

# JASMINE BUILDING CONDOMINIUM

A Flexible Condominium  
Located in the N.W. 1/4 of Section 9,  
T.39S., R.1E., W.M. City of Ashland  
Jackson County, Oregon

for  
**ARCHERD & DRESNER, LLC.**  
P.O. Box 699  
Ashland, OR 97520

**\*\*\* RECORDING \*\*\***  
Filed for record this 12<sup>th</sup> day of NOVEMBER,  
20 04, at 10:50 o'clock A.M., and recorded in Volume  
30, of Plats at Page 71, of records of  
Jackson County, Oregon.

Kathleen S Beckett County Clerk  
Barbara Shaw Deputy

### APPROVAL:

EXAMINED AND APPROVED this 28<sup>th</sup> day of October, 20 04.

James H Olson  
City Surveyor

EXAMINED AND APPROVED as required by ORS 100.110 as  
of NOVEMBER 12<sup>th</sup>, 20 04.

James D. ...  
Assessor, Department of Assessment

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 100.110 have been  
paid as of November 12, 20 04.

Carol Applegate, Deputy  
Tax Collector

### \* INDEX TO SHEETS \*

SHEET 1	SIGNATURE SHEET
SHEET 2	OVERALL VIEW
SHEET 3	PLAN VIEWS
SHEET 4	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:

SEPTEMBER 7, 2004

### \*\*\* DECLARATION \*\*\*

Know all men by these presents that ARCHERD & DRESNER LLC, is the owner 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 ARCHERD & DRESNER LLC as JASMINE BUILDING 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. Jasmine Building Condominium shall be subject to (1) the Declaration of Condominium Ownership for Jasmine Building Condominium and (2) the By-Laws of the Jasmine Building Condominium Homeowner Association to be recorded at the same time as this Plat. ARCHERD & DRESNER LLC does hereby dedicate to the City of Ashland the Public Utility Easement (PUE) as shown on Sheet 2 with the condition that Charter Communications, its successors or assigns in interest, shall have the right to use said PUE for the placement and maintenance of their communication lines as long as they do not interfere with the placement and maintenance of City of Ashland utilities and does hereby dedicate to the City of Ashland the Public Pedestrian Access Easement (PPAE) as shown on Sheet 2.

Evan Archerd  
EVAN ARCHERD, Managing Member  
Archerd & Dresner LLC

STATE OF OREGON }  
COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named Evan Archerd, and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 27<sup>th</sup> day of October, 20 04.

Karen L. LaFite  
Karen L. LaFite Notary Public - Oregon  
Commission No. 254244  
My Commission Expires March 20, 2006

### \*\*\* AFFIDAVITS OF CONSENT \*\*\*

FROM PREMIERWEST BANK RECORDED AS DOC.# 04-066135, ORJCO.

Declaration of Condominium Ownership, Covenants, Conditions and Restrictions  
recorded as Doc. 04-066136, ORJCO.

By-Laws of the Jasmine Building Condominium Homeowners Association recorded  
as Doc. 04-066136, EXHIBIT B, 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:

Commencing at the Southeast corner of Donation Land Claim No. 40, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence North 08°22'06" West, 1049.83 feet to a 5/8 inch iron pin at the Southeast corner of that tract described in Document No. 02-55048, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the Easterly line thereof, North 28°32'03" East, 100.02 feet to a 5/8 inch iron pin on the Southerly line of Lithia Way; thence along said Southerly line, North 65°59'10" West, 110.83 feet to a 5/8 inch iron pin on the Easterly line of that tract described in Document No. 91-12405, said Official Records; thence along said Easterly line, South 33°51'44" West, 79.92 feet to the Northerly line of a 12 foot alley; thence along said Northerly line, South 55°47'27" East, 118.48 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 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 Variable Property of JASMINE BUILDING CONDOMINIUM.

PROCEDURE: Made tie to monuments per FS8098 & 11757 as shown to control the exterior boundary of the subject property. Made ties to the as-built exterior of the building. The existing control was elevated to match USC&GS BM #N6.

\*\*\* RECEIVED \*\*\*  
DATE 11-12-04 BY CC  
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:

- PS = PARKING SPACE
- = EXTERIOR BOUNDARY OF BUILDING
- - - = UNIT OWNERSHIP BOUNDARY
- (1826.34) = ELEVATION OF UNIT.
- ( ) = LCE BOUNDARY
- ( ) = ELEVATIONS BASED ON USC&GS BM # N6. BRASS DISK IN TOP OF 3'X3' GRANITE BOULDER AT ENTRANCE TO LITHIA PARK. ELEV.: 1895.09.

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L.J. FRIAR & ASSOCIATES, P.C.  
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 816 WEST EIGHTH STREET  
 MEDFORD, OREGON 97501  
 PHONE: (541) 772-2782  
 EMAIL: LJFRIAR@CHARTER.NET

SEE SHEET 2 LEGEND FOR ADDITIONAL INFORMATION.

NOTES:

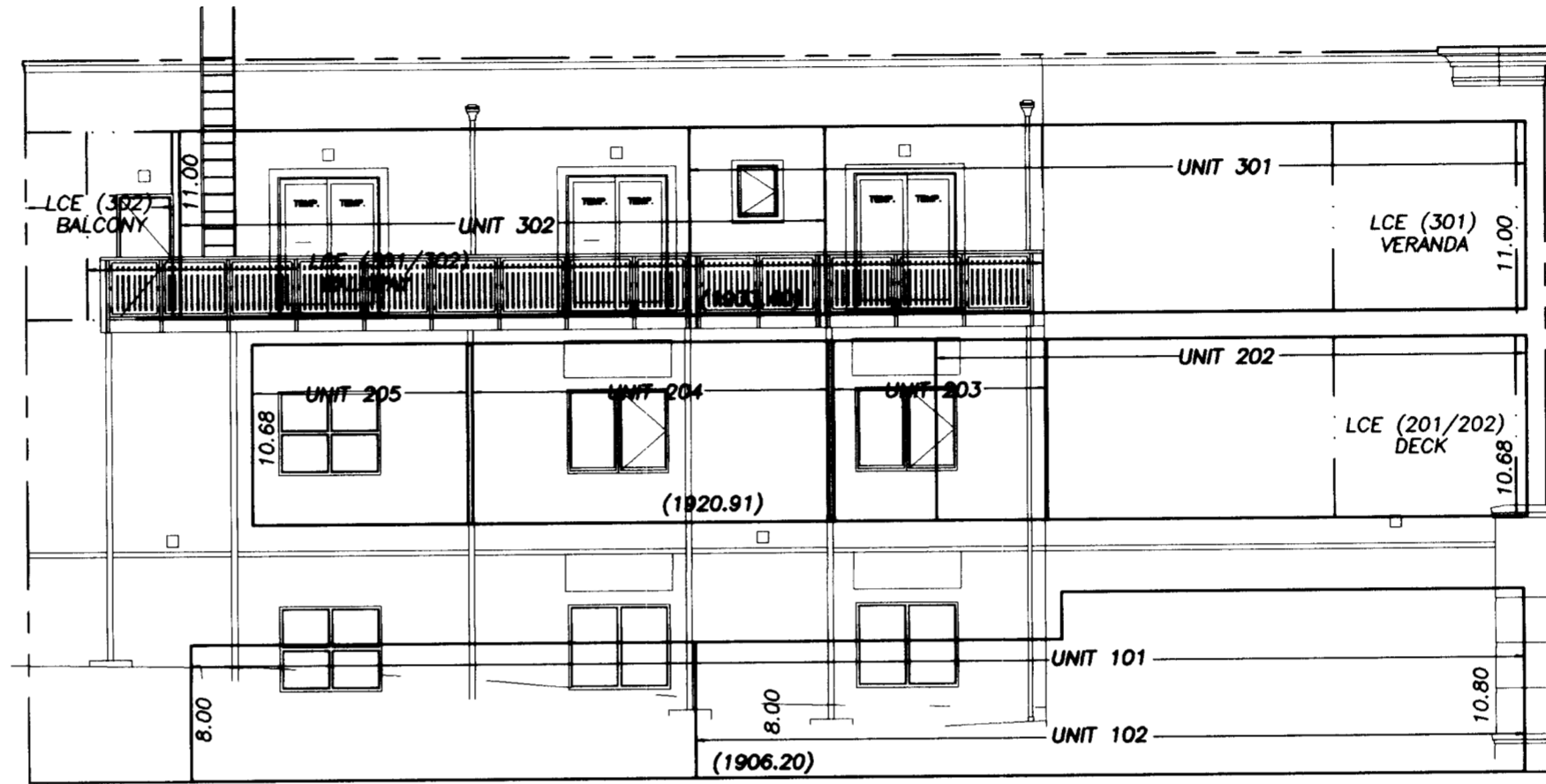
- 1) INSIDE UNIT DIMENSIONS ARE TO FACE OF STUDWALL.
- 2) FLOOR ELEVATIONS ARE AT TOP OF FLOOR JOISTS.
- 3) CEILING DIMENSIONS ARE FROM TOP OF FLOOR JOISTS TO BOTTOM OF CEILING JOISTS.
- 4) ENTIRE SITE IS GCE EXCEPT FOR UNIT OWNERSHIP BOUNDARIES & LCE SHOWN.
- 5) EXTERIOR DIMENSIONS ARE OUTSIDE OF SIDING.
- 6) DISTANCE BETWEEN EXTERIOR SIDING AND INTERIOR WALL IS 0.46 FEET.
- 7) WIDTH OF COMMON WALLS IS 0.67 FEET.



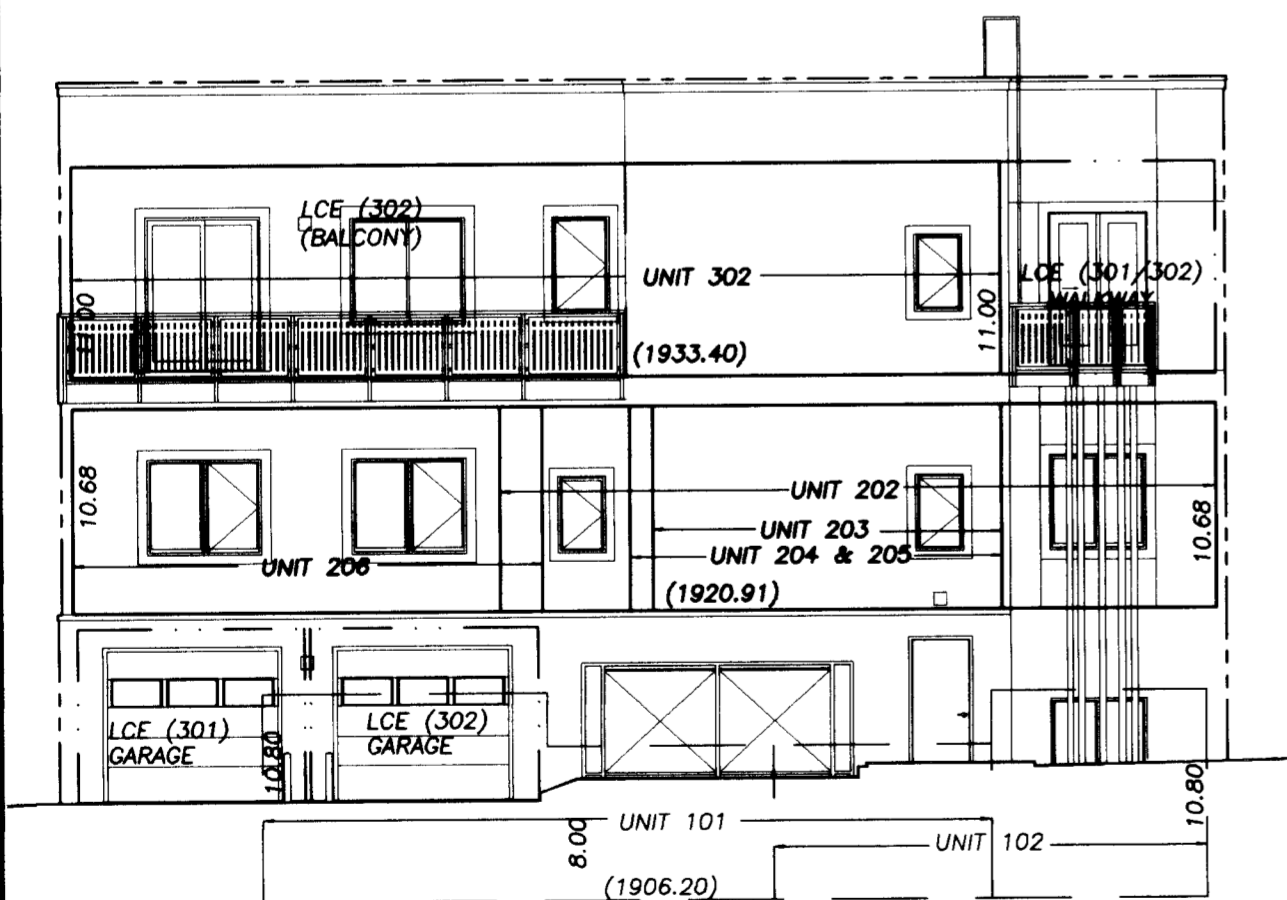
DATE: SEPTEMBER 7, 2004



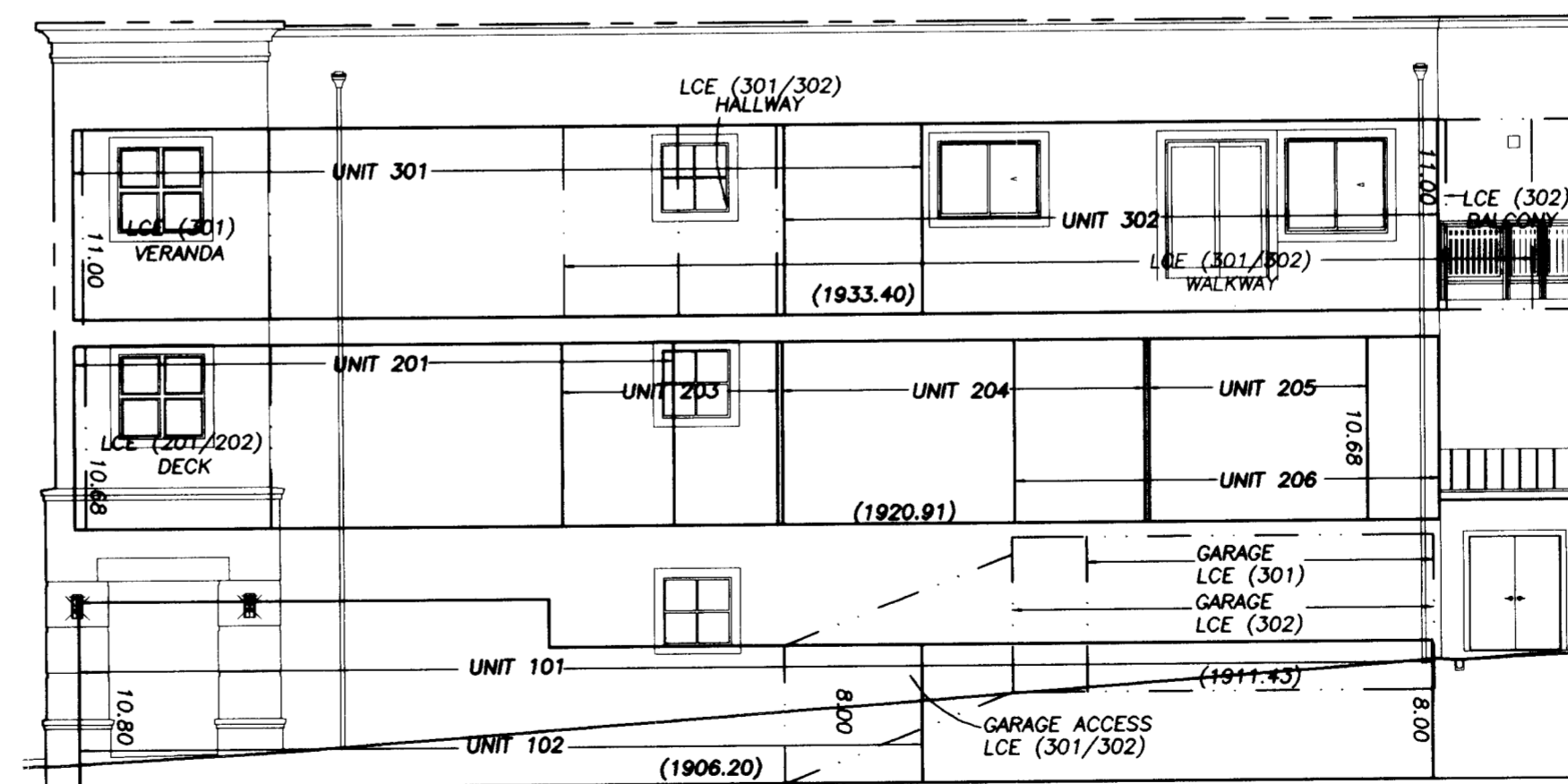
NORTH SIDE VIEW



EAST SIDE VIEW



SOUTH SIDE VIEW



WEST SIDE VIEW

391E09BA TL10700

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

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 11-12-04 BY [Signature]  
 This survey consists of:  
4 sheet(s) Map  
0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

SHEET 4 OF 4

02148FMC

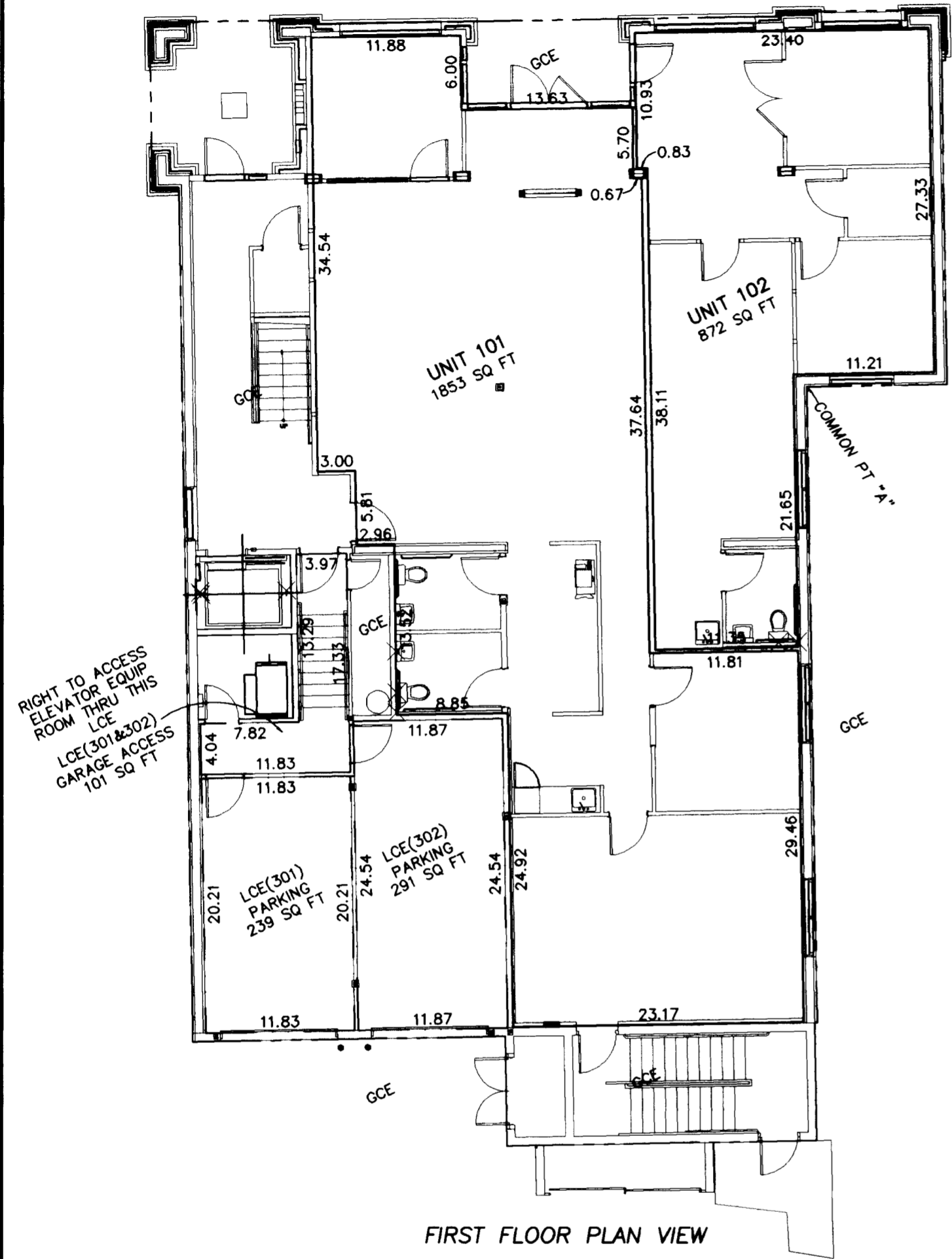
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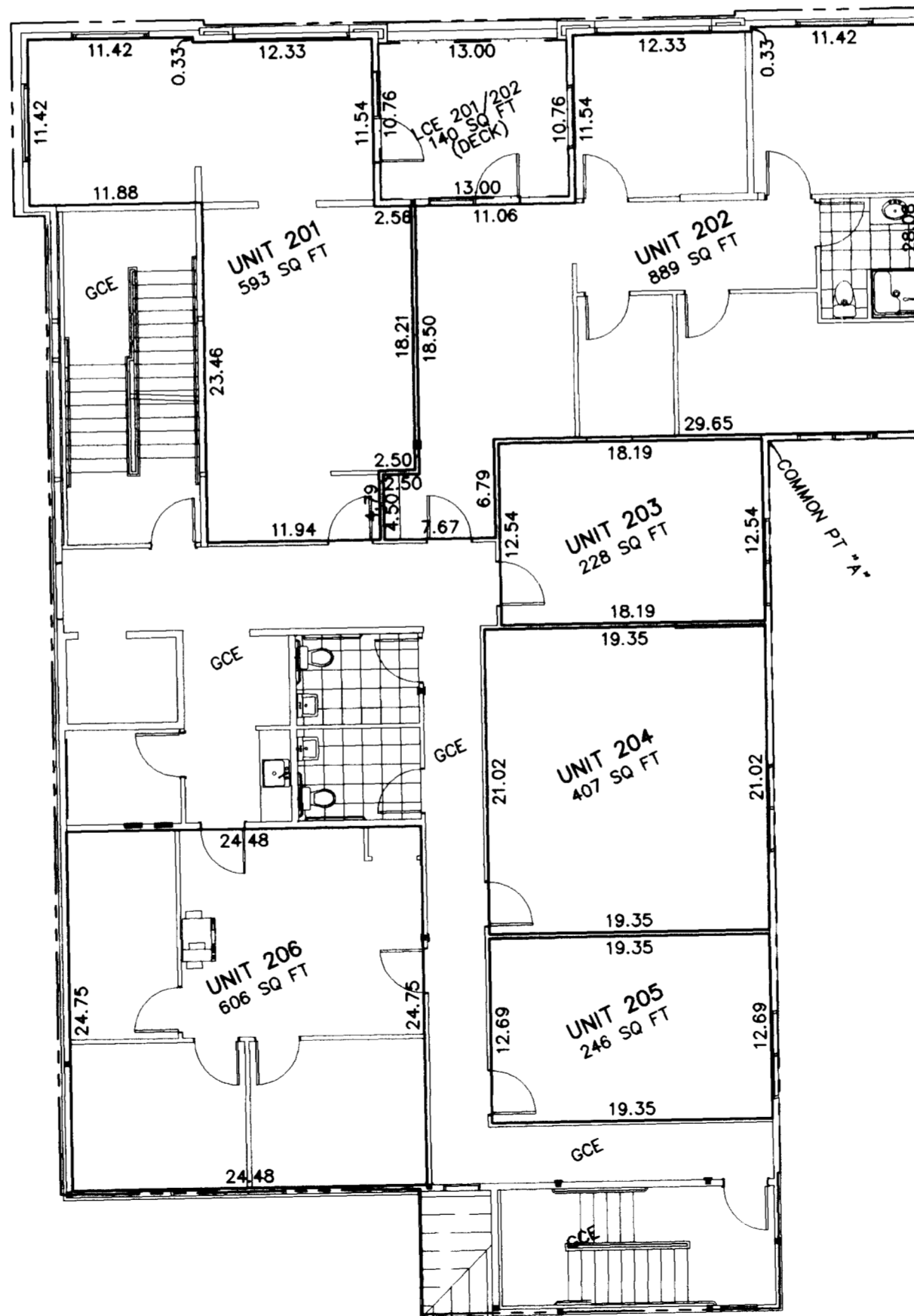
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### LEGEND:

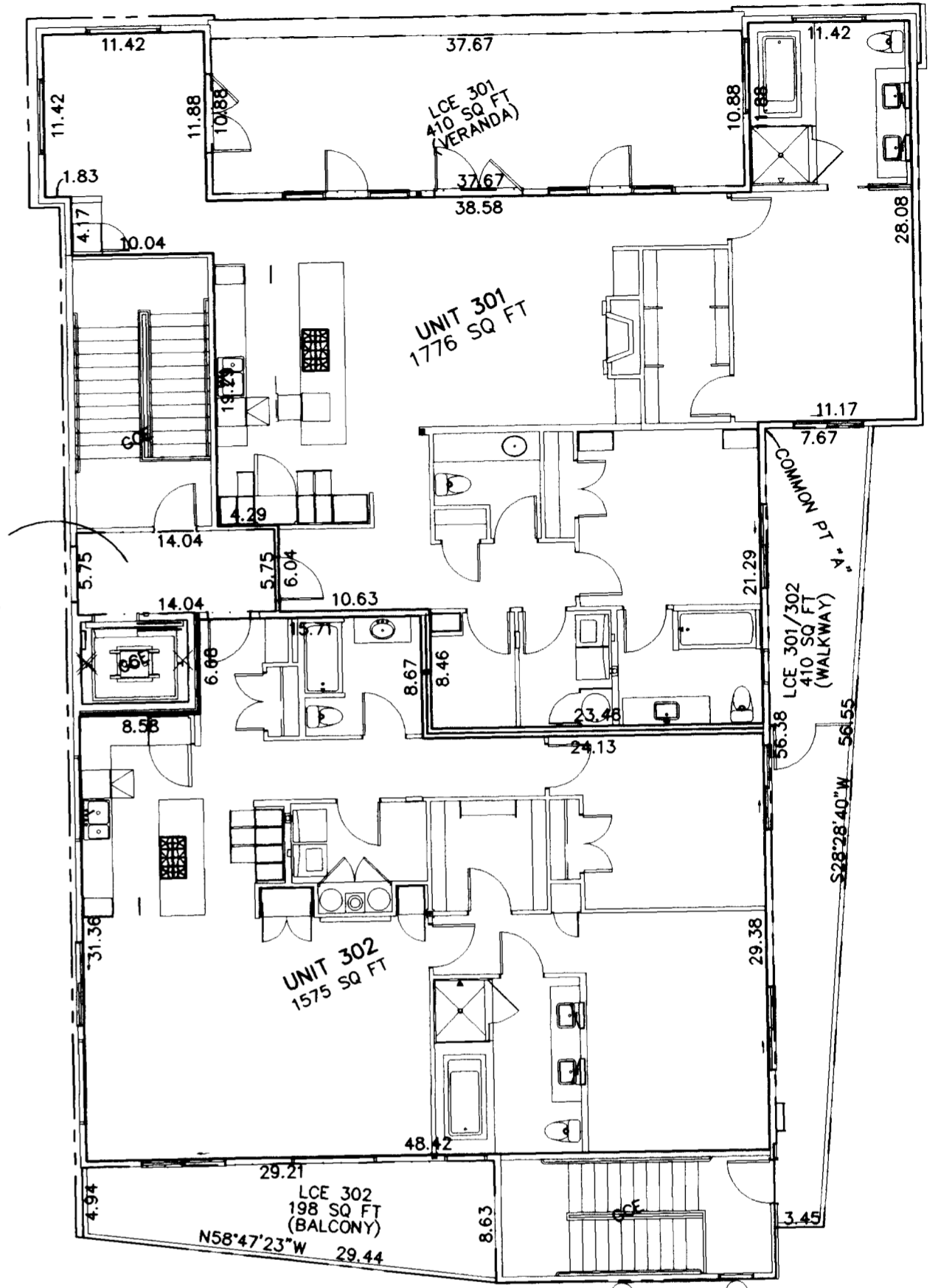
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FIRST FLOOR PLAN VIEW



SECOND FLOOR PLAN VIEW



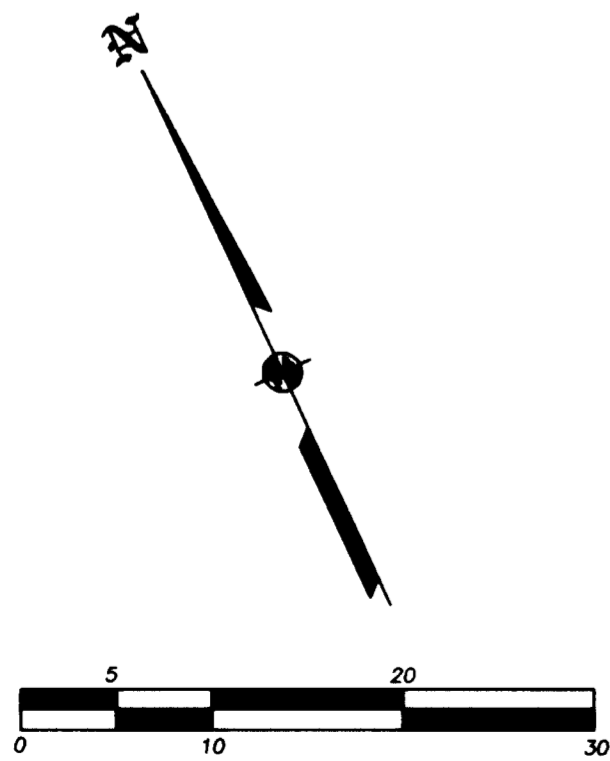
THIRD FLOOR PLAN VIEW

DATE: SEPTEMBER 7, 2004

SEE SHEET 2 LEGEND FOR ADDITIONAL INFORMATION.

### NOTES:

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PHONE: (541) 772-2782  
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James E. Hibbs  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

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

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This survey consists of:  
4 sheet(s) Map  
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SHEET 3 OF 4

LEGEND:

- ⊙ = FD. BRASS CAP IN CONCRETE PER RAVENWOOD TOWNHOMES, A PUD.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. SWAIN LS759 PER FS8098.
- = FD. 5/8" IRON PIN W/ ALUMINUM CAP MKD. SWAIN LS759 PER FS11757.
- = EXTERIOR SIDING OF BUILDING.
- FS = FILED SURVEY #.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- CC&R'S = COVENANTS, CONDITIONS & RESTRICTIONS TO BE RECORDED WITH THIS PLAT.
- GCE = GENERAL COMMON ELEMENT.
- FF = FINISH FLOOR ELEVATION.
- LCE(#)= LIMITED COMMON ELEMENT (UNIT #).
- JCDR = JACKSON COUNTY DEED RECORDS.
- PPAE = PUBLIC PEDESTRIAN ACCESS EASEMENT.

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**DATE:**

SEPTEMBER 7, 2004

**NOTES ON BEARINGS**

BUILDING BEARINGS AS FOLLOWS:  
 N-S BEARINGS = N24°00'50"E  
 E-W BEARINGS = S65°59'10"E

**BASIS OF BEARINGS:**

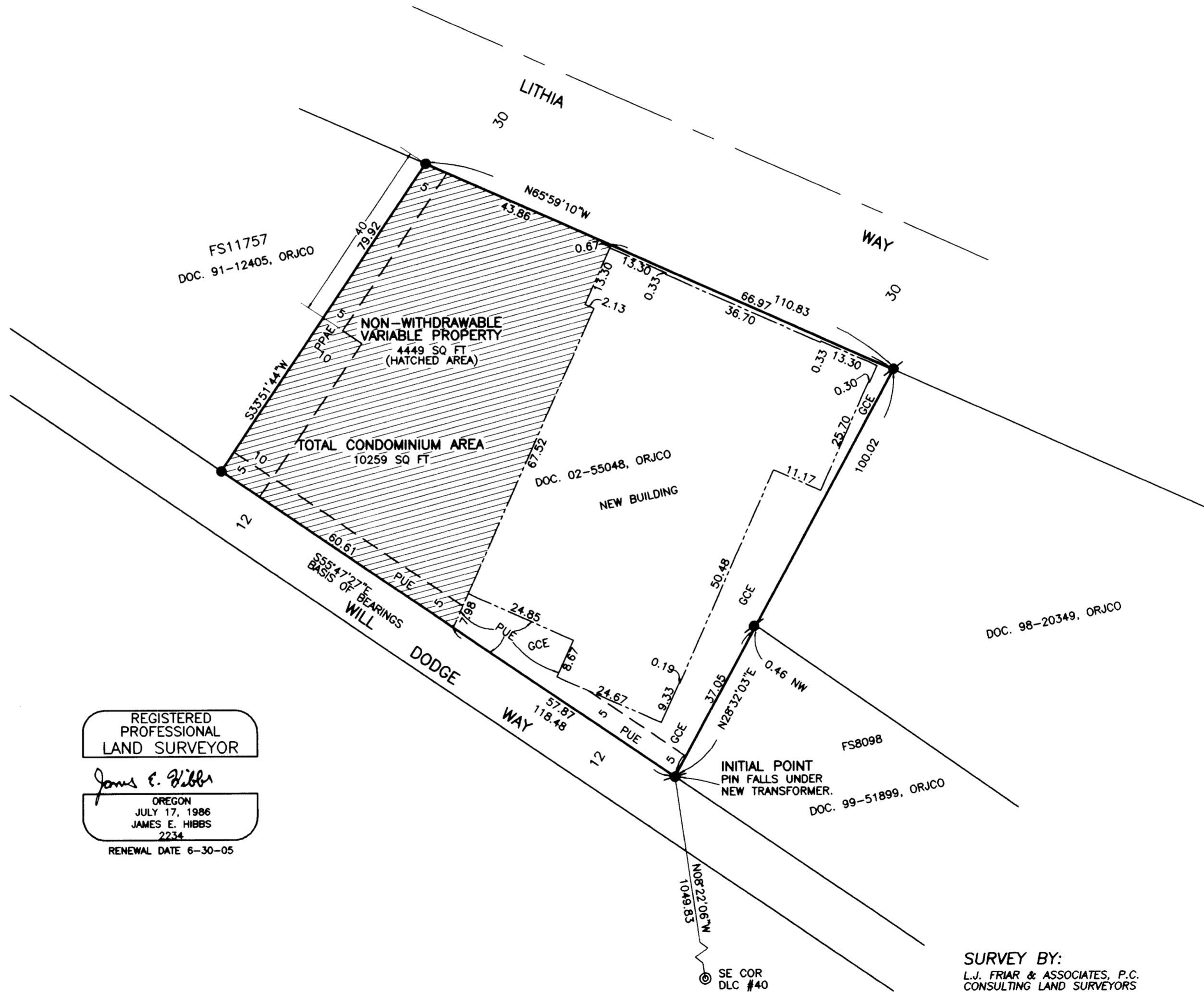
TRUE BEARING AT N-S- CENTERLINE OF SECTION 9 AS DERIVED FROM THE NOAA NET ESTABLISHED IN 1968 AND ON FILE WITH THE JACKSON COUNTY SURVEYOR'S OFFICE. THE REFERENCE LINE FOR BEARING CONTROL IS THE NORTHERLY LINE OF THE ALLEY AS SHOWN ON FILED SURVEY NO. 11757 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

**UNIT OF MEASUREMENT: FEET**

SCALE: SHEET 2: 1"= 20' SHEET 3: 1"=10'

**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.



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*James E. Hibbs*  
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