CITY OF MEDFORD, BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS.
- NOTE #6: BUILDING DIMENSIONS ARE MEASURED TO EXTERIOR FACE OF FINISHED SIDING
- NOTE #7: SEE NOTES 1 & 2 OF SHEETS 3, 4 AND 5 FOR BEARINGS OF BUILDING WALLS

REGISTERED PROFESSIONAL LAND SURVEYOR
Darrell L. Huck
FEBRUARY 4, 1983
DARRELL L. HUCK
2003
Expires 6/30/2003

FOUND 5/8" IRON PIN W/ ALUM. CAP MARKED "L.S. 2349" PER ALDERWOOD VILLAGE.

NOTE #8: EASEMENT FOR TELEPHONE FACILITIES AFFECTING THE GENERAL COMMON ELEMENT PER INSTRUMENT NO. 03-06792 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

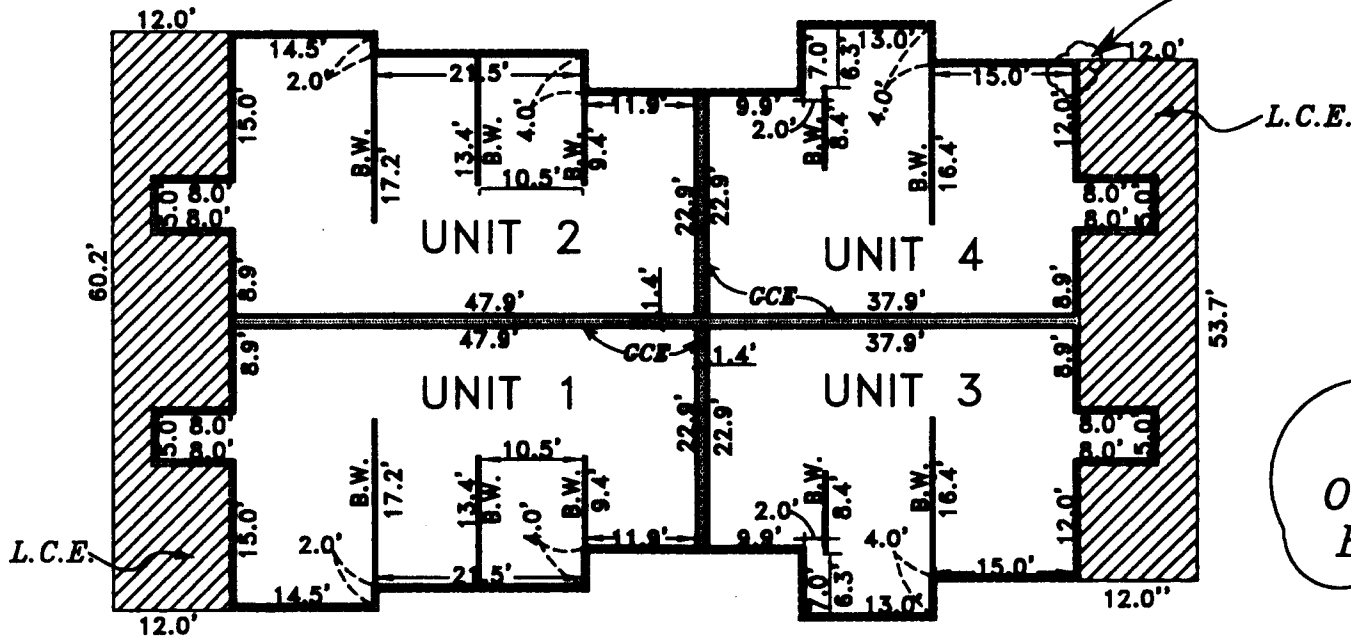
I CERTIFY THIS PLAT TO BE AN EXACT COPY OF THE ORIGINAL
Darrell L. Huck
SURVEYOR

RIDGEWOOD CONDOMINIUM

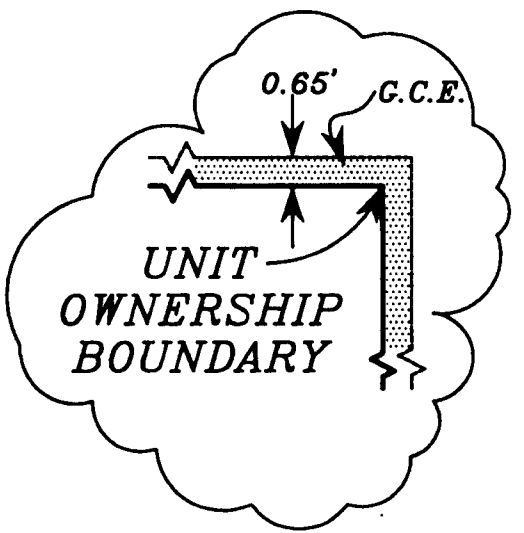
Located in:
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 CITY OF MEDFORD
 JACKSON COUNTY, OREGON

RECEIVED
 Date 2-24-03 By *AD*
 This survey consists of:
 5 sheet(s) Map
 1 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

**LEVEL 1
 (PLAN VIEW)**



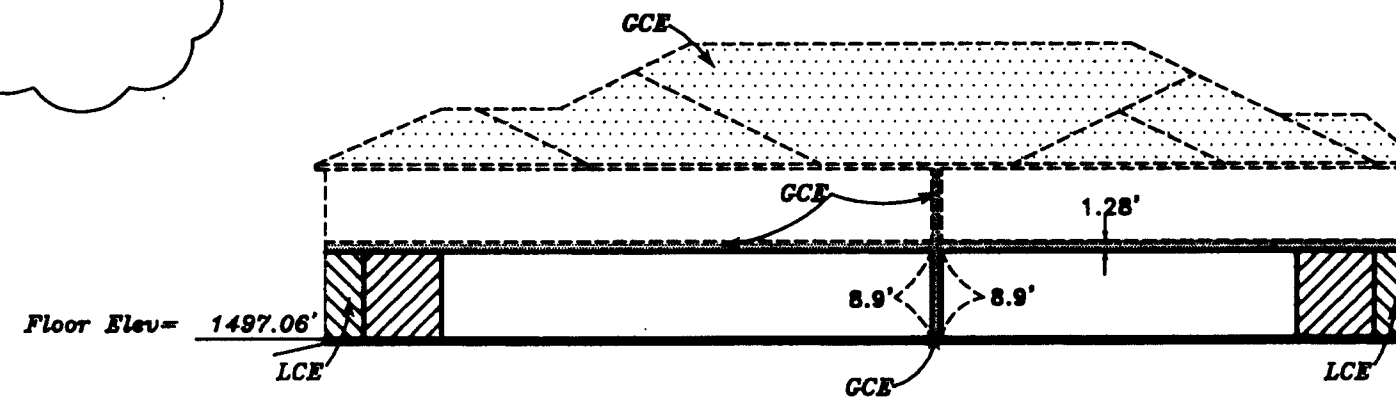
DETAIL "A"



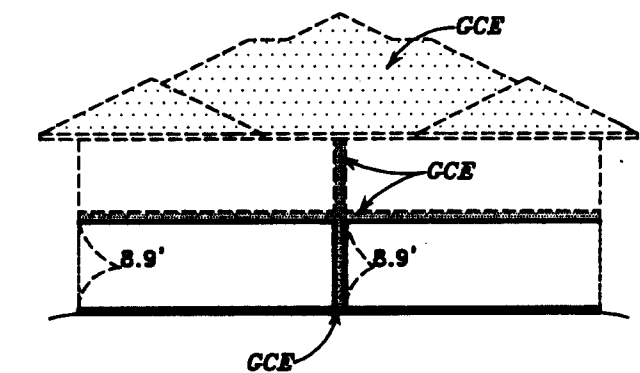
HOFFBUHR & ASSOCIATES, INC.
 3155 ALAMEDA ST., STE. 201 MEDFORD, OREGON
 (541)779-4641
 BY: DARRELL L. HUCK PLS No. 2023
 SCALE: 1 Inch = 20 feet October 31, 2002

- NOTES:**
1. N - S BEARINGS = N00°18'00"E
 2. E - W BEARINGS = N89°42'00"W
 3. INSIDE DIMENSIONS ARE TO FACE OF FINISHED WALL TO FACE OF FINISHED WALL.
 4. CEILING DIMENSIONS ARE FROM TOP OF SUBFLOOR TO FACE OF CEILING SHEET ROCK.
 5. ENTIRE SITE IS G.C.E. EXCEPT FOR L.C.E. AND UNIT OWNERSHIP.
 6. EXTERIOR WALLS ARE 0.65' THICK
 7. G.C.E. = GENERAL COMMON ELEMENT
 8. L.C.E. = LIMITED COMMON ELEMENT
 9. B.W. = BEARING WALL (0.51' THICK)
 10. V.C. = VAULTED CEILING

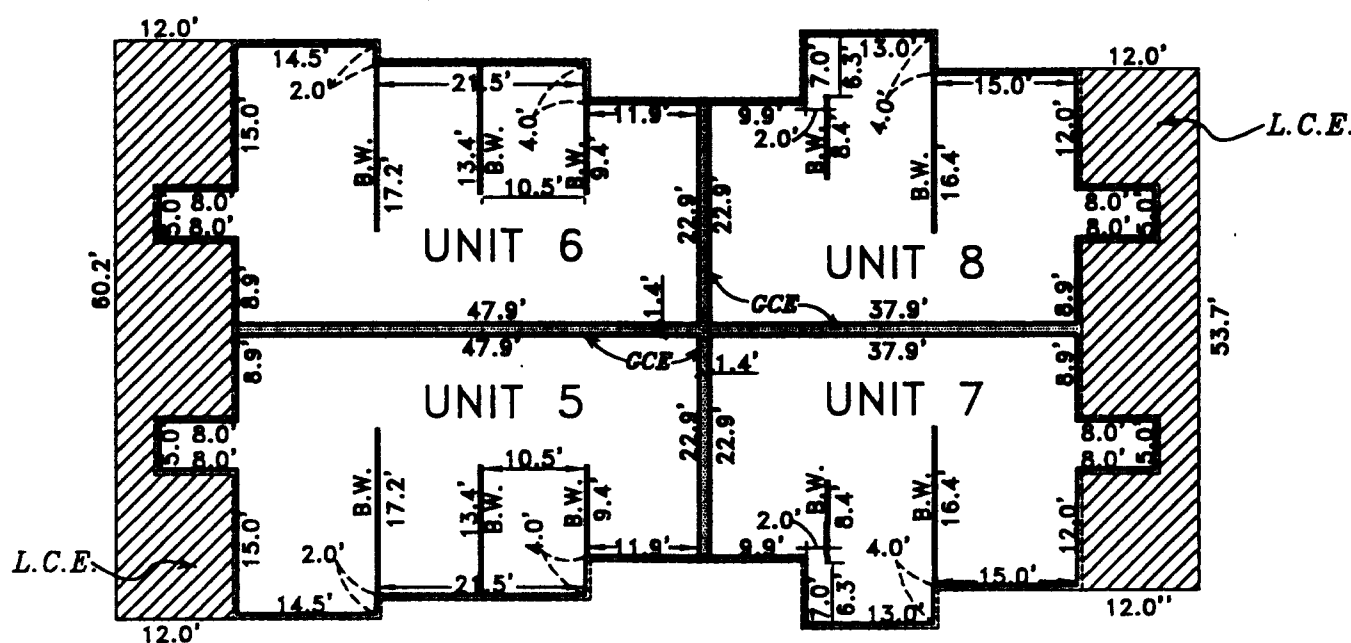
**SOUTH SIDE VIEW
 LEVEL 1**



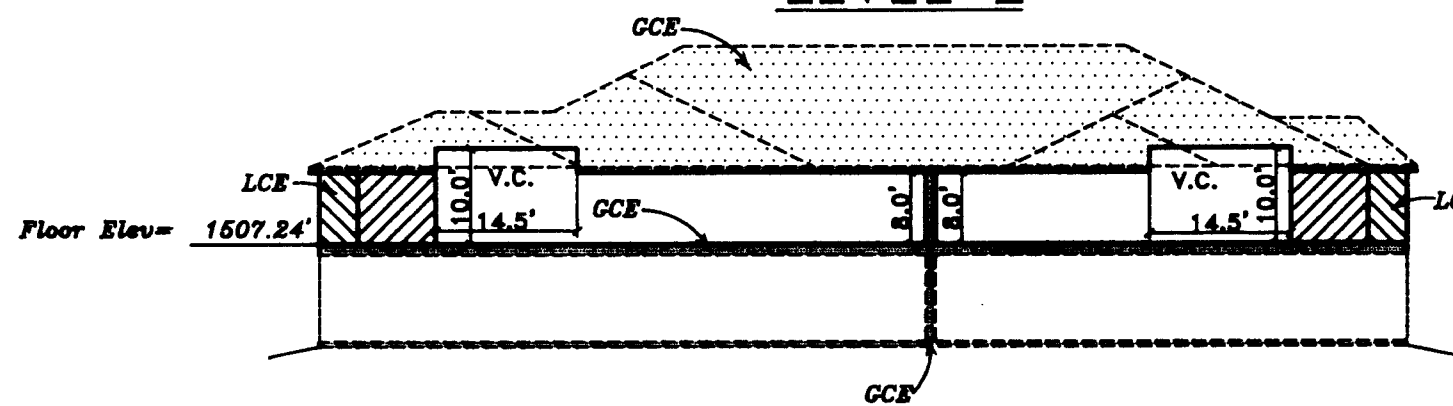
**EAST SIDE VIEW
 LEVEL 1**



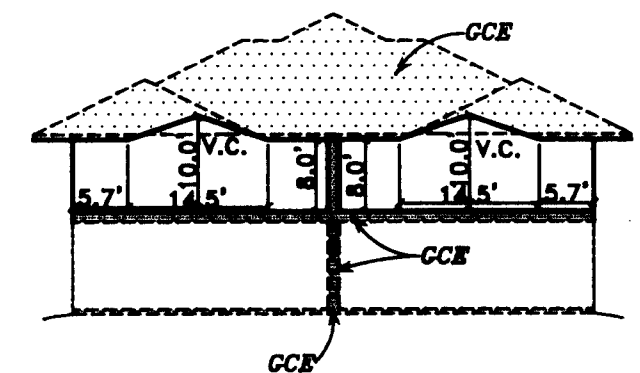
**LEVEL 2
 (PLAN VIEW)**



**SOUTH SIDE VIEW
 LEVEL 2**



**EAST SIDE VIEW
 LEVEL 2**



UNIT AREAS

UNIT NO.	SQ. FT.
1	1,311
2	1,311
3	1,045
4	1,045
5	1,311
6	1,311
7	1,045
8	1,045

NOTE: ELEVATIONS WERE MEASURED FROM CITY OF MEDFORD BENCH MARK. A BRASS DISC NO. B112, LOCATED AT THE NORTHEAST CORNER OF ALAMEDA STREET, AT THE INTERSECTION OF ALAMEDA ST AND OLYMPIC AVENUE. ELEVATION = 1492.68'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Darrell L. Huck

OREGON
 FEBRUARY 4, 1983
 DARRELL L. HUCK
 2023

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

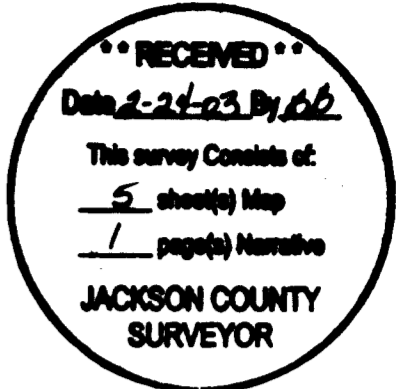
Darrell L. Huck
 SURVEYOR

Expires 6/30/2003

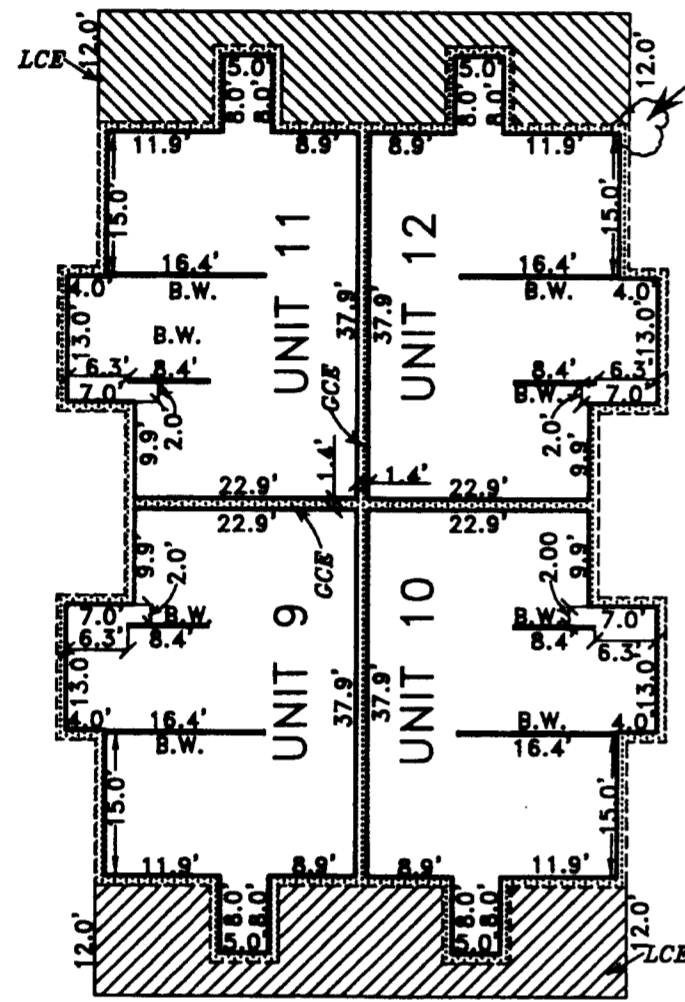
SHEET 3 OF 5
 021885H3.DWG

RIDGEWOOD CONDOMINIUM

Located in:
 THE N.W. 1/4 OF SECTION 33, T.37S., R.1W., W.M.
 CITY OF MEDFORD
 JACKSON COUNTY, OREGON

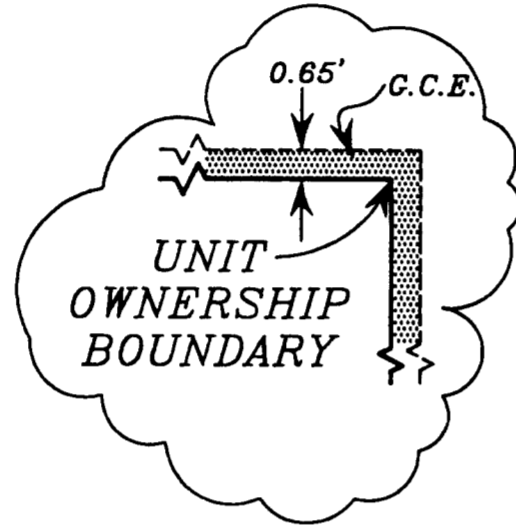


LEVEL 1
(PLAN VIEW)



Detail "A"

DETAIL "A"



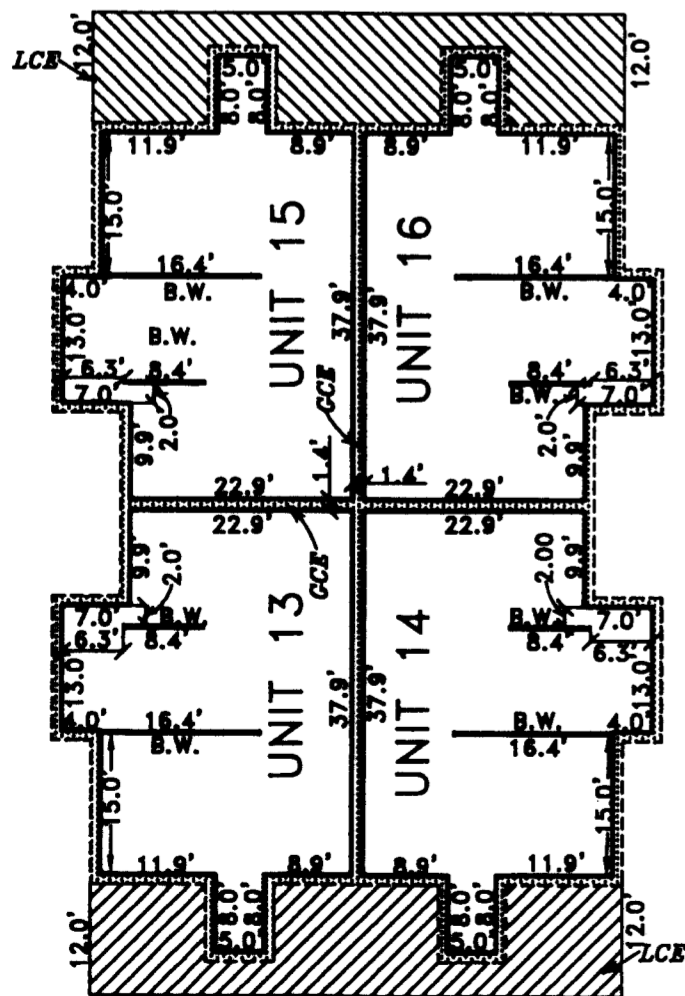
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 3155 ALAMEDA ST., STE. 201 MEDFORD, OREGON
 (541)779-4641
 BY: DARRELL L. HUCK PLS No. 2023
 SCALE: 1 inch = 20 feet October 31, 2002

UNIT NO.	SQ.FT.
9	1,045
10	1,045
11	1,045
12	1,045
13	1,045
14	1,045
15	1,045
16	1,045

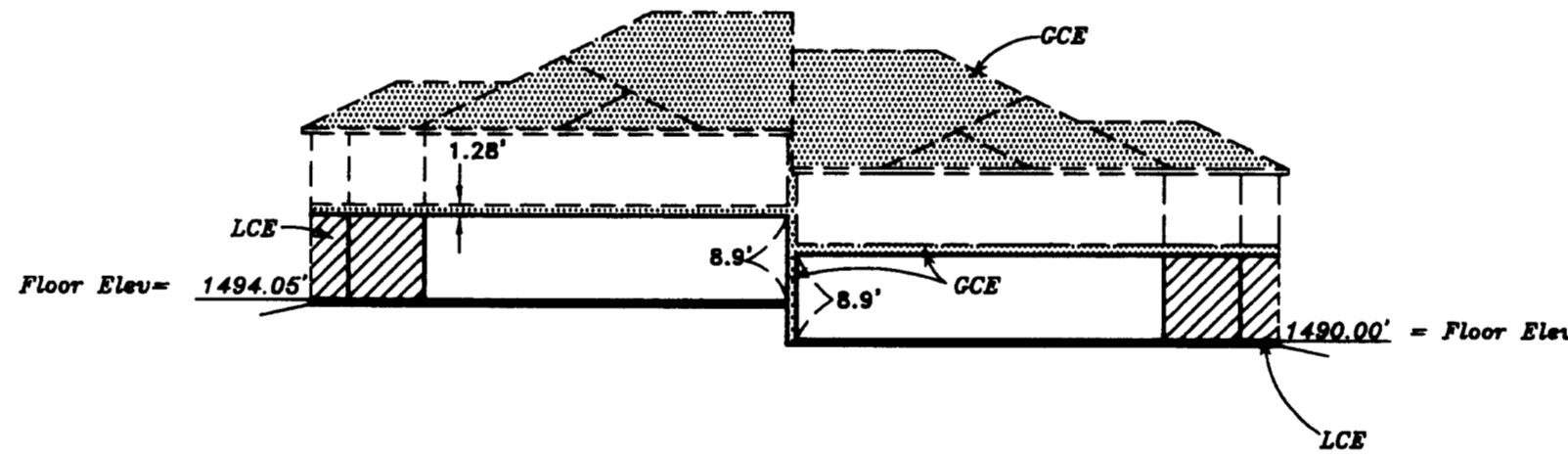
NOTES:

1. N - S BEARINGS = N00°05'20"W
2. E - W BEARINGS = N09°54'40"E
3. INSIDE DIMENSIONS ARE TO FACE OF FINISHED WALL TO FACE OF FINISHED WALL.
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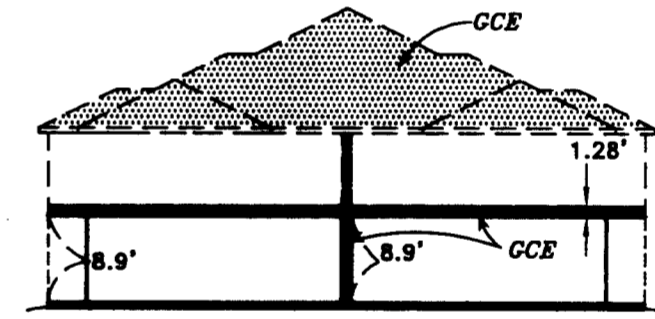
LEVEL 2
(PLAN VIEW)



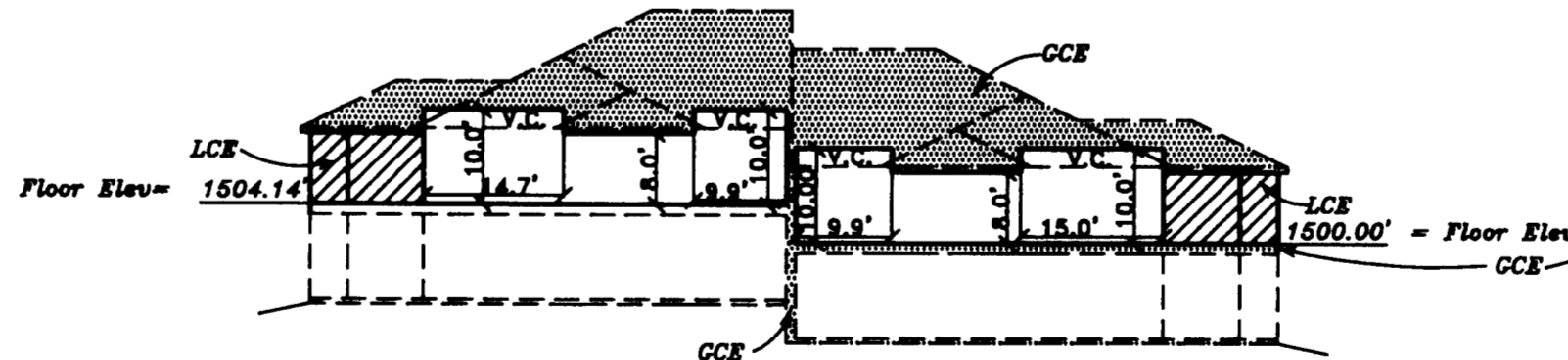
EAST SIDE VIEW
LEVEL 1



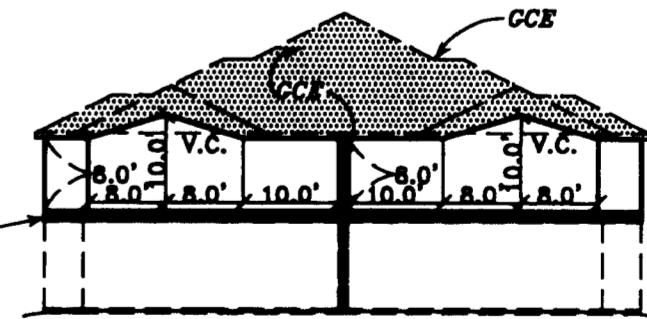
SOUTH SIDE VIEW
LEVEL 1



EAST SIDE VIEW
LEVEL 2



SOUTH SIDE VIEW
LEVEL 2



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REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck

OREGON
 FEBRUARY 4, 1989
 DARRELL L. HUCK
 2002

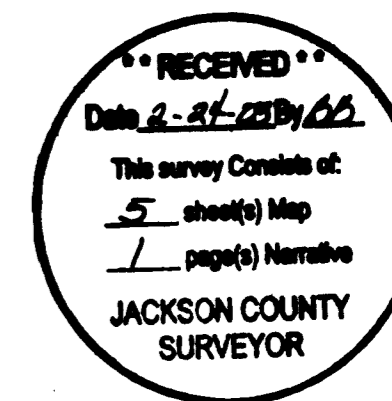
I certify this plat to be an exact copy of the original.
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 SURVEYOR

Expires 6/30/2003

SHEET 4 OF 5
 02188SH4.DWG

RIDGEWOOD CONDOMINIUM

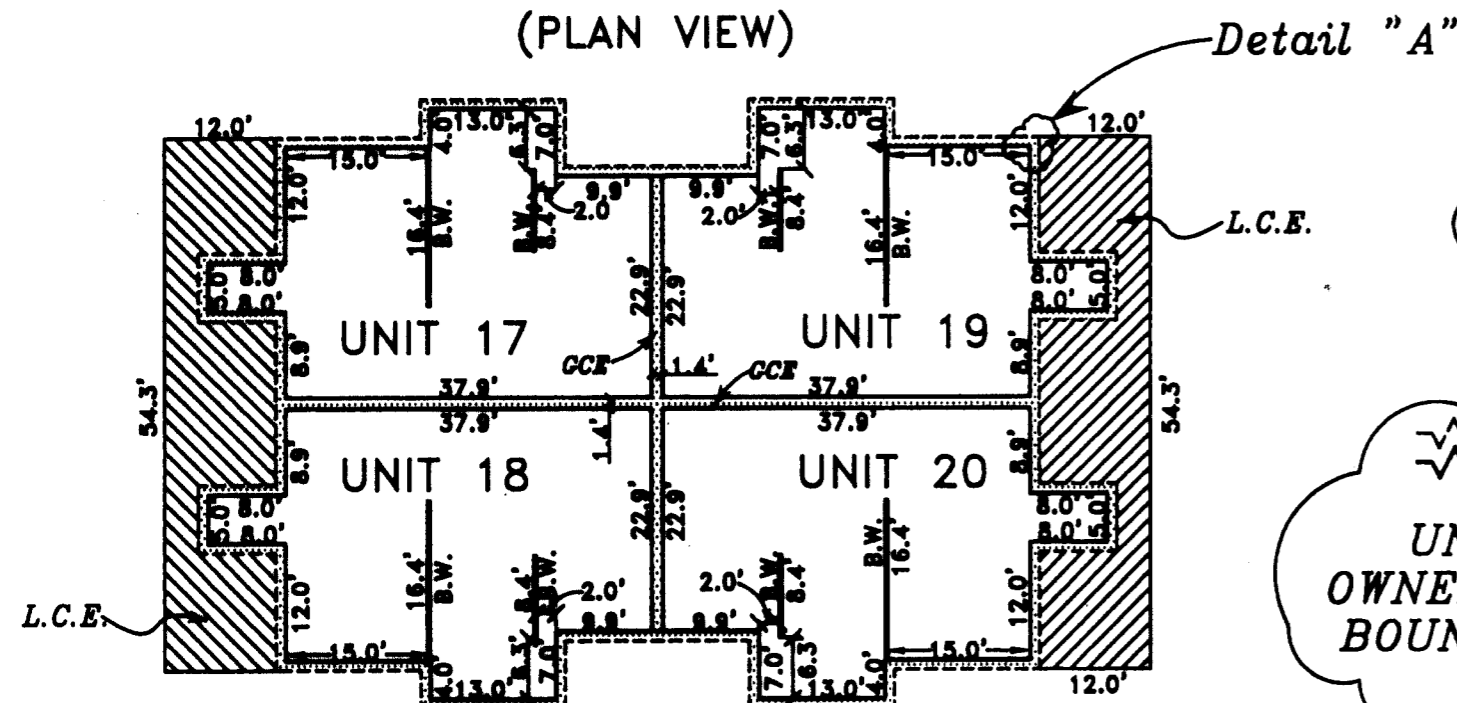
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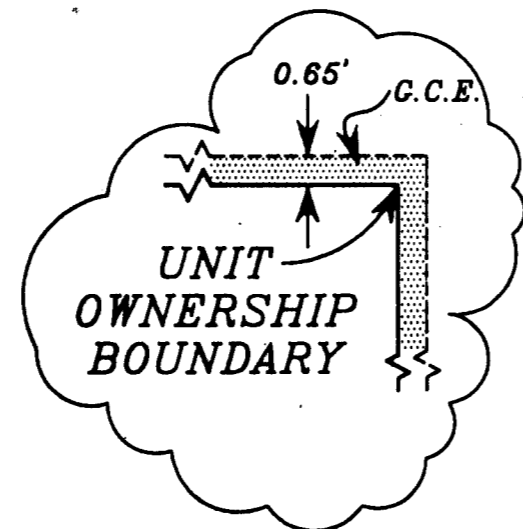
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LEVEL 1
(PLAN VIEW)



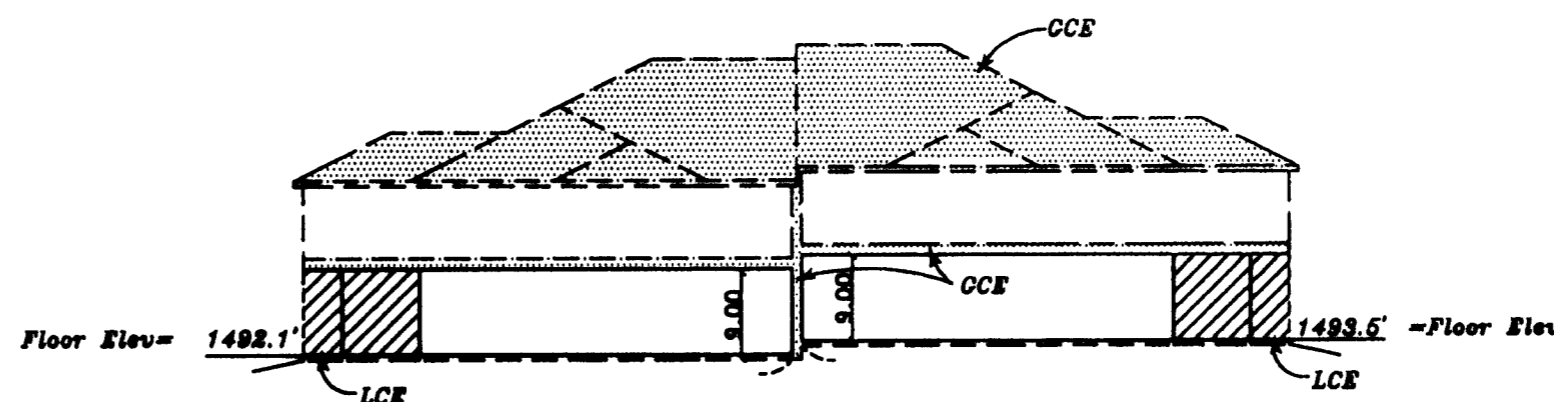
DETAIL "A"



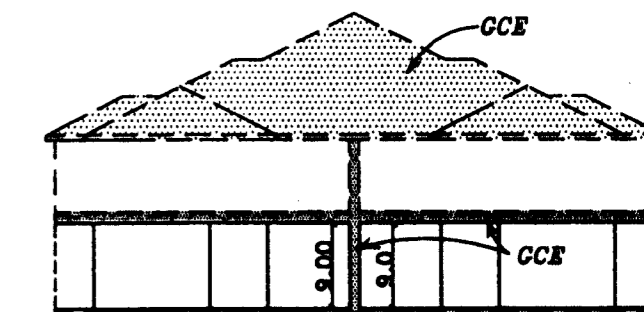
UNIT AREAS

UNIT NO.	SQ. FT.
17	1,045
18	1,045
19	1,045
20	1,045
21	1,045
22	1,045
23	1,045
24	1,045

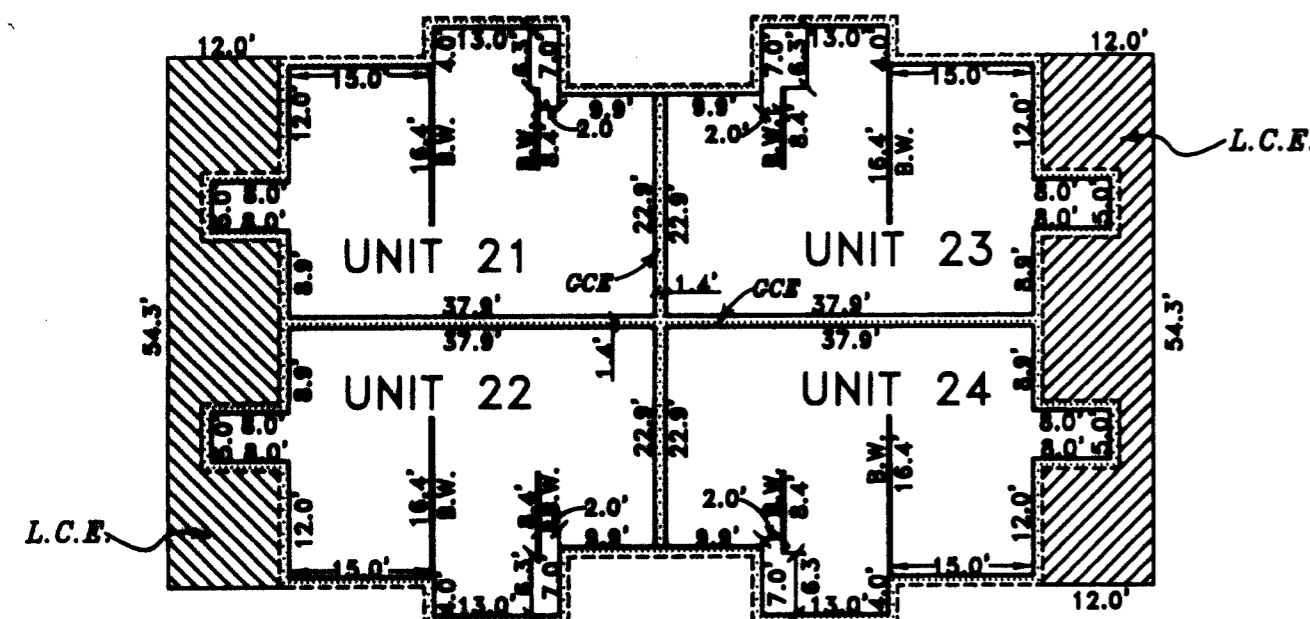
SOUTH SIDE VIEW
LEVEL 1



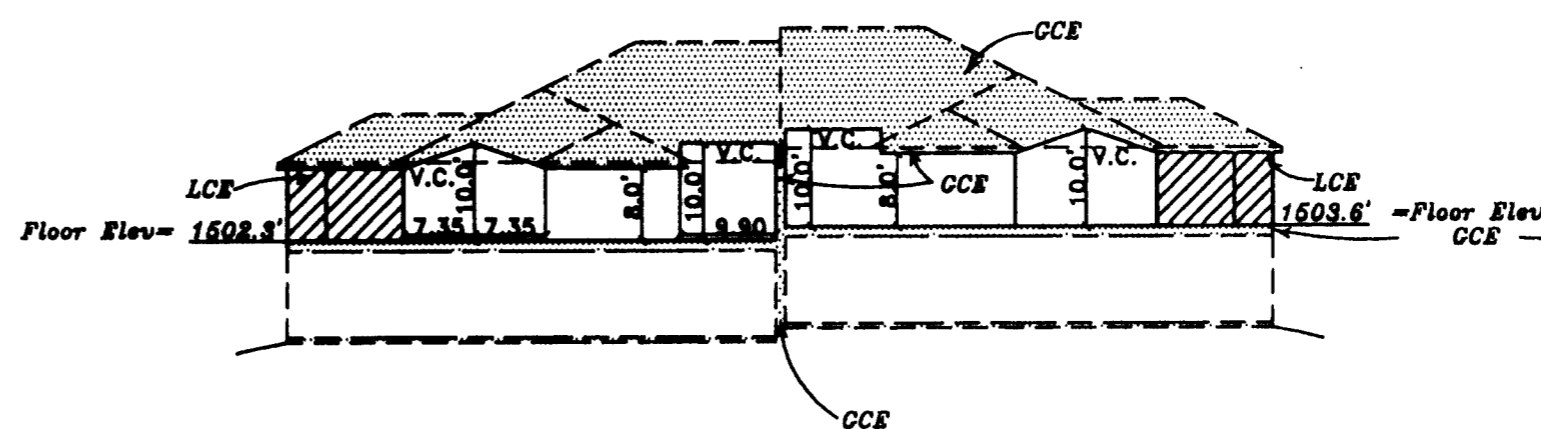
EAST SIDE VIEW
LEVEL 1



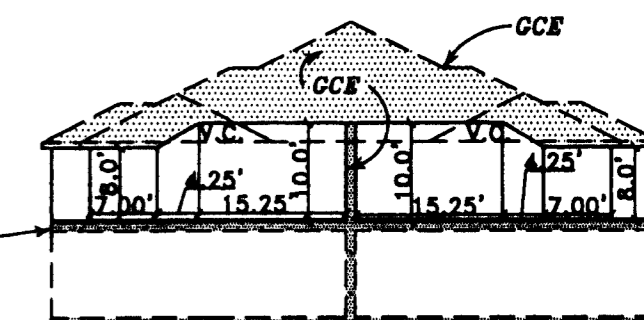
LEVEL 2
(PLAN VIEW)



SOUTH SIDE VIEW
LEVEL 2



EAST SIDE VIEW
LEVEL 2



NOTE: ELEVATIONS WERE MEASURED FROM CITY OF MEDFORD BENCH MARK, A BRASS DISC NO. B112, LOCATED AT THE NORTHEAST CORNER OF ALAMEDA STREET, AT THE INTERSECTION OF ALAMEDA ST AND OLYMPIC AVENUE. ELEVATION = 1492.68'.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck

OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2003

Expires 6/30/2008

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

SHEET 5 OF 5
02188SH5.DWG

* See Att. of Correction

SURVEY NO. 17681

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

*Vol. 29 Pg. 7
Book 14 Pg. 88
13L/55*

Survey for: John Schleining
990 North Phoenix Road
Medford, Oregon 97504

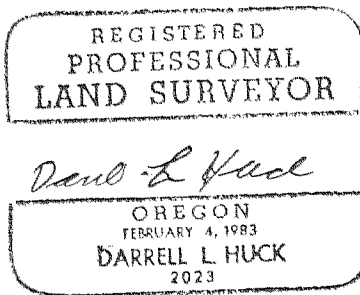
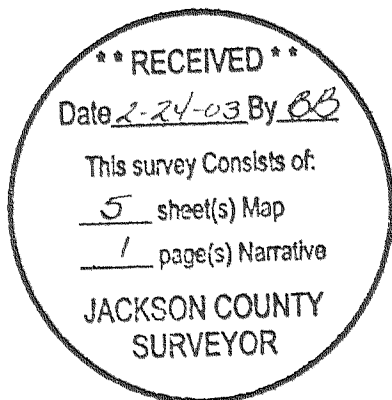
Location: Northwest one-quarter of Section 33, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon

Purpose: to survey RIDGEWOOD CONDOMINIUM

Procedure: The boundary of the property surveyed for the RIDGEWOOD CONDOMINIUM is described in Instrument No. 02-57937, official records of Jackson County, Oregon. Control established by this office to accomplish ALDERWOOD VILLAGE, was used to perform this survey. The location of existing boundary monuments was verified and missing boundary monuments were set, as shown on the attached plat.

Basis of Bearing: ALDERWOOD VILLAGE, a planned community

Date: October 31, 2002



Darrell L. Huck
L.S. 2023 - Oregon
Expires 6/30/2003
Hoffbuhr & Associates, Inc.
3155 Alameda Street, Suite 201
Medford, Oregon 97504

Survey or fees 6

AFFIDAVIT OF CORRECTION
pursuant to O.R.S. 209.255

Be it hereby noted that certain drafting errors were made on the official plat of RIDGEWOOD CONDOMINIUM, filed for record February 24, 2003 and recorded in Volume 29 at Page 7 in the official records of Jackson County, Oregon.

That particular notary statement pertaining to Powder River Inc, a New Jersey Corporation, as shown on sheet 1 of 5 of the condominium plat, refers to "John Schleining, acting secretary".

The signature line and the notary statement should be corrected to state "John Schleining, authorized agent on behalf of Powder River Inc.,"

ACKNOWLEDGMENT:

I, John Schleining, being duly authorized by Jim Parks, President of Powder River Inc., a New Jersey Corporation, to sign on behalf of the Corporation, do hereby acknowledge and agree to the above stated correction to the official plat of Ridgewood Condominium.

[Handwritten Signature]
John Schleining

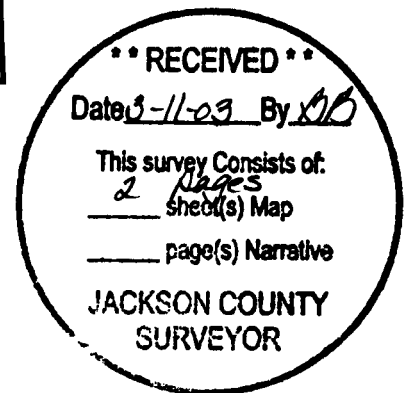
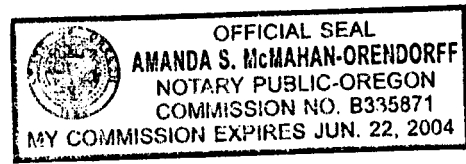
STATE OF OREGON)
County of Jackson) ss.

February 27, A.D. 2003

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

Before me:

[Handwritten Signature]
Notary

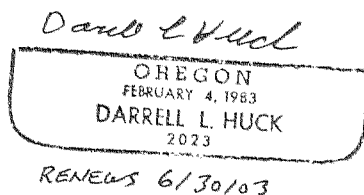
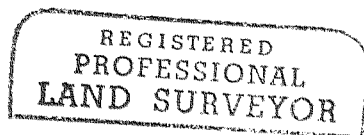


03 14408

Date: February 26, 2003

Darrell L Huck

Darrell L. Huck
L.S. 2023



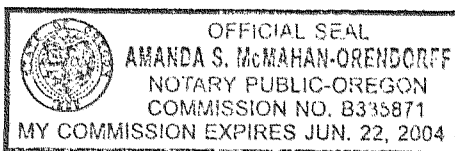
STATE OF OREGON)
County of Jackson) ss.

February 27, A.D. 2003

Personally appeared the above named Darrell L. Huck, a Registered Professional Land Surveyor and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

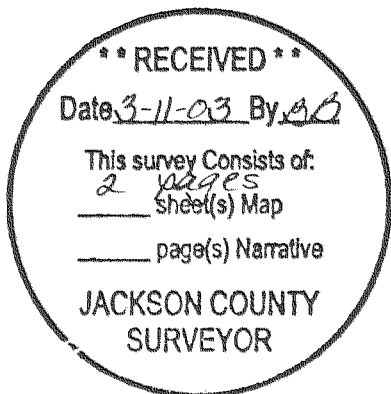
Amanda S. McMahon-Orendorff
Notary



I, Roger R. Roberts, Jackson County Surveyor, do hereby certify that I have examined this Affidavit of Correction and that the changes are permitted in accordance with Chapter 209, Paragraph 255, Oregon Revised Statutes.

February 28, '03
Date

Roger R. Roberts
Jackson County Surveyor



Jackson County, Oregon
Recorded
OFFICIAL RECORDS

MAR 10 2003

11:36 AM

Spencer S. Roberts
COUNTY CLERK