

CREEKSIDE COTTAGES CONDOMINIUM

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

for
SAGE DEVELOPMENT, LLC
2305 Ashland Street, Suite C, #446
Ashland, OR 97520

***** RECORDING *****
Filed for record this 8 day of October,
20 03, at 3:51 o'clock P.M., and recorded in Volume
29, of Plats at Page 42, of records of
Jackson County, Oregon.

APPROVAL:
PA#2002-052 Condominium
EXAMINED AND APPROVED this 30th day of September, 20 03.

Jam Holben
City Surveyor

Kathleen S. Beckett County Clerk
Amanda E. Bartlett Deputy

*** INDEX TO SHEETS ***

SHEET 1	SIGNATURE SHEET
SHEET 2	OVERALL VIEW
SHEET 3	PLAN & ELEVATION VIEWS
SHEET 4	PLAN & ELEVATION VIEWS

Declaration of Condominium Ownership, Covenants, Conditions and Restrictions
recorded as Doc. 03-69388, ORJCO.

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

Christopher Francis Deputy
Assessor, Department of Assessment

By-Laws of the Creekside Condominium Homeowners Association recorded as
Doc. 03-69388, ORJCO.

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

SURVEY BY:

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

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

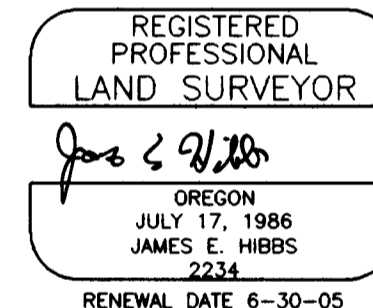
I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE
CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND
SHOWN HEREON, THIS PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING
IS AN ACCURATE DESCRIPTION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

DATE:
AUGUST 27, 2003

Beginning at the Southeast corner of SISKIYOU SOUTH SUBDIVISION, according to the official plat thereof,
now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the East
line of said SUBDIVISION, North 00°16'35" East, 279.11 feet to the Southwest corner of Parcel No. 3 per
Partition Plat No. P-36-1995, according to the Official Plat thereof, now of record, in Volume 6, Page 36
of "Record of Partition Plats" of Jackson County, Oregon, and filed as Survey Number 14532 in the Office
of the Jackson County Surveyor; thence along the South line of said Parcel 3 and its Easterly prolongation,
South 89°58'23" East, 221.99 feet to the East line of the Northwest one-quarter (NW 1/4) of the Southwest
one-quarter (SW 1/4) of Section 14, Township 39 South, Range 1 East, Willamette Meridian, Jackson County,
Oregon; thence along said East line, South 00°01'38" West, 428.97 feet to the Northeasterly line of Siskiyou
Boulevard; thence along said Northeasterly line, North 56°05'41" West, 268.84 feet to the INITIAL POINT
OF BEGINNING.

***** DECLARATION *****

Know all men by these presents that SAGE DEVELOPMENT, LLC, is the owner of the real property shown on
Sheets 2 & 3, 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 Sage Development as
CREEKSIDE COTTAGES CONDOMINIUM, and that (1) it 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
said land and improvements are subject to the provisions of ORS 100.005 to 100.625 and (2) it does
hereby dedicate to the City of Ashland the Public Utility Easement (PUE) as shown on Sheet 2 with the
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. Creekside Cottages Condominium shall
be subject to (1) the Declaration of Condominium Ownership for Creekside Cottages Condominium and
(2) the By-Laws of the Creekside Cottages Condominium Association to be recorded simultaneously
with this Plat.



Debian Aguirre
DEBIAN AGUIRRE, MANAGING MEMBER
SAGE DEVELOPMENT, LLC

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

This plat accurately depicts the boundaries of the units and that construction of the buildings, units and
common elements as depicted on the Plat are complete.

STATE OF OREGON)
COUNTY OF JACKSON)

PERSONALLY appeared the above named Devian Aguirre, and acknowledged the foregoing instrument to
be her voluntary act and deed and was signed on behalf of Sage Development, LLC.

Dated this 25th day of September, 20 03.

Karen L. Lafitte
KAREN L. LAFITTE Notary Public - Oregon
Commission No. 394244
My Commission Expires MARCH 20, 2006

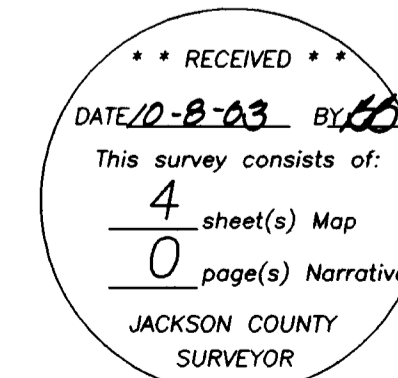
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument the exterior boundary and depict the Unit and GCE boundaries
of CREEKSIDE COTTAGES CONDOMINIUM. See Ashland PA #2002-052.

PROCEDURE: Made ties to existing monuments as shown hereon to control this Survey. Held map record
bearing per FS8851 & pins per FS15895 to position the West line of the subject tract. The
North line was controlled at Plat record distance Southerly from the NE corner of Parcel 1
per PP# P-36-1995 and held at plat record bearing per said Plat. The NE corner was
positioned at plat record distance from the SE corner of Parcel 3 per PP# P-36-1995.
The SE corner as monumented by FS12248 was held as found. Made ties to buildings as
shown. The existing control was elevated to match City of Ashland TBM #12.

**** AFFIDAVITS OF CONSENT ****

FROM LIBERTYBANK RECORDED AS DOC.# 03-69389, ORJCO.



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

SHEET 1 OF 4

LEGEND:

- = UNIT OWNERSHIP BOUNDARY = EXTERIOR OF BUILDING.
- (FF# 1826.34) = ELEVATION OF BOTTOM OF FIRST FLOOR.
- () = 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'

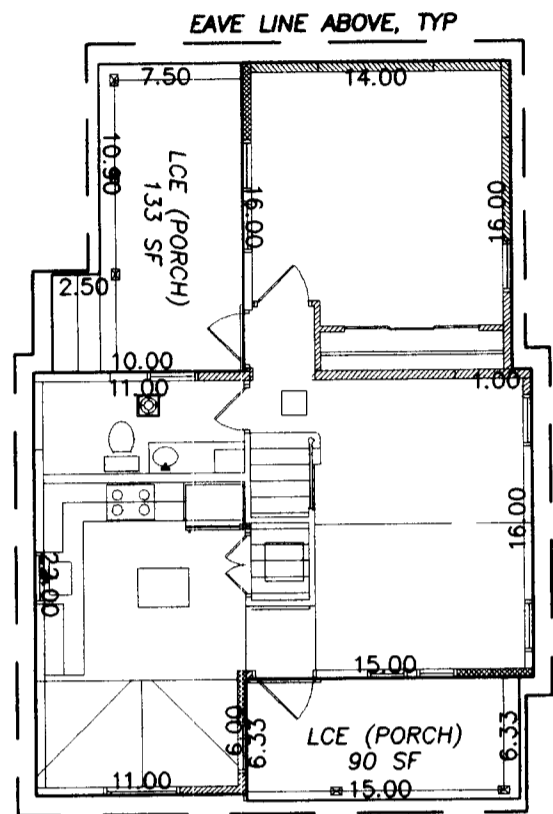
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DATE: AUGUST 27, 2003



FIRST FLOOR PLAN VIEW



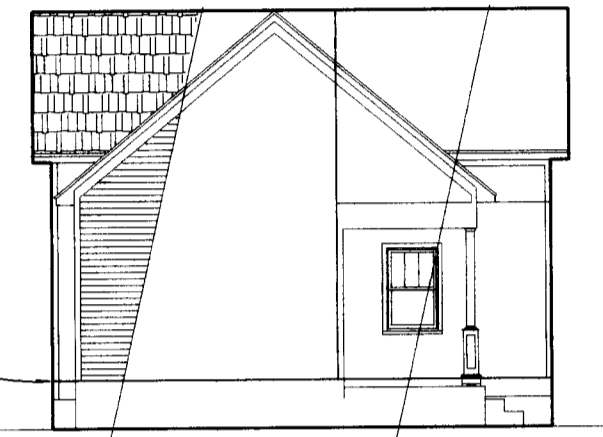
WEST SIDE VIEW



EAST SIDE VIEW

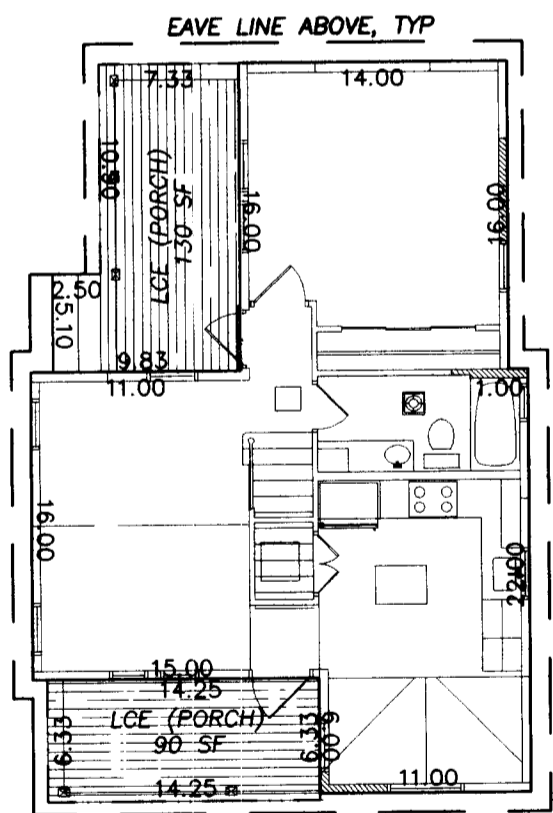


SOUTH SIDE VIEW

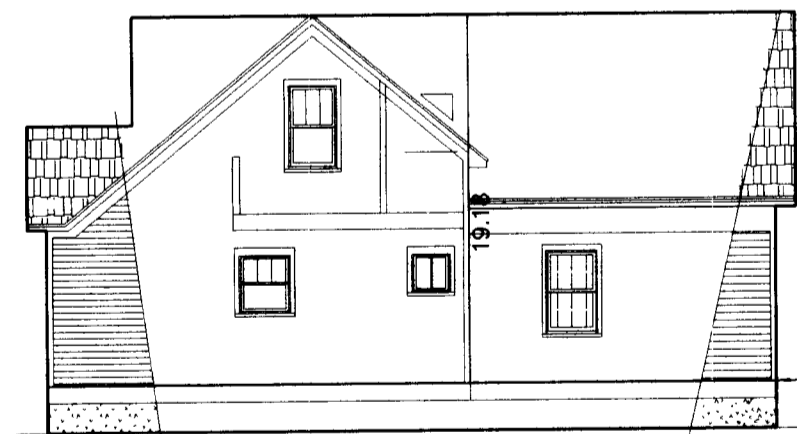


NORTH SIDE VIEW

UNITS 3, 10 & 11



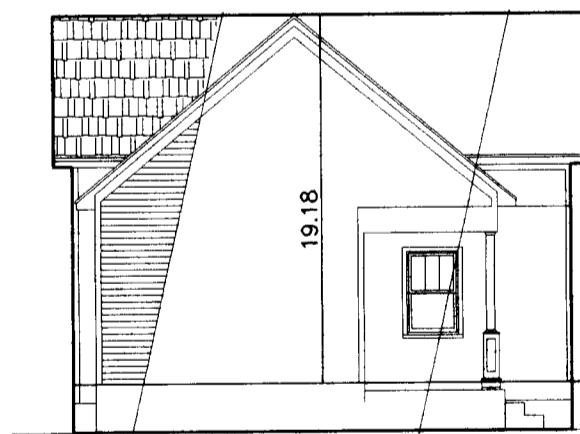
FIRST FLOOR PLAN VIEW



EAST SIDE VIEW



WEST SIDE VIEW



NORTH SIDE VIEW



SOUTH SIDE VIEW

UNITS 1, 2, 12 & 13



SEE SHEET 2 LEGEND FOR ADDITIONAL INFORMATION.

- NOTES:
- 1) UNIT DIMENSIONS ARE TO EXTERIOR OF BUILDING AT FIRST FLOOR ONLY.
 - 2) VERTICAL DIMENSIONS ARE FROM BOTTOM OF FIRST FLOOR TO TOP OF ROOF.

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

James E. Hibbs
SURVEYOR

391E14CB TL3600

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-05

RECEIVED
DATE 12-8-03 BY JB
This survey consists of:
4 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

SHEET 4 OF 4

01279FM

LEGEND:

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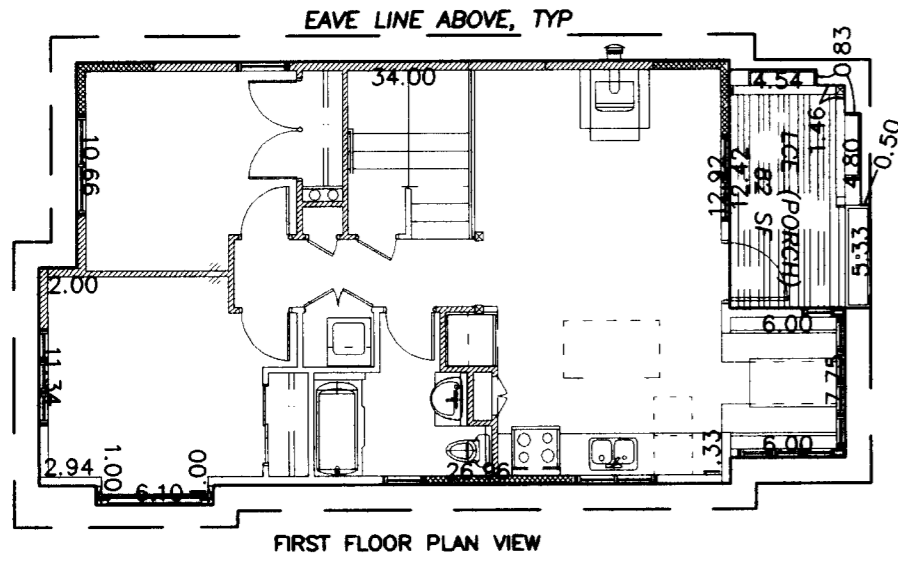
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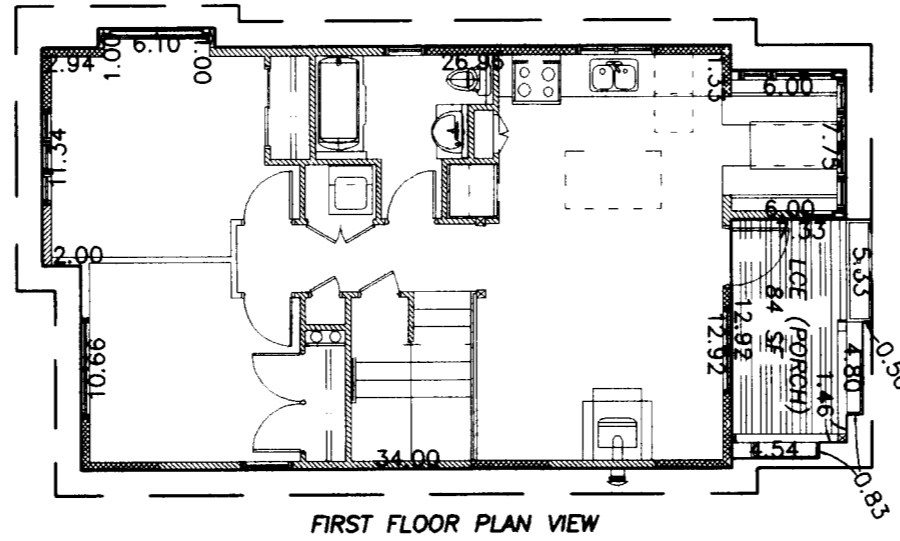
NOTES:

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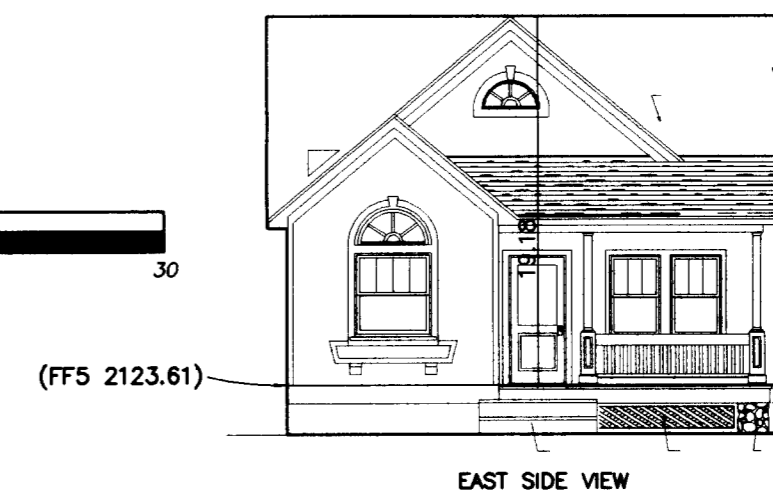
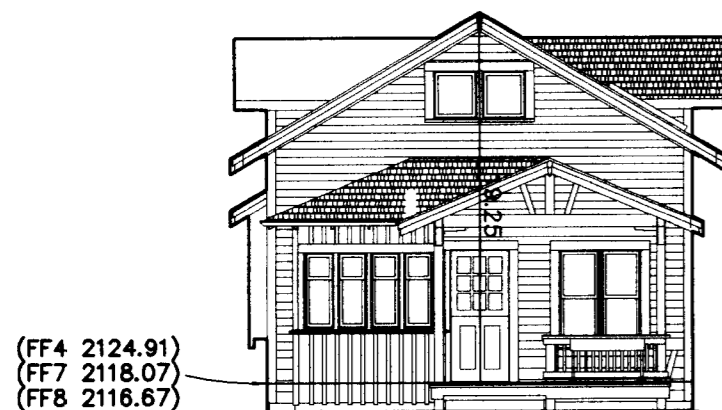
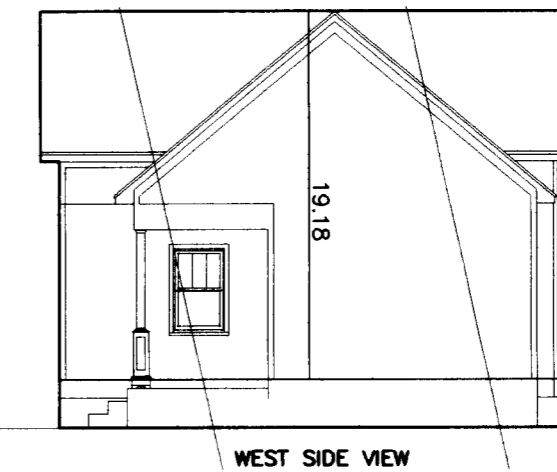
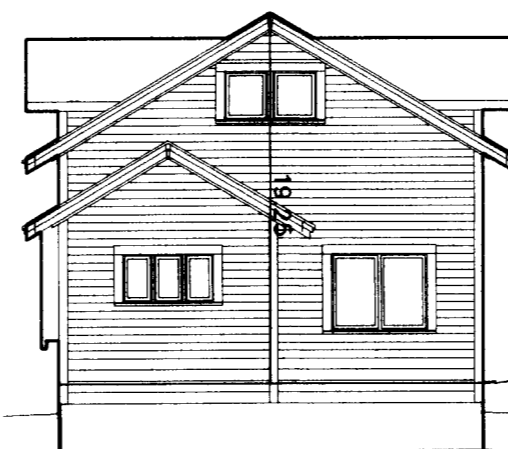
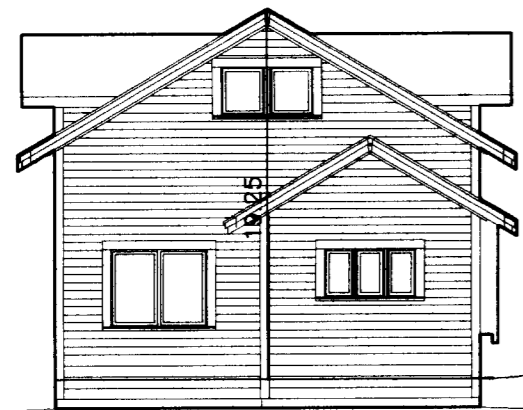
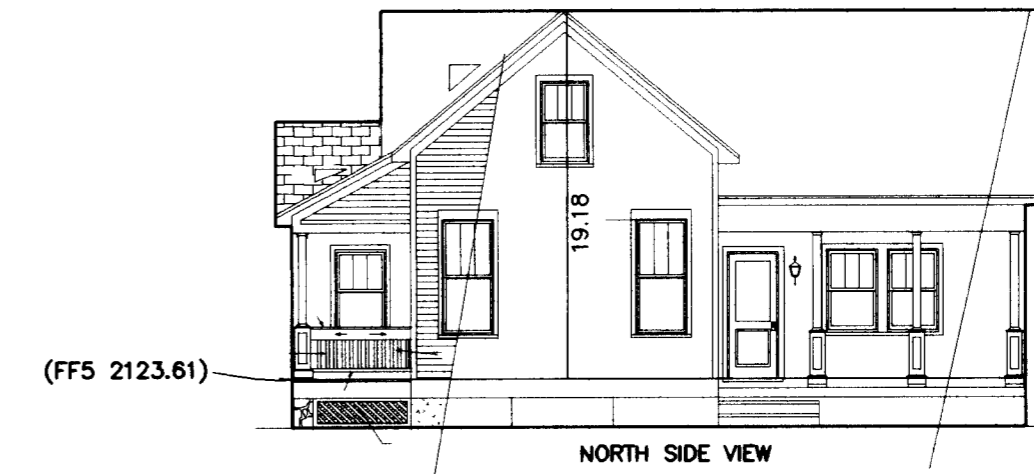
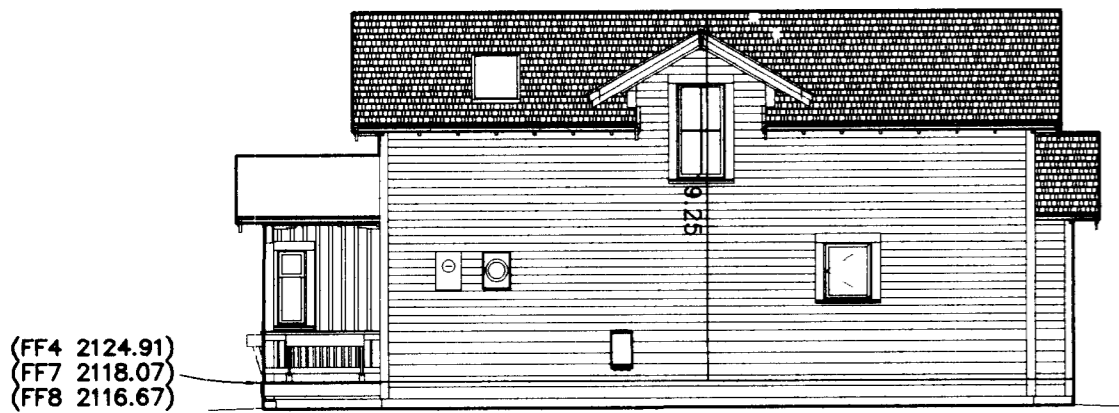
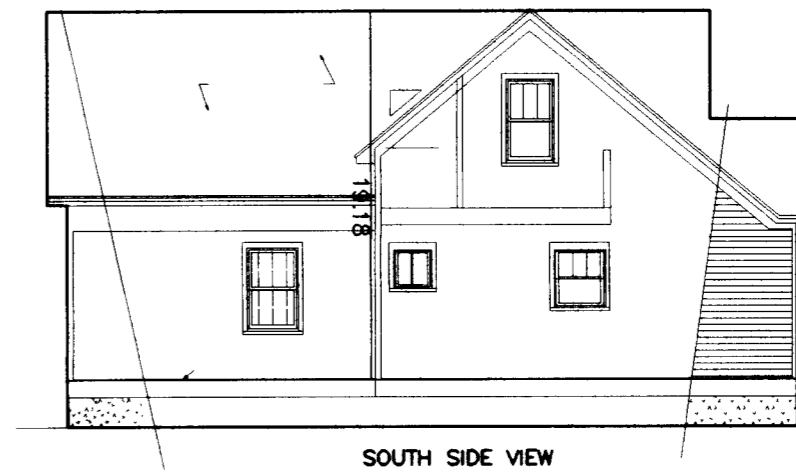
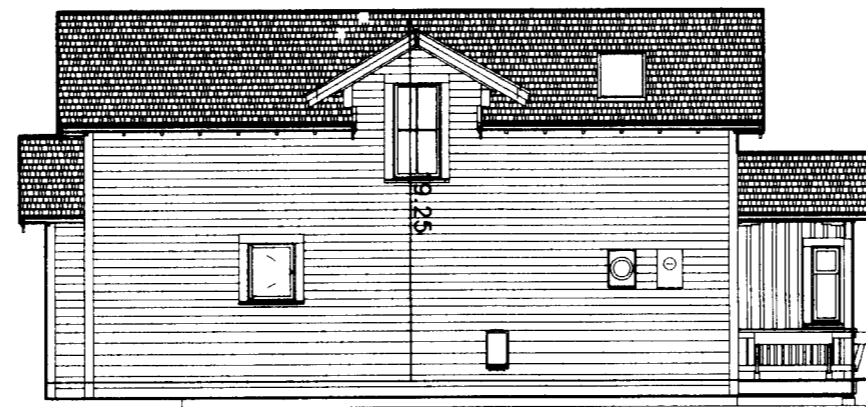
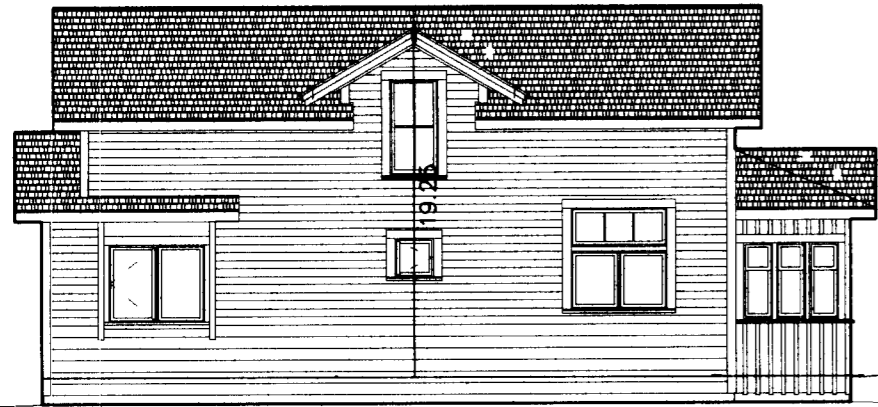
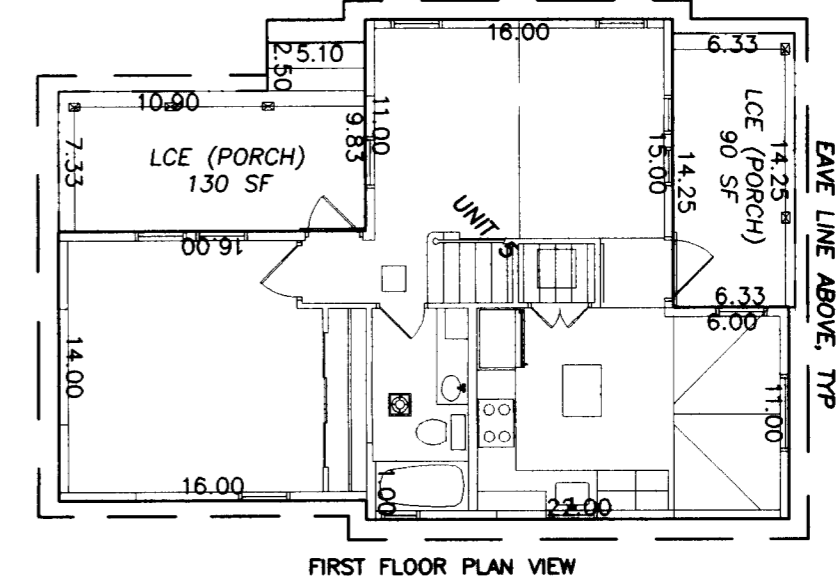
UNITS 4, 7 & 8



UNITS 6 & 9



UNIT 5



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

James E. Hibbs
SURVEYOR



REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-05

** RECEIVED **
DATE 10-8-03 BY BWB
This survey consists of:
4 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

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LEGEND

- ⊙ = FD. 1.5" DIA. BRASS DISK PER FS6059.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD HUCK LS2023 PER FS15895.
- ✱ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD HURST LS483 PER FS7532.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. TEMPLIN LS2359 PER FS12248.
- ✱ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. DA EDWARDS LS2339 PER FS14532.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC.
- = EXTERIOR BUILDING LINE = UNIT BOUNDARY.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PP# = PARTITION PLAT NO.
- L1 = SEE LINE TABLE.
- CC&R'S = COVENANTS, CONDITIONS & RESTRICTIONS TO BE RECORDED WITH THIS PLAT.
- GCE = GENERAL COMMON ELEMENT.
- LCE(##) = LIMITED COMMON ELEMENT (UNIT #).
- JCDR = JACKSON COUNTY DEED RECORDS.
- SF = SQUARE FEET.
- TID = TALENT IRRIGATION DISTRICT.
- UE = UTILITY EASEMENT FOR TID PER DOC. NO. 91-00504, ORJCO (WIDTH VARIES).
- F1 = SEE FLOOD PLAIN LINE TABLE.

BASIS OF BEARINGS:

TRUE BEARING AT N-S- CENTERLINE OF SECTION 14 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 SE'LY LINE OF SISKIYOU BLVD. AS SHOWN ON FILED SURVEY NO. 8851 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AND AS SHOWN HEREON.

DATE:

AUGUST 27, 2003

UNIT OF MEASUREMENT: FEET

SCALE: SHEET 2: 1" = 30' SHEET 3: 1" = 10'

EASEMENTS PER SUBDIVISION GUARANTEE
PROPERTY SUBJECT TO IMPROVEMENT AGREEMENT
PER DOC. 79-17168, ORJCO.

UNIT DATA TABLE

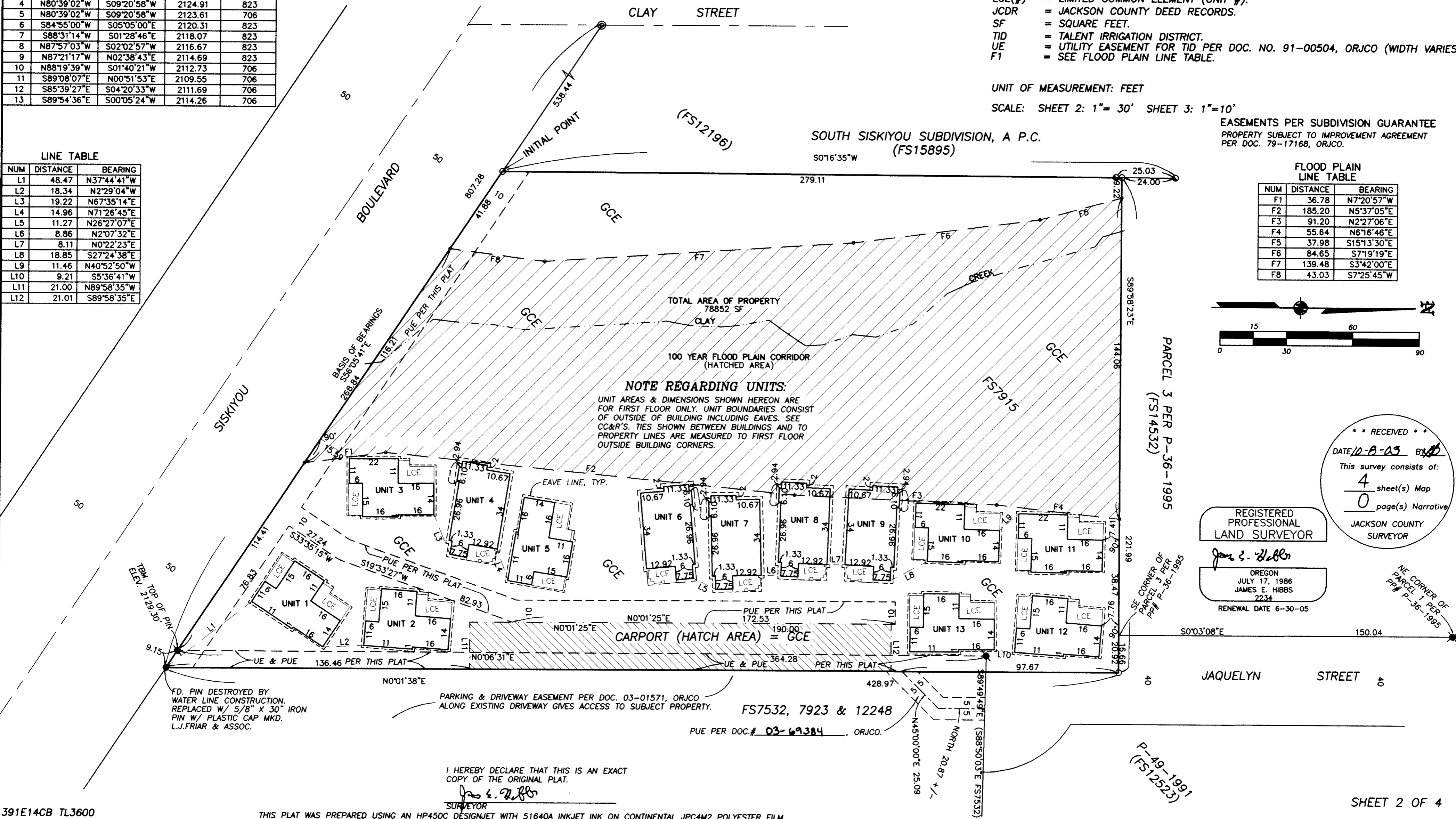
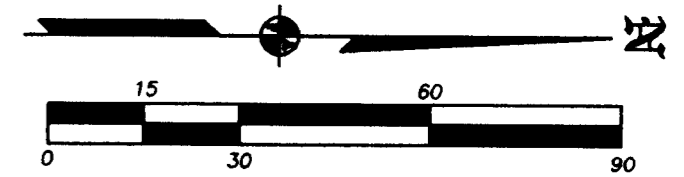
UNIT NUM	EAST-WEST BEARING	NORTH-SOUTH BEARING	FIRST FLOOR ELEV. (FT)	FIRST FLOOR AREA (SF)
1	N56°24'45"W	N33°35'15"E	2128.94	706
2	N85°43'41"W	N04°16'19"E	2127.14	706
3	N89°42'26"E	N00°17'34"W	2128.17	706
4	N80°39'02"W	S09°20'58"W	2124.91	823
5	N80°39'02"W	S09°20'58"W	2123.61	706
6	S84°55'00"W	S05°05'00"E	2120.31	823
7	S88°31'14"W	S01°28'46"E	2118.07	823
8	N87°57'03"W	S02°02'57"W	2116.67	823
9	N87°21'17"W	N02°38'43"E	2114.69	823
10	N88°19'39"W	S01°40'21"W	2112.73	706
11	S89°08'07"E	N00°51'53"E	2109.55	706
12	S85°39'27"E	S04°20'33"W	2111.69	706
13	S89°54'36"E	S00°05'24"W	2114.26	706

LINE TABLE

NUM	DISTANCE	BEARING
L1	48.47	N37°44'41"W
L2	18.34	N2°29'04"W
L3	19.22	N67°35'14"E
L4	14.96	N71°26'45"E
L5	11.27	N26°27'07"E
L6	8.86	N2°07'32"E
L7	8.11	N0°22'23"E
L8	18.85	S27°24'38"E
L9	11.46	N40°52'50"W
L10	9.21	S5°36'41"W
L11	21.00	N89°58'35"W
L12	21.01	S89°58'35"E

FLOOD PLAIN LINE TABLE

NUM	DISTANCE	BEARING
F1	36.78	N7°20'57"W
F2	185.20	N5°37'05"E
F3	91.20	N2°27'06"E
F4	55.64	N6°16'46"E
F5	37.98	S15°13'30"E
F6	84.65	S7°19'19"E
F7	139.48	S3°42'00"E
F8	43.03	S7°25'45"W



REGISTERED PROFESSIONAL LAND SURVEYOR

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OREGON
JULY 17, 1986
JAMES E. HIBBS
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