

APPROVAL:

PA#2003-124 Condominium
EXAMINED AND APPROVED this 25th day of February, 2004.

James Holman
City Surveyor

EXAMINED AND APPROVED as required by ORS 100.110 as
of April 28th, 2004.

Carlynn Wood, Deputy
Assessor, Department of Assessment

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 100.110 have been
paid as of April 28, 2004.

Barbara Weide, Deputy
Tax Collector

***** DECLARATION *****

Know all men by these presents that PARK PLACE HOMES, INC. and KNECHT DEVELOPMENT CO., are the owners of the real property shown on Sheets 2 & 3, 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 Park Place Homes, Inc. and Knecht Development Co. as PARK PLACE CONDOMINIUMS, 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) we do hereby dedicate to the City of Ashland the Public Pedestrian Access Easement (PPAE) as well as the Public Utility Easement (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. Park Place Condominiums shall be subject to (1) the Declaration of Condominium Ownership for Park Place Condominiums and (2) the By-Laws of the Park Place Condominiums Association to be recorded simultaneously with this Plat. The Ingress-Egress & Parking Easement (IEPE) shown hereon shall be subject to the condition that Emergency Vehicles shall have the right to use said IEPE at all times and as necessary. We do hereby make and establish the Spring Water Easement (SWE) as shown for the purpose of protecting the flow of existing spring.

Gerald R. Knecht
GERALD R. KNECHT, Secretary & Partner
PARK PLACE HOMES, INC. & KNECHT DEVELOPMENT, CO.
STATE OF Oregon
COUNTY OF Jackson

Alexander C. Knecht
ALEXANDER C. KNECHT, Partner
KNECHT DEVELOPMENT, CO.

PERSONALLY appeared the above named Gerald R. Knecht, and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Park Place Homes, Inc. & Knecht Development, Co.

Dated this 21st day of February, 2004.

James F. O'Donnell III
Notary Public - Oregon
Commission No. 1461707
My Commission Expires 1-10-08

STATE OF OREGON)
COUNTY OF JACKSON)

PERSONALLY appeared the above named Alexander C. Knecht, and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Knecht Development, Co.

Dated this 25th day of February, 2004.

Diana L. Burke
Notary Public - Oregon
Commission No. 348216
My Commission Expires 9-1-05

PARK PLACE CONDOMINIUMS

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

for
PARK PLACE HOMES, INC.
114 Calumet Avenue
San Anselmo, CA 94960

*** INDEX TO SHEETS ***

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SHEET 3	UNITS 784 & 794 VIEWS
SHEET 4	UNITS 796 & 786 VIEWS
SHEET 5	UNITS 788, 790 & 792 VIEWS
SHEET 6	UNITS 798, 800 & 802 VIEWS

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

DATE:

JANUARY 27, 2004

***** RECORDING *****

Filed for record this 28th day of April,
20 04, at 2:12 o'clock P.M., and recorded in Volume
30, of Plats at Page 25, of records of
Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Rose A. Cross
Deputy

Declaration of Condominium Ownership, Covenants, Conditions and Restrictions
recorded as Doc. 2004-023456, ORJCO.

By-Laws of the Park Place Condominiums Association recorded as
Doc. 2004-023456, 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 Northwest corner of Parcel No. 2 per Partition Plat No. P-3-1999, according to the Official Plat thereof, now of record, in Volume 10, Page 3 of "Record of Partition Plats" of Jackson County, Oregon, and filed as Survey No. 16031 in the Office of the Jackson County Surveyor and the INITIAL POINT OF BEGINNING; thence along the East line of Park Street, South 00°06'06" West, 184.84 feet to the Northwest corner of Parcel 1 per Partition Plat No. P-54-2002, according to the Official Plat thereof, now of record, in Volume 13, Page 54 of "Record of Partition Plats" of Jackson County, Oregon, and filed as Survey No. 17460 in the Office of the Jackson County Surveyor; thence along the exterior boundary line of Parcels 1 and 2 of said Partition Plat No. P-54-2002 the following three courses, South 89°29'30" East, 120.00 feet to an angle point; thence South 00°06'06" West, 10.00 feet to an angle point; thence South 89°29'30" East, 78.00 feet to an angle point; thence along said exterior boundary line and along the East line of that tract described in Document No. 00-18017, Official Records of Jackson County, Oregon, North 00°06'06" East, 90.00 feet to the Southeast corner of Parcel No. 2 per said Partition Plat No. P-3-1999; thence along the East line thereof, North 00°34'42" East, 104.84 feet to the Northeast corner thereof; thence along the North line thereof, North 89°29'30" West, 198.87 feet to the INITIAL POINT OF BEGINNING.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

***** 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.

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

PURPOSE: To survey and monument the exterior boundary and depict the Unit, LCE and GCE boundaries of PARK PLACE CONDOMINIUMS. See Ashland PA #2003-124.

PROCEDURE: Made ties to existing monuments as shown hereon to control this Survey. Made ties to the buildings and improvements as shown on Sheets 2-4. The existing control was elevated to match a City of Ashland benchmark labeled "Siskiyou East of Park" in 1997 Ashland Field Book #159.

**** AFFIDAVITS OF CONSENT ****

FROM PREMIERWEST BANK RECORDED AS DOC.# 2004-023457, ORJCO.

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

James E. Hibbs
SURVEYOR

*** RECEIVED ***
DATE 4-28-04 BY [Signature]
This survey consists of:
6 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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

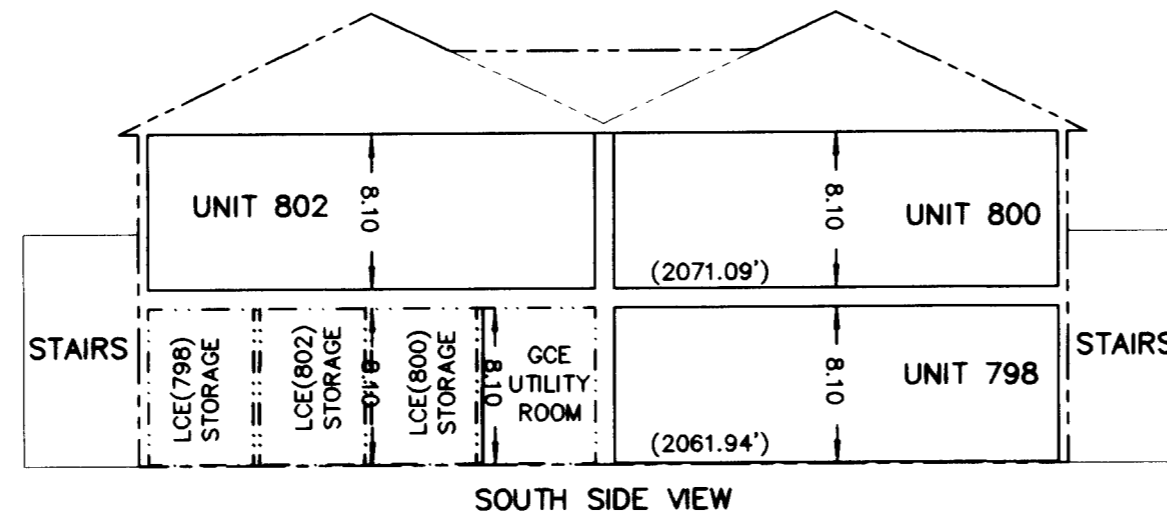
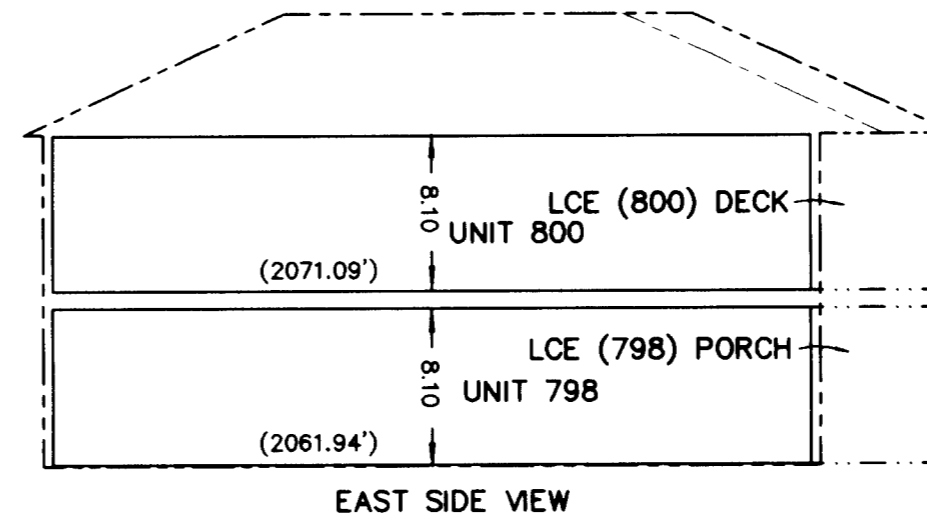
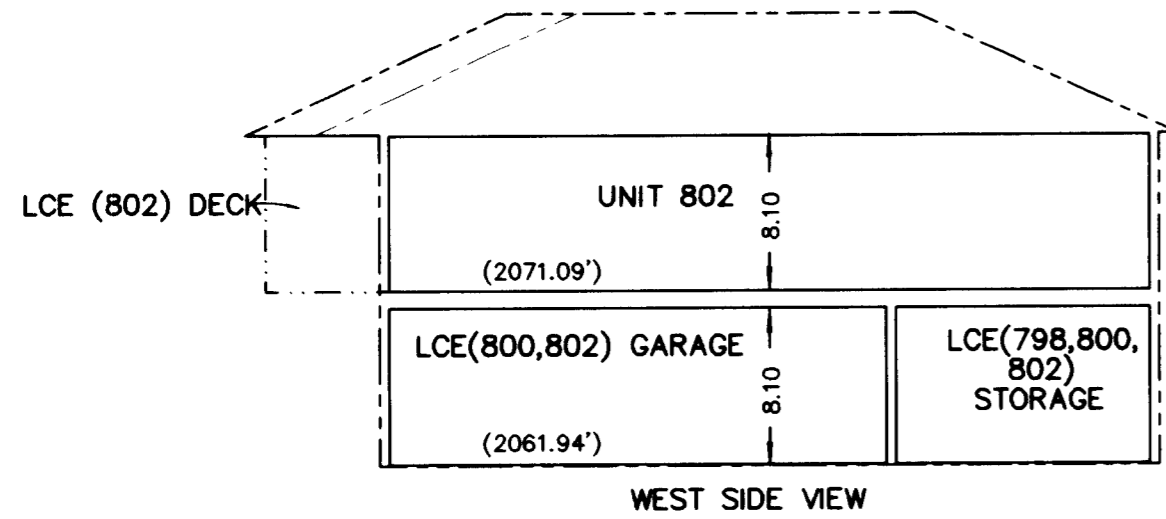
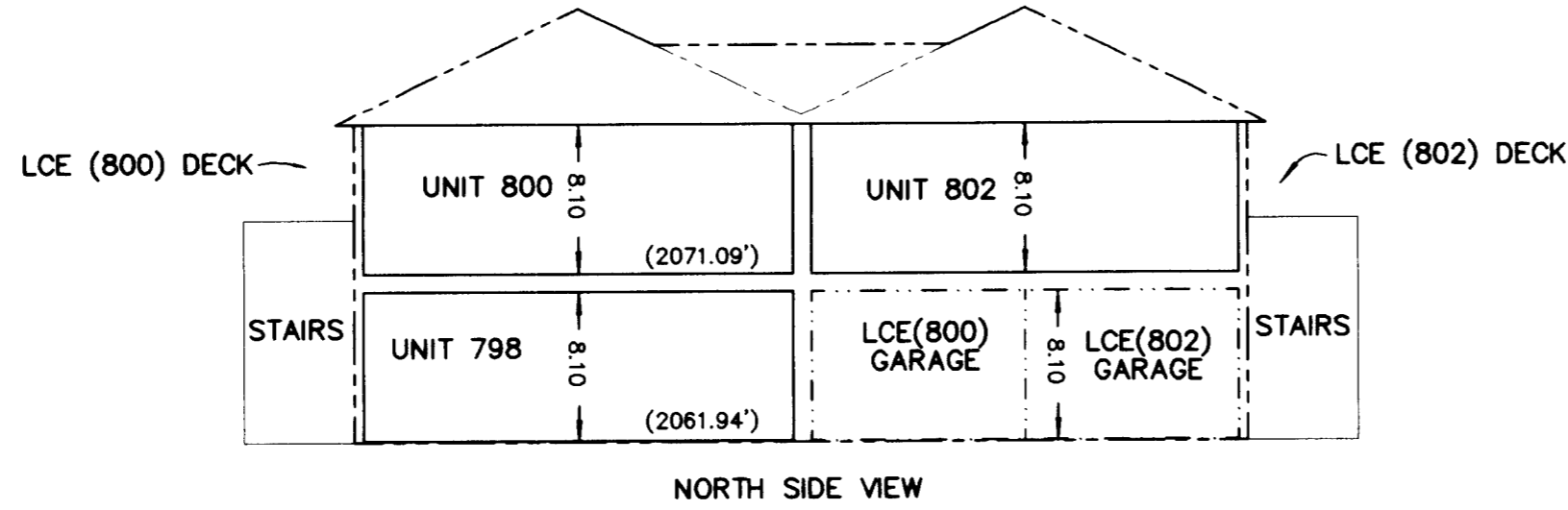
DATE: JANUARY 27, 2004

UNITS 798, 800 & 802

PARK PLACE CONDOMINIUMS

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

for
PARK PLACE HOMES, INC.
114 Calumet Avenue
San Anselmo, CA 94960



LEGEND:

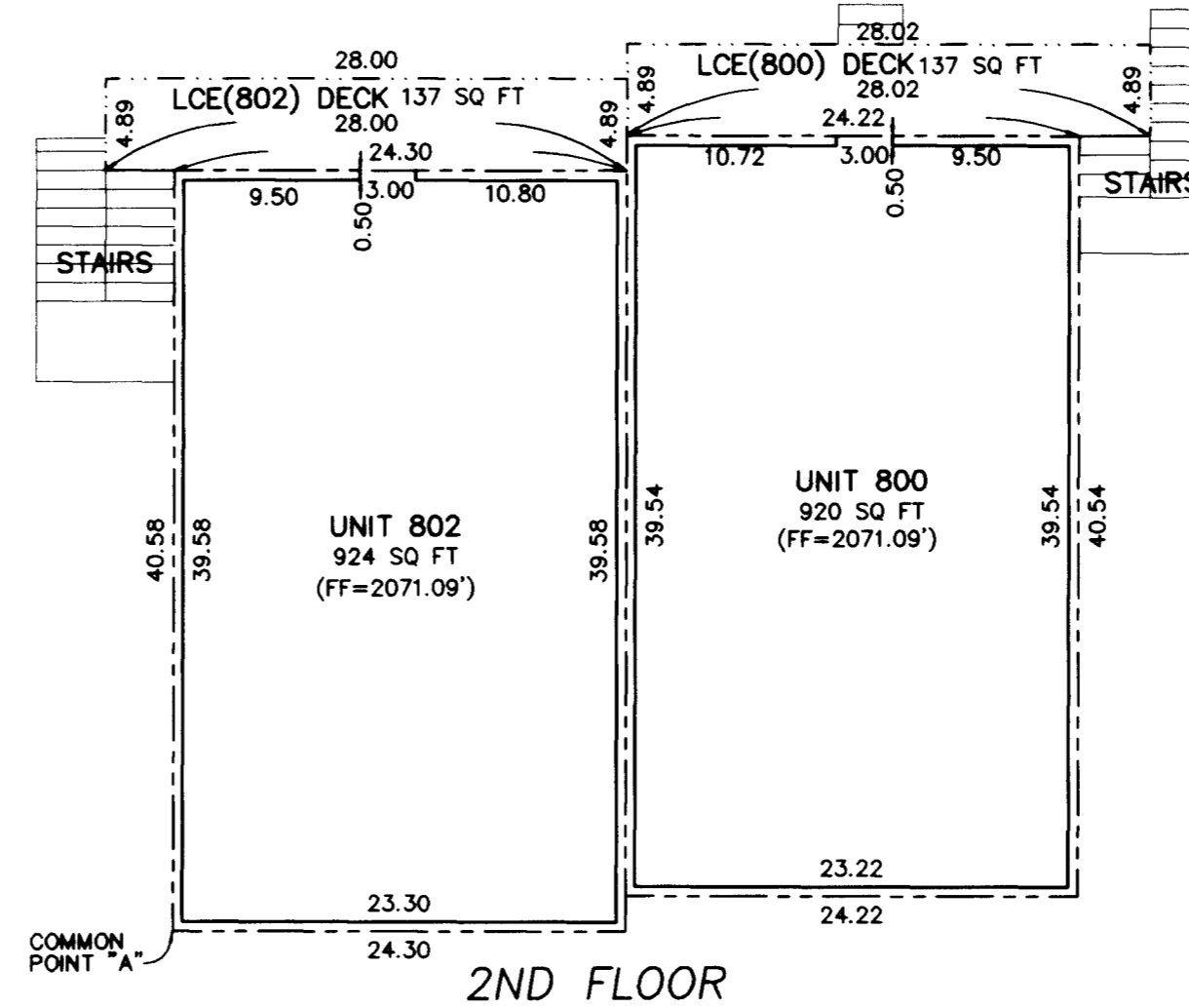
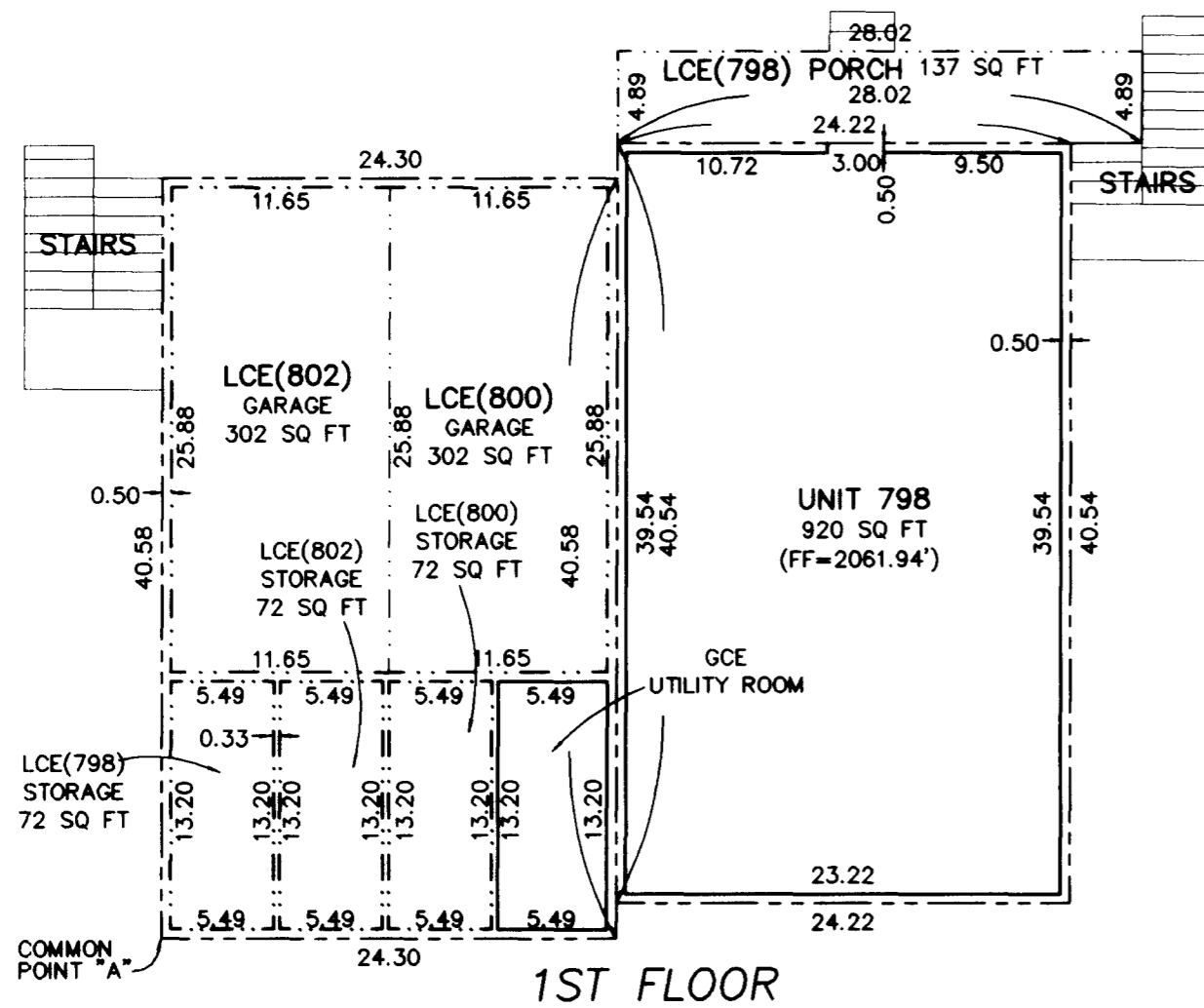
- = UNIT OWNERSHIP BOUNDARY = INTERIOR OF BUILDING.
- - - = EXTERIOR BOUNDARY OF BUILDING.
- · - · - = LCE BOUNDARY.
- (FF=1826.34) = ELEVATION OF FINISH FLOOR.
- () = ELEVATION BASED ON CITY OF ASHLAND TBM #12, BRASS DISK IN TOP OF CURB AT S.E. CORNER OF TOLMAN CREEK ROAD & SISKIYOU BLVD. ELEV.: 2147.945'
- LCE (#) = LIMITED COMMON ELEMENT (UNIT BENEFITTING).
- GCE = GENERAL COMMON ELEMENT.
- PS = PARKING SPACE (LCE).
- SEE SHEET 2 FOR ADDITIONAL LEGEND INFORMATION.

NOTES:

- 1) UNIT DIMENSIONS ARE TO FACE OF STUDWALL.
- 2) VERTICAL DIMENSIONS ARE FROM TOP OF FLOOR JOIST TO BOTTOM OF CEILING JOIST.

NOTES ON BEARINGS

UNITS 798, 800 & 802
N-S BEARINGS = N0°18'45"E
E-W BEARINGS = S89°41'15"E



REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

** RECEIVED **
DATE 4-28-04 BY *J.E.H.*
This survey consists of:
6 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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James E. Hibbs
SURVEYOR

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CONSULTING LAND SURVEYORS
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MEDFORD, OREGON 97501
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET

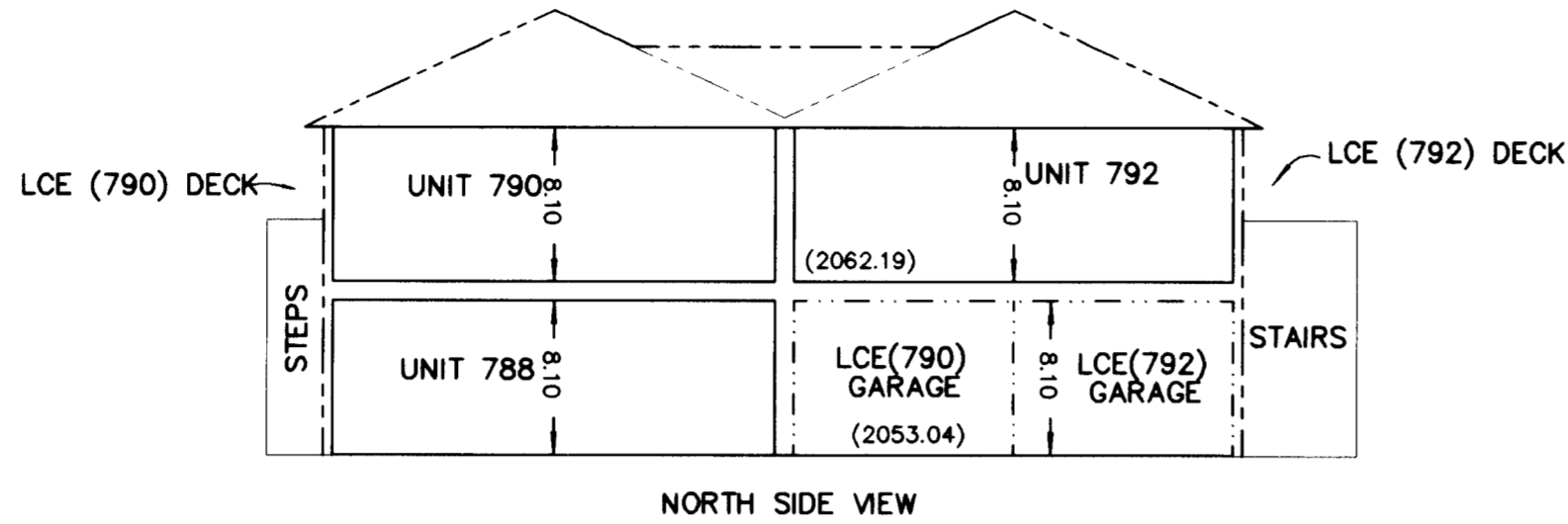
DATE: JANUARY 27, 2004

UNITS 788, 790 & 792

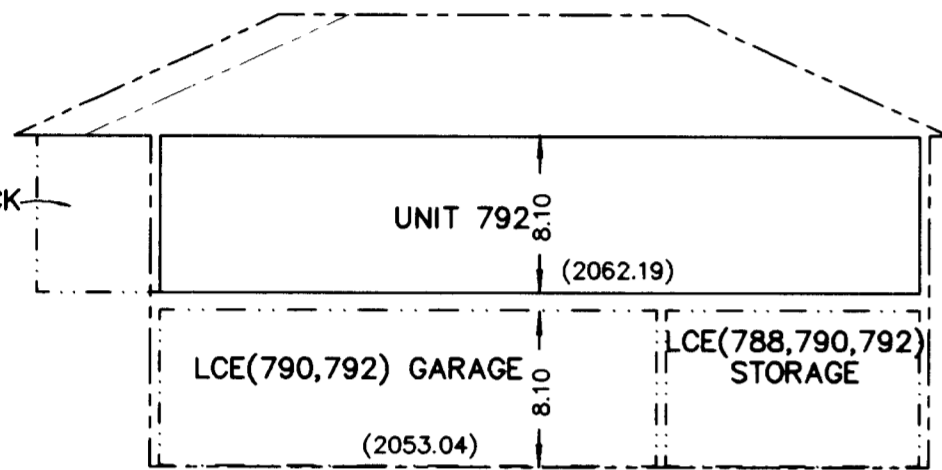
PARK PLACE CONDOMINIUMS

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

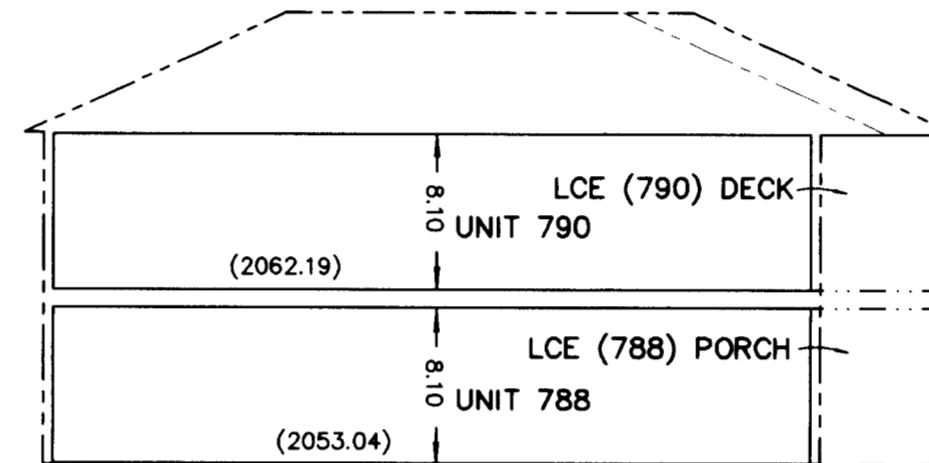
for
PARK PLACE HOMES, INC.
114 Calumet Avenue
San Anselmo, CA 94960



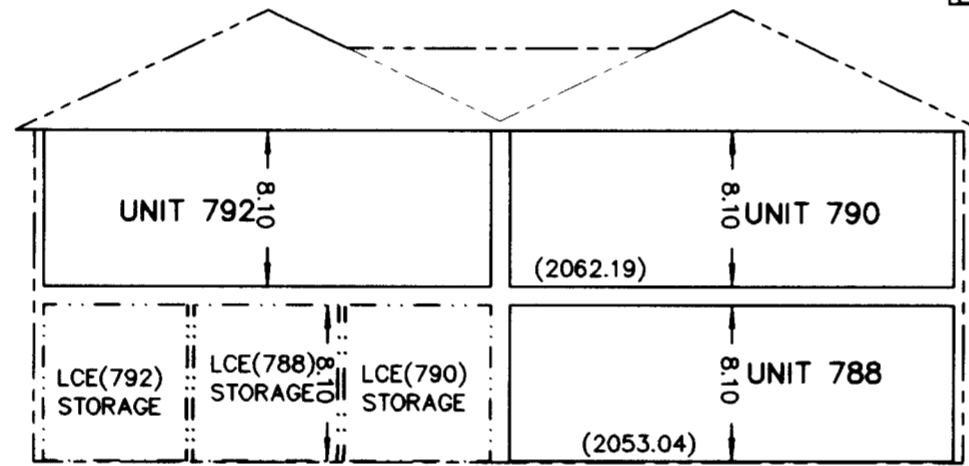
NORTH SIDE VIEW



WEST SIDE VIEW



EAST SIDE VIEW



SOUTH SIDE VIEW

LEGEND:

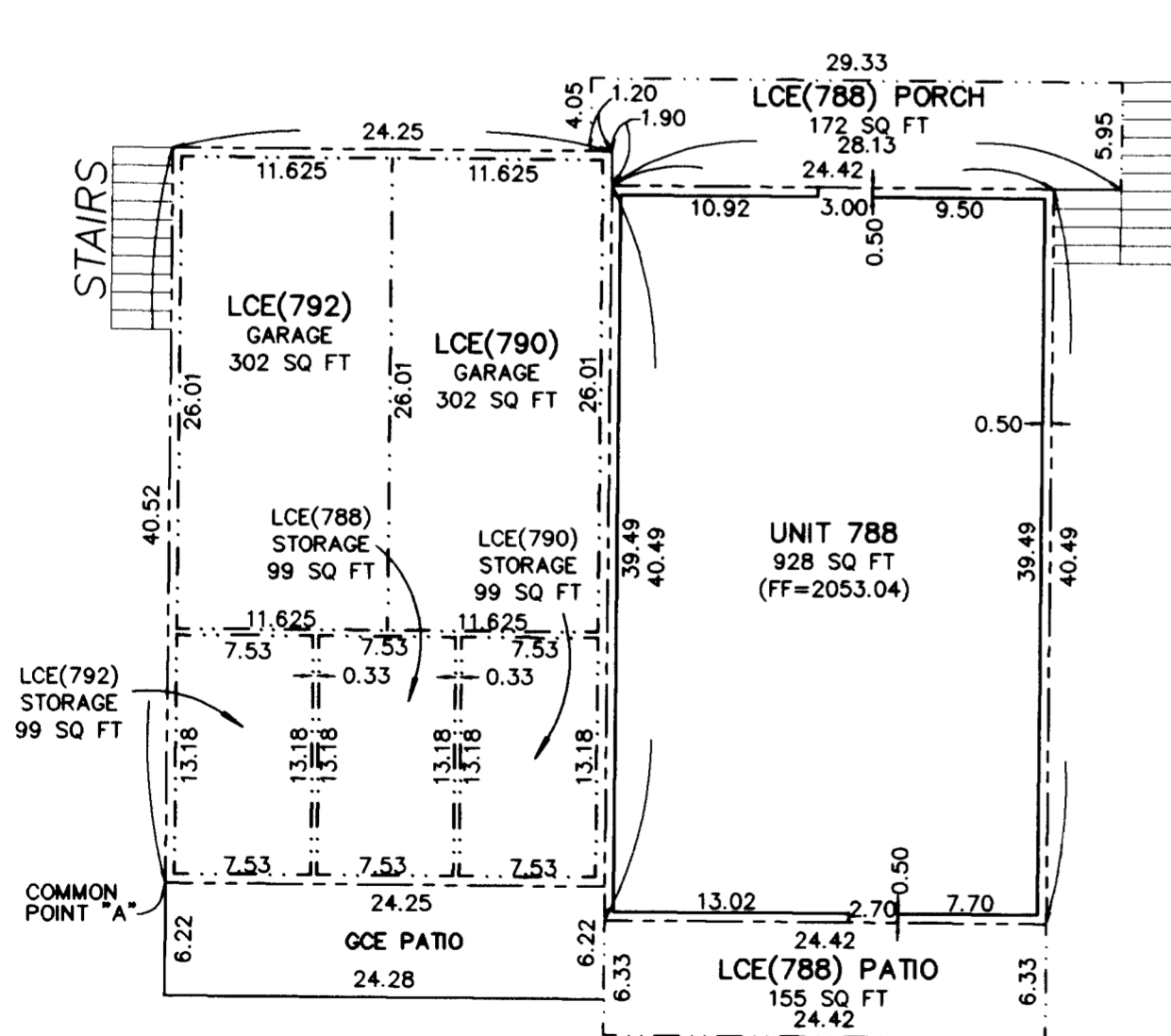
- = UNIT OWNERSHIP BOUNDARY = INTERIOR OF BUILDING.
- - - = EXTERIOR BOUNDARY OF BUILDING.
- - - = LCE BOUNDARY.
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NOTES:

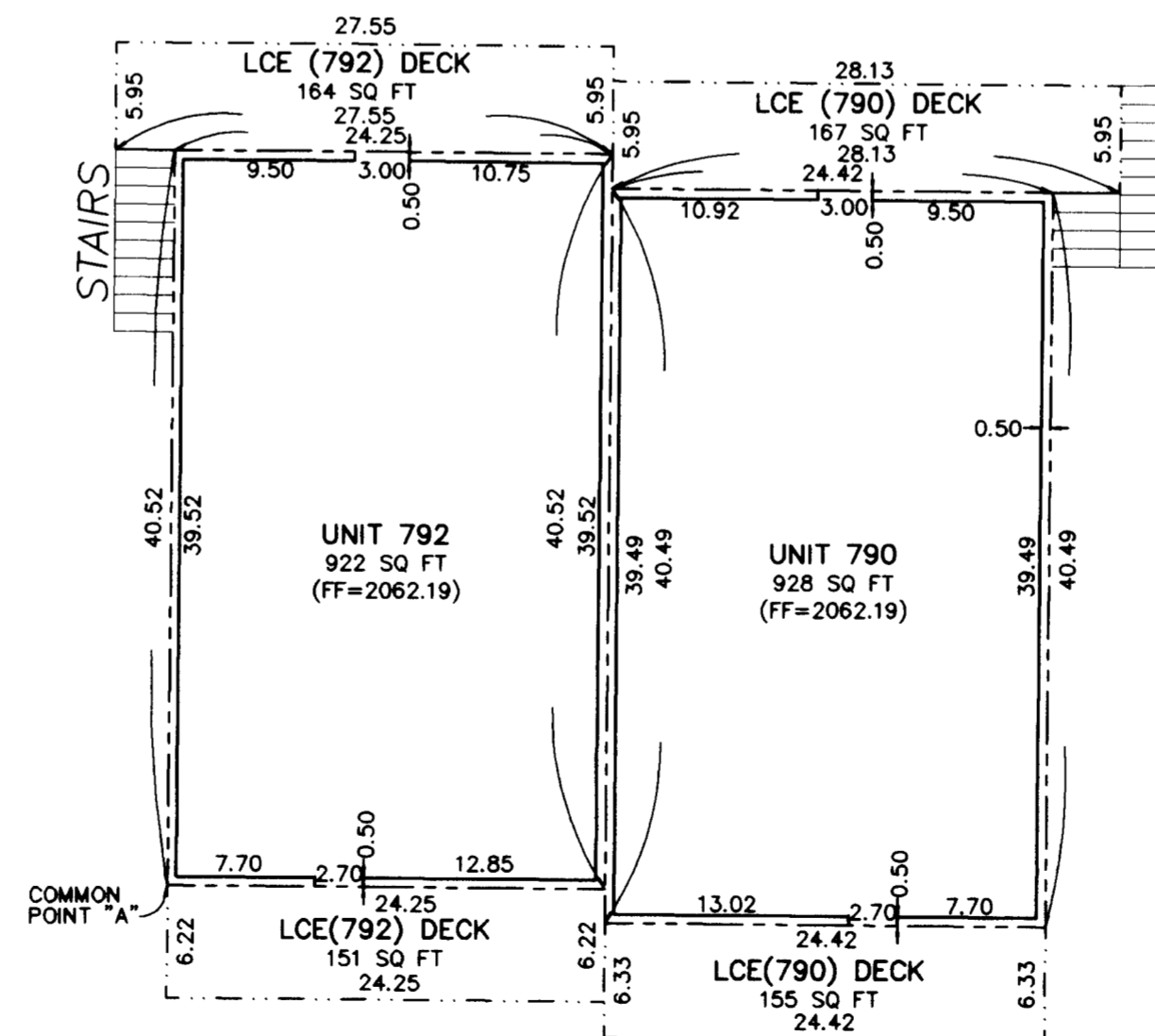
- 1) UNIT DIMENSIONS ARE TO FACE OF STUDWALL.
- 2) VERTICAL DIMENSIONS ARE FROM TOP OF FLOOR JOIST TO BOTTOM OF CEILING JOIST.

NOTES ON BEARINGS

UNITS 788, 790 & 792
N-S BEARINGS = N0°23'17"E
E-W BEARINGS = S89°36'43"E



1ST FLOOR



2ND FLOOR

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

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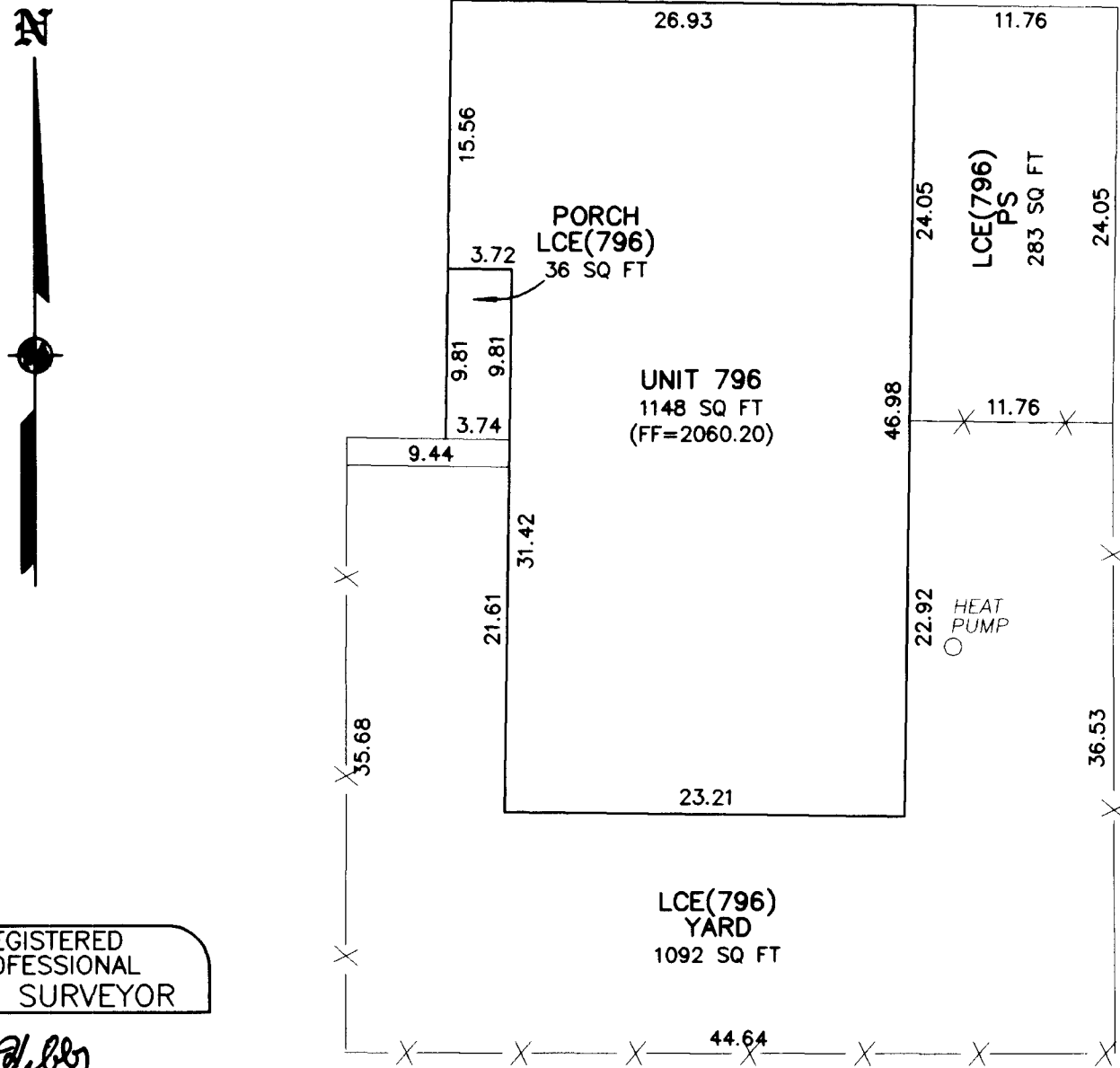
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Jackson County, Oregon
for
PARK PLACE HOMES, INC.
114 Calumet Avenue
San Anselmo, CA 94960

UNIT 786

RECEIVED
DATE 4-28-04 BY [Signature]
This survey consists of:
6 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

UNIT 796



LEGEND:

- = UNIT OWNERSHIP BOUNDARY = EXTERIOR OF BUILDING.
 - (FF=1826.34) = ELEVATION OF FINISH 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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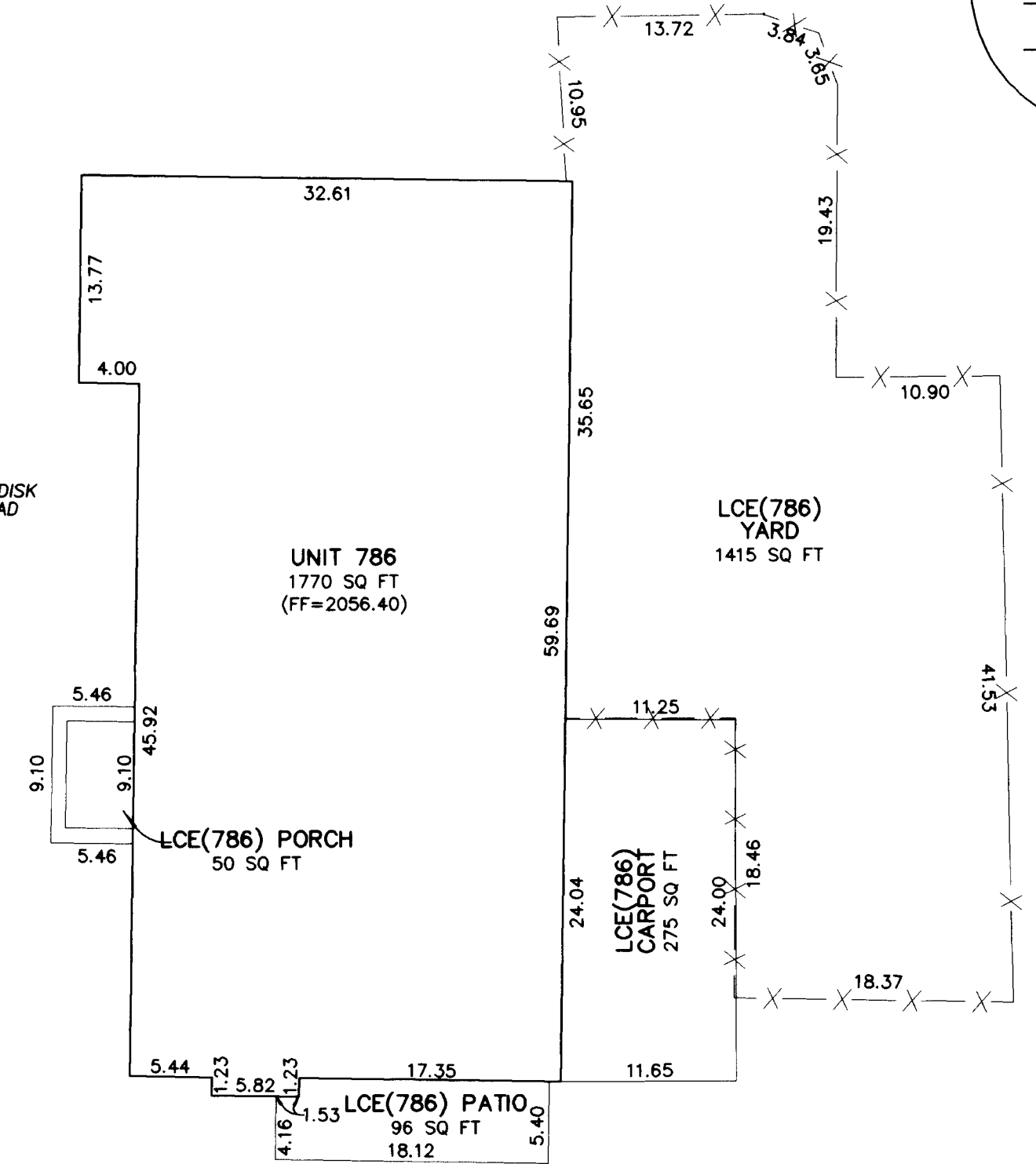
NOTES:

- 1) UNIT DIMENSIONS ARE TO OUTSIDE OF SIDING & ROOFING, & TO TOP OF FOUNDATION.

NOTES ON BEARINGS

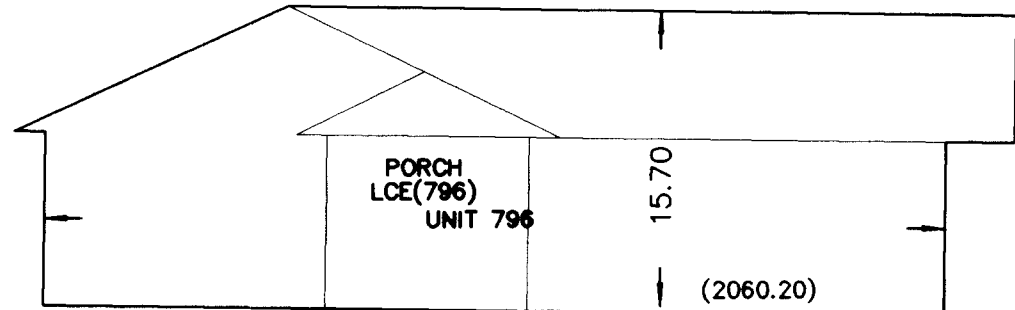
UNIT 796
N-S BEARINGS = S0°50'25"W
E-W BEARINGS = S89°09'35"E

UNIT 786
N-S BEARINGS = N0°50'23"E
E-W BEARINGS = N89°09'37"W

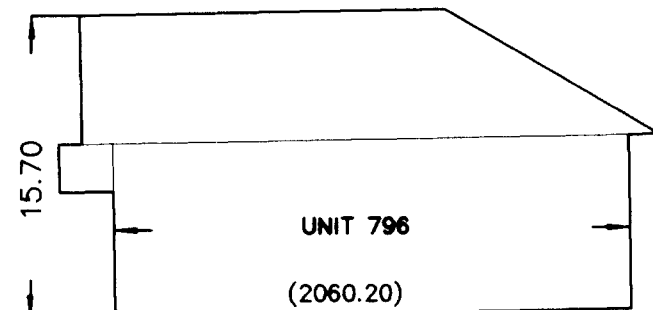


REGISTERED
PROFESSIONAL
LAND SURVEYOR

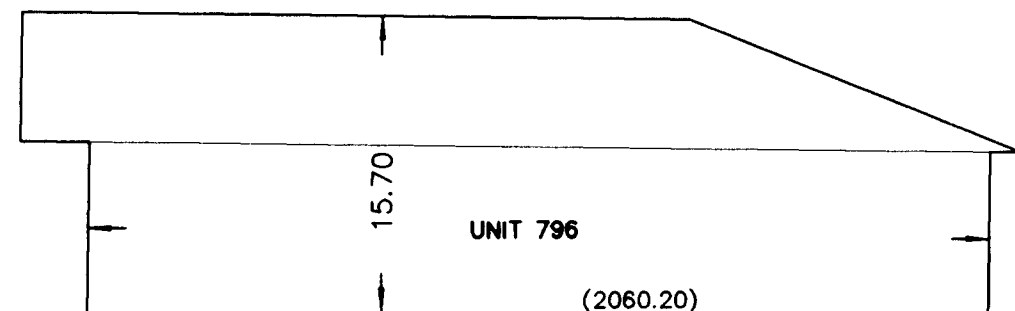
[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-05



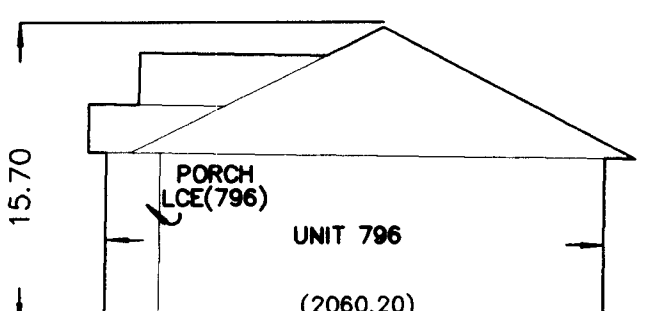
WEST SIDE VIEW



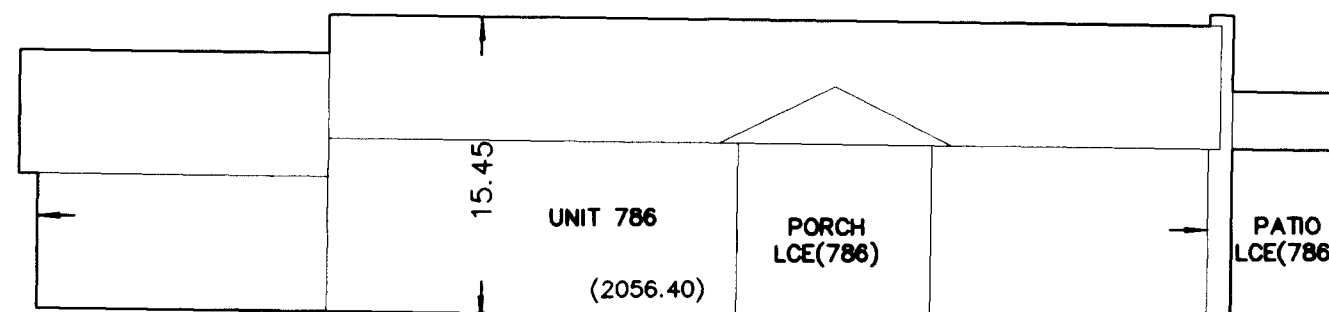
NORTH SIDE VIEW



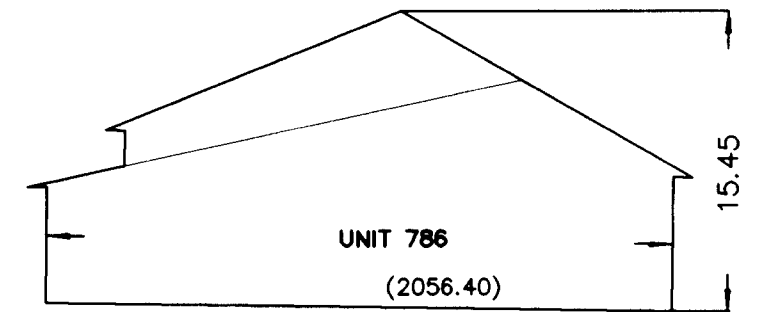
EAST SIDE VIEW



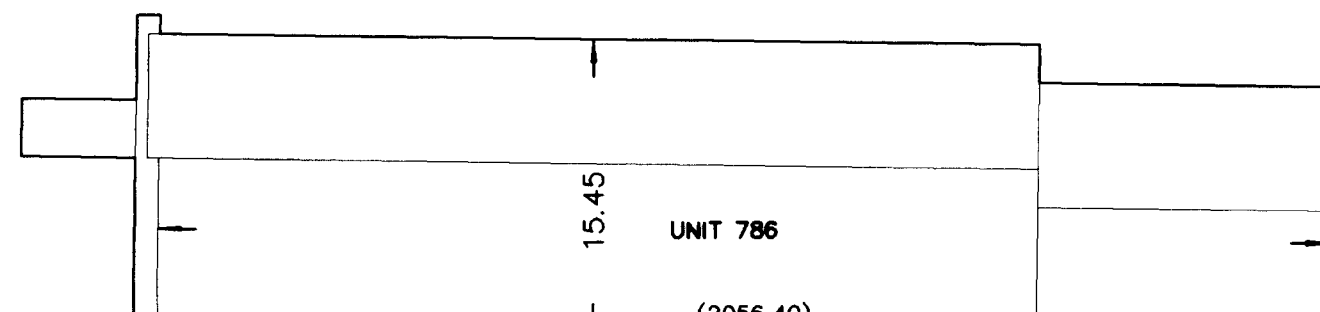
SOUTH SIDE VIEW



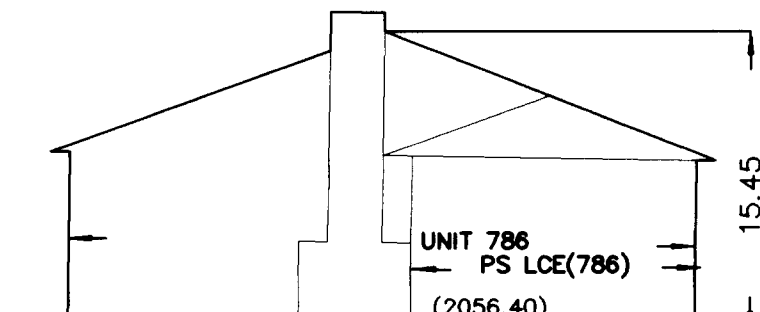
WEST SIDE VIEW



NORTH SIDE VIEW



EAST SIDE VIEW



SOUTH SIDE VIEW



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

[Signature] 3-7-04
SURVEYOR

SHEET 4 OF 6

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

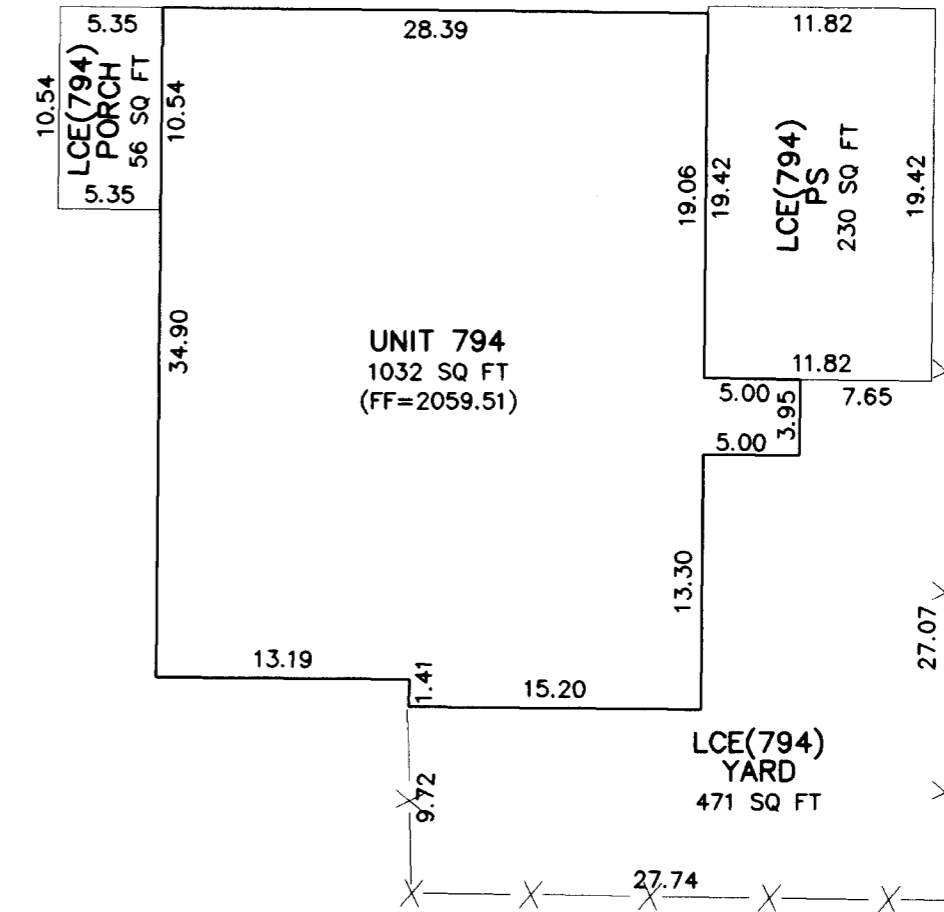
DATE: JANUARY 27, 2004

PARK PLACE CONDOMINIUMS

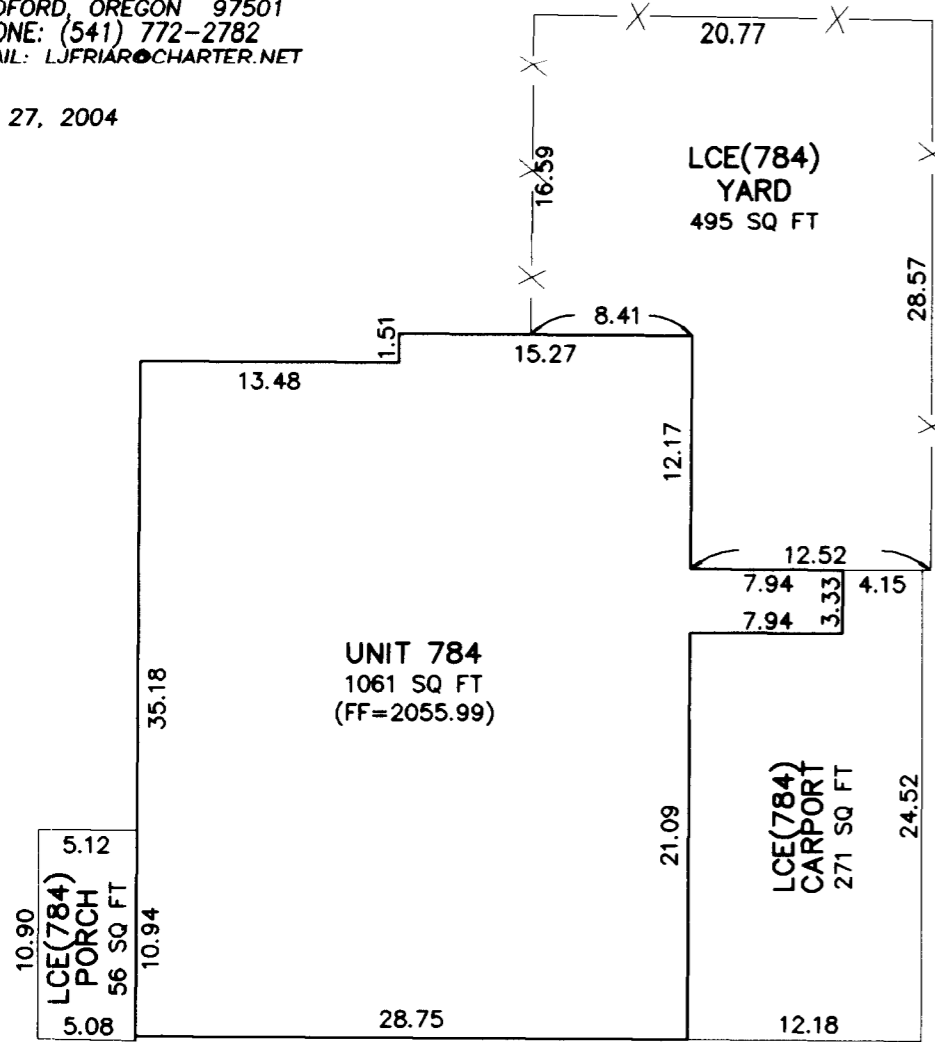
Located in the N.E. 1/4 of Section 15,
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Jackson County, Oregon
for

PARK PLACE HOMES, INC.
114 Calumet Avenue
San Anselmo, CA 94960

UNIT 794



UNIT 784



LEGEND:

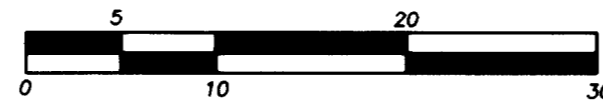
- = UNIT OWNERSHIP BOUNDARY = EXTERIOR OF BUILDING.
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NOTES:

- 1) UNIT DIMENSIONS ARE TO OUTSIDE OF SIDING & ROOFING & TO TOP OF FOUNDATION.

NOTES ON BEARINGS

UNIT 784
N-S BEARINGS = S0°20'23"W
E-W BEARINGS = S89°39'37"E
UNIT 794
N-S BEARINGS = S0°30'08"E
E-W BEARINGS = S89°29'52"E



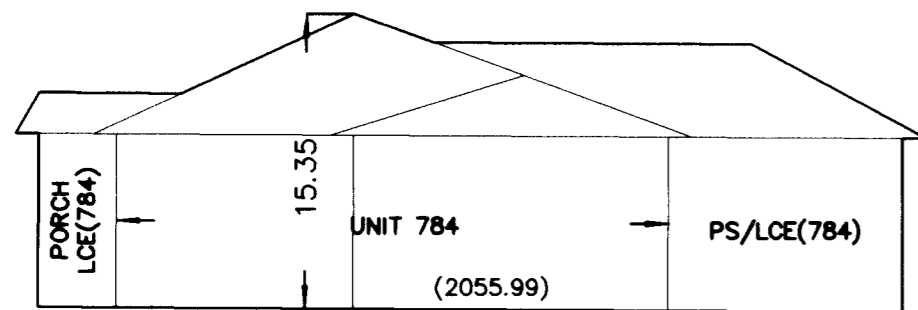
REGISTERED
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LAND SURVEYOR

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

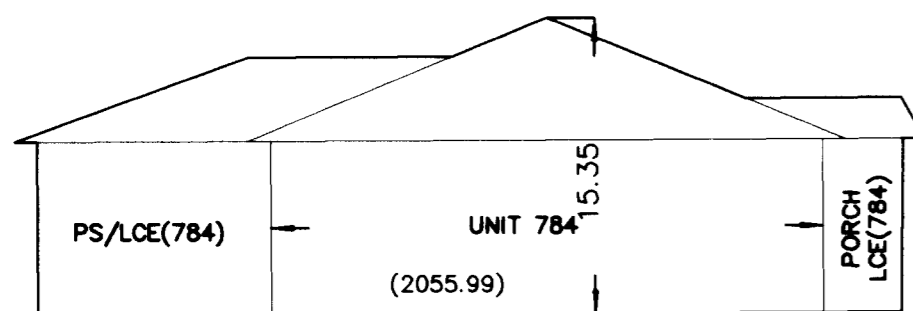
*** RECEIVED ***
DATE 4-28-04 BY [Signature]
This survey consists of:
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0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

I HEREBY DECLARE THAT THIS IS AN EXACT
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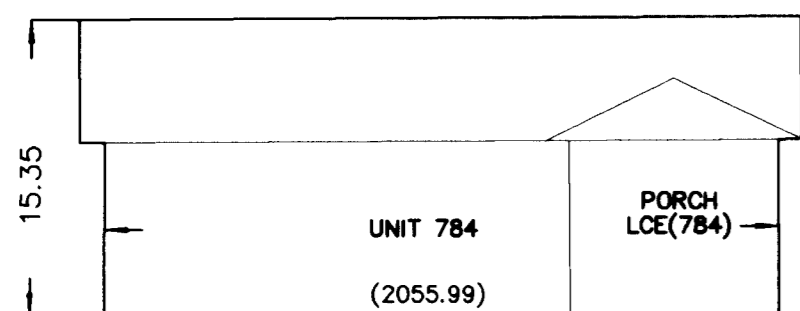
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SURVEYOR



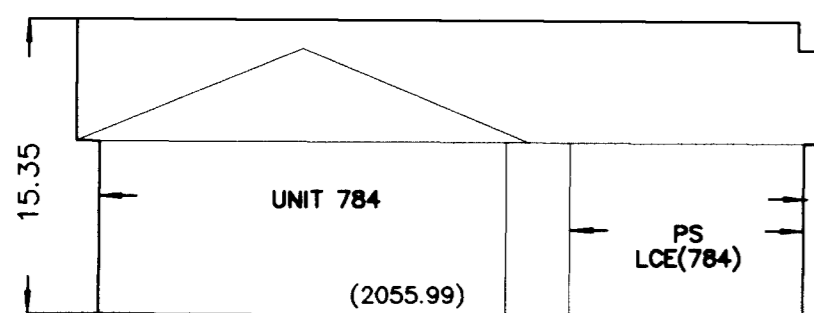
NORTH SIDE VIEW



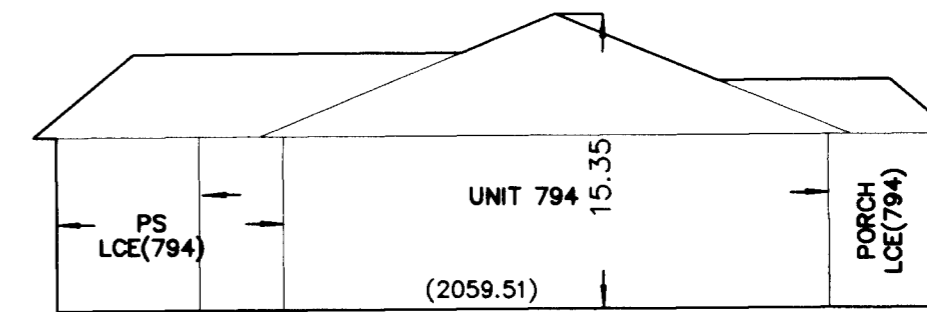
SOUTH SIDE VIEW



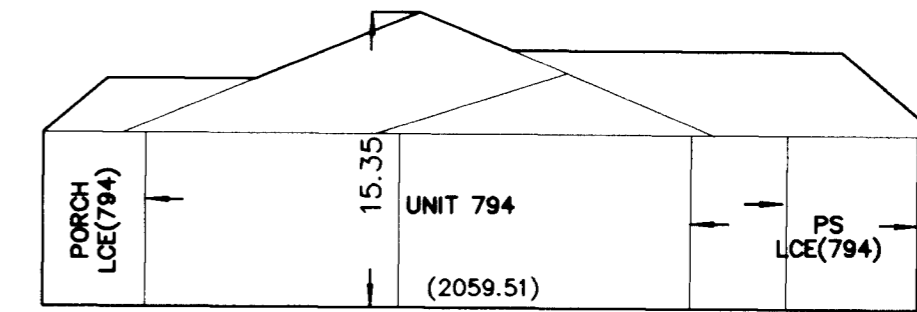
WEST SIDE VIEW



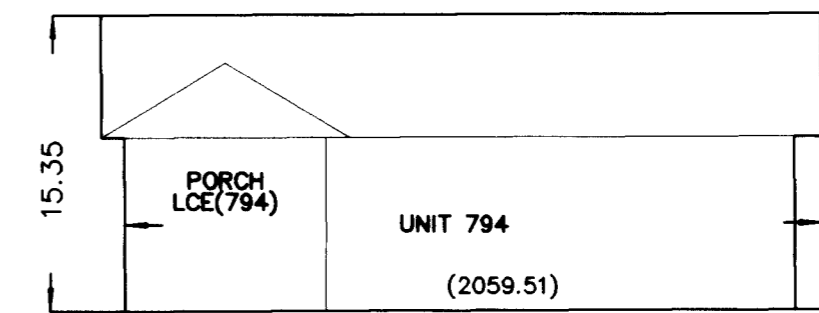
EAST SIDE VIEW



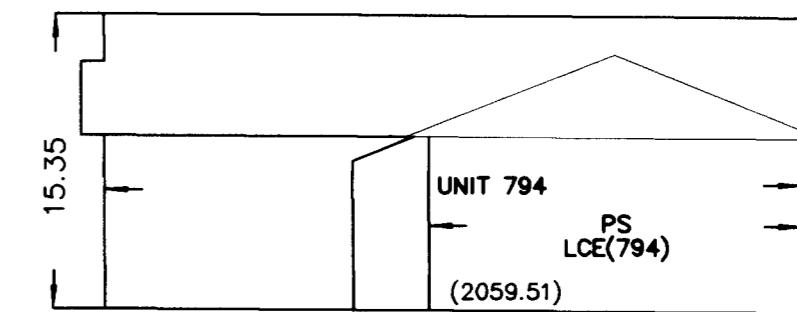
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SOUTH SIDE VIEW



WEST SIDE VIEW



EAST SIDE VIEW

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PARK PLACE CONDOMINIUMS

Located in the N.E. 1/4 of Section 15,
T.39S, R.1E, W.M. City of Ashland
Jackson County, Oregon
for
PARK PLACE HOMES, INC.
114 Calumet Avenue
San Anselmo, CA 94960

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 PARK STREET AS SHOWN ON FILED SURVEY NO. 17460 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AND AS SHOWN HEREON.

DATE:

JANUARY 27, 2004

LEGEND

- ⊙ = FD. 2.5" BRASS CAP IN CONCRETE MKD. AS SHOWN.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. DA EDWARDS LS2339 PER FS14219.
- ⦿ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. D HUCK LS2023 PER FS16031.
- FS = FILED SURVEY #.
- () = MAP RECORD DATA PER FS12902.
- PP# = PARTITION PLAT NO.
- L1 = SEE COURSE DATA TABLE.
- IEPE = INGRESS, EGRESS & PARKING EASEMENT.
- PUE = PUBLIC UTILITY EASEMENT.
- = EXTERIOR BUILDING LINE = UNIT BOUNDARY.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 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).
- PS = PARKING SPACE (LCE).
- AEE = ASPHALT ENCROACHMENT EASEMENT PER DOC. 02-03951, ORJCO.
- PPAE = PUBLIC PEDESTRIAN ACCESS EASEMENT.
- SWE = SPRING WATER EASEMENT.

UNIT OF MEASUREMENT: FEET

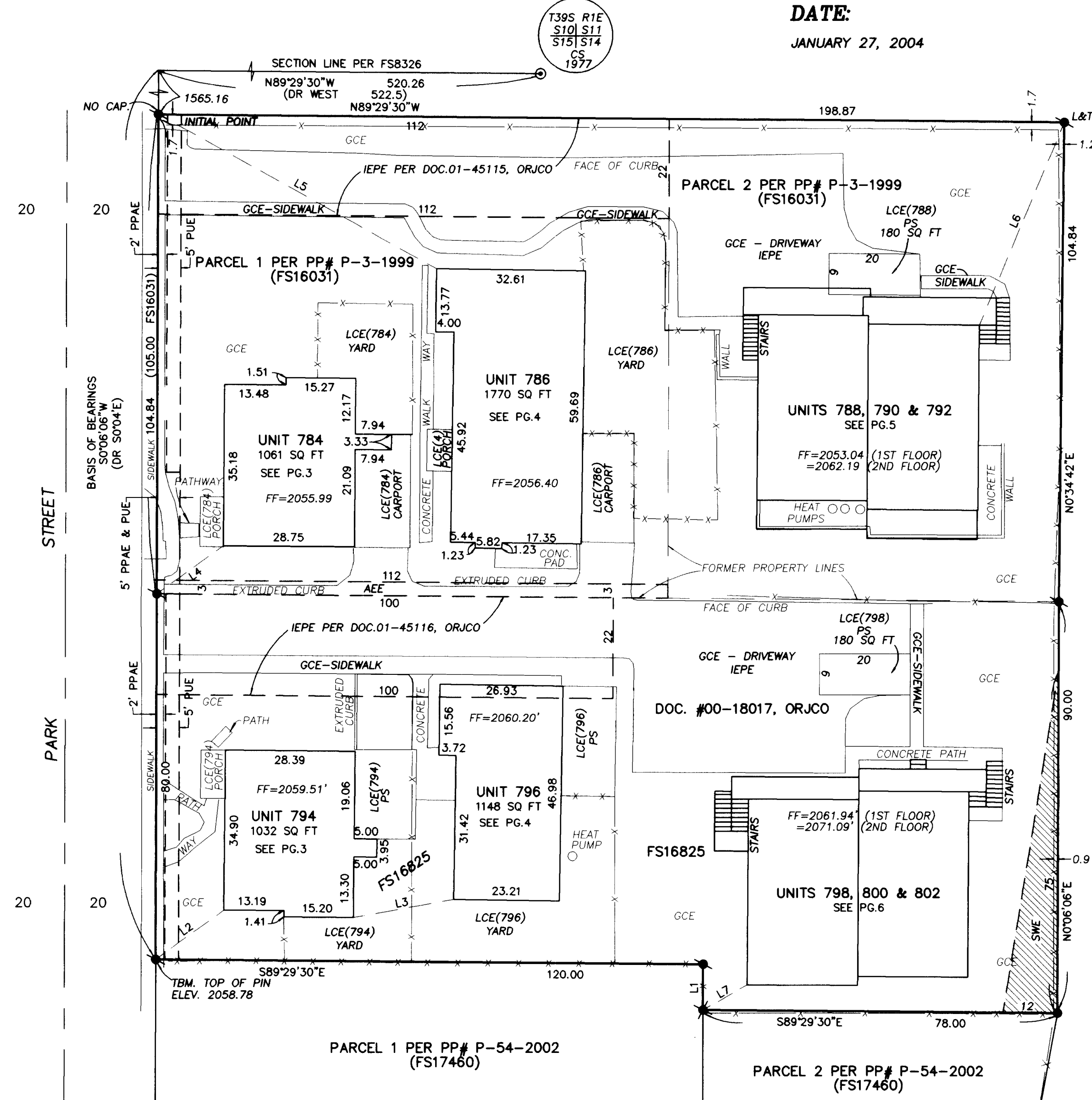
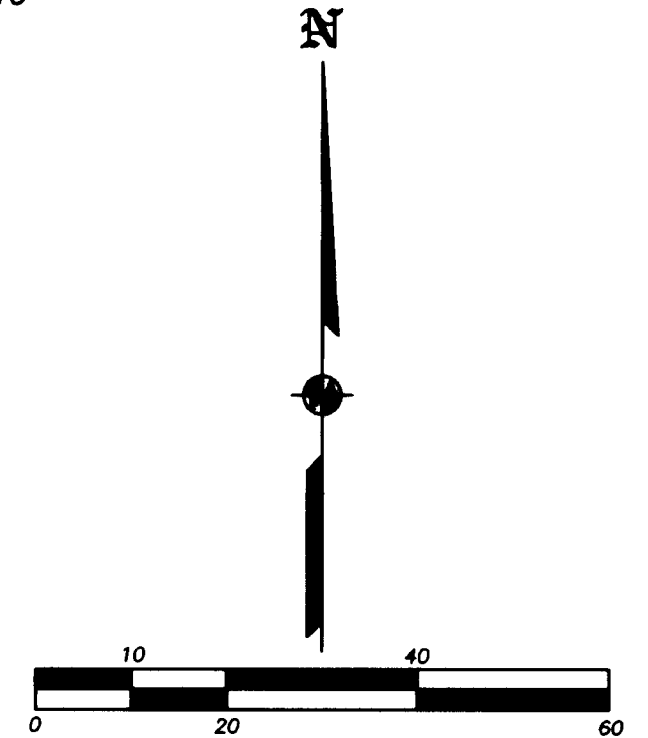
SCALE: SHEET 2: 1"= 20' SHEETS 3-6: 1"=10'

NOTES ON BEARINGS

UNIT 784
N-S BEARINGS = S0°20'23"W
E-W BEARINGS = S89°39'37"E
UNIT 794
N-S BEARINGS = S0°30'08"E
E-W BEARINGS = S89°29'52"E
UNIT 796
N-S BEARINGS = S0°50'25"W
E-W BEARINGS = S89°09'35"E
UNIT 788
N-S BEARINGS = N0°50'23"E
E-W BEARINGS = N89°09'37"W
UNITS 788,790&792
SEE PG.5
UNITS 798,800&802
SEE PG.6

COURSE DATA TABLE

NUM	DISTANCE	BEARING
L1	10.00	S0°06'06"W
L2	18.45	N53°56'07"E
L3	22.30	N79°42'32"E
L4	17.91	N54°09'52"E
L5	69.72	S61°01'05"E
L6	48.09	S22°47'39"W
L7	11.13	N60°24'16"E



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 4-28-04 BY *[Signature]*
This survey consists of:
6 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR
SHEET 2 OF 6