

18262

SURVEY NO.

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

*Vol. 30 pg. 27
Book 15 pg. 81
132/39*

Survey for: Asante
2650 Siskiyou Boulevard
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 GLENMONT MEDICAL OFFICE CONDOMINIUM

Procedure: The parent tract of land of the condominium property consisted of Lots 4,5,6,7,8 and 9 of Block 2 of Glenmont Subdivison. The north boundary of the parent tract was recently changed by property line adjustment and the resulting boundary is described in Instrument No. 03-56030 of the official records of Jackson County, Oregon. Monuments that were set for the property line adjustment, per Survey No. 18216, were located and verified for location. A leica TCA 1800 total station was used for this survey.

Basis of Bearing: Filed Survey No. 18216 (the monumented centerline of State Street)

Date: March 30, 2004

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

•• RECEIVED ••
Date *5-21-04* By *VB*
This survey Consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

Darrell L. Huck
L.S. 2023 - Oregon
Expires 6/30/2005
Hoffbuhr & Associates, Inc.
3155 Alameda Street, Suite 201
Medford, Oregon 97504

1-33BA

GLENMONT MEDICAL OFFICE CONDOMINIUM

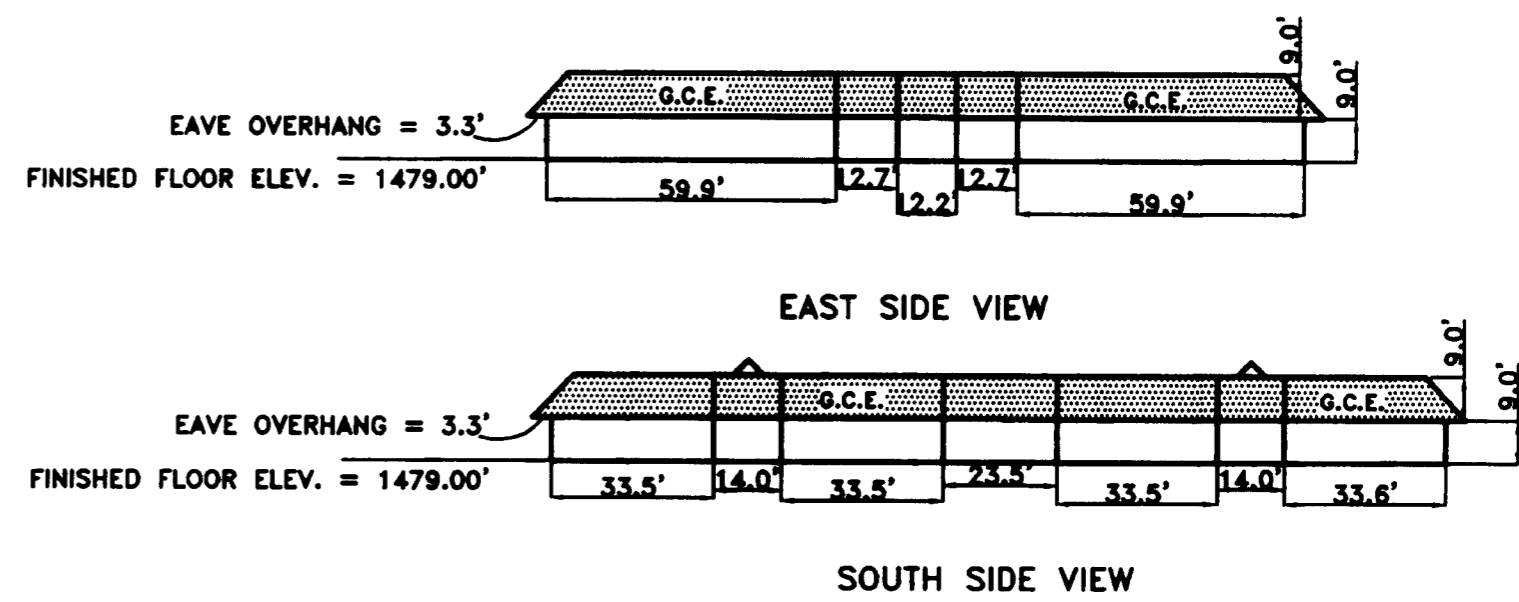
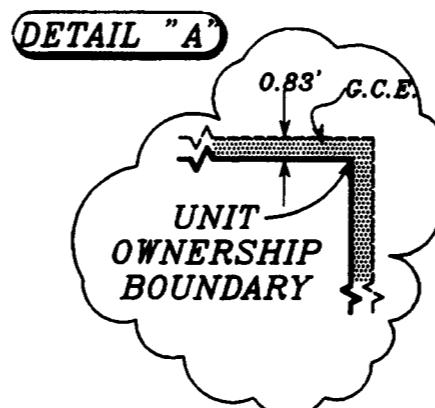
LOCATED IN: Block 2 of Glenmont Subdivision,
in the N.W. 1/4 of SEC. 33,
T. 37 S., R. 1 W., W.M.,
CITY OF MEDFORD, JACKSON COUNTY, OR.

HOFFBUHR & ASSOCIATES, INC.
(541)779-4641
MEDFORD, OREGON 97504
3155 ALAMEDA STREET, SUITE 201
BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 40' MARCH 30, 2004
BASIS OF BEARING: GLENMONT SUBDIVISION
(the monumented center line of State Street)

- = Found 5/8" iron rebar w/ plastic cap stamped "D.Huck L.S.2023" per S/N 18216
- ⊙ = Found brass cap monument per S/N 8065 & S/N 15678
- P = PARKING SPACES (LIMITED COMMON ELEMENT)

- NOTES:**
1. N - S BEARINGS (EXTERIOR WALL LINES) = N00°01'52"E
 2. E - W BEARINGS (EXTERIOR WALL LINES) = N89°42'25"E
 3. INSIDE DIMENSIONS ARE 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 0.83' THICK.
 7. G.C.E. = GENERAL COMMON ELEMENT
 8. L.C.E. = LIMITED COMMON ELEMENT
 9. 10' PUBLIC UTILITY & CABLE T.V. EASEMENT PER GLENMONT SUBDIVISION
 10. UNIT 2 IS NON-WITHDRAWABLE VARIABLE PROPERTY
 11. DISTANCE IS MEASURED TO OUTSIDE WALL LINE
 12. EASEMENT OF RECORD PER VOL. 243 PGS. 83, 319 & 381 GRANT OF RIGHT OF WAY TO CALIFORNIA OREGON POWER COMPANY LOCATION NOT SPECIFIED
 13. UNIT OWNERSHIP IS TO THE CENTER OF THE WALL LINE COMMON TO UNITS 1 AND 2 AND EXTENDS THROUGH AND ACROSS ANY HALLWAYS OR OPENINGS THAT CROSS THE COMMON WALL LINE.

NOTE: ELEVATIONS WERE MEASURED FROM CITY OF MEDFORD BENCH MARK, A BRASS DISC NO. 818, LOCATED AT THE NORTHEAST CORNER OF BARNETT ROAD, AT THE INTERSECTION OF BARNETT ROAD AND MURPHY ROAD. ELEVATION = 1478.039'.



Δ = 90°15'59"
R = 13.00'
L = 20.48'
LC = 18.43'
BRNG = S 45°09'51" W

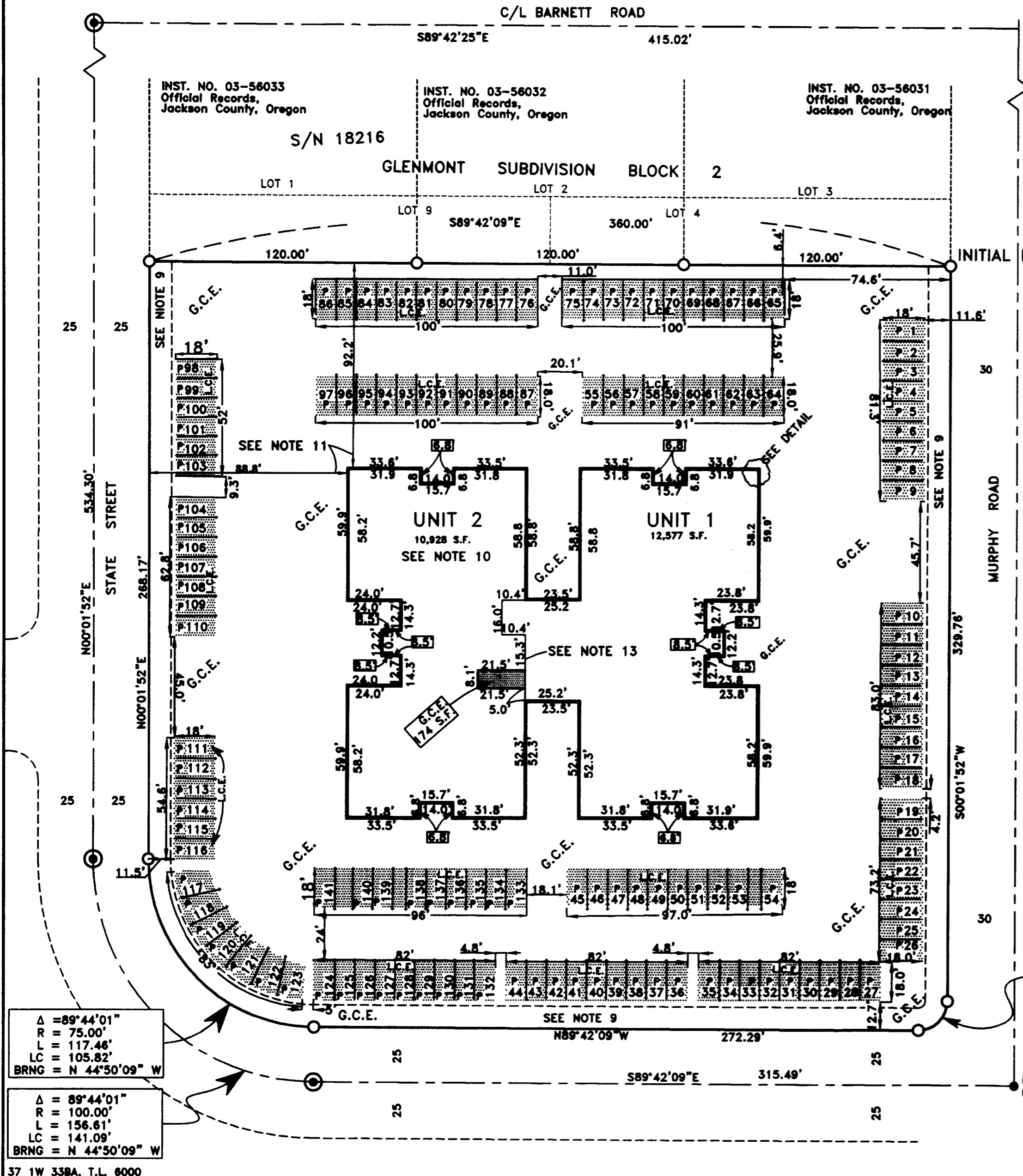
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JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck
OREGON
DARRELL L. HUCK
2003
Expires 6/30/2005

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

03395_s2.dwg
SHEET 2 OF 2



Δ = 89°44'01"
R = 75.00'
L = 117.46'
LC = 105.82'
BRNG = N 44°50'09" W

Δ = 89°44'01"
R = 100.00'
L = 156.61'
LC = 141.09'
BRNG = N 44°50'09" W

GLENMONT MEDICAL OFFICE CONDOMINIUM

LOCATED IN

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

APPROVAL:

Examined and Approved this 20 day of MAY, 2004.
Paul DeLeon
City Surveyor

Declaration of Condominium Ownership and of Covenants,
Conditions and Restrictions recorded as Instrument
No. ~~2004-026214~~ Official Records, Jackson County, Oregon

RECORDING

Filed for record this the 21 day of May, 2004
at 9:50 o'clock A.M. and recorded in Volume of Plats 30
at page 27 of the Records of Jackson County, Oregon.
Index Volume 30 Page 27
William J. Becht County Clerk
Christy Hilliker Deputy

* * * DECLARATION * * *

KNOW ALL MEN BY THESE PRESENTS, that ASANTE, an Oregon non-profit corporation is the owner 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 GLENMONT MEDICAL OFFICE CONDOMINIUM. We hereby grant a private easment 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 refridgerant lines.

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.

Signed this 7th day of April, 2004

ASANTE, an Oregon non-profit corporation

BY: Marvin D. Haas
Marvin D. Haas
Senior Vice President of
Administration and Finance



STATE OF OREGON }
COUNTY OF JACKSON } ss.

Personally appeared the above named Marvin D. Haas; the Senior Vice President of Administration and Finance of Asante, an Oregon non-profit corporation, acting on behalf of and by the authority of it's Board of Directors, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Carol A. Flagg
NOTARY

Examined and approved as required by O.R.S. 100.110 as of May 21, 2004

Jeffrey D. Dots
Assessor, Department of Assessment

All taxes, fees, assessments as required by O.R.S. 100.110 have been paid as of May 21, 2004

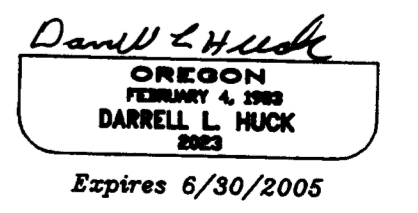
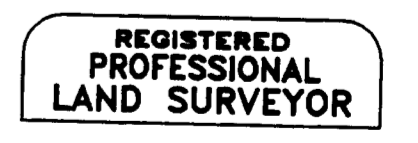
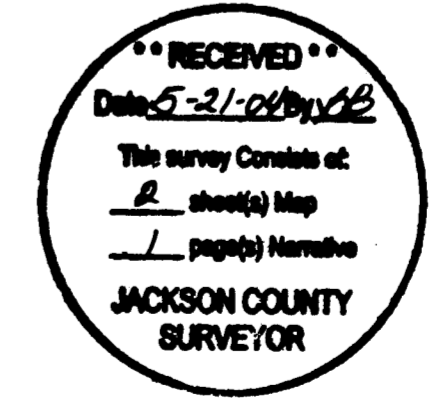
James Clark
Deputy Tax Collector

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:

Lots Four (4), Five (5), Six (6), Seven (7), Eight (8) and Nine (9) in Block Two (2) of GLENMONT SUBDIVISION in the City of Medford, Jackson County, Oregon, according to the official plat thereof, now of record. EXCEPTING THEREFROM the North 30.00 feet of Lot 4 and Lot 9 of said Block 2 of GLENMONT SUBDIVISION.

Darrell L. Huck
Surveyor



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