

SUPPLEMENTAL PLAT NO. 1
SHELTERWOOD CONDOMINIUM

A Flexible Condominium
Reclassification of Non-Withdrawable Variable Property
Located in the N.E. 1/4 of Section 15,
T.39S, R.1E, W.M. City of Ashland
Jackson County, Oregon

for
MICHAEL & SANDRA SULLIVAN
3784 Coleman Creek Road
Medford, OR 97501

*** RECORDING ***
Filed for record this 8th day of NOVEMBER
20 04, at 10:47 o'clock A.M., and recorded in Volume
30, of Plats at Page 70, of records of
Jackson County, Oregon.

Kathleen S Beckett County Clerk
Barbara J Shaw Deputy

APPROVAL:

EXAMINED AND APPROVED this 21st day of October, 20 04.

James H Olson
City Surveyor

EXAMINED AND APPROVED as required by ORS 100.110 as
of November 8th, 20 04.

W. J. Gumpel, Deputy
Assessor, Department of Assessment

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 100.110 have been
paid as of ~~Sept~~ November 8, 20 04.

Carol Appleby, Deputy
Tax Collector

* INDEX TO SHEETS *

Table with 2 columns: SHEET # and DESCRIPTION. SHEET 1 SIGNATURE SHEET, SHEET 2 OVERALL VIEW, SHEET 3 UNIT 2-7 VIEWS, SHEET 4 UNIT 8-10 VIEWS

SURVEY BY: L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782

DATE: SEPTEMBER 6, 2004

Supplemental Declaration of Condominium Ownership, Covenants, Conditions and
Restrictions recorded as Doc. 04-065077, ORJC.

By-Laws of the Shelterwood Condominium Homeowners Association recorded as
Doc. 03-01312, EXHIBIT "B", ORJC.

*** 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 Southwest corner of Parcel 1 per Partition Plat No. P-70-2001, according to the
official plat thereof, now of record, in Volume 12, Page 70 of "Record of Partition Plats" of Jackson
County, Oregon and filed as Survey No. 17135 in the Office of the Jackson County Surveyor and the
INITIAL POINT OF BEGINNING, said point also being the Northwest corner of that tract described in
Document No. 02-41493, Official Records of Jackson County, Oregon; thence along the North line of
said tract, EAST, 265.00 feet to the Northeast corner thereof; thence South 00°06'06" West, 120.00
feet to the Southeast corner thereof; thence WEST, 265.00 feet to the Southwest corner thereof;
thence North 00°06'06" East, 120.00 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

*** DECLARATION ***

Know all men by these presents that we, MICHAEL E. SULLIVAN and SANDRA M. SULLIVAN, are the owners
in fee of the real property shown on sheet 2, 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 Michael E. Sullivan and Sandra M. Sullivan as SHELTERWOOD CONDOMINIUM, and that (1) we do
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 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. Shelterwood Condominium shall be subject to (1) the Declaration of Condominium Ownership
for Shelterwood Condominium and (2) the By-Laws of the Shelterwood Condominium Homeowner Association
to be recorded simultaneously with this Plat. We do hereby dedicate to the City of Ashland the Public
Utility Easements (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.

Michael E Sullivan
MICHAEL E. SULLIVAN

Sandra M Sullivan
SANDRA M. SULLIVAN

*** 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.

STATE OF OREGON }
COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named Michael E. Sullivan and Sandra M. Sullivan, and acknowledged
the foregoing instrument to be their voluntary act and deed.

Dated this 20th day of October, 2004.

Karen L. Lafitte
KAREN L. LAFITTE Notary Public - Oregon
Commission No. 354244
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 Variable
Property of SHELTERWOOD CONDOMINIUM. See Ashland PA #2002-097.

PROCEDURE: From existing control established by this office during EDGEWOOD TOWNHOMES
made ties to monuments as shown to control the exterior boundary and located
the as-built exterior of the subject building. Those monuments found as well as
those set are as shown hereon. The existing control was elevated to match City
of Ashland TBM #12.

*** AFFIDAVITS OF CONSENT ***

FROM PREMIERWEST BANK RECORDED AS DOC. ORJC.

RECEIVED
DATE 11-9-04 BY
This survey consists of:
4 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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

SHEET 1 OF 4

LEGEND:

- = EXTERIOR BOUNDARY OF BUILDING
- = UNIT OWNERSHIP BOUNDARY
- (1826.34) = ELEVATION OF UNIT.
- () = LCE BOUNDARY
- () = 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

DATE: SEPTEMBER 29, 2004

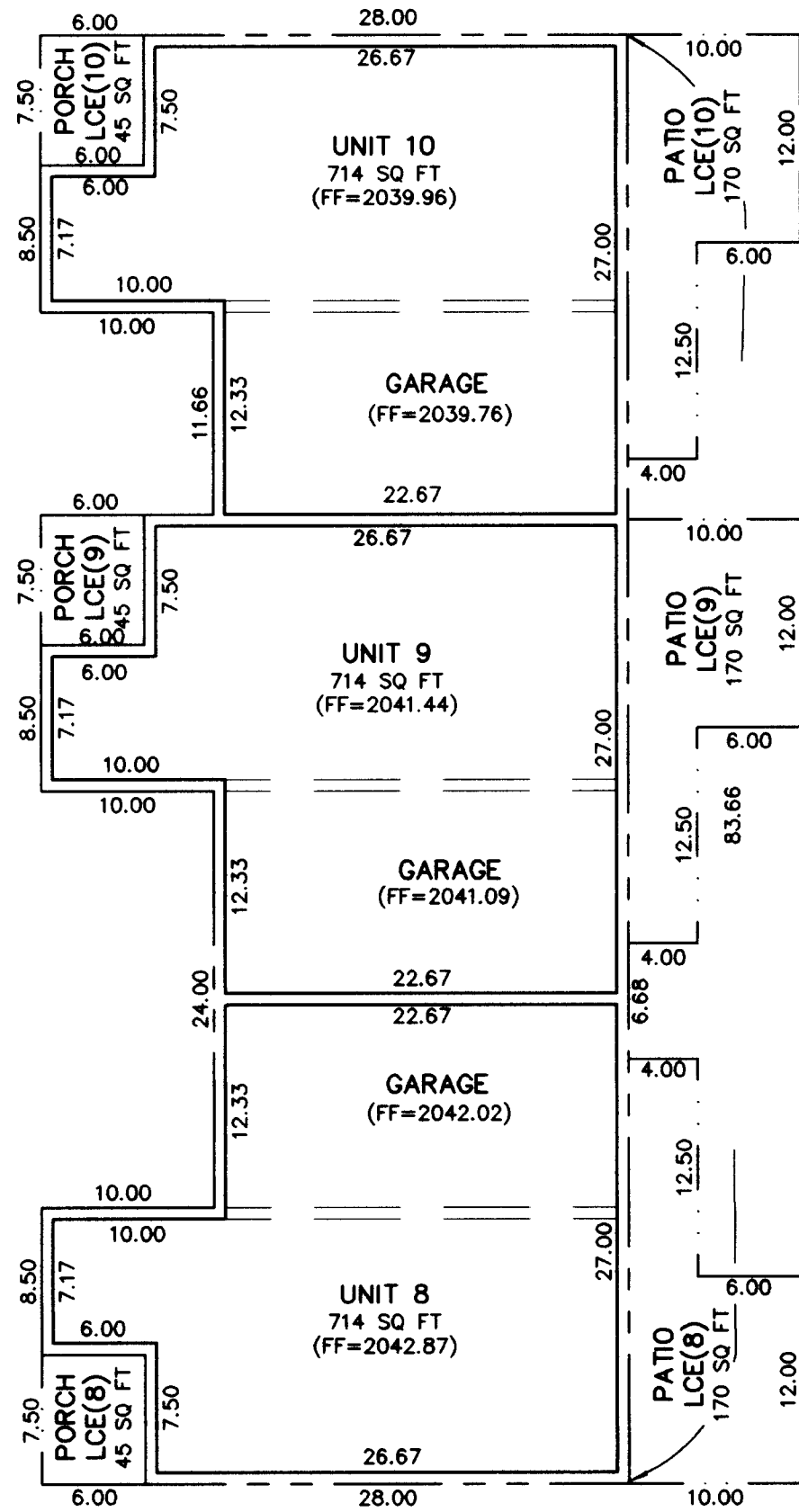
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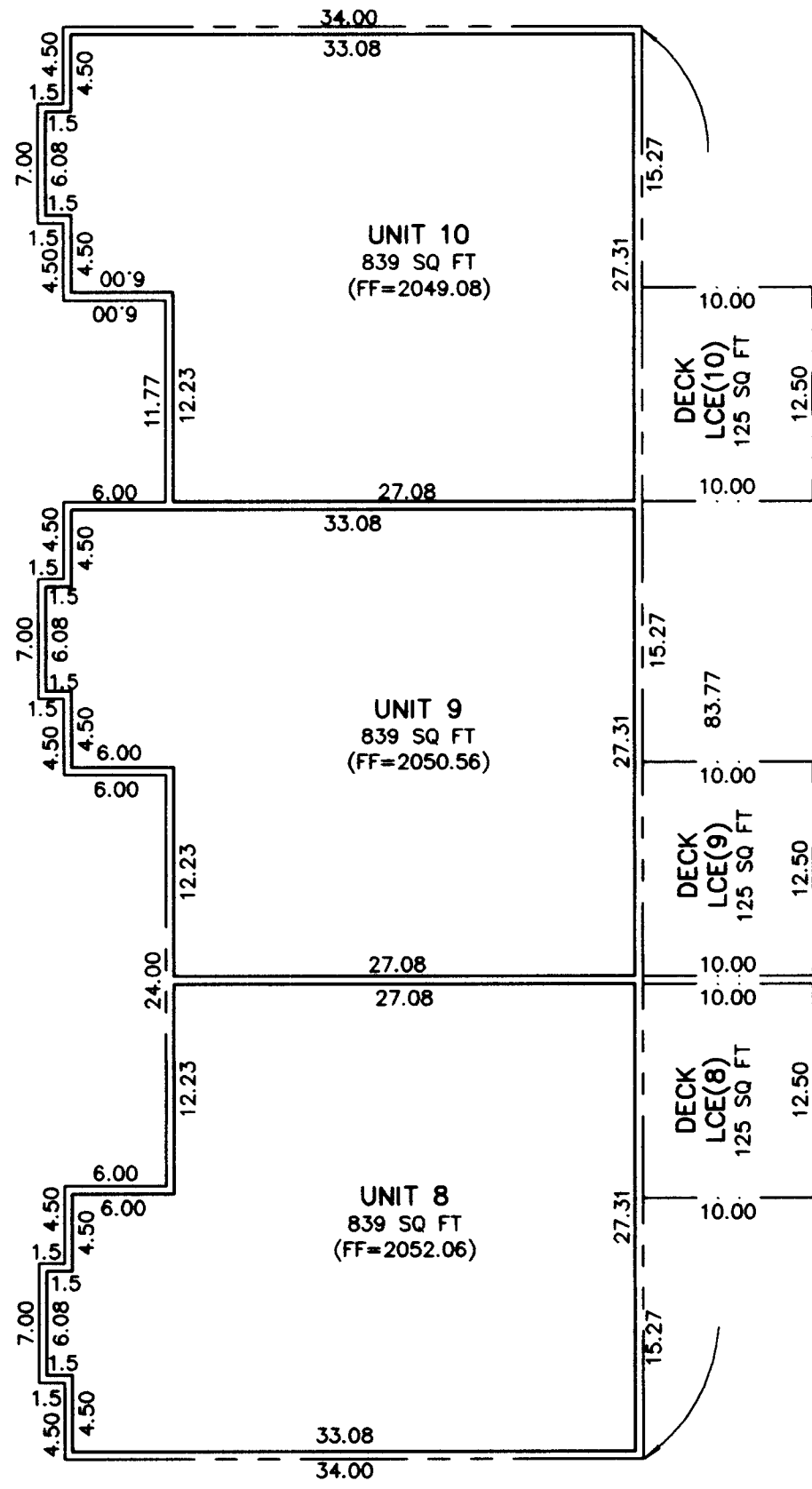
for
MICHAEL & SANDRA SULLIVAN
 3784 Coleman Creek Road
 Medford, OR 97501

SURVEY BY:

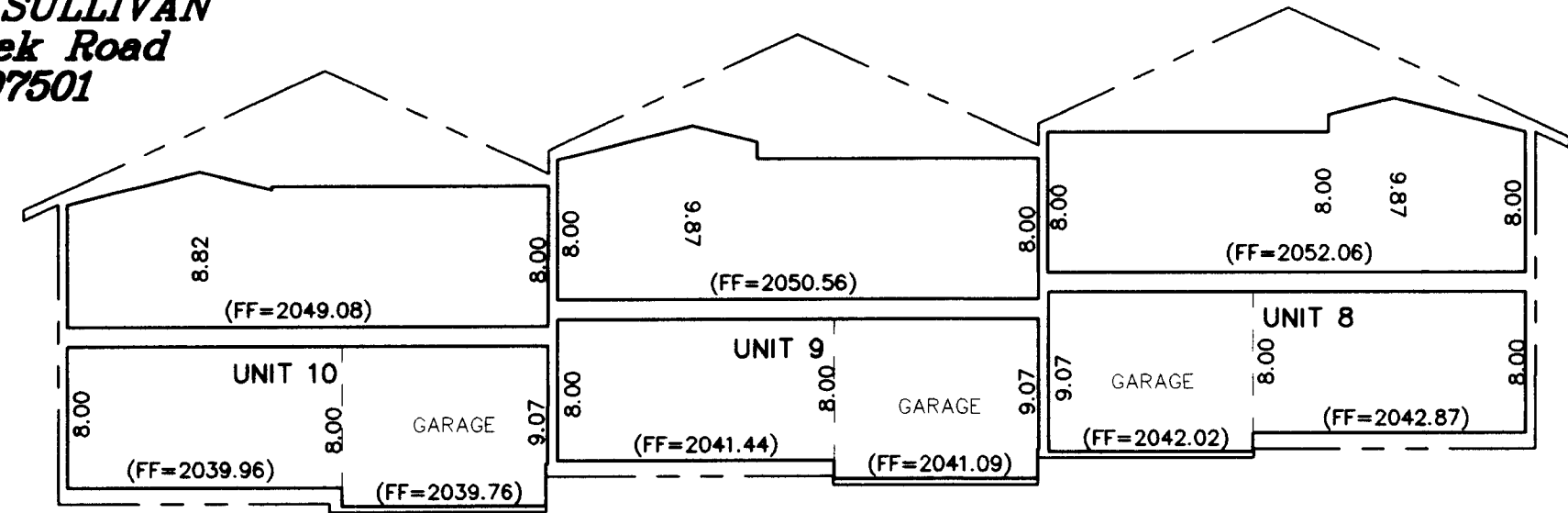
L.J. FRIAR & ASSOCIATES, P.C.
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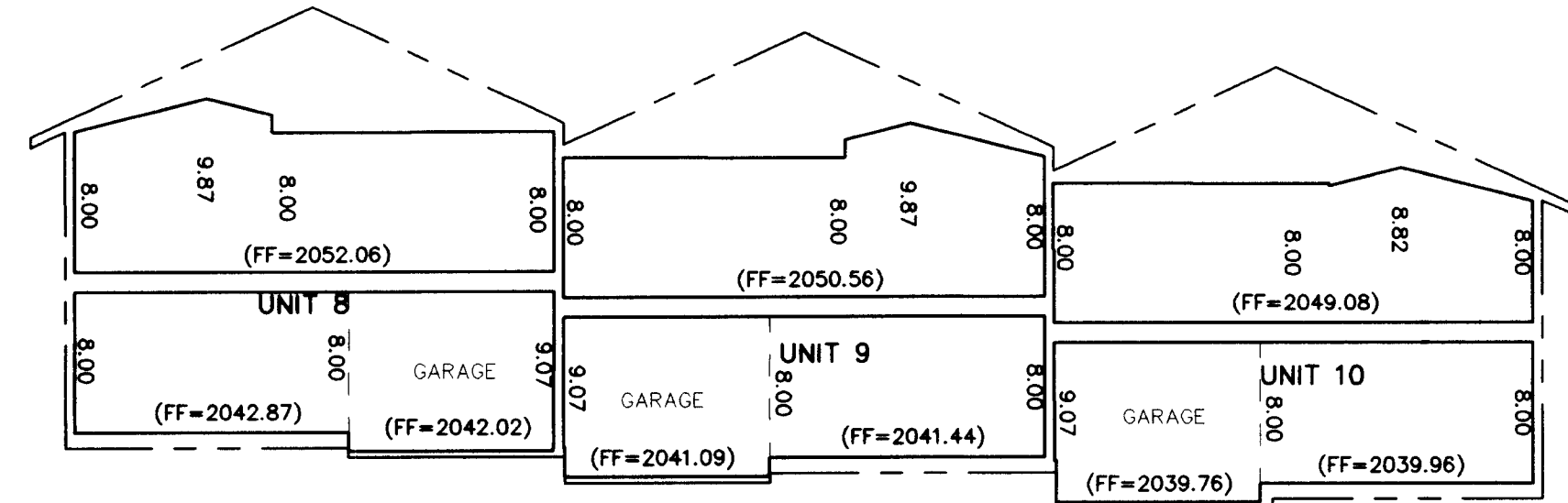
FIRST FLOOR UNITS 8-10



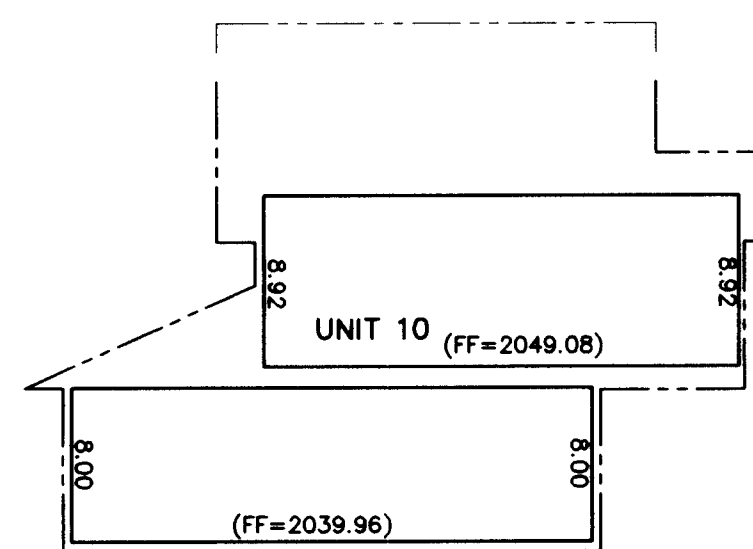
SECOND FLOOR UNITS 8-10



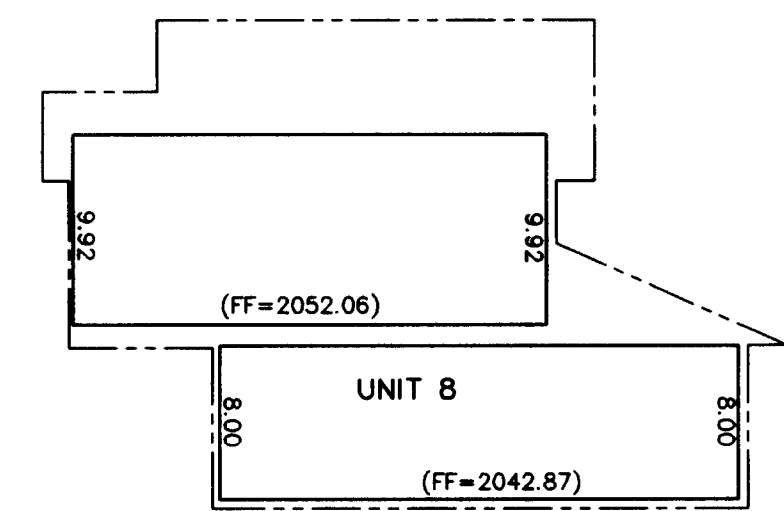
WEST SIDE VIEW



EAST SIDE VIEW



NORTH SIDE VIEW



SOUTH SIDE VIEW

SEE SHEET 2 LEGEND FOR ADDITIONAL INFORMATION.

- NOTES:
- 1) UNIT DIMENSIONS ARE TO INTERIOR WALL OF BUILDING.
 - 2) VERTICAL DIMENSIONS ARE FROM BOTTOM OF FOUNDATION TO TOP FACE OF CEILING.



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 11-8-04 BY JLB

This survey consists of:
4 sheet(s) Map
0 page(s) Narrative

JACKSON COUNTY
 SURVEYOR

LEGEND:

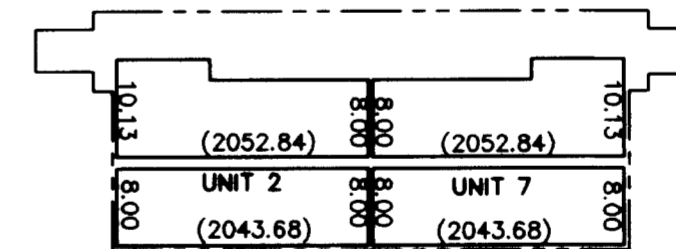
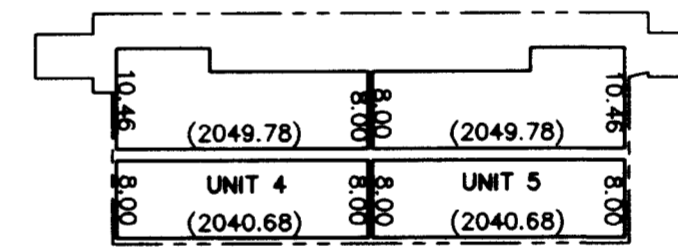
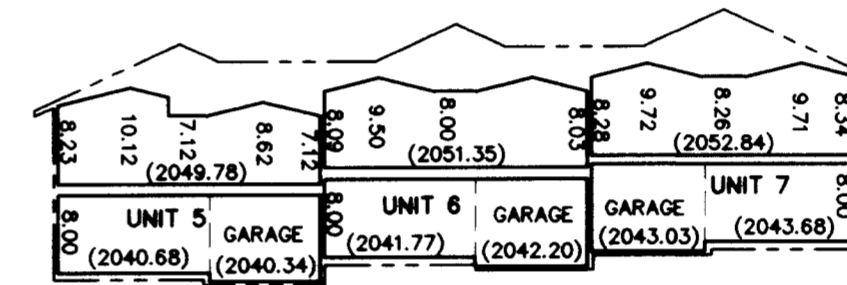
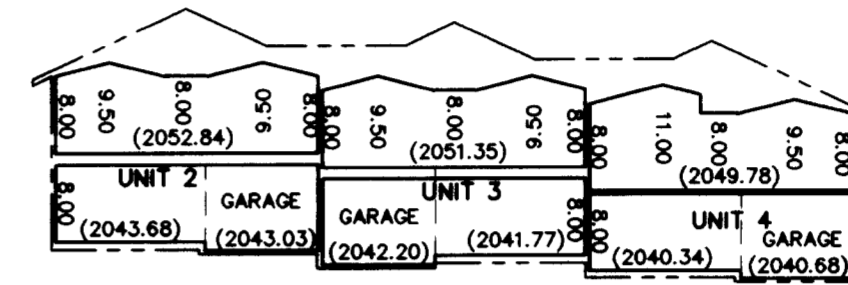
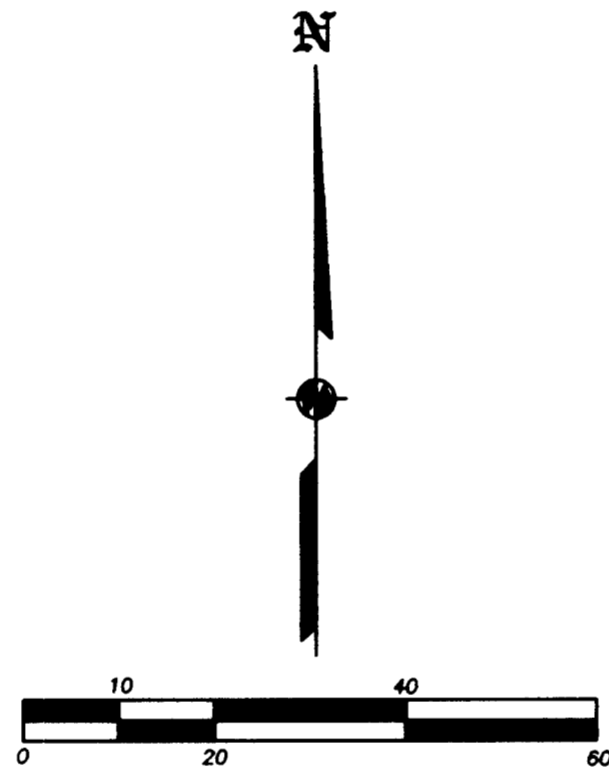
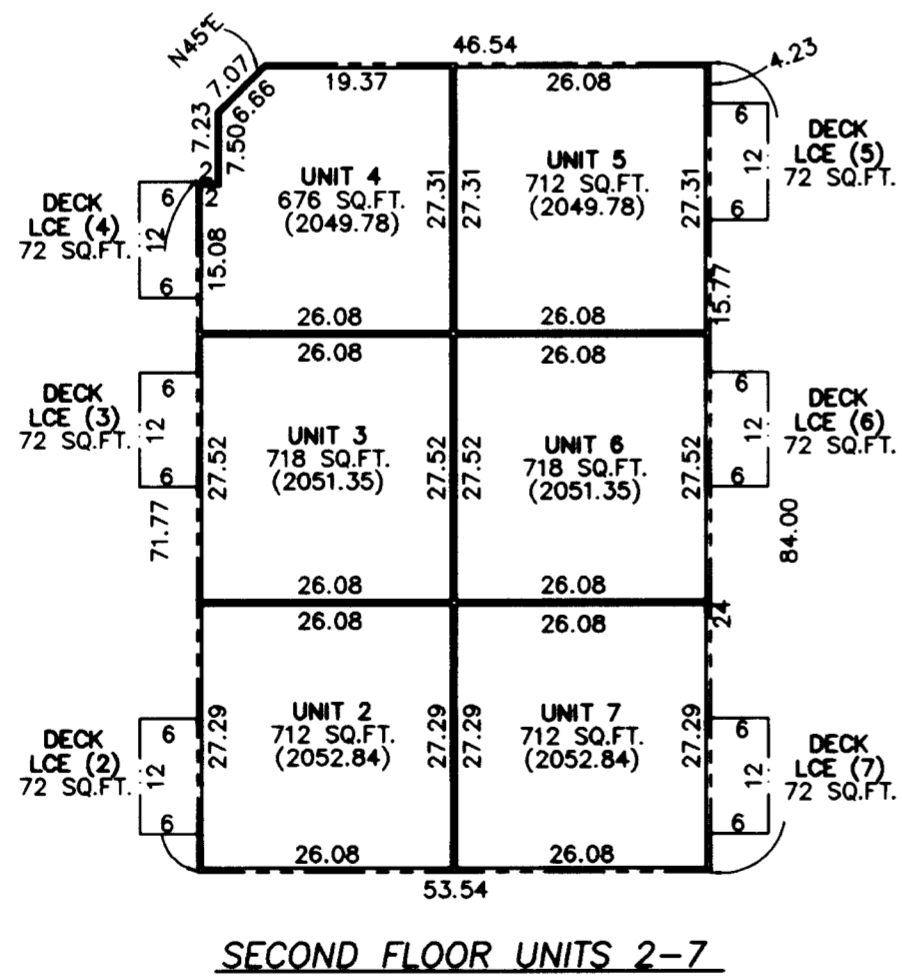
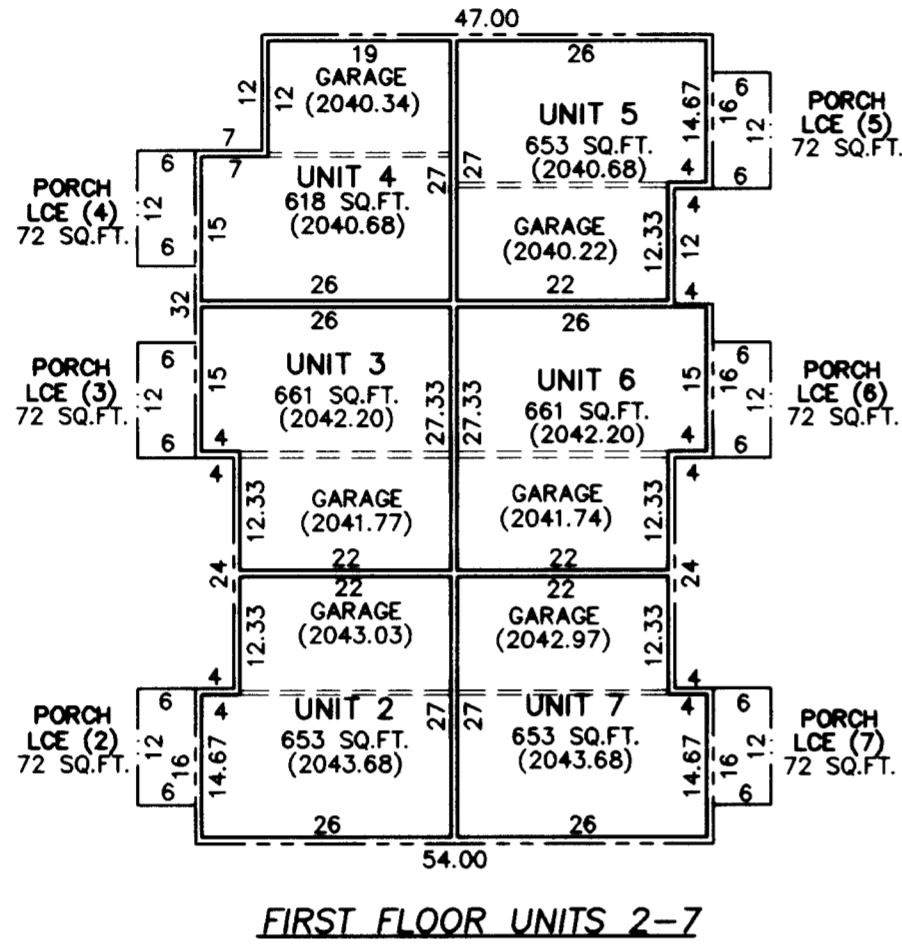
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 CONSULTING LAND SURVEYORS
 816 WEST EIGHTH STREET
 MEDFORD, OREGON 97501
 PHONE: (541) 772-2782



SEE SHEET 2 LEGEND FOR ADDITIONAL INFORMATION.

NOTES:

- 1) INSIDE UNIT DIMENSIONS ARE TO FACE OF STUDWALL.
- 2) FLOOR ELEVATIONS ARE AT TOP OF FLOOR JOISTS.
- 3) CEILING DIMENSIONS ARE FROM TOP OF FLOOR JOISTS TO BOTTOM OF CEILING JOISTS.
- 4) ENTIRE SITE IS GCE EXCEPT FOR UNIT OWNERSHIP BOUNDARIES & LCE SHOWN.
- 5) EXTERIOR DIMENSIONS ARE OUTSIDE OF SIDING.

391E15AA TL 6900

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

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James E. Hibbs
 SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs

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

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 JACKSON COUNTY SURVEYOR

SHEET 3 OF 4

02248FM

LEGEND:

- ⊙ = FD. 2.5" DIA. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT.
- ⊗ = FD. 5/8" IRON PIN PER FS7813.
- ⊕ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. SWAIN LS759 PER FS8543.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. KAUBLE PLS1822 PER FS11725.
- ⊘ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. PER FS17135.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC.
- ⊗ = SET BRASS TAG MKD. L.J.FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE.
- = EXTERIOR SIDING OF BUILDING.
- FS = FILED SURVEY #.
- IEE = INGRESS-EGRESS EASEMENT.
- PUE = PUBLIC UTILITY EASEMENT.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- X-X- = FENCE LINE.
- PP# = PARTITION PLAT NO.
- L1 = SEE LINE TABLE.
- C1 = SEE CURVE TABLE.
- PS = PARKING SPACE (LCE).
- CC&R'S = COVENANTS, CONDITIONS & RESTRICTIONS TO BE RECORDED WITH THIS PLAT.
- GCE = GENERAL COMMON ELEMENT.
- BF = BOTTOM OF FOUNDATION ELEVATION.
- SSCO = SANITARY SEWER CLEAN OUT.
- OH = OVERHEAD WIRES.
- LCE(#)= LIMITED COMMON ELEMENT (UNIT #).
- JCDR = JACKSON COUNTY DEED RECORDS.

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 DLC #45 AS SHOWN ON FILED SURVEY NO. 8543 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

UNIT OF MEASUREMENT: FEET

SCALE: SHEETS 2 & 3: 1" = 20' SHEET 4: 1" = 10'

CURVE TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	90°00'00"	32.99	21.00	N45°00'00"E 29.70
C2	90°00'00"	9.42	6.00	N45°00'00"E 8.49
C3	37°10'05"	4.54	7.00	N71°24'57"E 4.46
C4	37°10'05"	5.03	7.75	S71°24'57"W 4.94
C5	90°00'00"	11.00	7.00	N45°00'00"W 9.90
C6	88°36'08"	6.34	4.10	S45°41'56"E 5.73
C7	43°16'30"	20.39	27.00	S68°21'45"E 19.91
C8	43°16'30"	22.66	30.00	N68°21'45"W 22.12

LINE TABLE

NUM	BEARING	DISTANCE
L1	S90°00'00"W	13.08
L2	S90°00'00"W	17.99
L3	N89°43'32"W	8.00



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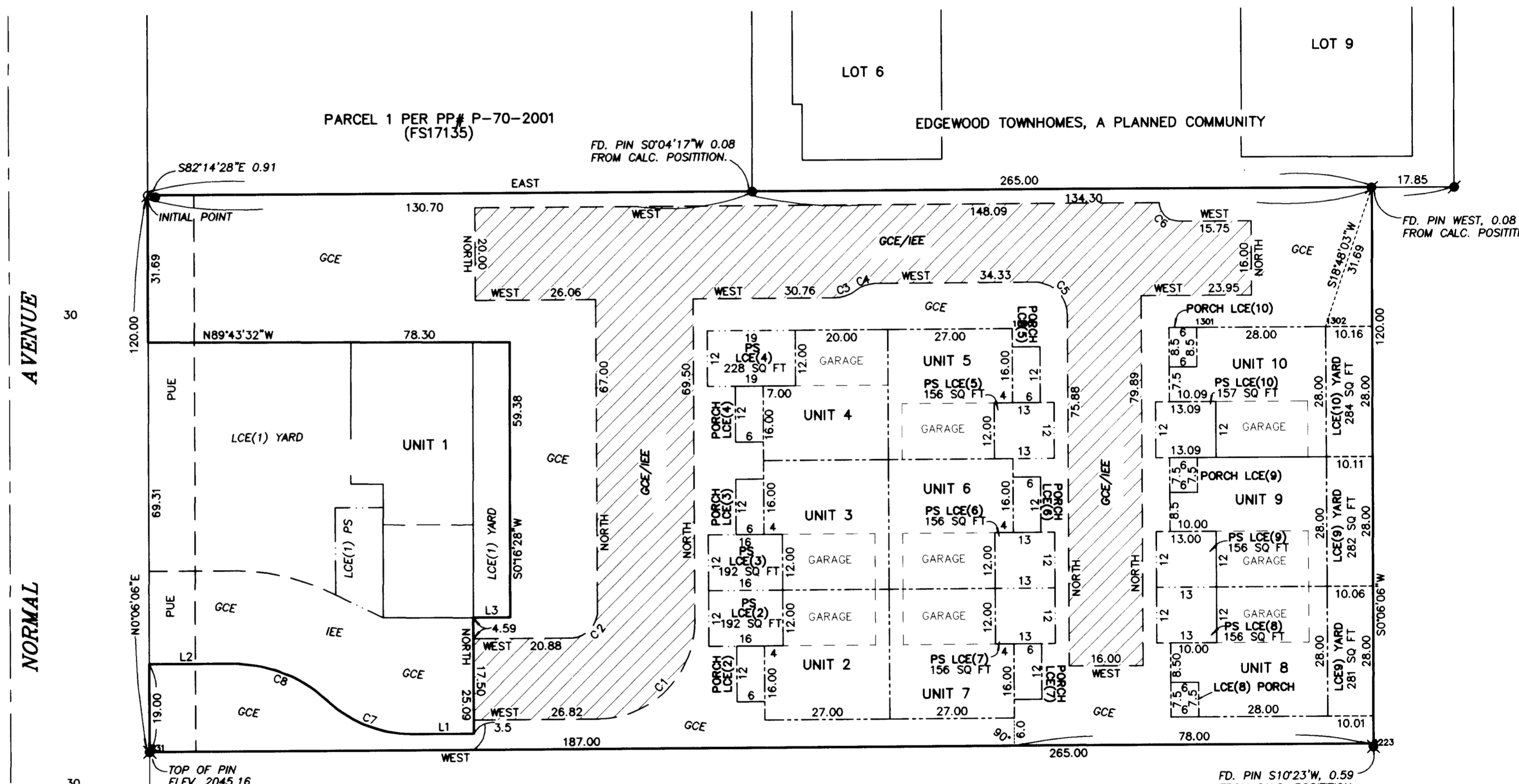
EASEMENTS PER SUBDIVISION GUARANTEE

EASEMENTS FOR PIPE LINE PER V.72, PG.525, JCDR CANNOT BE LOCATED.

EASEMENTS FOR WATER AND WATER RIGHTS TO SPRING PER V.202, PG.135, JCDR CANNOT BE LOCATED.

NOTES ON BEARINGS

UNIT 2-10
 N-S BEARINGS = NORTH
 E-W BEARINGS = WEST



RECLASSIFIED NON-WITHDRAWABLE VARIABLE PROPERTY
 25972 SQ FT

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RENEWAL DATE 6-30-05

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