

LARKIN LANE CONDOMINIUM

SURVEY NARRATIVE
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

June 9, 2003

SURVEYED BY:

Terrasurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520

*Vol. 30 Pg. 40
Book 15 pg. 94
13R/52*

SURVEY FOR:

Lynn Henriksen
2290 Spanish Trail Road
Tiburon, California 94920

LOCATION:

Lots 21 and 22, H.B. Carter Addition to the City of Ashland, in the Southeast 1/4 of Section 9, Township 39 South, Range 1 East, Willamette Base and Meridian, Jackson County, Oregon.

PURPOSE:

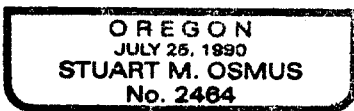
To convert existing apartments into four condominium units as per Planning Action 2002-140.

BASIS OF BEARINGS:

True meridian at the north-south centerline of Section 9 as derived from the N.O.A.A. survey net on file in the Office of the Jackson County Surveyor. The reference for bearing control for this survey was taken from monuments found along the centerline of Henry Street, between Liberty Street and Beach Street as shown on Filed Survey No. 4898.

PROCEDURE:

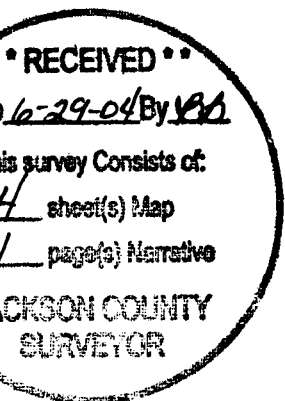
Centerline monuments for Liberty, Henry, and Iowa Streets were tied by traverse. Filed Survey No 7243 shows a 1" square iron bar on the centerline of Beach Street; somewhere in the vicinity of Iowa Street. I was unable to find the iron bar, but did find a railroad spike near the center of Siskiyou Boulevard which, by holding the record bearing from the intersection of Henry and Beach Street (from Survey No. 7243), landed on the projected centerline of Beach Street. Using this record bearing for Beach Street also closely matches the record lot widths from the H.B. Carter Addition.



Expires 12/31/04

June 24, 2003

Stuart M. Osmus, PLS 2464
Terrasurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520



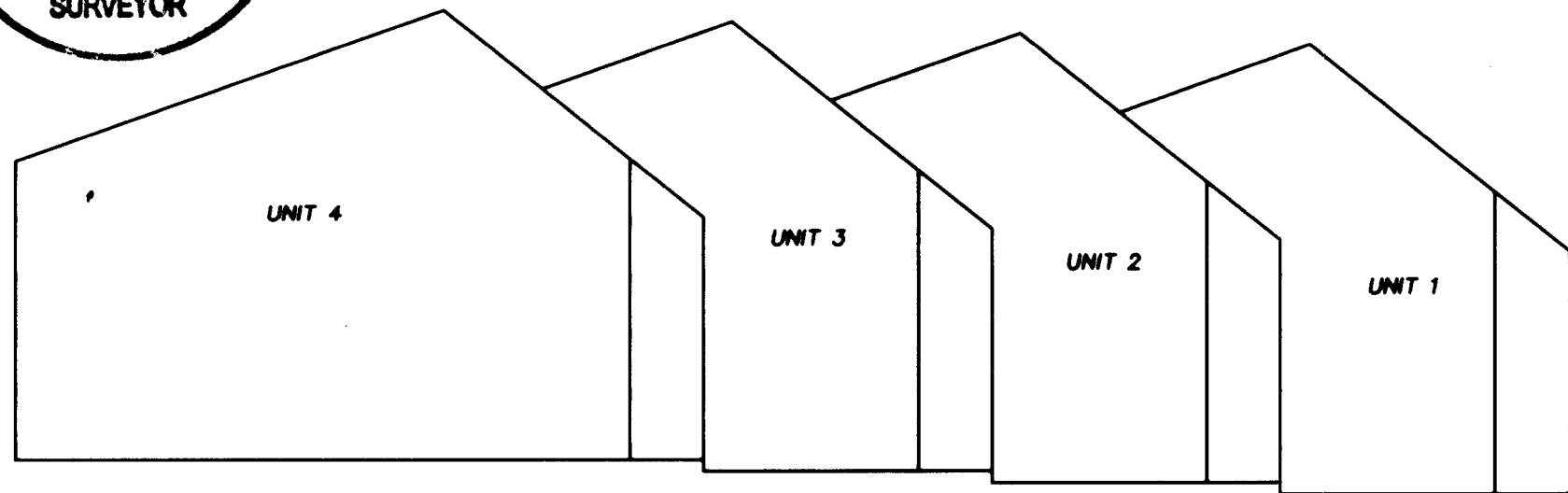
5-09DA

RECEIVED
 Date: 12/20/04 By: JMB
 This survey consists of:
 4 sheet(s) Map
 1 page(s) Narrative
JACKSON COUNTY SURVEYOR

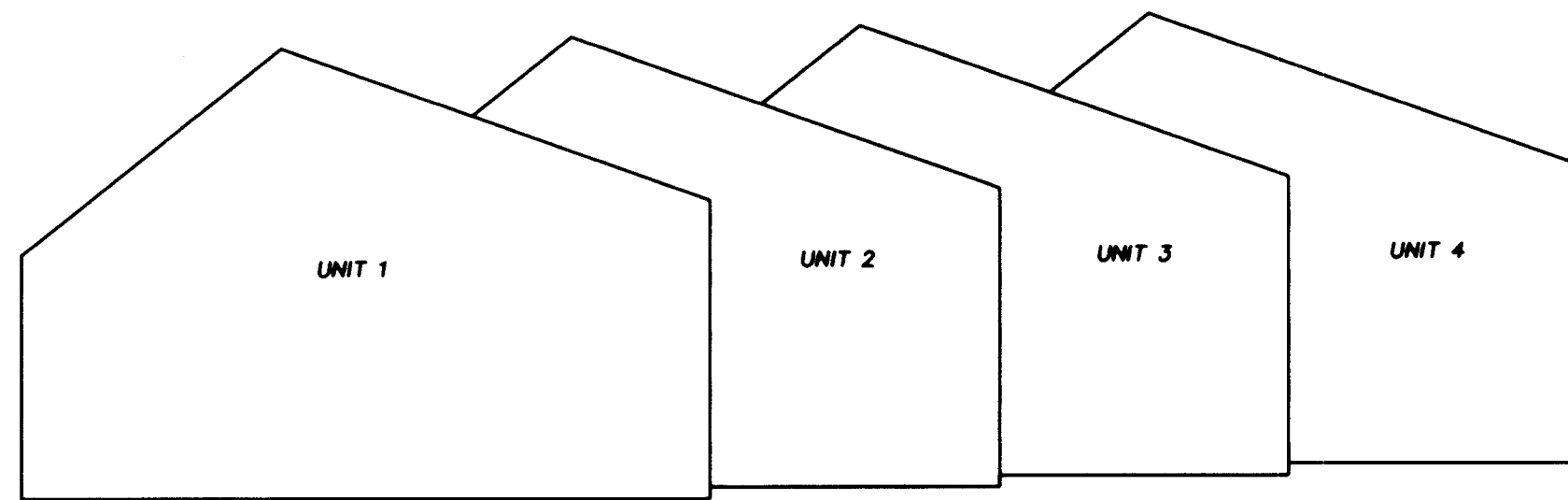
LARKIN LANE CONDOMINIUM

LOCATED IN:
 LOTS 21 AND 22, H.B. CARTER ADDITION TO THE CITY OF ASHLAND
 IN THE SE 1/4 OF SECTION 9
 TOWNSHIP 39 SOUTH, RANGE 1 EAST,
 WILLAMETTE BASE AND MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON

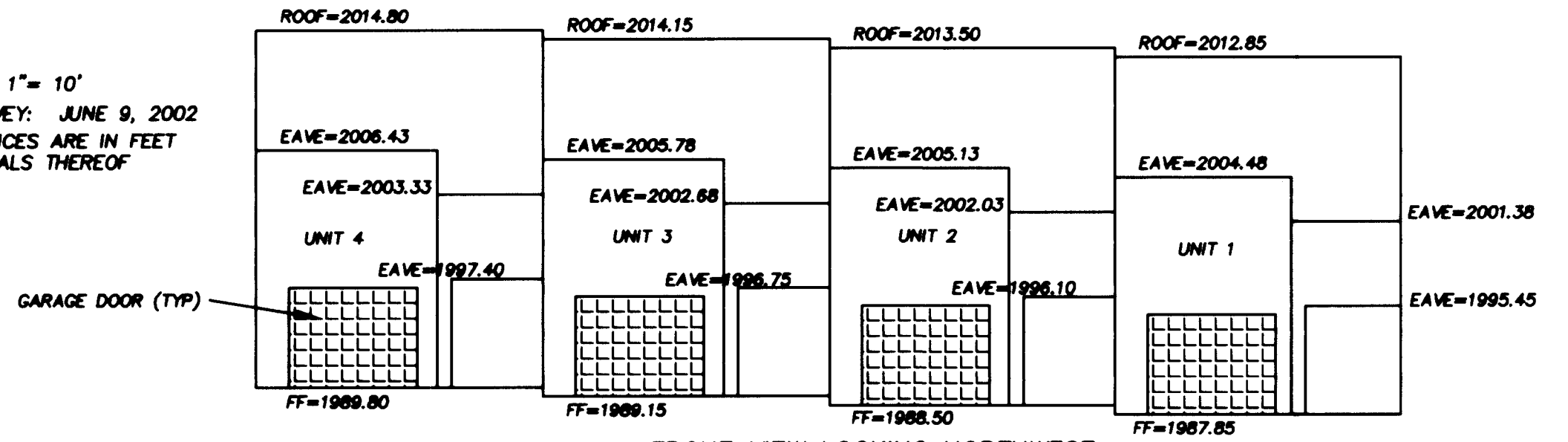
SCALE: 1" = 10'
 DATE OF SURVEY: JUNE 9, 2002
 ALL DISTANCES ARE IN FEET
 AND DECIMALS THEREOF



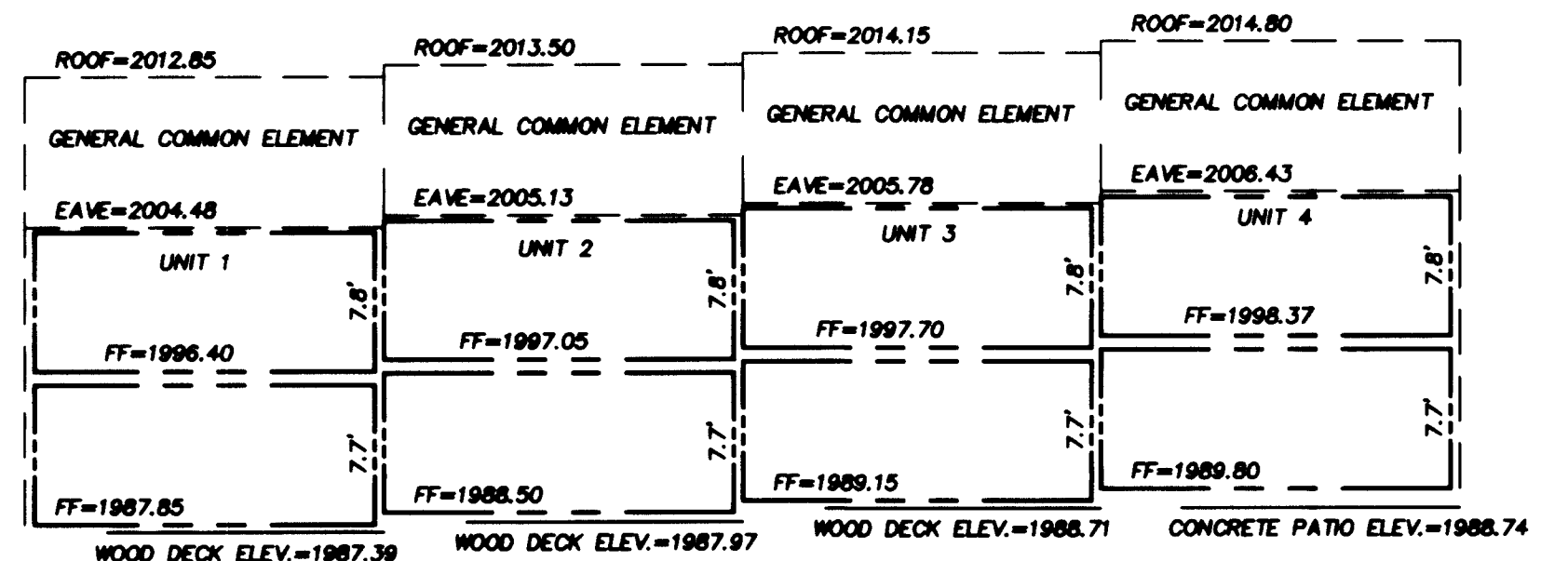
SIDE VIEW LOOKING NORTHEAST



SIDE VIEW LOOKING SOUTHWEST



FRONT VIEW LOOKING NORTHWEST

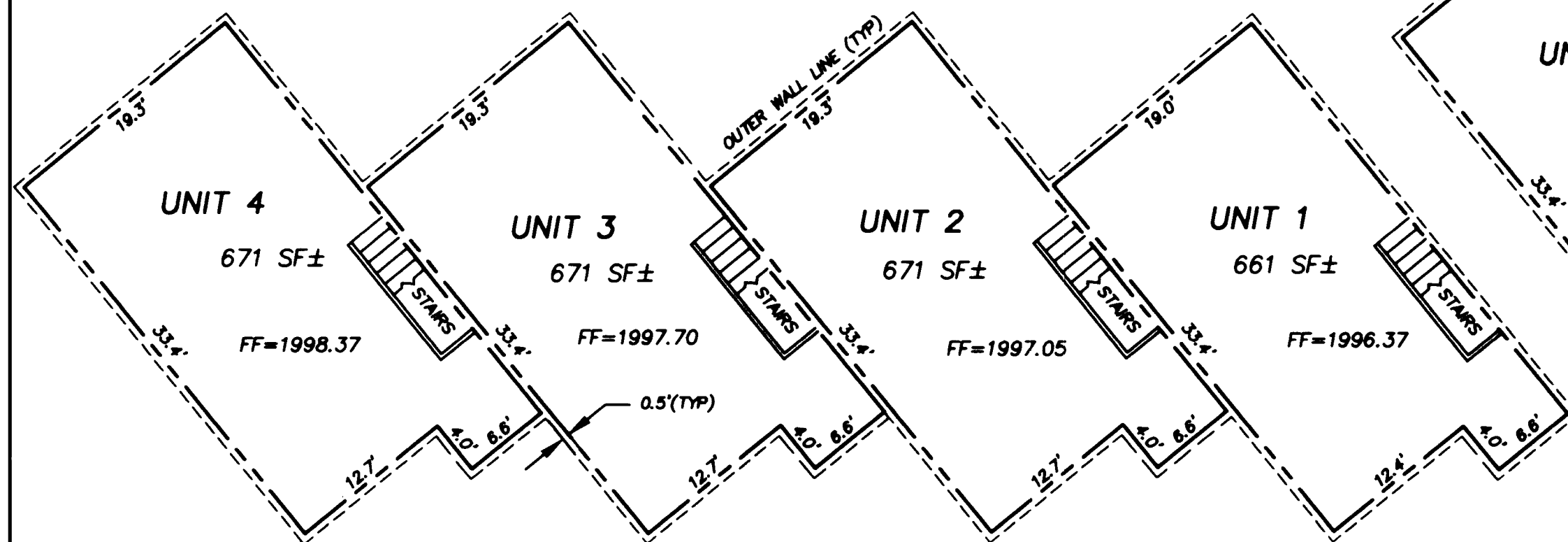


REAR VIEW LOOKING SOUTHEAST

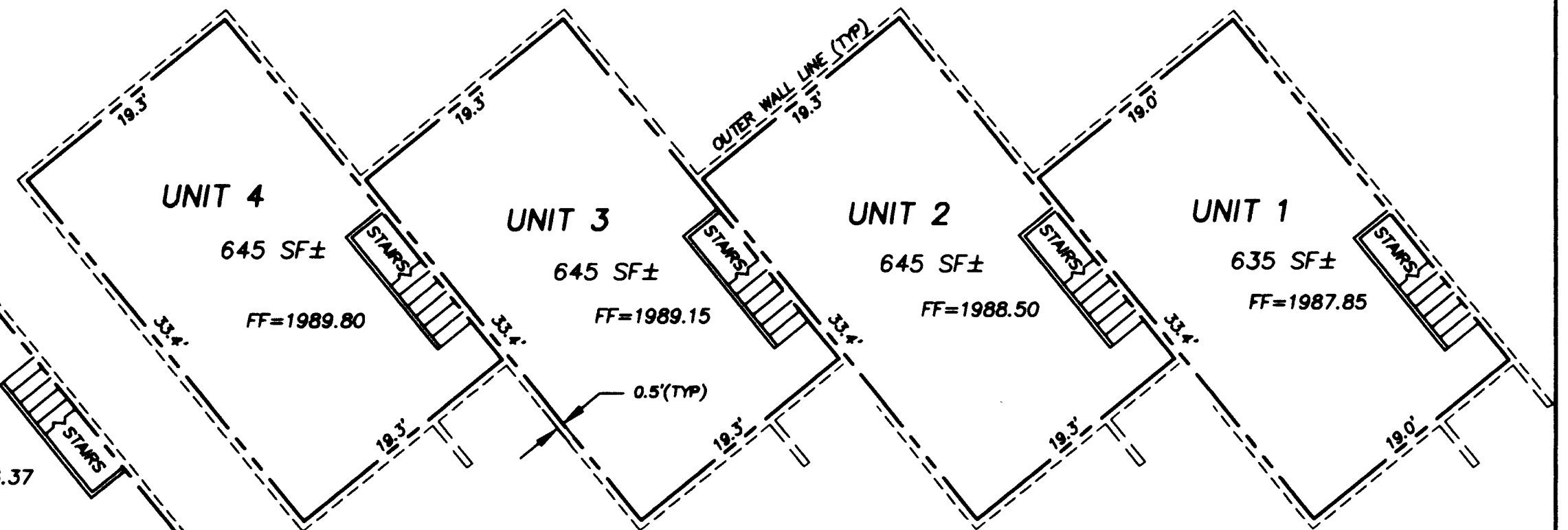
NOTES:

BENCHMARK: CITY OF ASHLAND BENCHMARK NO. 4A-CORNER OF SISKIYOU BLVD. AND MOUNTAIN AVE., ELEVATION = 1978.423.

UNIT DIMENSIONS SHOWN ARE TO INSIDE PAINTED SURFACE OF WALLS AND CEILINGS; FINISH FLOOR ELEVATIONS ARE AT TOP OF WOOD FLOORING; UNDER CARPET.



SECOND FLOOR PLAN VIEW



FIRST FLOOR PLAN VIEW

LEGEND

FF= FINISH FLOOR ELEVATION
 --- UNIT BOUNDARY

THIS IS TO CERTIFY THAT THIS IS A CADD GENERATED COPY OF THE ORIGINAL DRAWING

I CERTIFY THAT THIS SURVEY WAS PREPARED WITH ARCHIVAL QUALITY MATERIALS AS REQUIRED BY ORS 209.250. SPECIFIC PRODUCTS USED ARE HEWLETT PACKARD INK #51840A ON CONTINENTAL MYLAR #JPC-4M2.

I CERTIFY THAT THIS PLAT FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS AND THE BUILDING. CONSTRUCTION OF THESE UNITS AND THIS BUILDING IS COMPLETE.

Stuart M. Osmus
 STUART M. OSMUS, PLS 2464

Stuart M. Osmus
 STUART M. OSMUS, PLS 2464

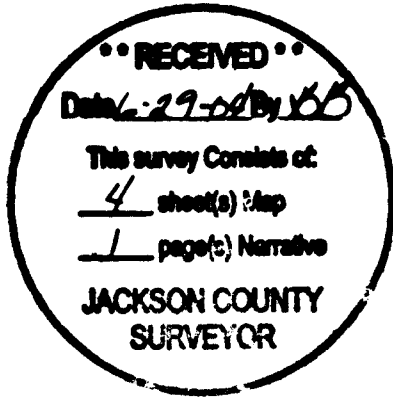
Stuart M. Osmus
 STUART M. OSMUS, PLS 2464

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 28, 1980
 STUART M. OSMUS No. 2464
 Expires 12/31/04

TERRASURVEY, INC.
 PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
 ASHLAND, OREGON 97520
 (541) 482-6474
 terrain@bisp.net

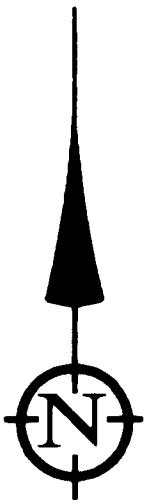


REFERENCES

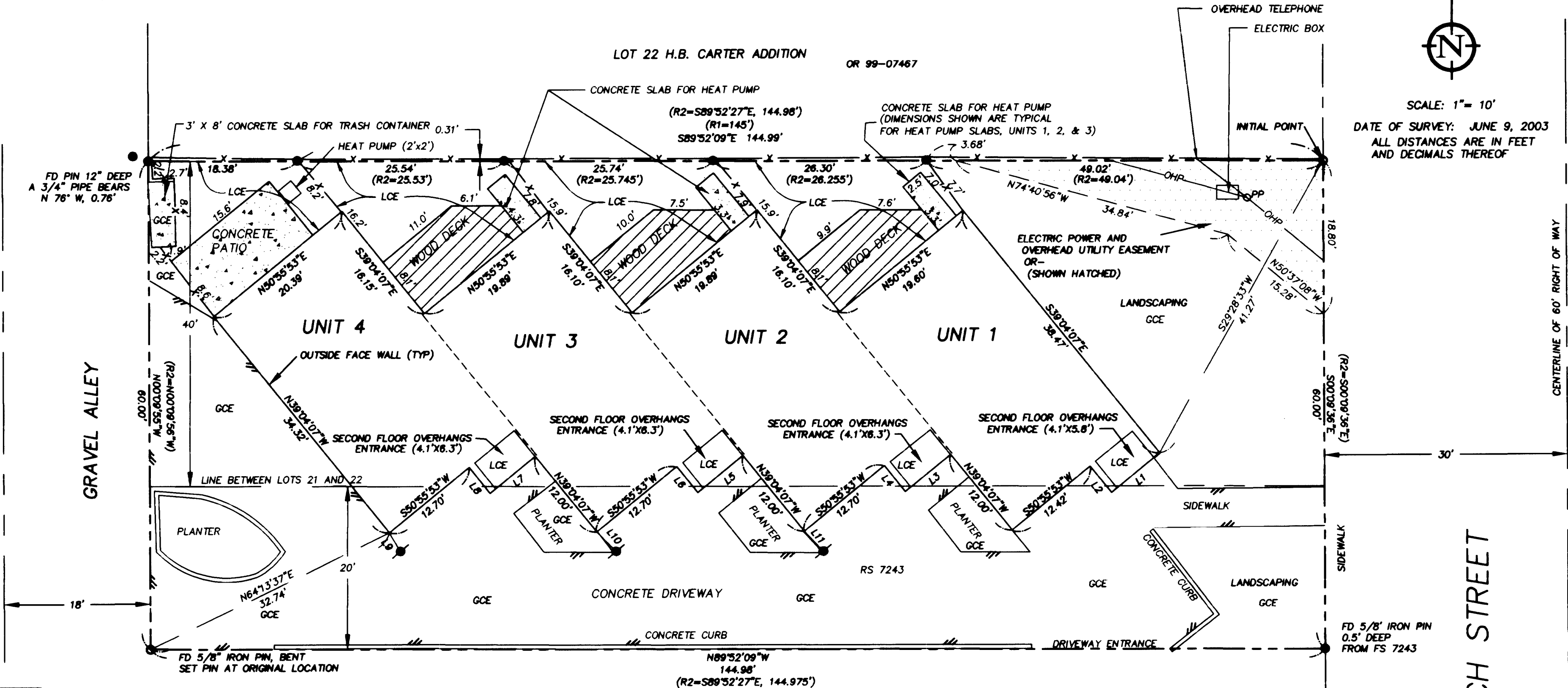
- (R1) RECORD DATA FROM PLAT OF H.B. CARTER ADDITION (1899)
- (R2) RECORD DATA FROM FILED SURVEY NO. 7243
- (R3) RECORD DATA FROM FILED SURVEY NO. 4898

LARKIN LANE CONDOMINIUM

LOCATED IN:
 LOTS 21 AND 22, H.B. CARTER ADDITION TO THE CITY OF ASHLAND
 IN THE SE 1/4 OF SECTION 9
 TOWNSHIP 30 SOUTH, RANGE 1 EAST,
 WILLAMETTE BASE AND MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON



SCALE: 1" = 10'
 DATE OF SURVEY: JUNE 9, 2003
 ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF



LEGEND

- SURVEYED PROPERTY LINE
- x FENCE
- EASEMENT
- SET 5/8" X 30" IRON PIN WITH PLASTIC CAP MARKED OSMUS PLS 2464
- FOUND 5/8" IRON PIN W/CAP MARKED E.L. SWAIN RLS 759 FROM FS 7243 UNLESS OTHERWISE NOTED
- ⦿ FOUND LEAD PLUG W/TACK AND TAG MARKED LS 759 FROM FS 7243
- FS FILED SURVEY-JACKSON COUNTY, OREGON
- FD FOUND
- OR- OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- /// EDGE OF CONCRETE
- OHP OVERHEAD POWER LINES
- OPP POWER POLE
- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT

AREA OF TRACT=8699 SQ.FT.±
 GENERAL COMMON ELEMENT 4683 SQ. FT. ±
 LIMITED COMMON ELEMENT=1342 SQ.FT.±

THIS IS TO CERTIFY THAT THIS IS A CADD GENERATED COPY OF THE ORIGINAL DRAWING

Stuart M. Osmus
 STUART M. OSMUS, PLS 2464

I CERTIFY THAT THIS SURVEY WAS PREPARED WITH ARCHIVAL QUALITY MATERIALS AS REQUIRED BY ORS 209.250. SPECIFIC PRODUCTS USED ARE HEWLETT PACKARD INK #51640A ON CONTINENTAL MYLAR #JPC-4M2.

Stuart M. Osmus
 STUART M. OSMUS, PLS 2464

LOT 21 H.B. CARTER ADDITION

LARKIN LANE

(SEE SHEET 2 FOR RIGHT OF WAY)
 (VOL. 161, PG. 616, DEED RECORDS, JACKSON COUNTY)

LINE	LENGTH	BEARING
L1	7.68'	S50°55'53"W
L2	4.20'	N39°04'07"W
L3	7.19'	S50°55'53"W
L4	4.10'	N39°04'07"W
L5	7.19'	S50°55'53"W
L6	4.10'	N39°04'07"W
L7	7.19'	S50°55'53"W
L8	4.10'	N39°04'07"W
L9	2.67'	N31°25'46"W
L10	3.37'	N45°20'19"W
L11	3.41'	N43°43'42"W

BASIS OF BEARING

TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 9 AS DERIVED FROM THE N.O.A.A. SURVEY NET ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE LINE FOR BEARING CONTROL FOR THIS SURVEY WAS TAKEN FROM MONUMENTS FOUND ALONG THE CENTERLINE OF HENRY STREET BETWEEN LIBERTY STREET AND BEACH STREET AS SHOWN ON FILED SURVEY NO. 4898.

REGISTERED PROFESSIONAL LAND SURVEYOR

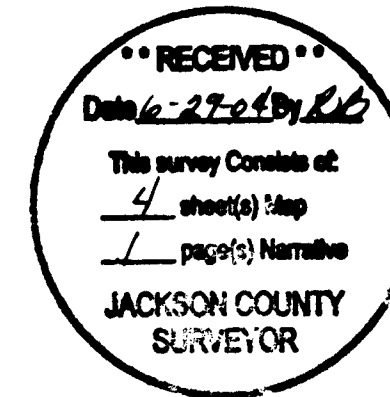
OREGON
 JULY 25, 1999
 STUART M. OSMUS
 No. 2464
 Expires 12/31/07

TERRASURVEY, INC.
 PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
 ASHLAND, OREGON 97520
 (541) 482-6474
 terrain@bisp.net

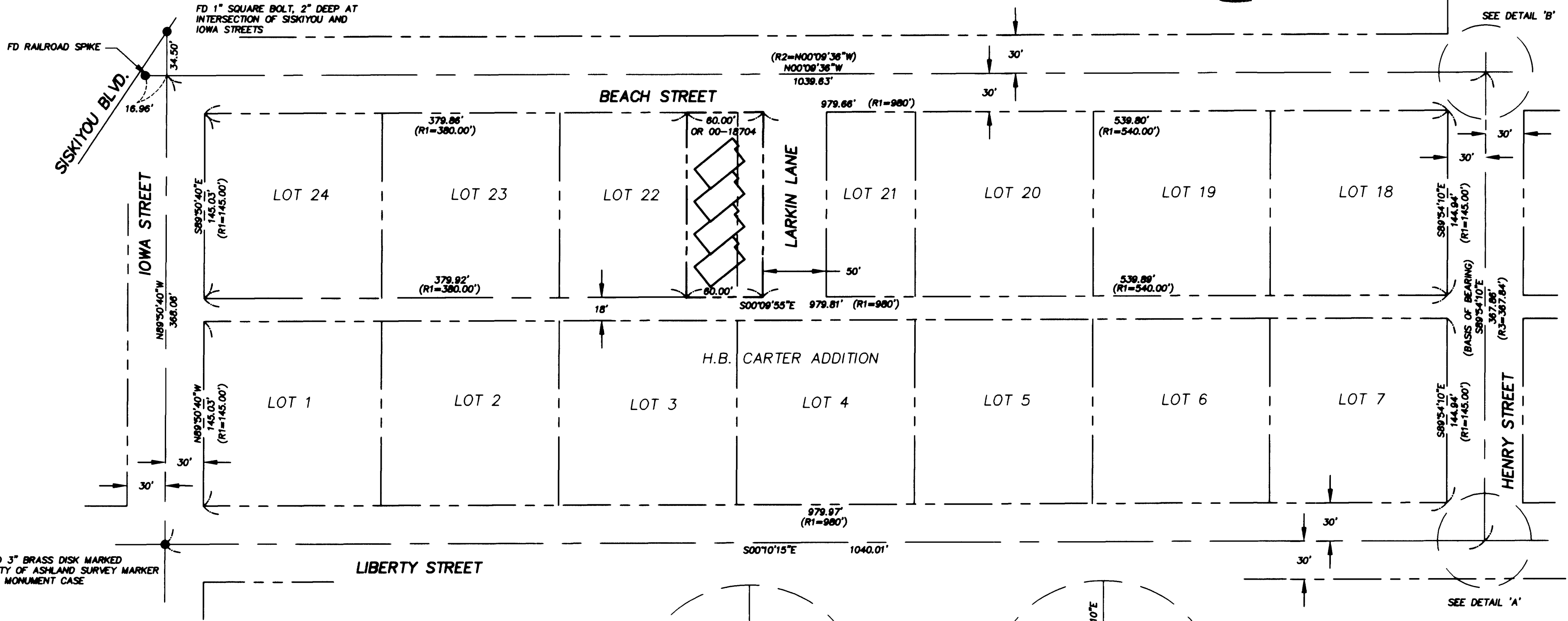
LARKIN LANE CONDOMINIUM

LOCATED IN:
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 IN THE SE 1/4 OF SECTION 9
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 WILLAMETTE BASE AND MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON



SCALE: 1" = 60'

DATE OF SURVEY: JUNE 9, 2003
 ALL DISTANCES ARE IN FEET
 AND DECIMALS THEREOF



REFERENCES

- (R1) RECORD DATA FROM PLAT OF H.B. CARTER ADDITION (1899)
- (R2) RECORD DATA FROM FILED SURVEY NO. 7243
- (R3) RECORD DATA FROM FILED SURVEY NO. 4898

LEGEND

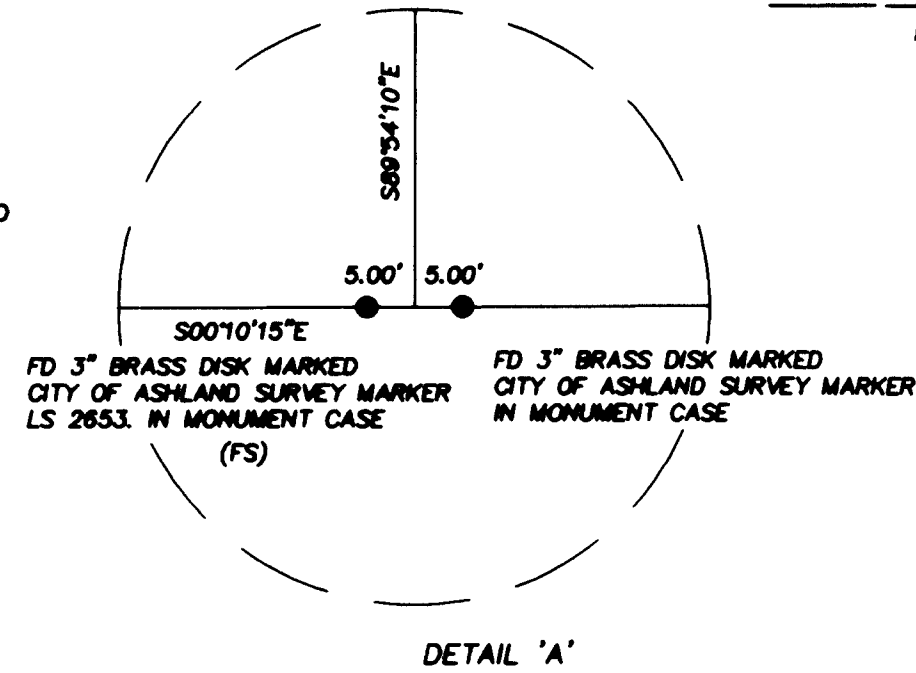
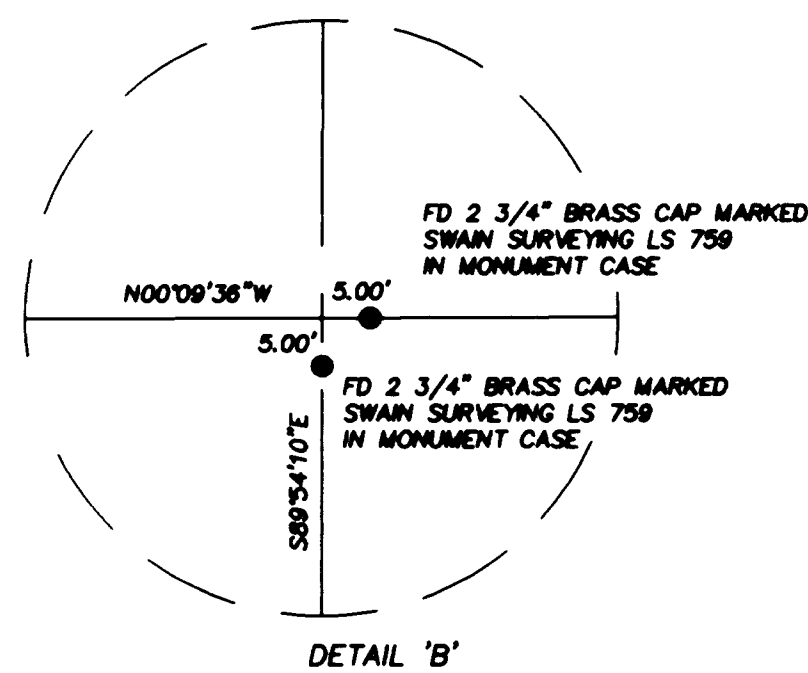
- SURVEYED PROPERTY LINE
- LOT LINES FROM H.B. CARTER ADDITION
- FOUND MONUMENT AS NOTED
- FS FILED SURVEY--JACKSON COUNTY, OREGON
- FD FOUND
- OR-- OFFICIAL RECORDS, JACKSON COUNTY, OREGON

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 GENERATED COPY OF THE ORIGINAL DRAWING

Stuart M. Osmus
 STUART M. OSMUS, PLS 2464

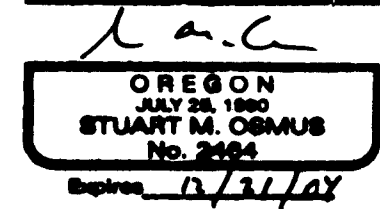
I CERTIFY THAT THIS SURVEY WAS PREPARED WITH ARCHIVAL
 QUALITY MATERIALS AS REQUIRED BY ORS 209.250. SPECIFIC
 PRODUCTS USED ARE HEWLETT PACKARD INK #81840A ON
 CONTINENTAL MYLAR #JPC-4M2.

Stuart M. Osmus
 STUART M. OSMUS, PLS 2464



BASIS OF BEARING

TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 9 AS DERIVED
 FROM THE N.O.A. SURVEY NET ON FILE IN THE OFFICE OF THE
 JACKSON COUNTY SURVEYOR. THE REFERENCE LINE FOR BEARING
 CONTROL FOR THIS SURVEY WAS TAKEN FROM MONUMENTS FOUND
 ALONG THE CENTERLINE OF HENRY STREET BETWEEN LIBERTY
 STREET AND BEACH STREET AS SHOWN ON FILED SURVEY NO. 4898.



TERRASURVEY, INC.
 PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
 ASHLAND, OREGON 97520
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LARKIN LANE CONDOMINIUM

LOCATED IN:
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IN THE SE 1/4 OF SECTION 9
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE BASE AND MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:
LYNN HENRIKSEN
2290 SPANISH TRAIL ROAD
TIBURON, CALIFORNIA 94920

SURVEYOR'S CERTIFICATE

I, STUART M. OSMUS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, NO. 2464, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME AND THIS PLAT FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS AND BUILDING. THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE OUTER BOUNDARY LINES:

THE NORTH 20.0 FEET OF LOT TWENTY-ONE (21) AND THE SOUTH 40.0 FEET OF LOT TWENTY-TWO (22) IN THE H.B. CARTER ADDITION TO THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD.

APPROVAL:

[Signature] 6/8/04
ASHLAND PLANNING DEPARTMENT DATE
PA # 2002-140

APPROVAL:

EXAMINED AND APPROVED THIS 13th DAY OF
January, 2008
[Signature]
CITY SURVEYOR

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terrain@bisp.net

[Signature] 10/16/03
STUART M. OSMUS, PLS 2464 DATE

DATE OF SURVEY: JUNE 9, 2003

TERRASURVEY JOB NO. 301-03

SHEET1.DWG

EXAMINED AND APPROVED AS REQUIRED BY O.R.S 100.110

AS OF June 29th, 2008

[Signature] Deputy
ASSESSOR, DEPARTMENT OF ASSESSMENT

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, LYNN COOK HENRIKSEN, AS TRUSTEE OF THE 1996 LYNN COOK HENRIKSEN TRUST DATED 6/17/96 AM THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED AND I DO HEREBY DECLARE THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND OWNED AND LAID OUT BY ME AS "LARKIN LANE CONDOMINIUM". THIS PLAT IS SUBJECT TO THE CONDITIONS OF THE "CONDOMINIUM DECLARATION" TO BE RECORDED SIMULTANEOUSLY AS A SEPARATE DOCUMENT. I 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 O.R.S. 100.625.

[Signature]
LYNN COOK HENRIKSEN, TRUSTEE

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY
ORS 100.110 HAVE BEEN PAID AS OF June 29th, 2008.

[Signature] Deputy
TAX COLLECTOR

I CERTIFY THAT THIS SURVEY WAS PREPARED WITH ARCHIVAL QUALITY MATERIALS AS REQUIRED BY ORS 209.250. SPECIFIC PRODUCTS USED ARE HEWLETT PACKARD INK #51640A ON CONTINENTAL MYLAR #JPC-4M2.

[Signature]
STUART M. OSMUS, PLS 2464

RECORDING:

FILED FOR RECORD THIS 29 DAY OF June
2008, AT 11:37 O'CLOCK, A.M. AND RECORDED IN
VOLUME 30, PAGE 40
OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

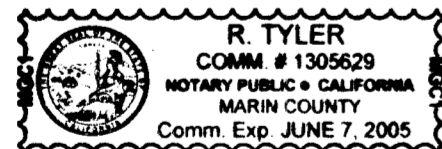
[Signature]
COUNTY CLERK

[Signature]
DEPUTY

STATE OF CALIFORNIA } s.s.
COUNTY OF MARIN

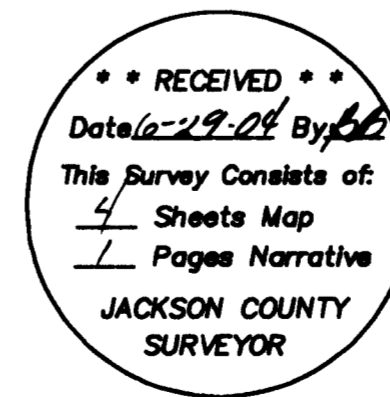
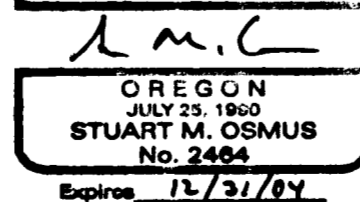
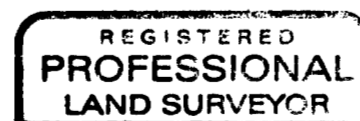
ON THIS, THE 29th DAY OF OCTOBER, 2003, BEFORE ME APPEARED LYNN COOK HENRIKSEN, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HER FREE ACT AND DEED.

[Signature]



THIS IS TO CERTIFY THAT THIS IS A CADD GENERATED COPY OF THE ORIGINAL DRAWING

[Signature]
STUART M. OSMUS, PLS 2464



DECLARATION OF CONDOMINIUM OWNERSHIP AND OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT NO. 04-035973
OFFICIAL RECORDS, JACKSON COUNTY, OREGON.