

SISKIYOU SPRINGS CONDOMINIUM

Of Parcel 1 per Partition Plat No. P-54-2002 & in the N.E. 1/4 of Section 15, T.39S., R.1E., W.M. City of Ashland Jackson County, Oregon

for
JON TURRELL CONSTRUCTION, INC.
430 Chestnut Street, Suite A
Ashland, OR 97520

APPROVAL:

PA #2003-107 Condominium
EXAMINED AND APPROVED this 23rd day of June, 2004.

James H Olson
City Surveyor

EXAMINED AND APPROVED as required by ORS 100.110 as of July 7th, 2004.

Chumpool, Deputy
Assessor, Department of Assessment

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 100.110 have been paid as of July 7th, 2004.

Carel Jensen
Tax Collector

* INDEX TO SHEETS *

SHEET 1 SIGNATURE SHEET
SHEET 2 OVERALL VIEW
SHEET 3 PLAN & ELEVATION 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:

JUNE 15, 2004

***** DECLARATION *****

Know all men by these presents that I, JON TURRELL CONSTRUCTION, INC., is the owner in fee of the real property shown on sheet 2, 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 as SISKIYOU SPRINGS CONDOMINIUM, and (1) 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) does hereby establish the Ingress-Egress Easement (IEE) as shown on Sheet 2 with the condition that emergency vehicles shall have the right to use said IEE at all times and as necessary. Siskiyou Springs Condominium shall be subject to (1) the Declaration of Condominium Ownership for Siskiyou Springs Condominium and (2) By-Laws of the Siskiyou Springs Condominium Homeowner Association to be recorded simultaneously with this Plat. Jon Turrell Construction, Inc. does hereby dedicate to the City of Ashland the Sidewalk Easement (SWE) as shown on Sheet 2.

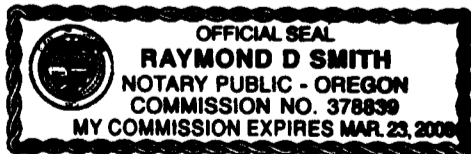
Jonathan P. Turrell
JONATHAN P. TURRELL, PRESIDENT
JON TURRELL CONSTRUCTION, INC.

STATE OF OREGON }
COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named Jonathan P. Turrell, and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 23 day of JUNE, 2004.

Raymond D Smith
Notary Public - Oregon
Commission No. 378839
My Commission Expires 03/23/2008



***** AFFIDAVIT OF CONSENT *****

FROM US BANK N.A. RECORDED AS DOC. # 2004-038773, ORJCO.

***** RECORDING *****

Filed for record this 08 day of July, 2004, at 8:18 o'clock A.M., and recorded in Volume 30, of Plats at Page 41, of records of Jackson County, Oregon.

Kathleen A Beckett
County Clerk

Geraldine Cutting
Deputy

Declaration of Condominium Ownership, Covenants, Conditions and Restrictions recorded as Doc. 2004-038774, ORJCO.

By-Laws of the Shelterwood Condominium Homeowners Association recorded as Doc. 2004-038775, 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:

Parcel No. 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.

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 unit and that construction of the unit and building as depicted is complete.

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

PURPOSE: To survey and monument the exterior boundary and depict the Unit and Common Elements of SISKIYOU SPRINGS CONDOMINIUM. See Ashland PA #2003-107.

PROCEDURE: From existing control established by this office during PARK PLACE CONDOMINIUMS & 17460 made ties to buildings & improvements as shown on Sheet 2. The existing control was elevated to match City of Ashland TBM #12.

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

James E. Hibbs
SURVEYOR

*** RECEIVED ***
DATE 7-8-04 BY EB
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

SHEET 1 OF 3

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

NOTES ON BEARINGS

UNITS 1, 2 & 3
N-S BEARINGS = N00°22'24"E
E-W BEARINGS = N89°37'36"W

NOTES:

- 1) UNIT DIMENSIONS SHOWN ARE TO EXTERIOR OF SIDING.
- 2) VERTICAL DIMENSIONS SHOWN ARE FROM BOTTOM OF FOUNDATION TO TOP OF ROOF.
- 3) UNIT BOUNDARIES ARE ALONG THE EXTERIOR OF BUILDING INCLUDING THE EAVES.

SISKIYOU SPRINGS CONDOMINIUM

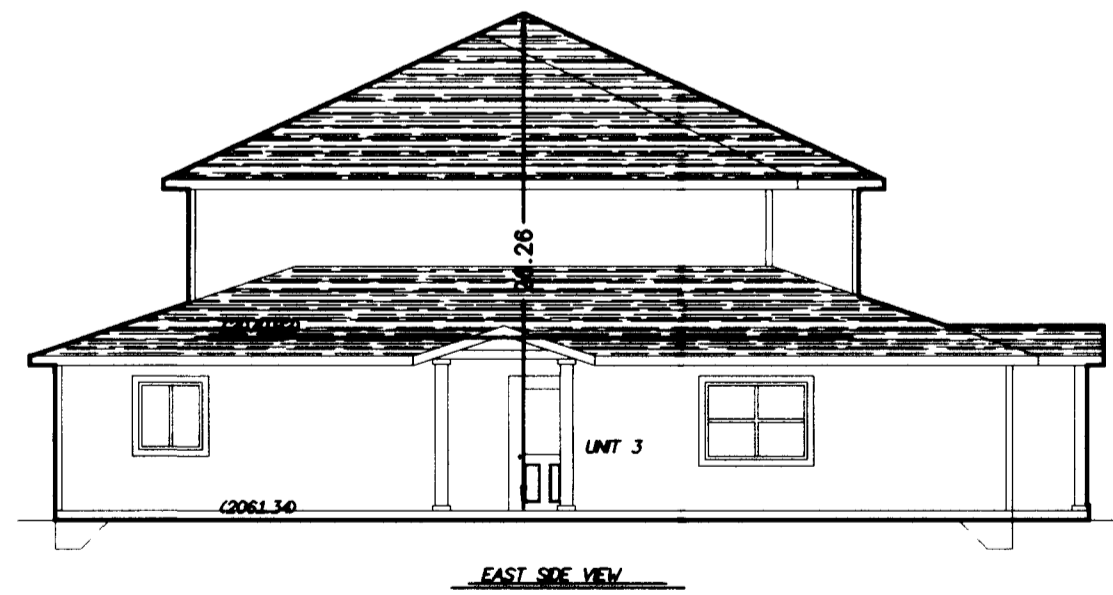
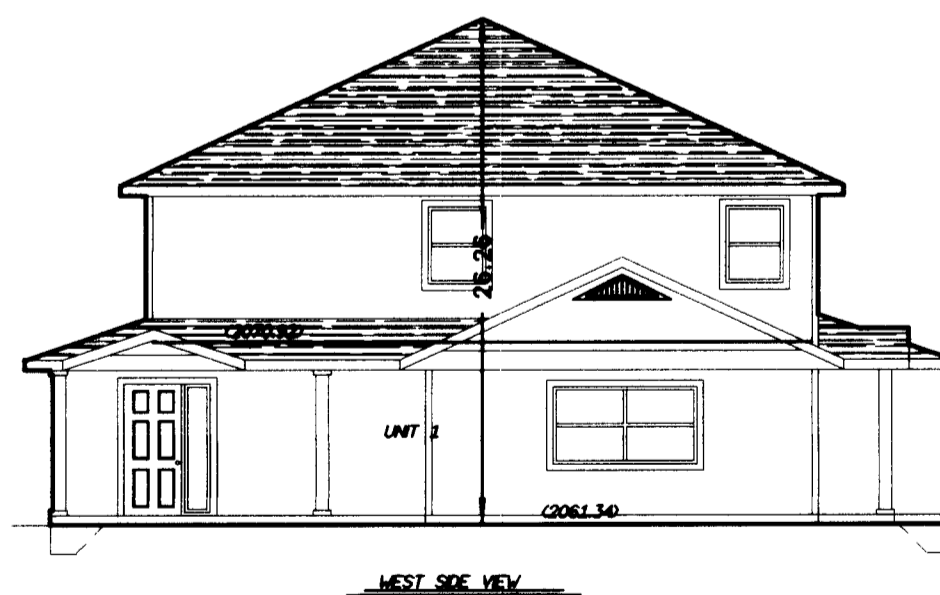
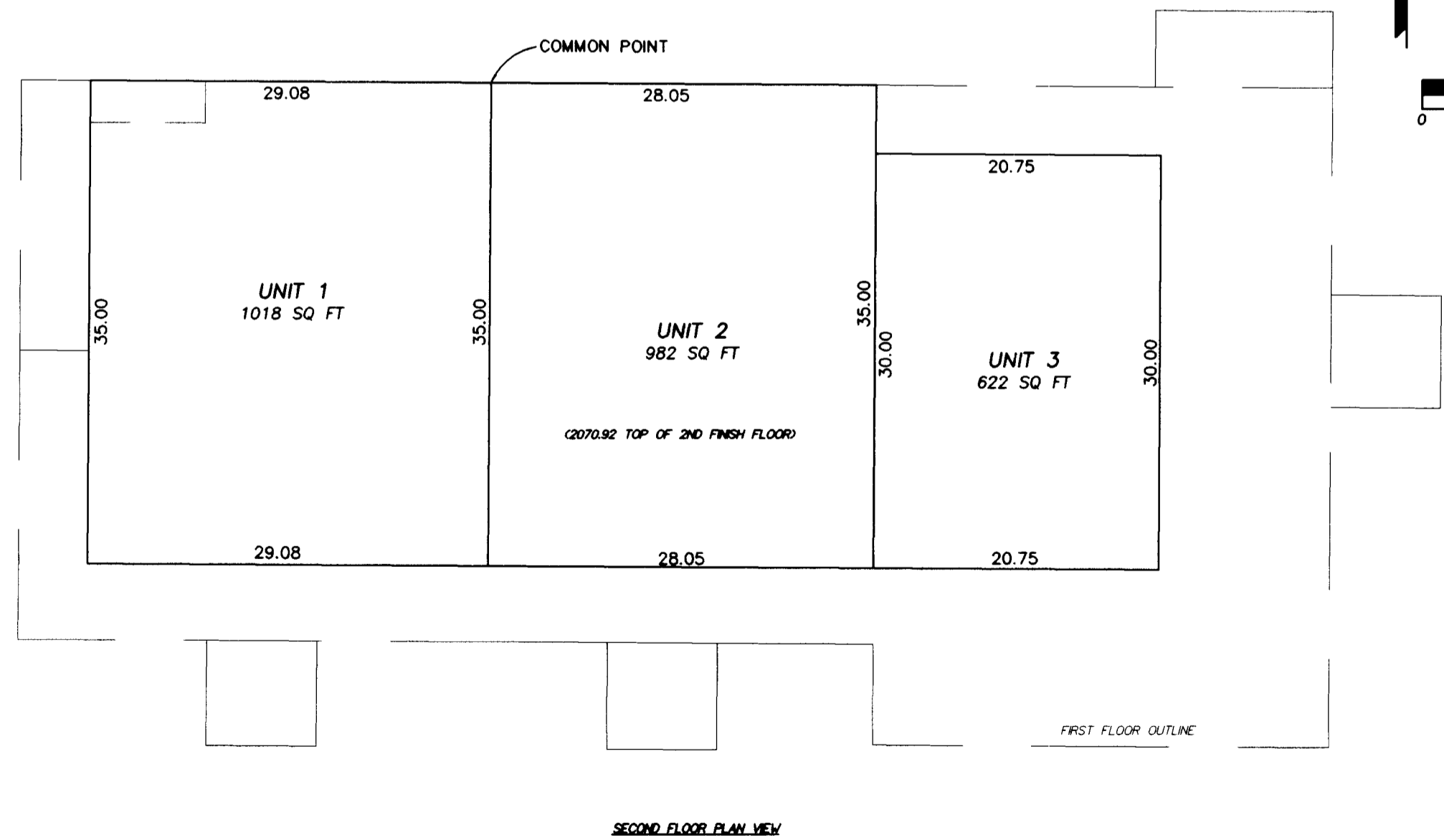
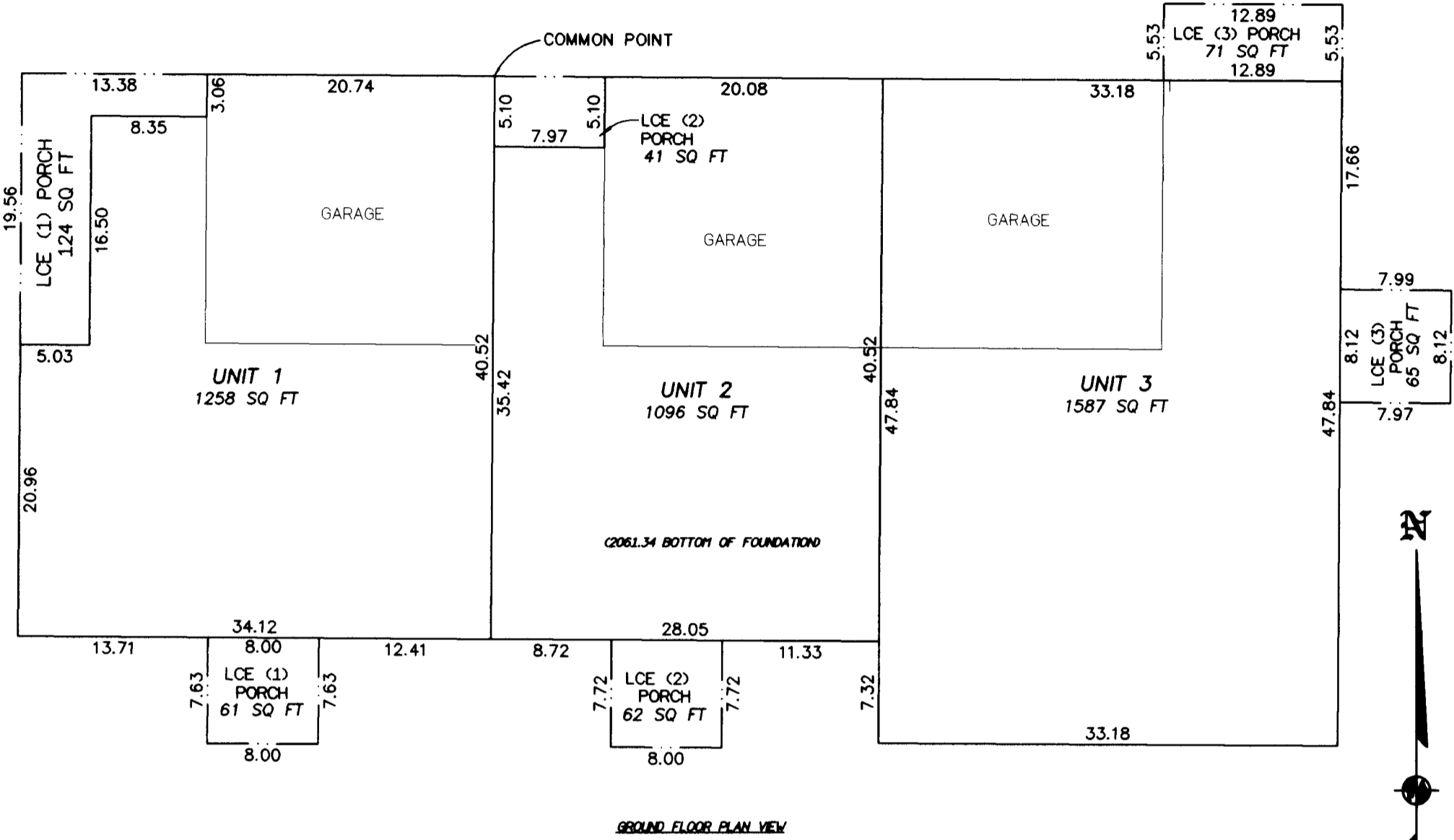
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for
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430 Chestnut Street, Suite A
Ashland, OR 97520

LEGEND:

- = UNIT OWNERSHIP BOUNDARY = EXTERIOR OF BUILDING.
 - LCE (#) = LIMITED COMMON ELEMENT (UNIT BENEFITTING).
 - GCE (#) = GENERAL COMMON ELEMENT (UNIT BENEFITTING).
 - (1826.34) = ELEVATION OF UNIT 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'
- SEE SHEET 2 FOR ADDITIONAL LEGEND INFORMATION.

DATE: JUNE 15, 2004 UNIT OF MEASUREMENT: FEET SCALE: 1" = 10'



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

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

RECEIVED
DATE 7-8-04 BY *JEB*
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

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LEGEND:

- ⊙ = FD. 2.5" BRASS CAP IN CONCRETE MKD. AS SHOWN.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. PER SSLT.
- ⊙ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. D HUCK LS2023 PER FS16031 OR 16825.
- ⊙ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. PER FS17460.
- ⊙ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE SIDEWALK.
- FS = FILED SURVEY #
- () = MAP RECORD DATA PER FS12902.
- PP# = PARTITION PLAT NO.
- LT = SEE COURSE DATA TABLE.
- GCE = GENERAL COMMON ELEMENT,
- PUE = PUBLIC UTILITY EASEMENT.
- SSLT = SISKIYOU SPRINGS LUXURY TOWNHOMES. (FS16757)
- LCE(1) = LIMITED COMMON ELEMENT (UNIT #)
- SWE = SIDEWALK EASEMENT.
- IEE = INGRESS - EGRESS EASEMENT.

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.

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SHEET 2 OF 3