

VICTORIA COURT CONDOMINIUMS

Located in VICTORIA COURT SUBDIVISION [LOTS 1, 2, 4, 5 & 6]
and in the S.W. 1/4 of Section 10, T.34S., R.1W., W.M.,
City of Shady Cove, Jackson County, Oregon

October 15, 2004

SURVEY FOR:
Dion and Minerva Miller
1151 Old Ferry Road
Shady Cove, OR. 97539

SURVEY BY:
Kaiser Surveying
19440 Highway 62
Eagle Point, OR. 97524

***** SURVEYOR'S CERTIFICATE *****

I, Gary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the tract of land shown on Sheet 3, said plat being a correct representation of the same, and this plat also 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 of the plat.

Lots 1, 2, 4, 5 and 6 of VICTORIA COURT SUBDIVISION, a recorded subdivision located in the City of Shady Cove, Jackson County, Oregon.

G. D. Kaiser
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

G. D. Kaiser

OREGON
JULY 16, 1967
GARY D. KAISER
No. 803
EXP. 6-30-05

***** CONSENT AFFIDAVIT *****

For WASHINGTON MUTUAL BANK, FA., A FEDERAL SAVINGS BANK, the undersigned beneficiary of a certain Trust Deed, dated February 10, 2003, and recorded February 13, 2003, as Instrument No. 03-08876, Official Records of Jackson County, Oregon, affecting the land described herein, has consented to the conversion of the real property to a condominium (Affects Lot 4 VCS). No part of Lot 4 is being dedicated to the public for public use.

See Instrument No. 2004-018234 of the Official Records of Jackson County, Oregon for the signed consent of said Trust Deed holder.

***** APPROVALS *****

Examined and approved this 17th day of NOVEMBER, 20 04.

[Signature]
JACKSON COUNTY SURVEYOR

I certify that, pursuant to authority granted by the City of Shady Cove that this Partition Plat is hereby approved by Administrative Review.

Dated this 17th day of November, 20 04.

Attest: [Signature]
SECRETARY

Examined and approved as required by O.R.S. 92.100 this 7th day of DECEMBER, 20 04.

[Signature]
DEPUTY
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges required by O.R.S. 92.095 have been paid as of the 7th day of December, 20 04.

[Signature]
TAX COLLECTOR

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

PURPOSE: Condominium Survey of Lots 1, 2, 4, 5 and 6 of VICTORIA COURT SUBDIVISION.
PROCEDURE: Information from VICTORIA COURT SUBDIVISION was used to locate the outside and Lot boundaries. Field measurements were made to determine building locations.

***** RECORDER'S CERTIFICATE *****

Filed for record, this 8th day of DECEMBER, 20 04, at 2:01 o'clock P m., and recorded in Volume 30 of Plats on Page 78 of the Records of Jackson County, Oregon.

BY: Kathleen S Beckett COUNTY CLERK Barbara J Shaw DEPUTY

For order of the County Commissioners approving this plat see Volume _____, Page _____ of County Commissioners Journal of Proceedings.

Declaration of Condominiums Ownership and of Covenants, Conditions and Restrictions recorded as Instrument No. 95-23272, Official Records, Jackson County, Oregon.

I HEREBY CERTIFY THAT THIS IS A
PHOTOCOPY OF THE ORIGINAL PLAT
G. D. Kaiser
SURVEYOR

*** RECEIVED ***
Date 12-9-04 By [Signature]
This survey consists of:
9 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

VICTORIA COURT CONDOMINIUMS

Located in VICTORIA COURT SUBDIVISION [LOTS 1, 2, 4, 5 & 6] and in the SW 1/4 of Section 10, T.34S.,R.1W., W.M., City of Shady Cove, Jackson County, Oregon

October 15, 2004

SURVEY FOR:

Dion and Minerva Miller
1151 Old Ferry Road
Shady Cove, OR. 97539

SURVEY BY:

Kaiser Surveying
19440 Highway 62
Eagle Point, OR. 97524

BUILDING F

VCS LOT No. 6

OWNERS: Dion H. Miller
Minerva B. Miller



SCALE: 1" = 10'

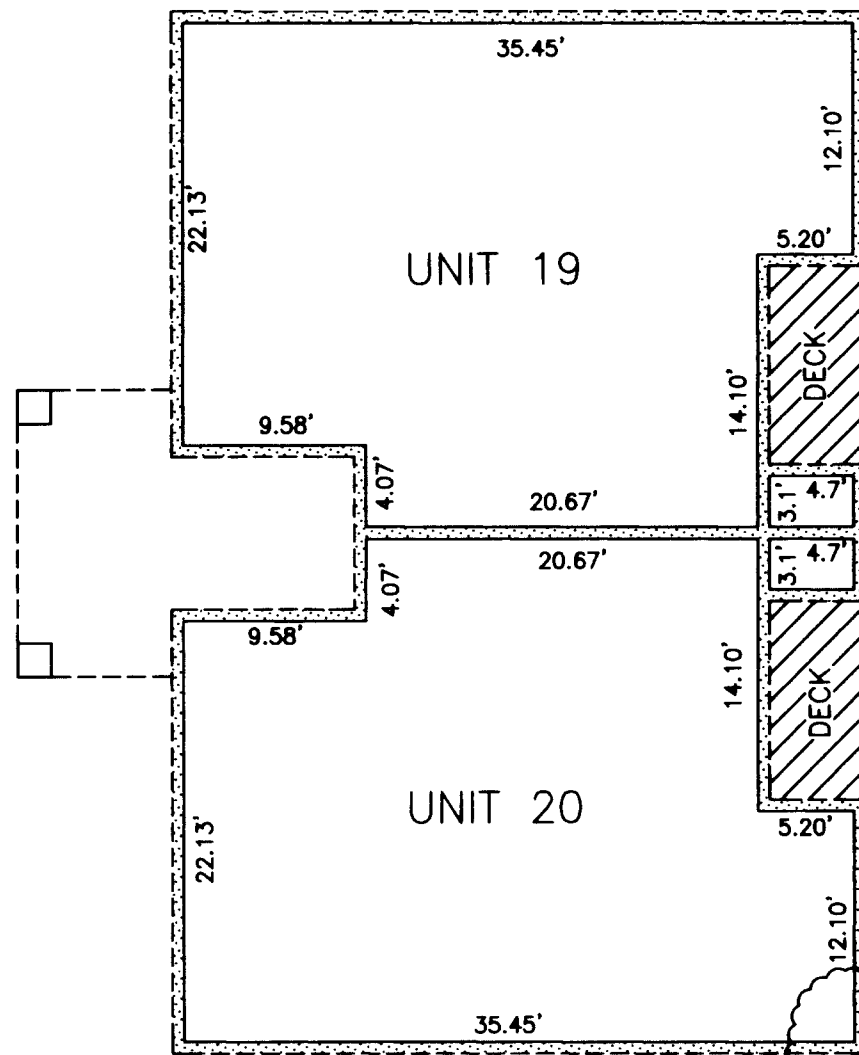
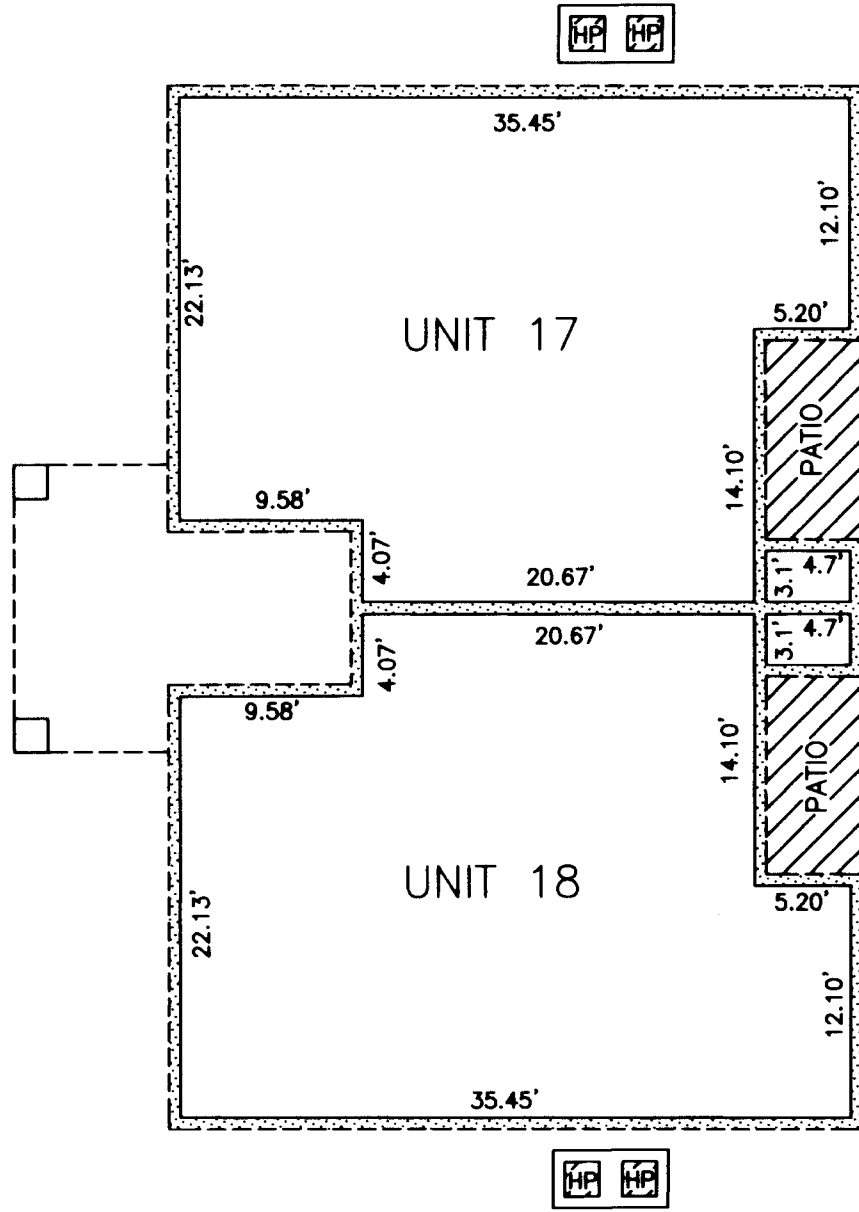
REGISTERED
PROFESSIONAL
LAND SURVEYOR

G. Kaiser

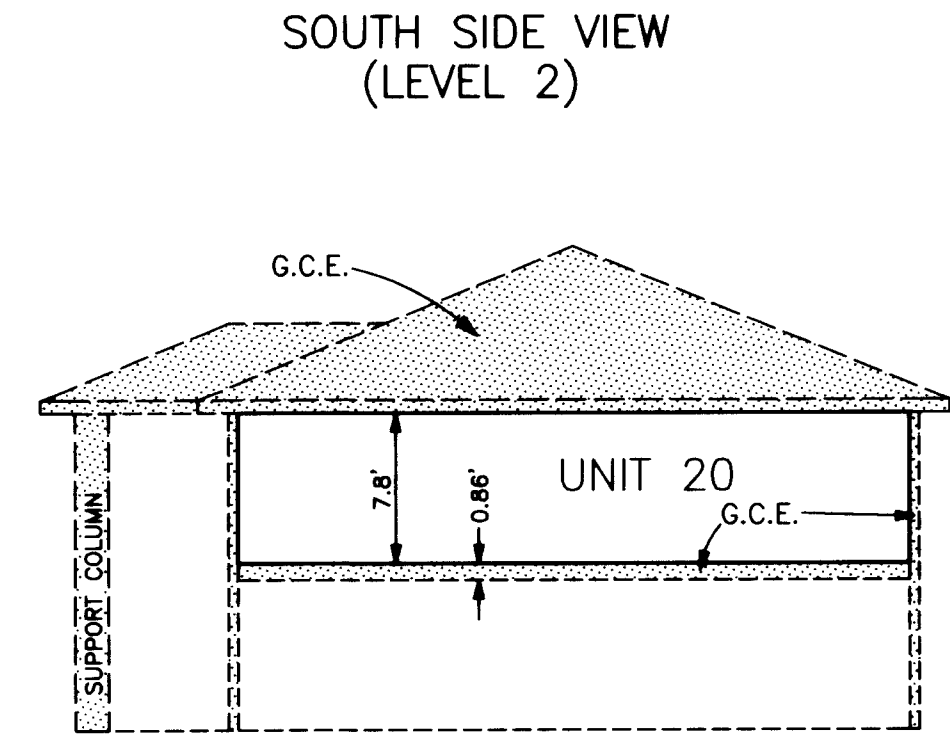
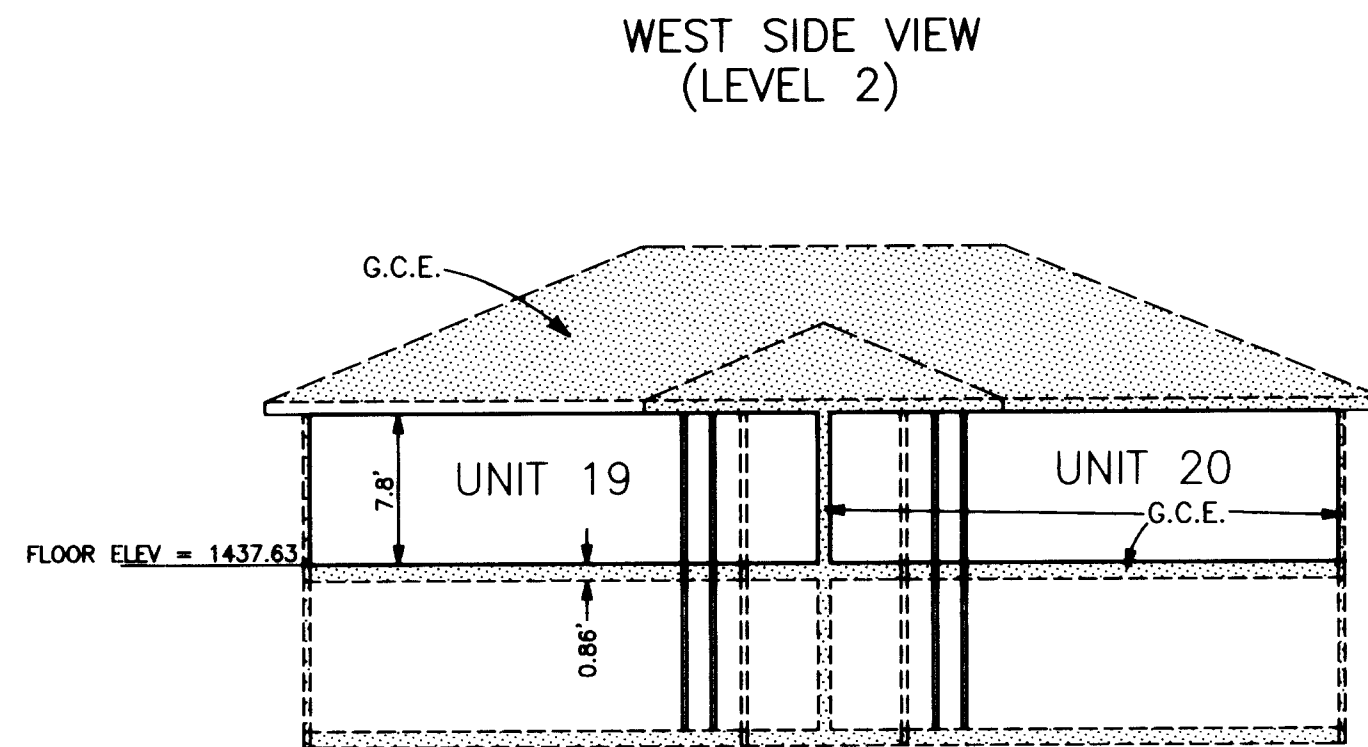
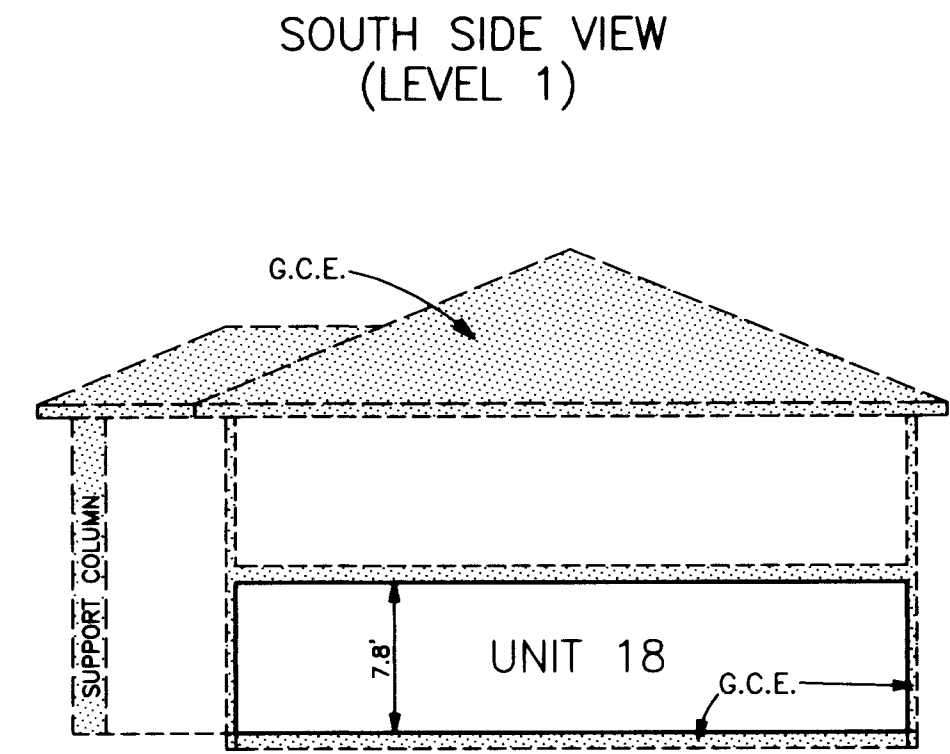
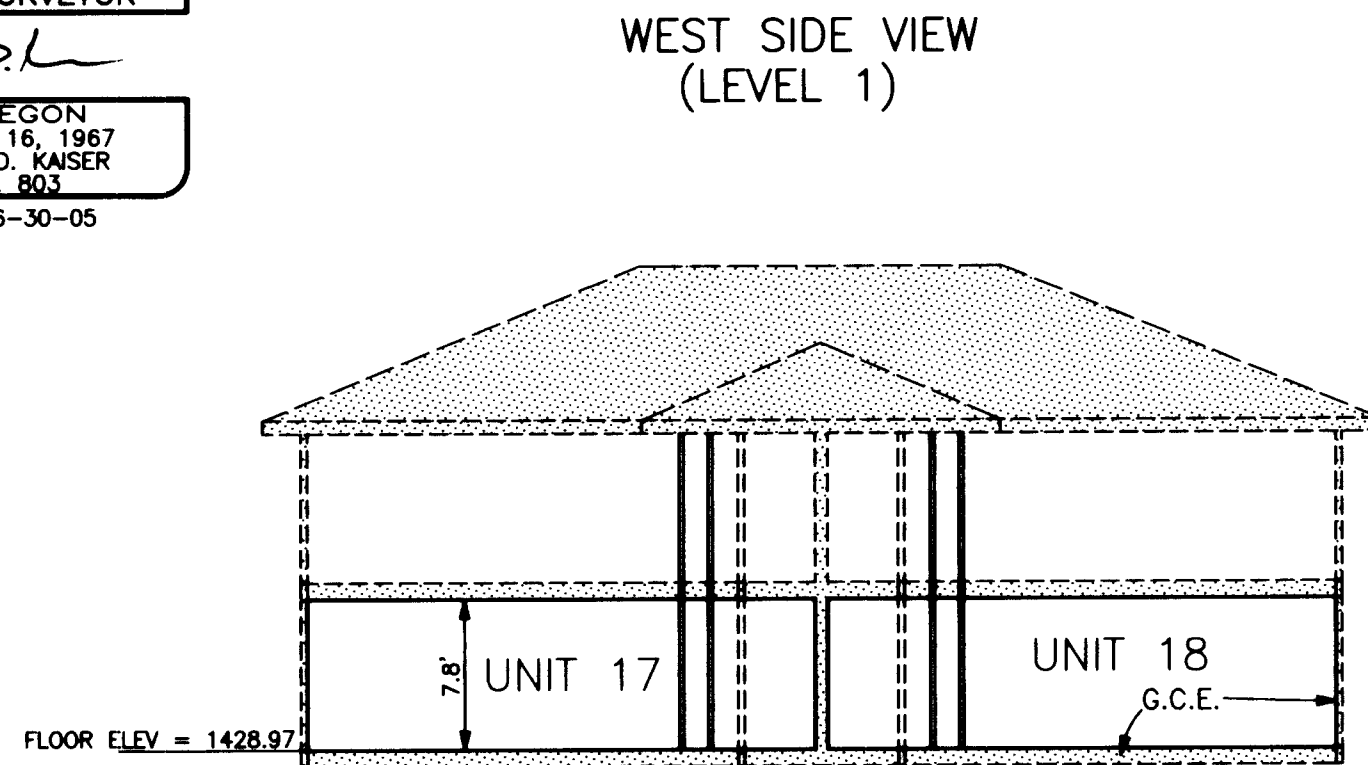
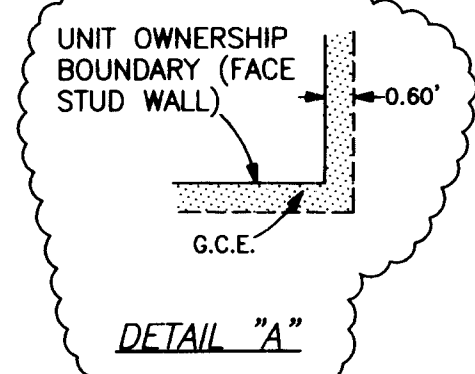
OREGON
JULY 16, 1967
GARY D. KAISER
No. 803
EXP. 6-30-05

NOTES:

1. Inside dimensions are from face of stud wall to face of stud wall.
2. Ceiling dimensions are from top of sub-floor to face of ceiling joist.
3. Entire project site is General Common Elements except for Limited Common Elements and Unit Ownership.
4. Elevations were based from RM No. 2 on the City of Shady Cove FIRM map. Rail Road spike in power pole No. A3368. Elevation = 1408.40
5. = Heat Pump - Each Unit has a heat pump which is a Limited Common Element.
6. G.C.E. = General Common Element
7. L.C.E. = Limited Common Element

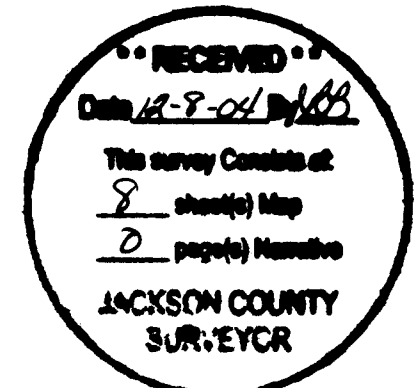


SEE DETAIL "A"



UNIT AREAS

UNIT No.	Square Ft.
17	831
18	831
19	831
20	831



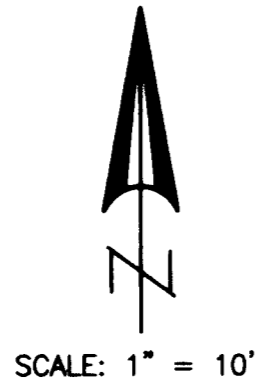
VICTORIA COURT CONDOMINIUMS

Located in VICTORIA COURT SUBDIVISION [LOTS 1, 2, 4, 5 & 6] and in the SW 1/4 of Section 10, T.34S., R.1W., W.M., City of Shady Cove, Jackson County, Oregon

October 15, 2004

BUILDING E

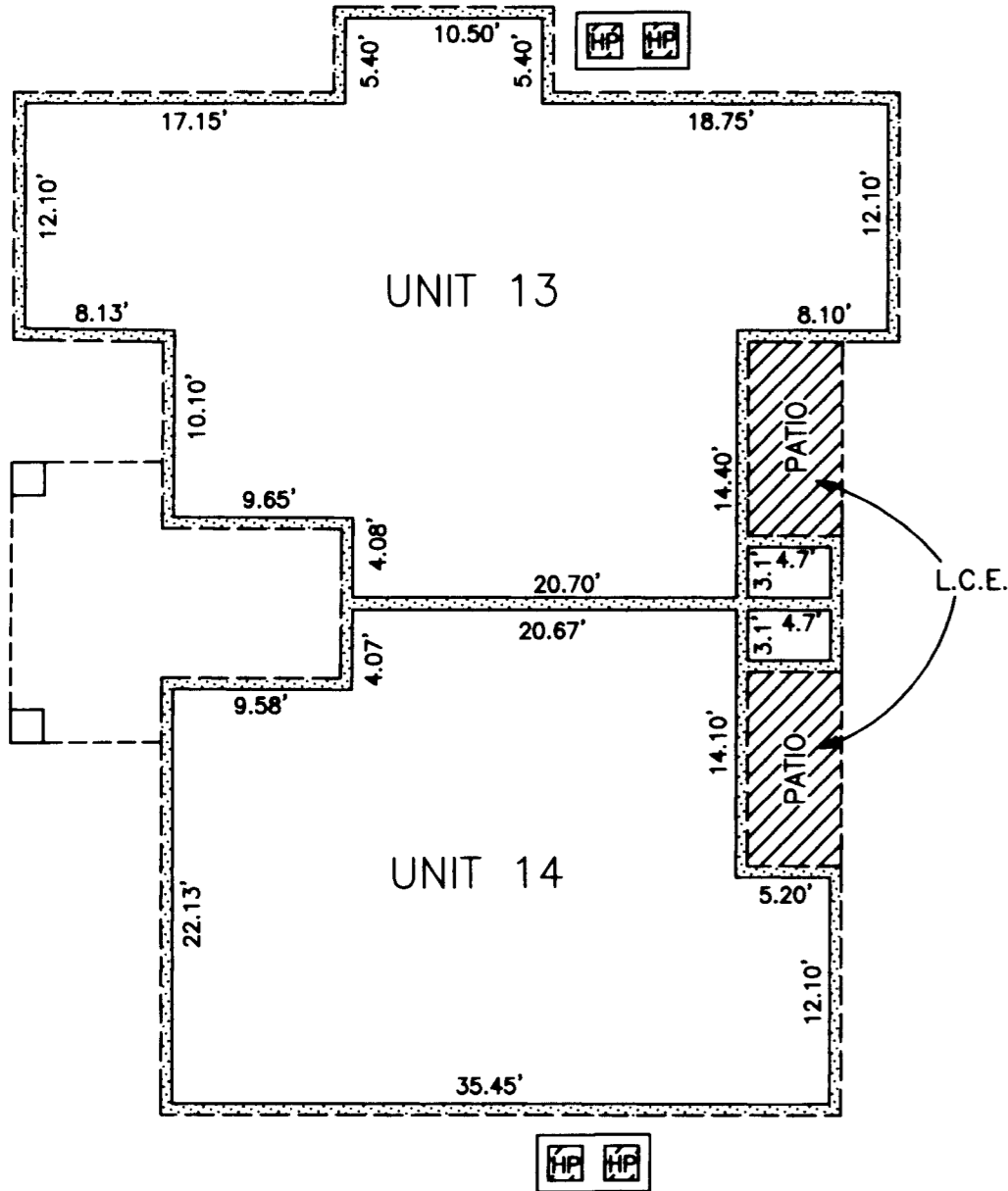
VCS LOT No. 5 OWNERS: Dion H. Miller
Minerva B. Miller



SURVEY FOR:
Dion and Minerva Miller
1151 Old Ferry Road
Shady Cove, OR. 97539

SURVEY BY:
Kaiser Surveying
19440 Highway 62
Eagle Point, OR. 97524

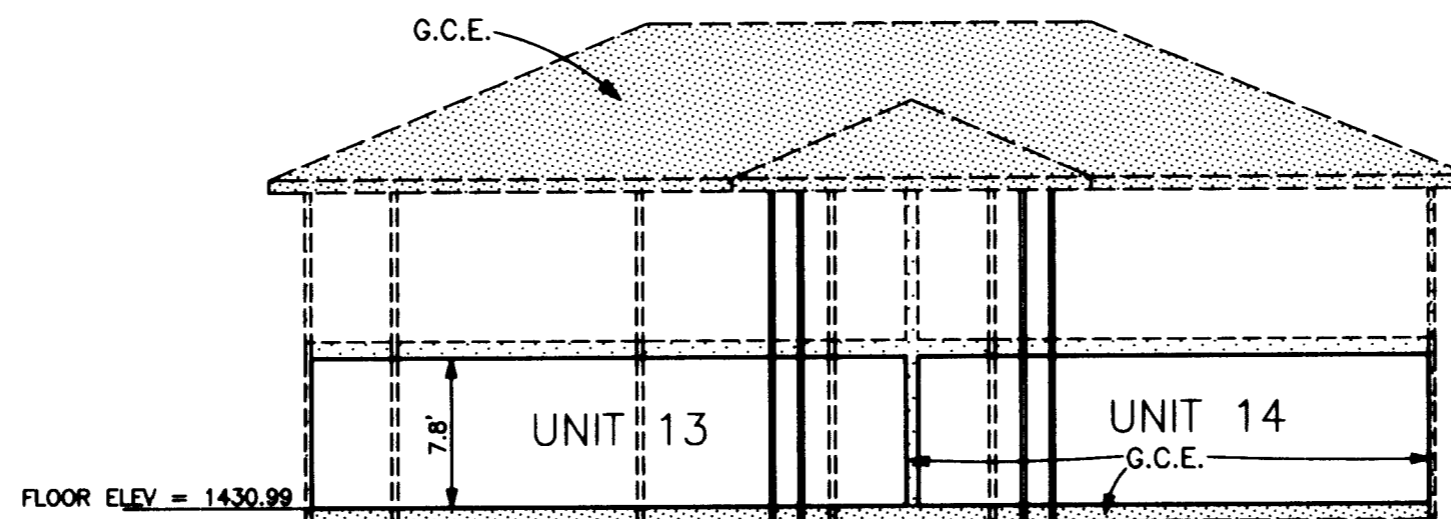
- NOTES:
1. Inside dimensions are from face of stud wall to face of stud wall.
 2. Ceiling dimensions are from top of sub-floor to face of ceiling joist.
 3. Entire project site is General Common Elements except for Limited Common Elements and Unit Ownership.
 4. Elevations were based from RM No. 2 on the City of Shady Cove FIRM map. Rail Road spike in power pole No. A3368. Elevation = 1408.40
 5. = Heat Pump - Each Unit has a heat pump which is a Limited Common Element.
 6. G.C.E. = General Common Element
 7. L.C.E. = Limited Common Element



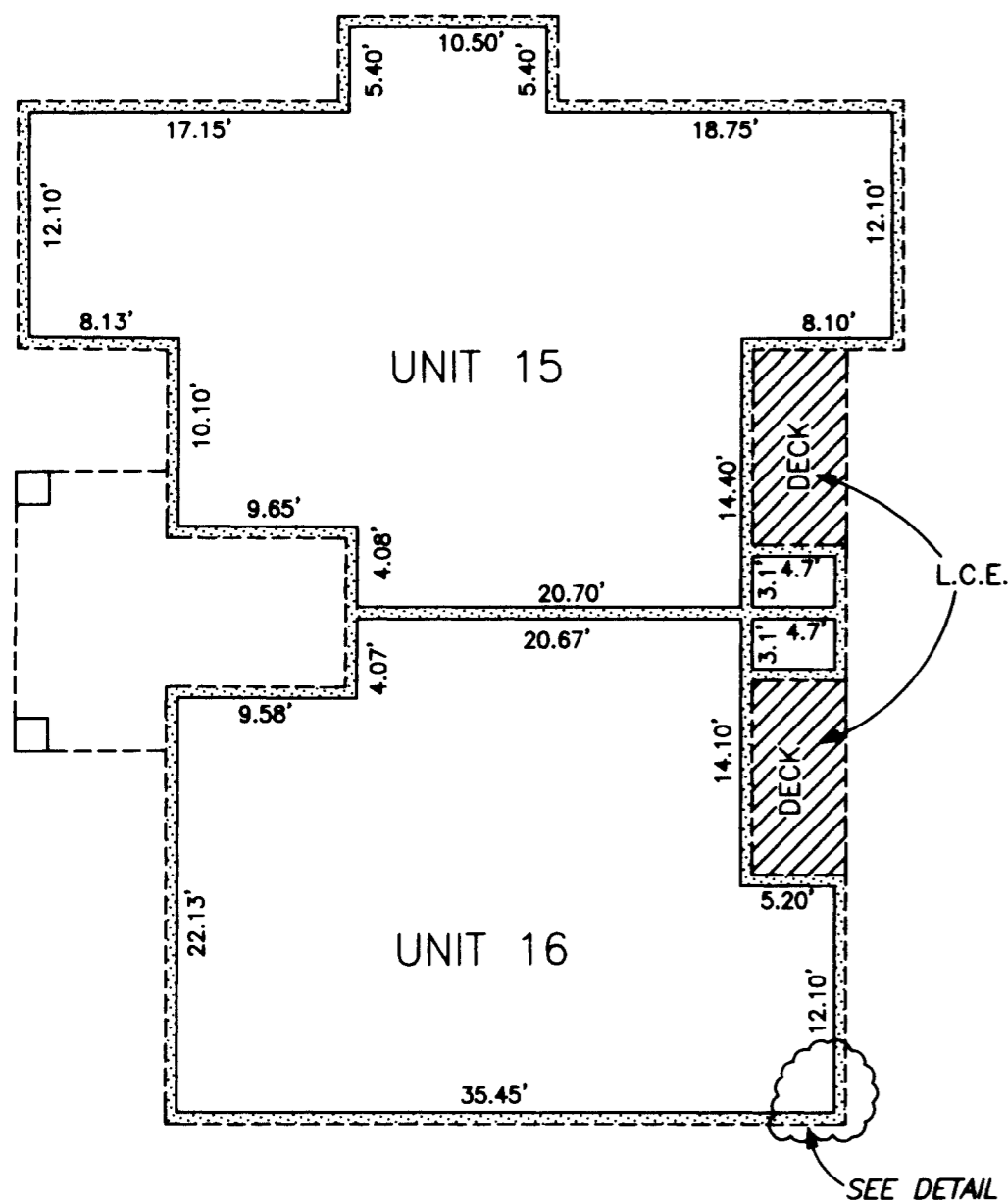
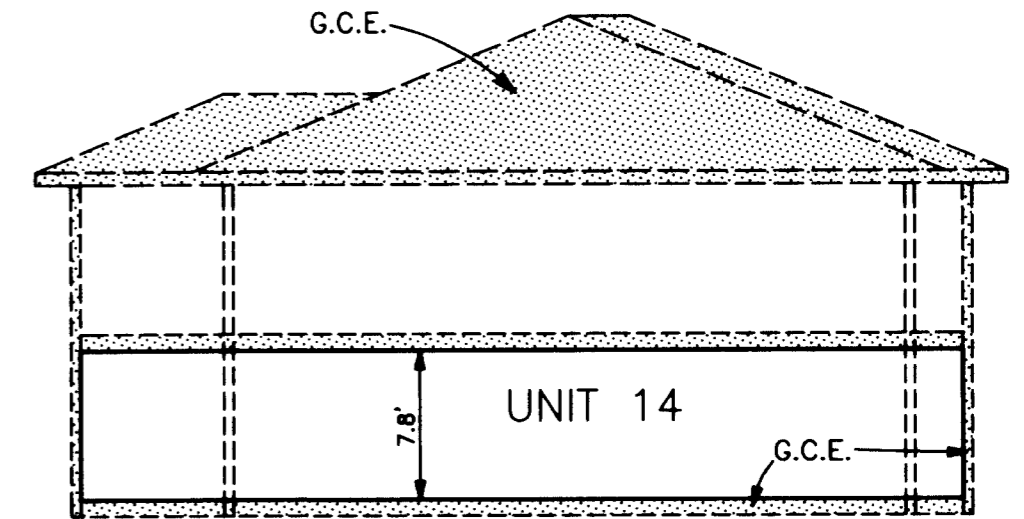
REGISTERED
PROFESSIONAL
LAND SURVEYOR

G.D.K.
OREGON
JULY 16, 1967
GARY D. KAISER
No. 803
EXP. 6-30-05

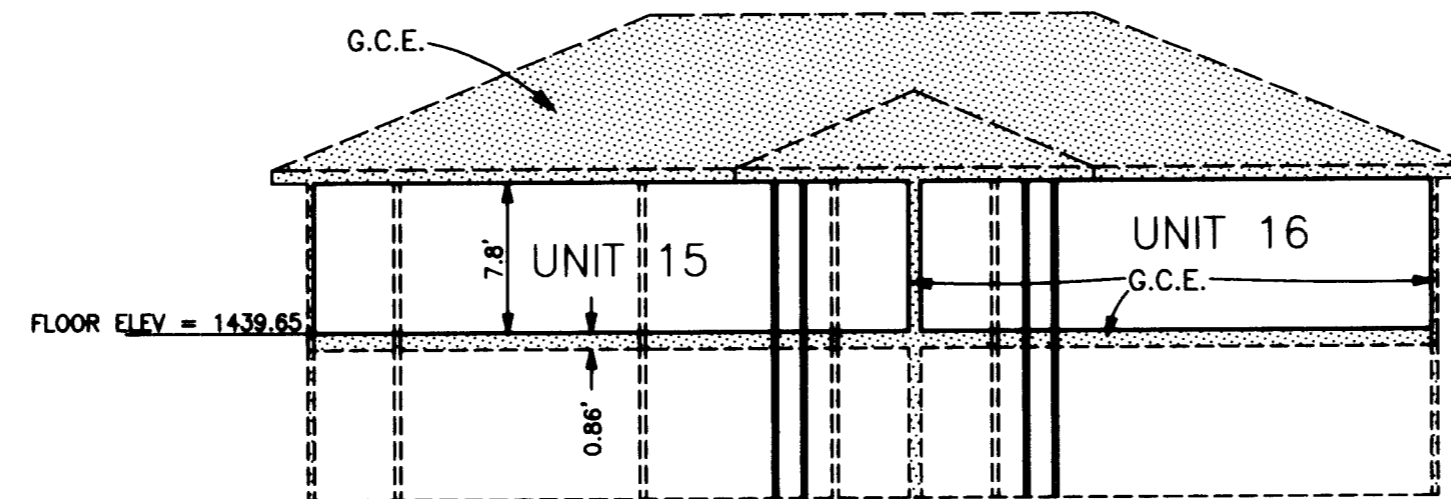
WEST SIDE VIEW
(LEVEL 1)



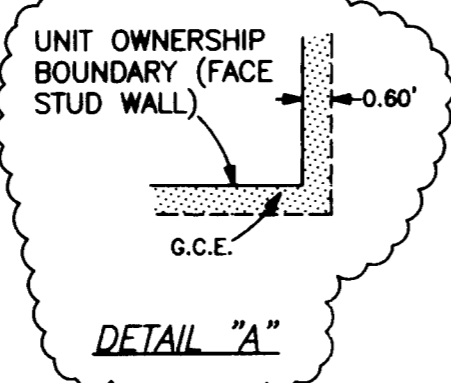
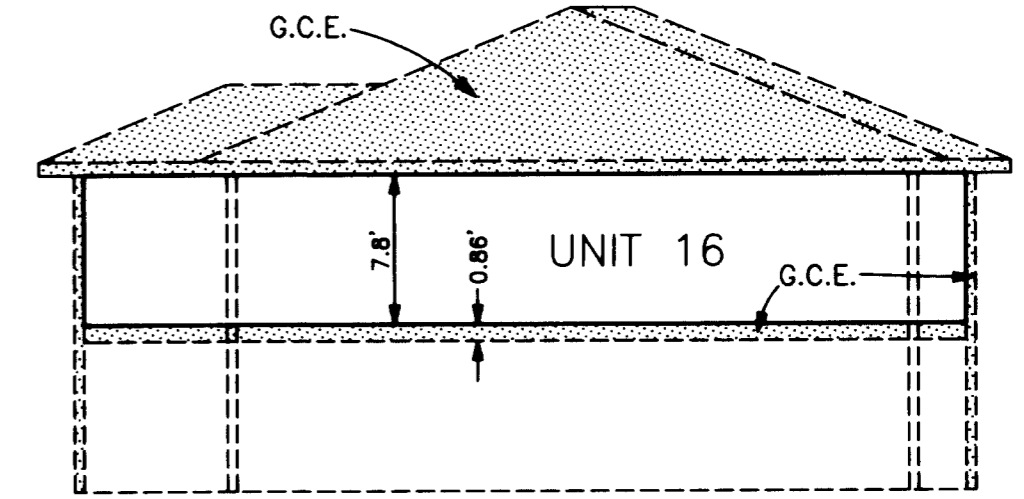
SOUTH SIDE VIEW
(LEVEL 1)



WEST SIDE VIEW
(LEVEL 2)

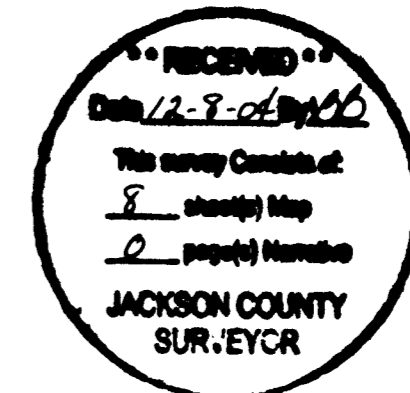


SOUTH SIDE VIEW
(LEVEL 2)



UNIT AREAS

UNIT No.	Square Ft.
13	1,033
14	831
15	1,033
16	831



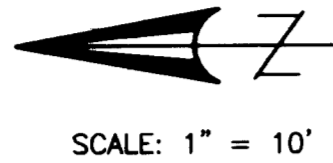
VICTORIA COURT CONDOMINIUMS

Located in VICTORIA COURT SUBDIVISION [LOTS 1, 2, 4, 5 & 6] and in the SW 1/4 of Section 10, T.34S.,R.1W., W.M., City of Shady Cove, Jackson County, Oregon

October 15, 2004

BUILDING D

VCS LOT No. 4 OWNERS: Andre B. Feliciano
Elaina T. Faliciano



SCALE: 1" = 10'

SURVEY FOR:
Dion and Minerva Miller
1151 Old Ferry Road
Shady Cove, OR. 97539

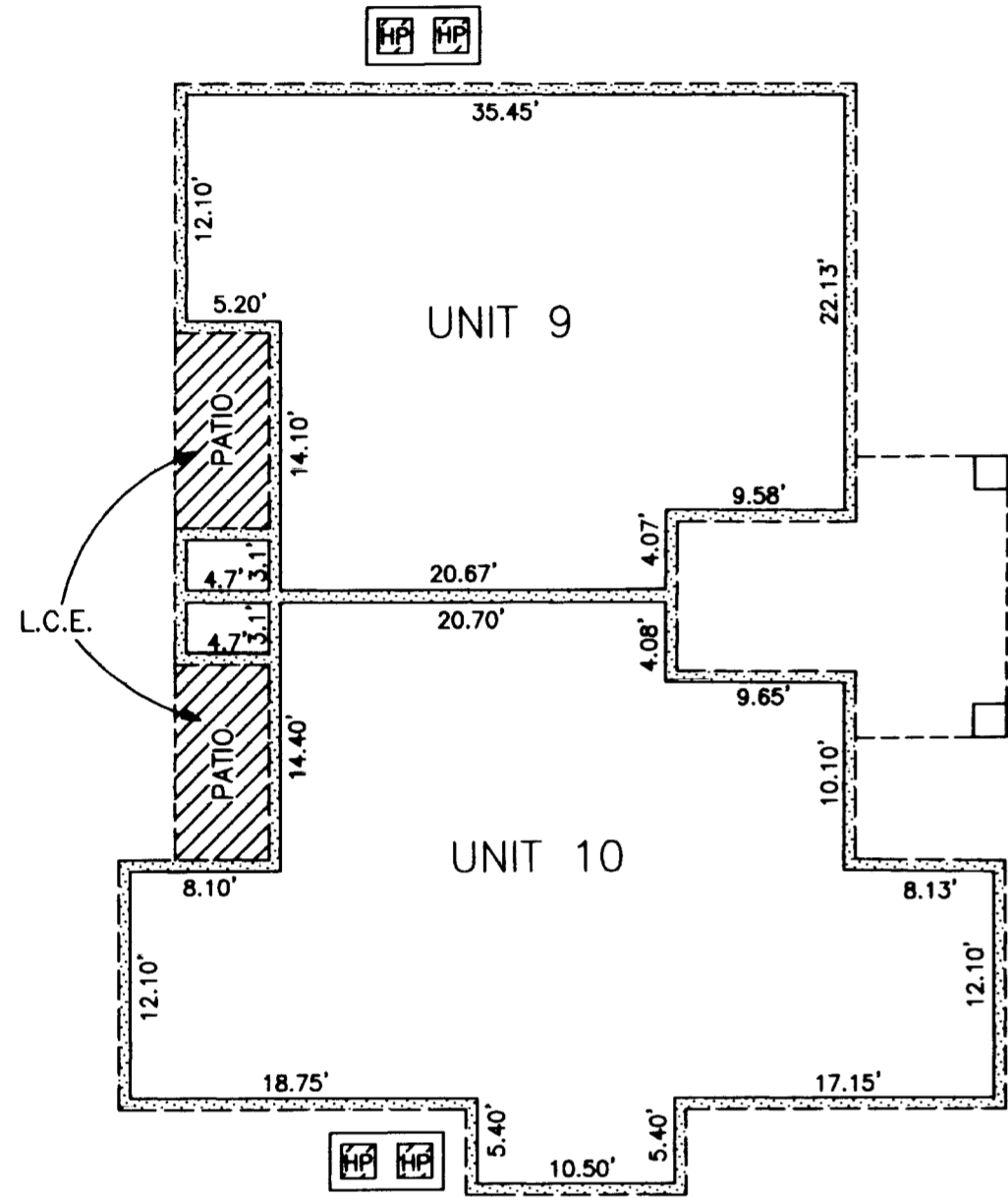
SURVEY BY:
Kaiser Surveying
19440 Highway 62
Eagle Point, OR. 97524

- NOTES:
1. Inside dimensions are from face of stud wall to face of stud wall.
 2. Ceiling dimensions are from top of sub-floor to face of ceiling joist.
 3. Entire project site is General Common Elements except for Limited Common Elements and Unit Ownership.
 4. Elevations were based from RM No. 2 on the City of Shady Cove FIRM map. Rail Road spike in power pole No. A3368. Elevation = 1408.40
 5. = Heat Pump - Each Unit has a heat pump which is a Limited Common Element.
 6. GCE = General Common Element
 7. LCE = Limited Common Element

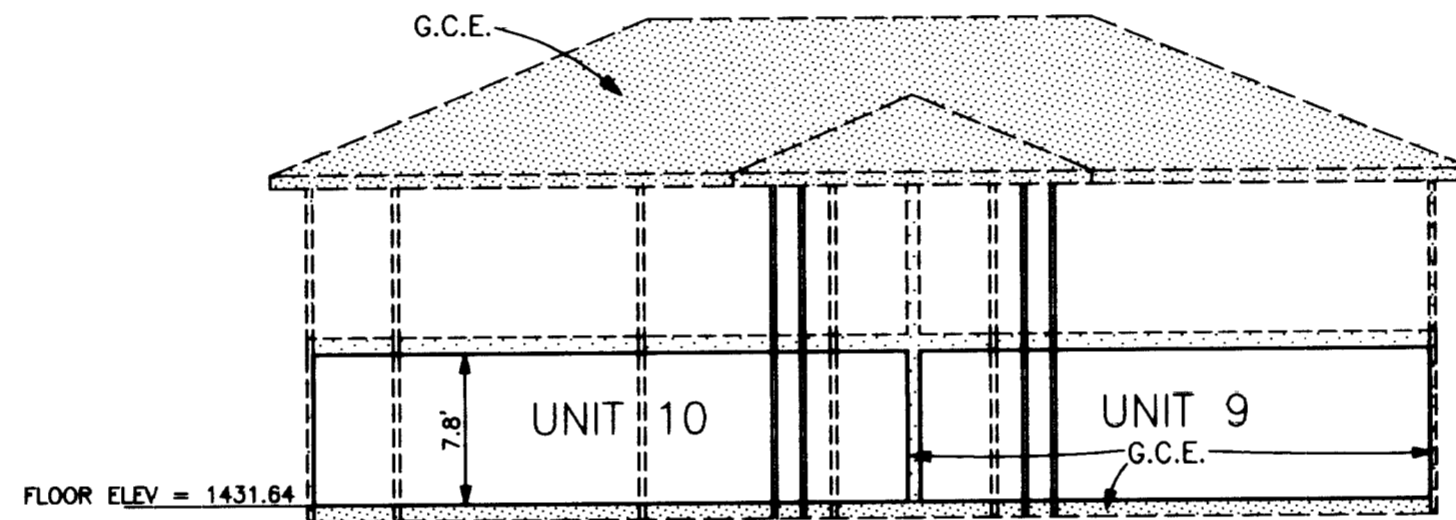
REGISTERED
PROFESSIONAL
LAND SURVEYOR

G.D.K.

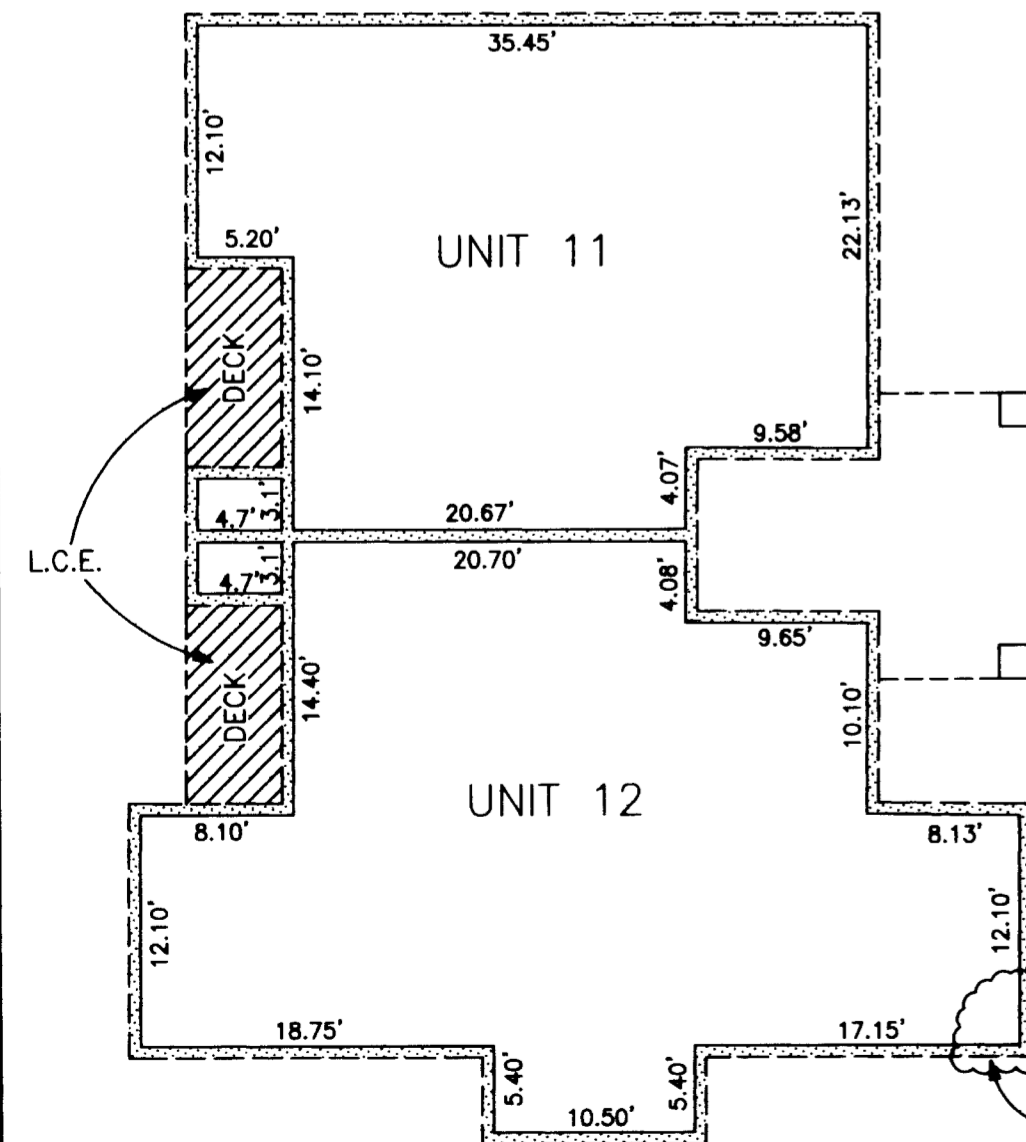
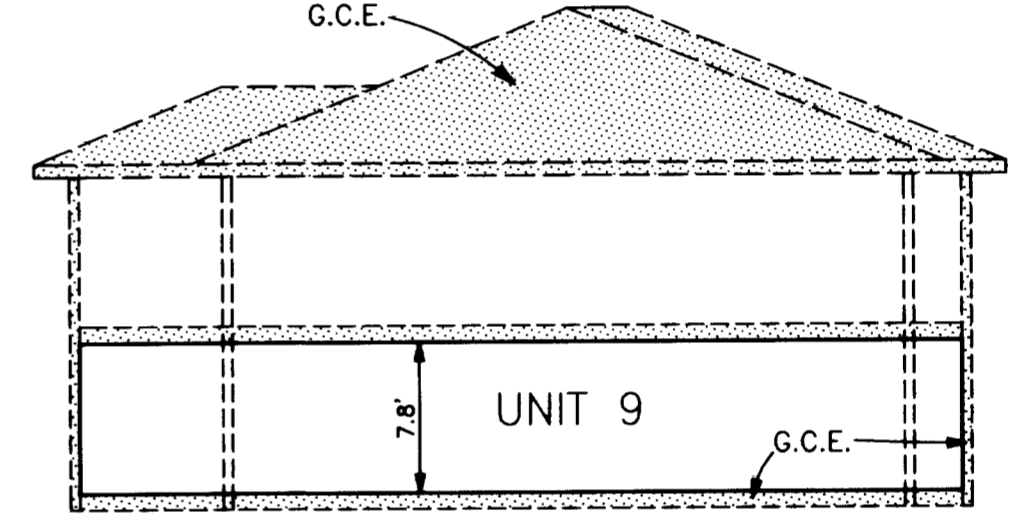
OREGON
JULY 16, 1967
GARY D. KAISER
No. 803
EXP. 6-30-05



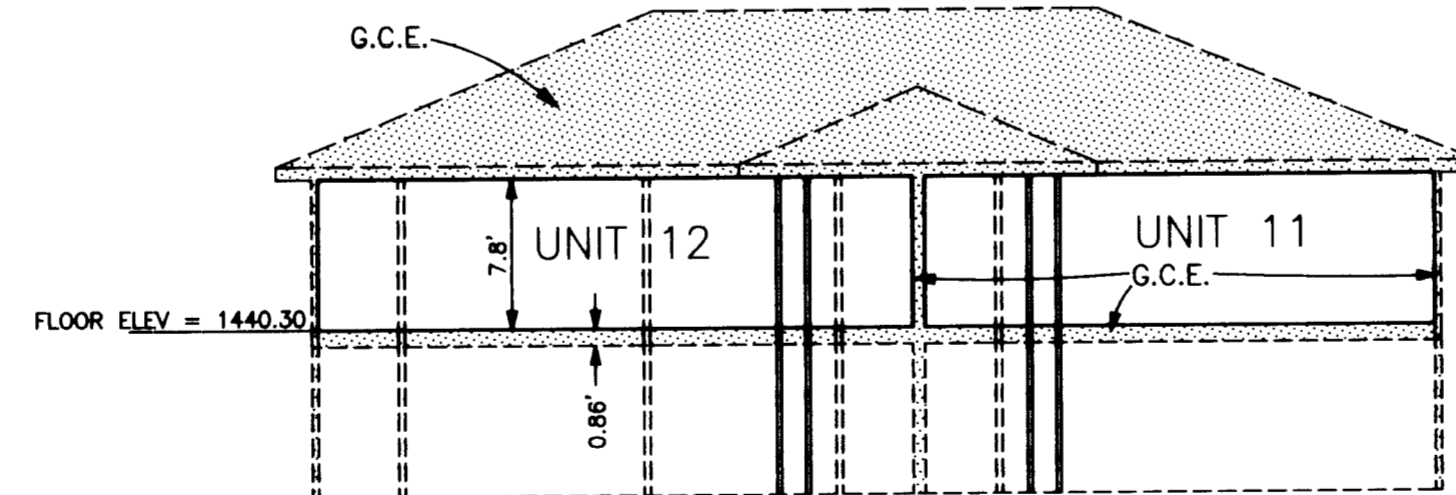
SOUTH SIDE VIEW
(LEVEL 1)



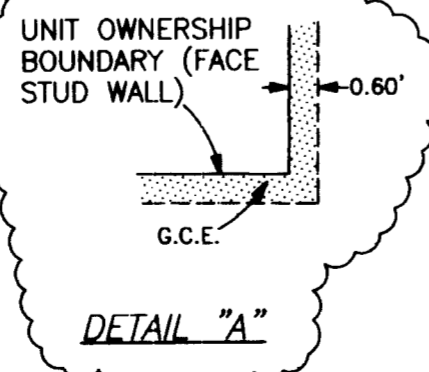
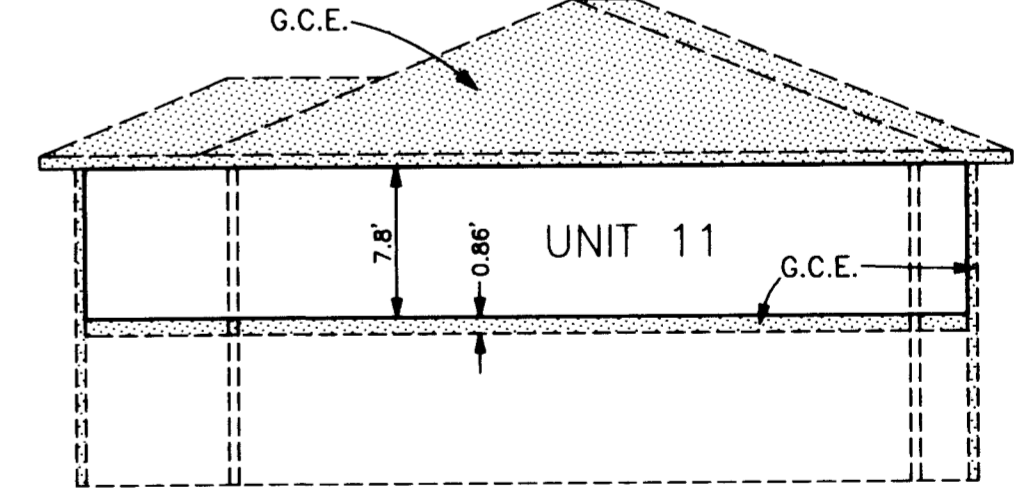
EAST SIDE VIEW
(LEVEL 1)



SOUTH SIDE VIEW
(LEVEL 2)

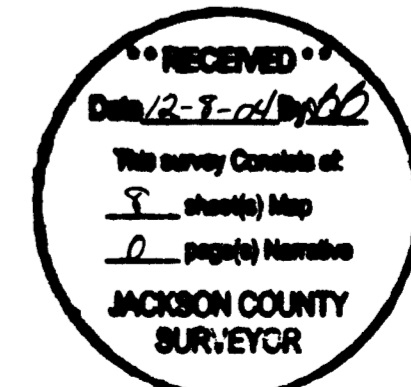


EAST SIDE VIEW
(LEVEL 2)



UNIT AREAS

UNIT No.	Square Ft.
9	831
10	1,033
11	831
12	1,033



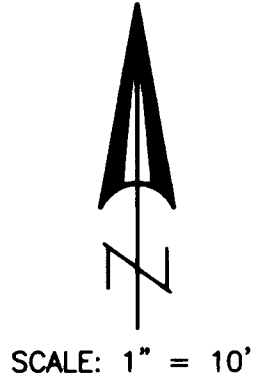
VICTORIA COURT CONDOMINIUMS

Located in VICTORIA COURT SUBDIVISION [LOTS 1, 2, 4, 5 & 6] and in the SW 1/4 of Section 10, T.34S.,R.1W., W.M., City of Shady Cove, Jackson County, Oregon

October 15, 2004

BUILDING B

VCS LOT 2 OWNERS: Dion H. Miller and Minerva B. Miller



SURVEY FOR:
Dion and Minerva Miller
1151 Old Ferry Road
Shady Cove, OR. 97539

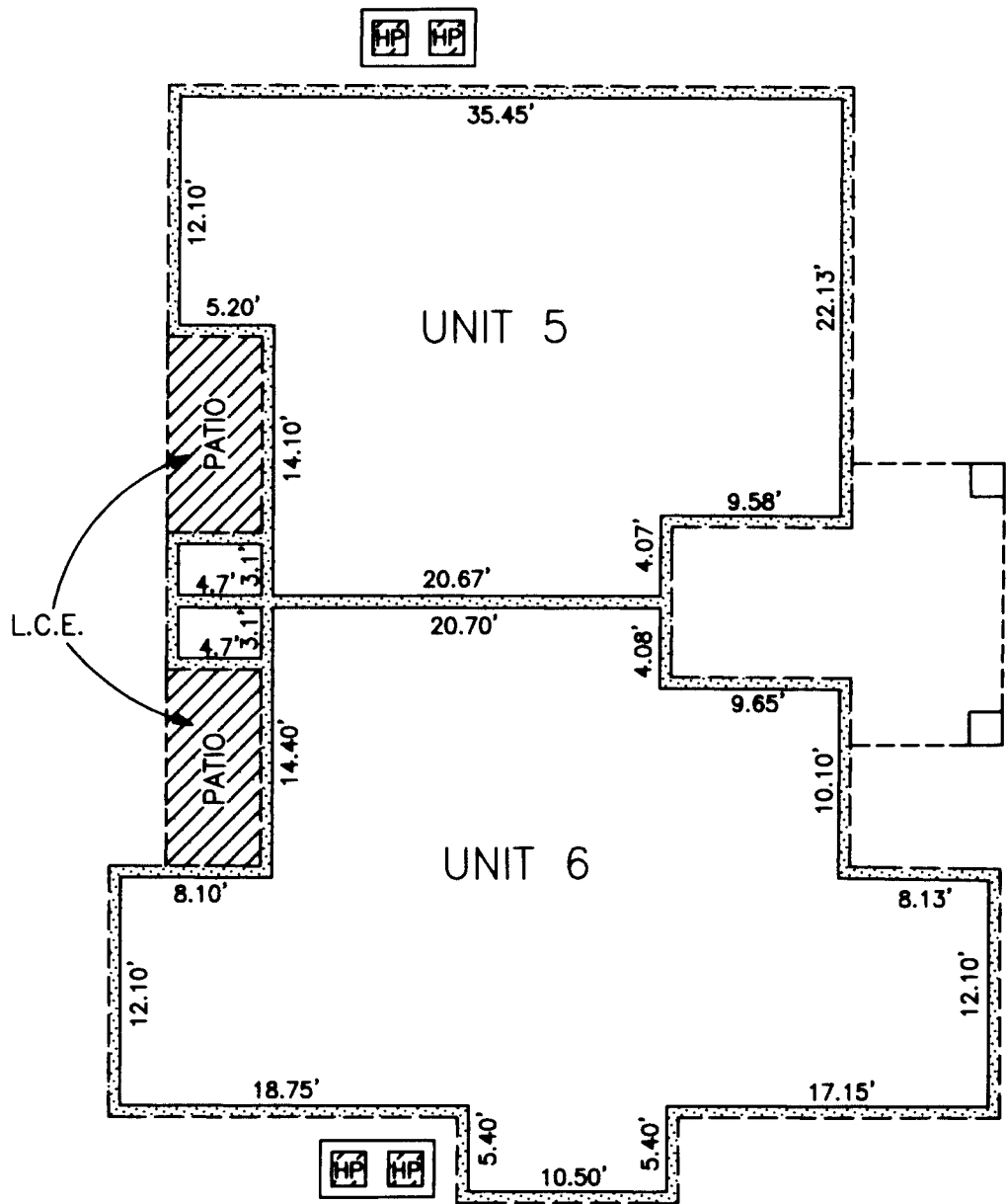
SURVEY BY:
Kaiser Surveying
19440 Highway 62
Eagle Point, OR. 97524

NOTES:

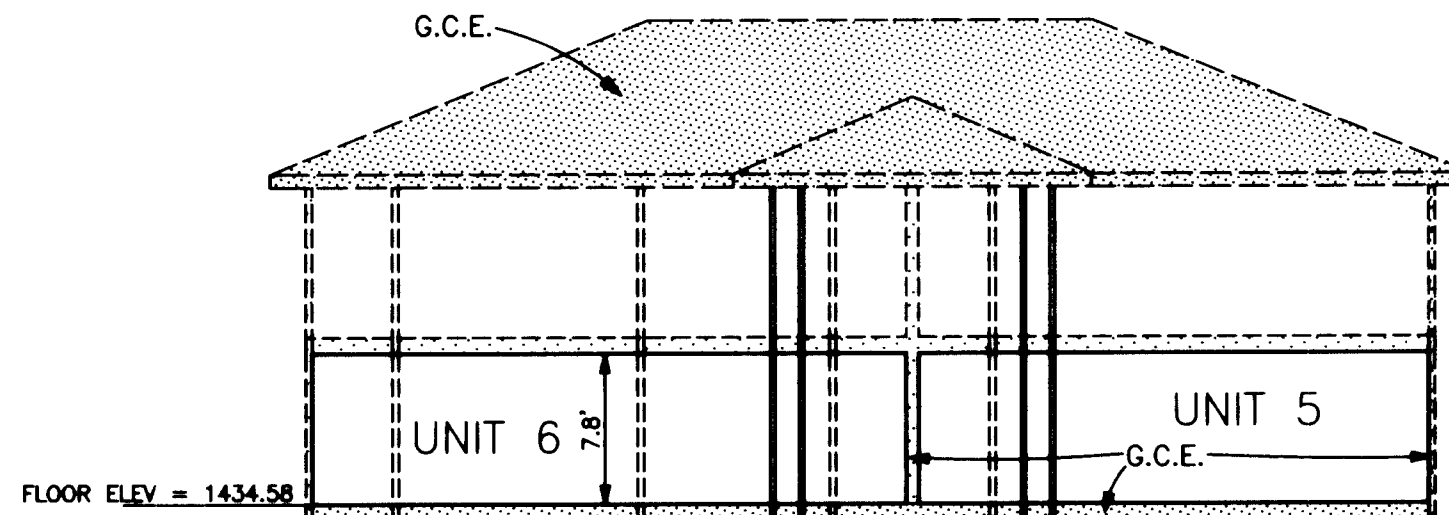
1. Inside dimensions are from face of stud wall to face of stud wall.
2. Ceiling dimensions are from top of sub-floor to face of ceiling joist.
3. Entire project site is General Common Elements except for Limited Common Elements and Unit Ownership.
4. Elevations were based from RM No. 2 on the City of Shady Cove FIRM map. Rail Road spike in power pole No. A3368. Elevation = 1408.40
5. = Heat Pump - Each Unit has a heat pump which is a Limited Common Element.
6. GCE = General Common Element
7. LCE = Limited Common Element

REGISTERED
PROFESSIONAL
LAND SURVEYOR

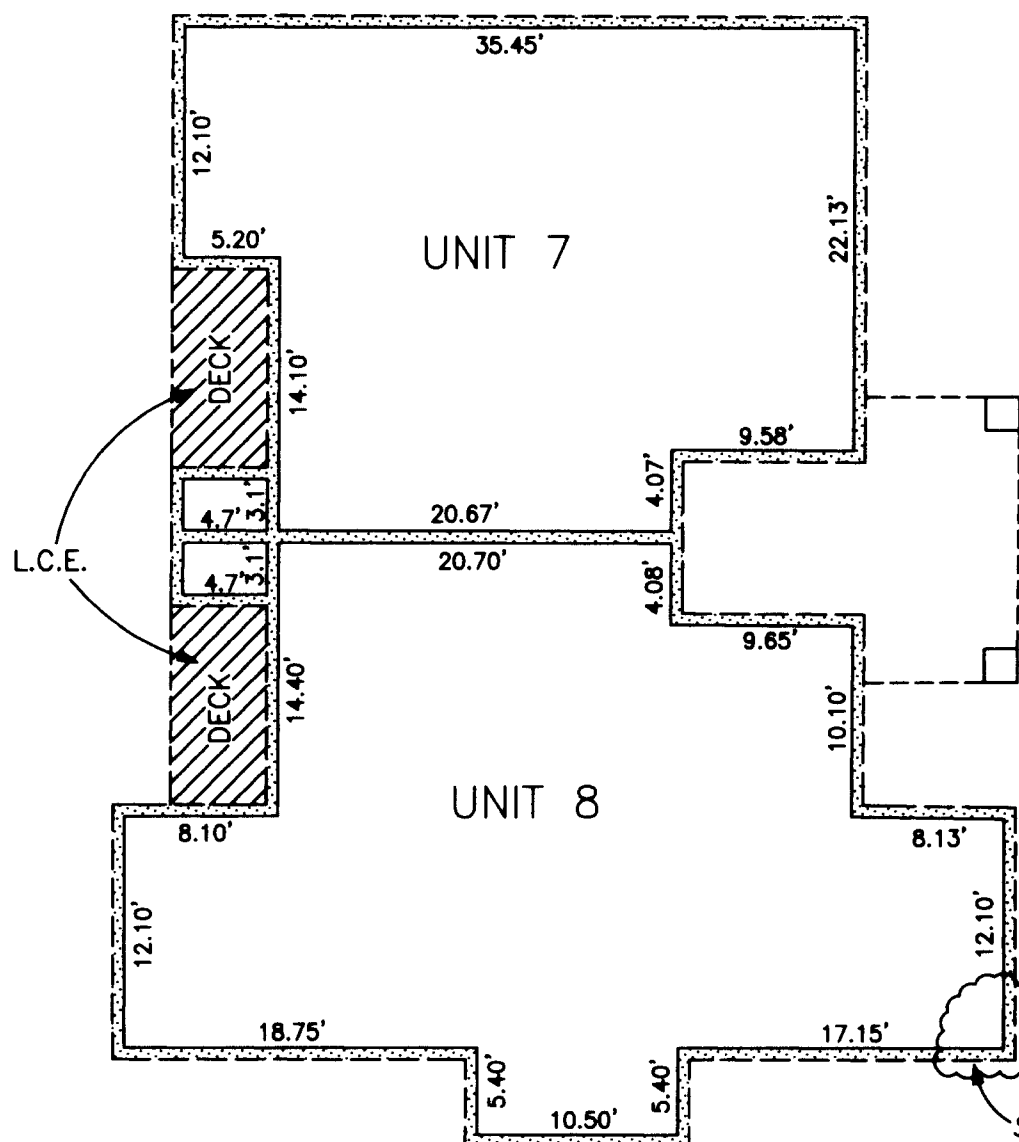
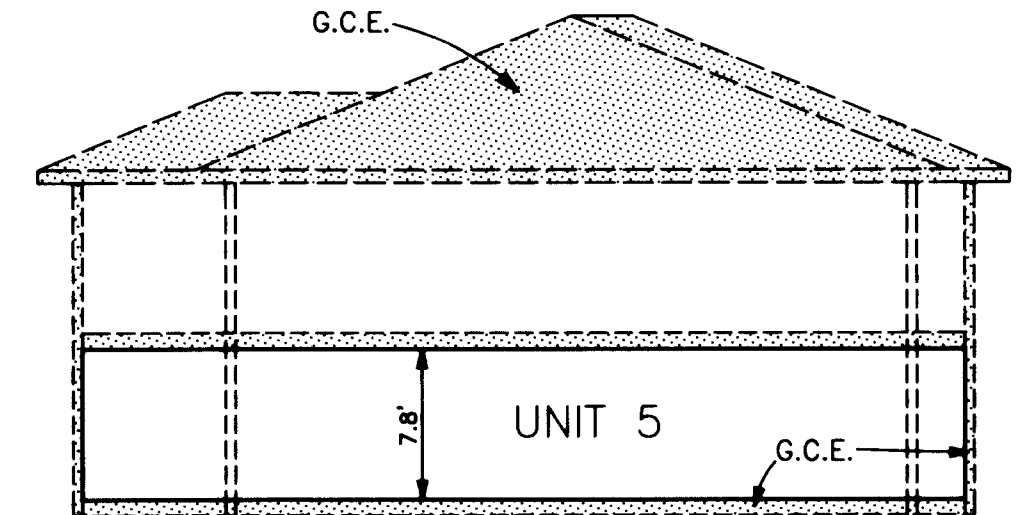
G. D. Kaiser
OREGON
JULY 16, 1967
GARY D. KAISER
No. 803
EXP. 6-30-05



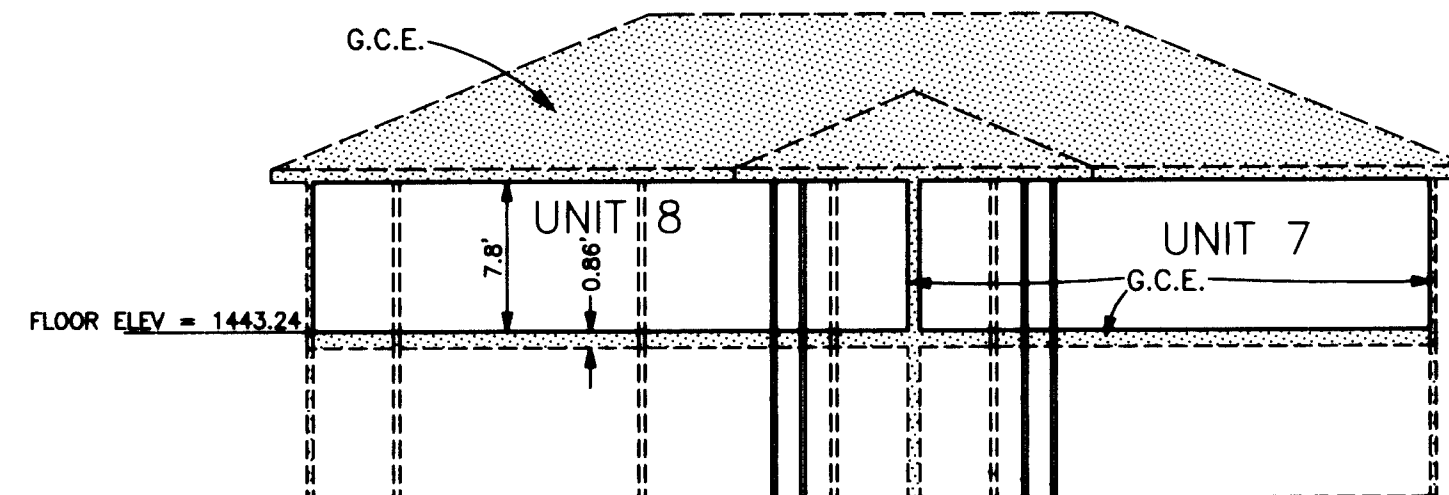
EAST SIDE VIEW
(LEVEL 1)



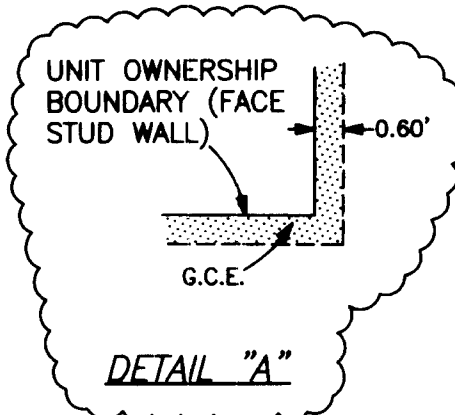
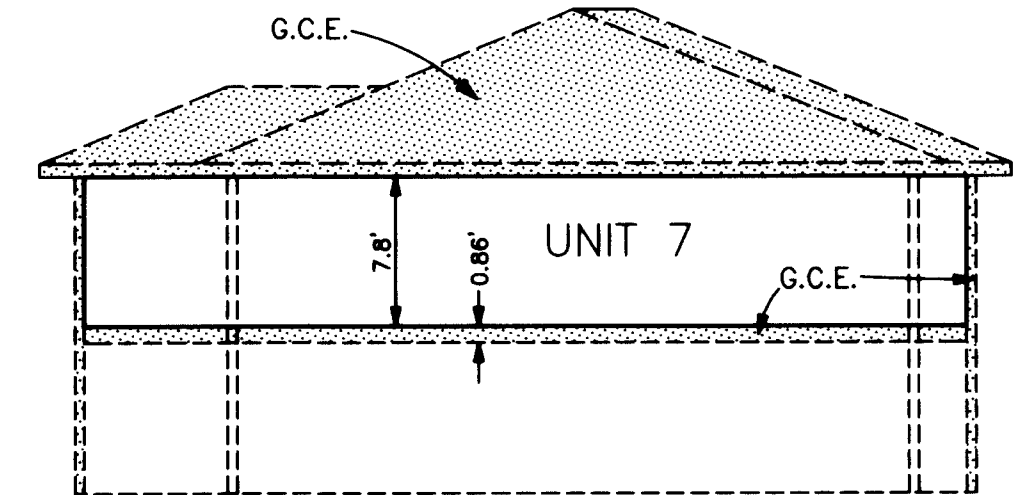
NORTH SIDE VIEW
(LEVEL 1)



EAST SIDE VIEW
(LEVEL 2)

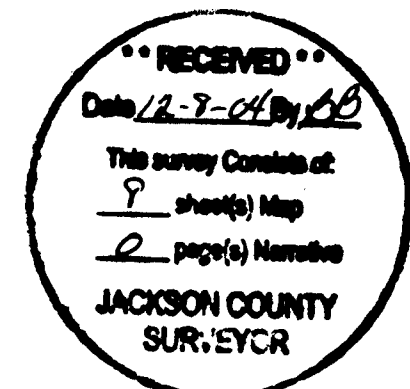


NORTH SIDE VIEW
(LEVEL 2)



UNIT AREAS

UNIT No.	Square Ft.
5	831
6	1,033
7	831
8	1,033



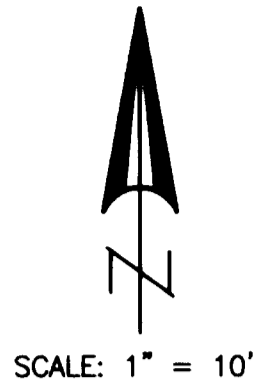
VICTORIA COURT CONDOMINIUMS

Located in VICTORIA COURT SUBDIVISION [LOTS 1, 2, 4, 5 & 6] and in the SW 1/4 of Section 10, T.34S.,R.1W., W.M., City of Shady Cove, Jackson County, Oregon

October 15, 2004

BUILDING A

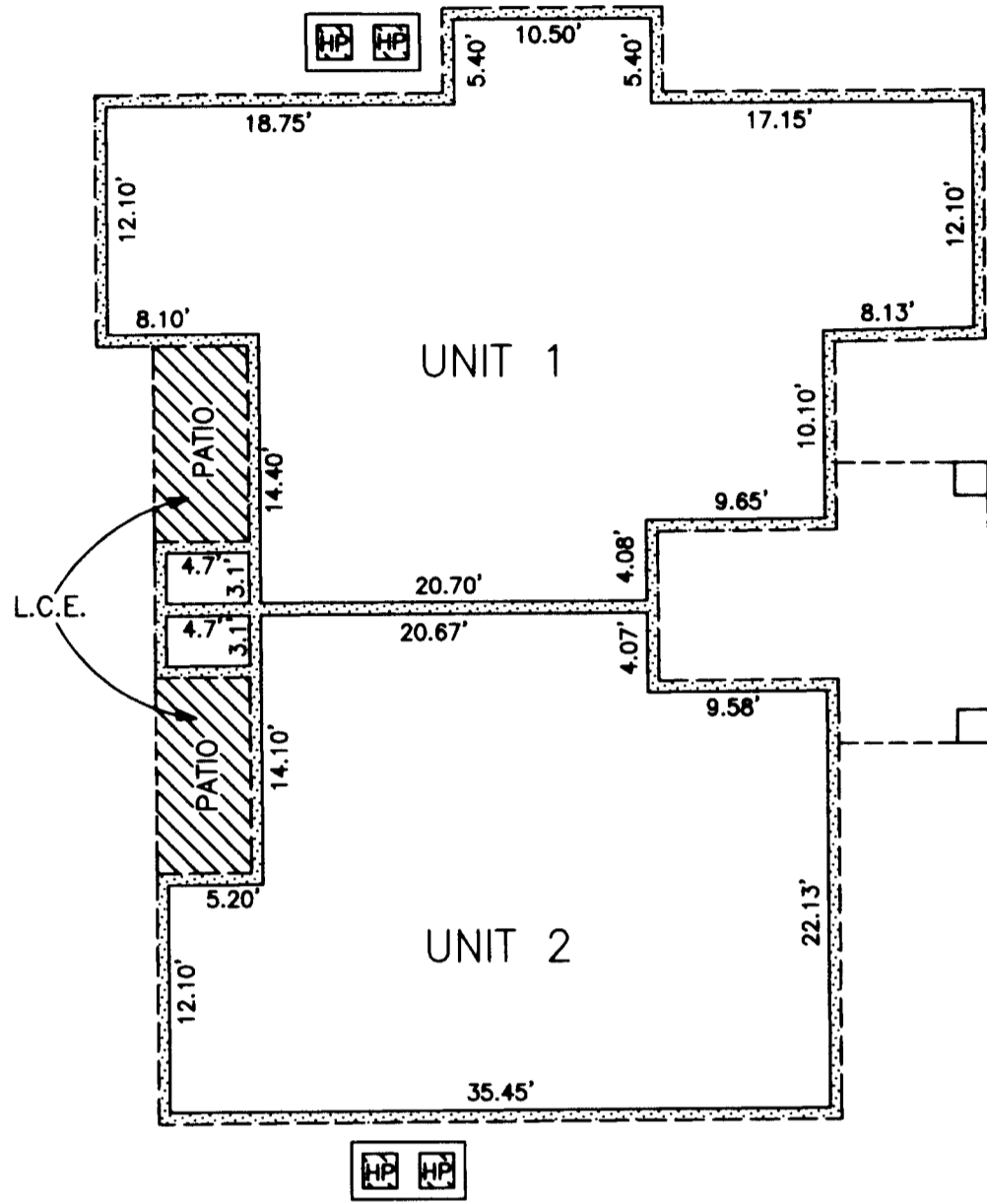
VCS LOT No. 1 OWNER: Alan Lee Lynn



SURVEY FOR:
Dion and Minerva Miller
1151 Old Ferry Road
Shady Cove, OR. 97539

SURVEY BY:
Kaiser Surveying
19440 Highway 62
Eagle Point, OR. 97524

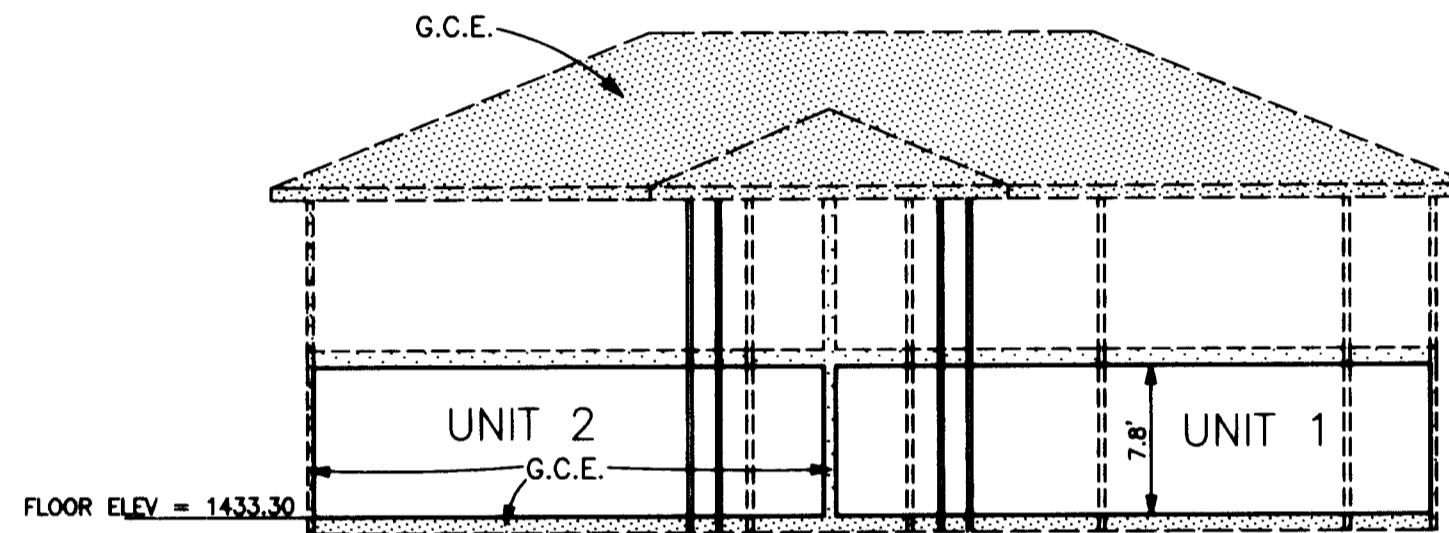
- NOTES:
1. Inside dimensions are from face of stud wall to face of stud wall.
 2. Ceiling dimensions are from top of sub-floor to face of ceiling joist.
 3. Entire project site is General Common Elements except for Limited Common Elements and Unit Ownership.
 4. Elevations were based from RM No. 2 on the City of Shady Cove FIRM map. Rail Road spike in power pole No. A3368. Elevation = 1408.40
 5. = Heat Pump - Each Unit has a heat pump which is a Limited Common Element.
 6. G.C.E. = General Common Element
 7. L.C.E. = Limited Common Element



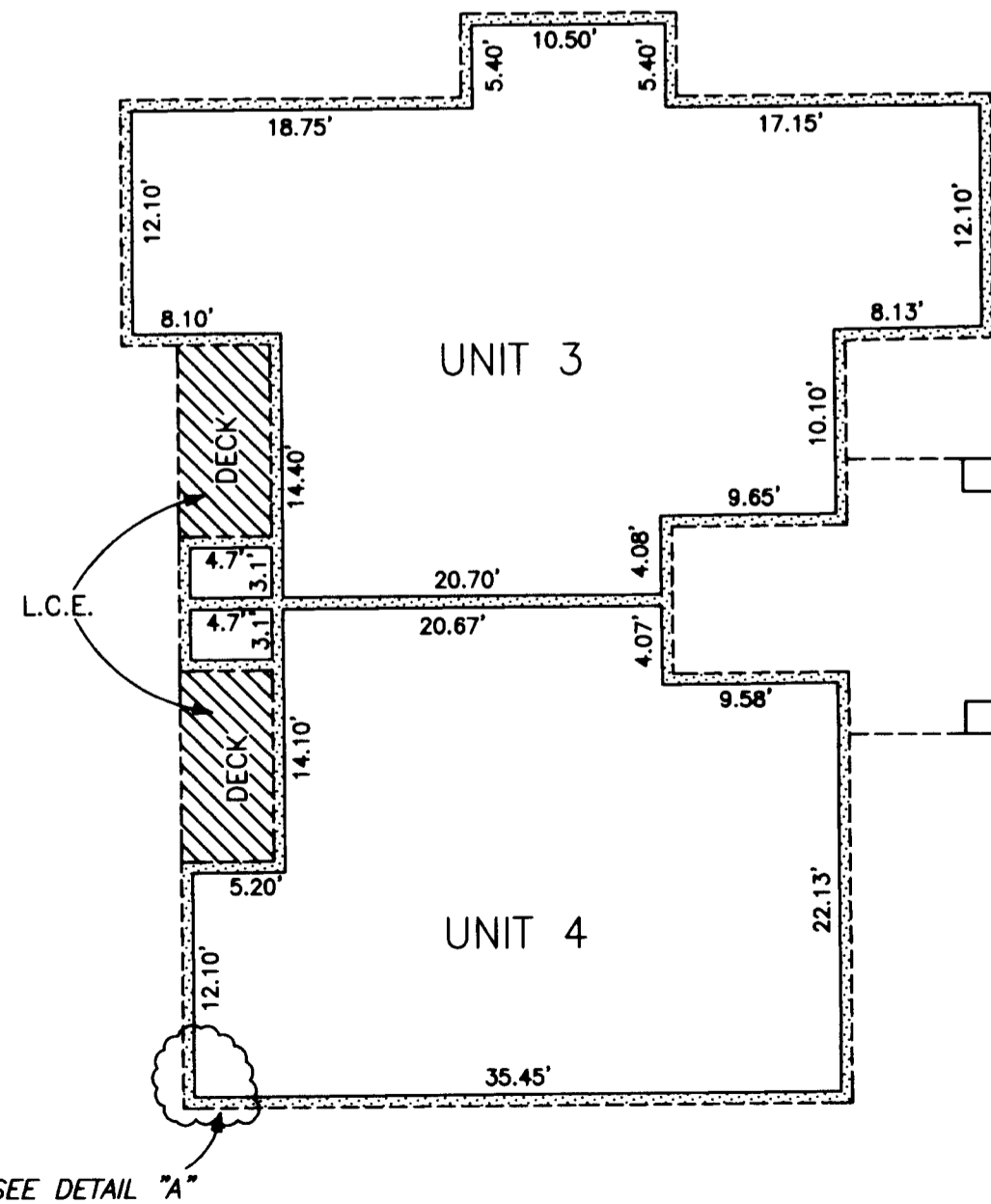
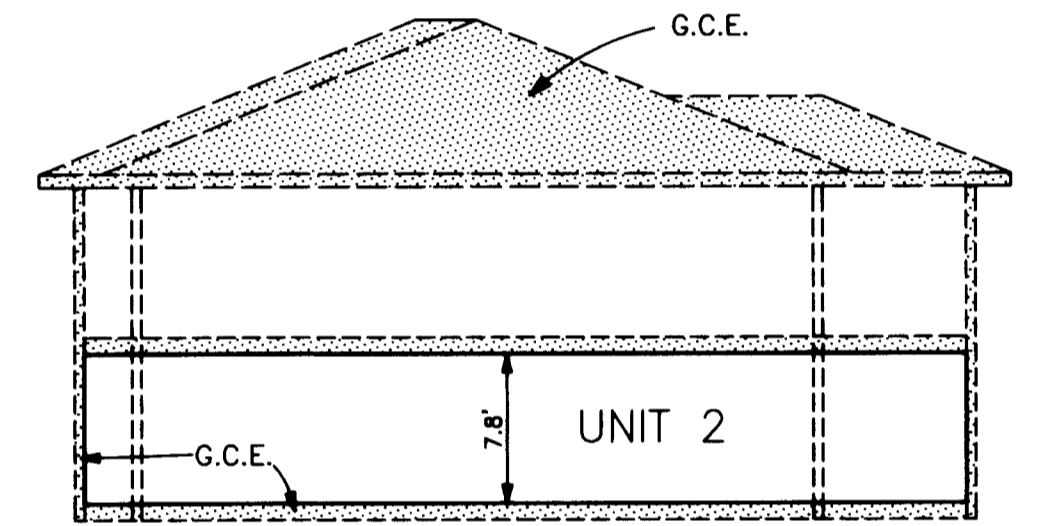
REGISTERED
PROFESSIONAL
LAND SURVEYOR

G.D.K.
OREGON
JULY 16, 1967
GARY D. KAISER
No. 803
EXP. 6-30-05

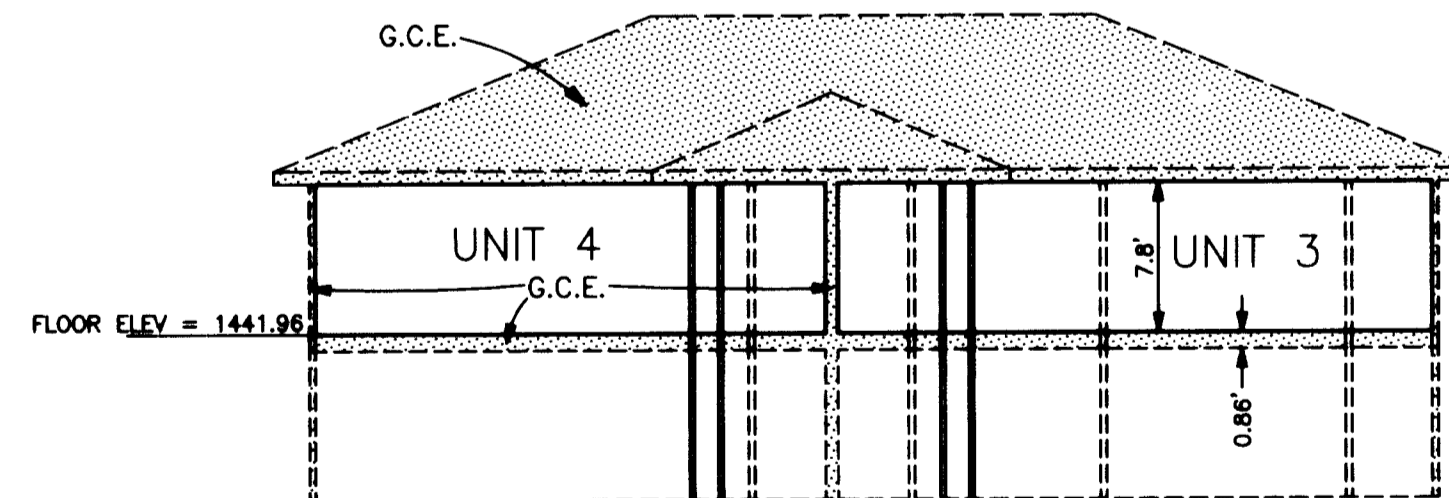
EAST SIDE VIEW
(LEVEL 1)



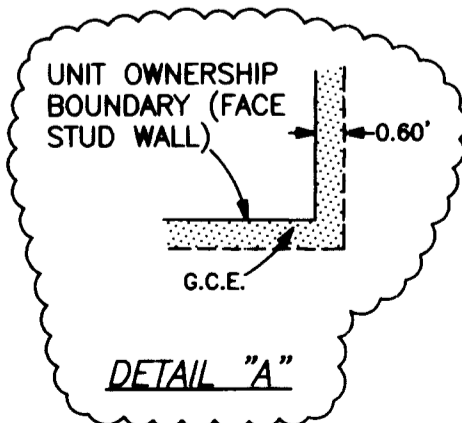
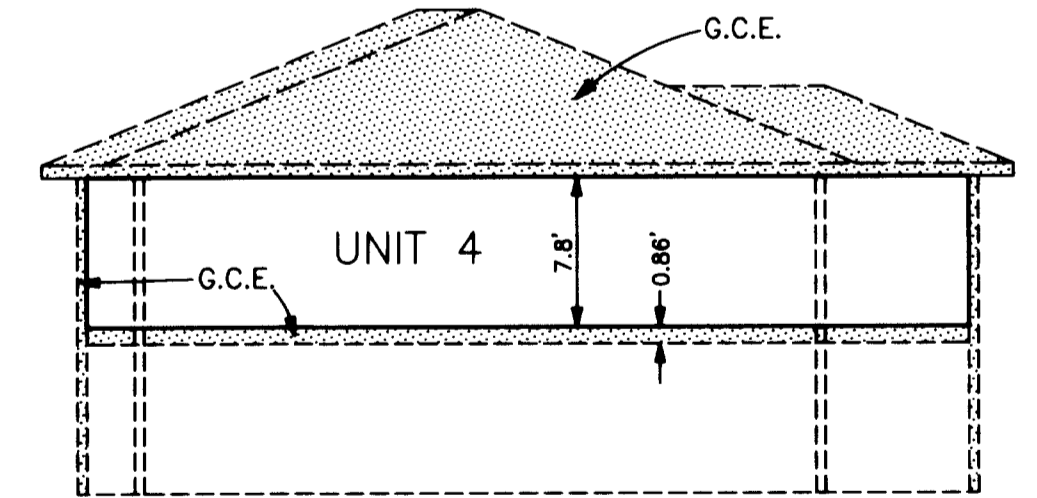
SOUTH SIDE VIEW
(LEVEL 1)



EAST SIDE VIEW
(LEVEL 2)

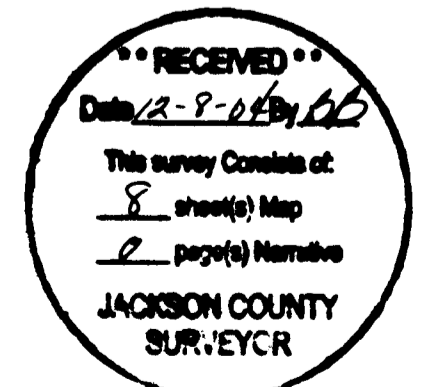


SOUTH SIDE VIEW
(LEVEL 2)



UNIT AREAS

UNIT No.	Square Ft.
1	1,033
2	831
3	1,033
4	831



SEE DETAIL "A"

VICTORIA COURT CONDOMINIUMS

Located in VICTORIA COURT SUBDIVISION [LOTS 1, 2, 4, 5 & 6] and in the SW 1/4 of Section 10, T.34S.,R.1W., W.M., City of Shady Cove, Jackson County, Oregon

October 15, 2004

SURVEY FOR:
Dion and Minerva Miller
1151 Old Ferry Road
Shady Cove, OR. 97539

SURVEY BY:
Kaiser Surveying
19440 Highway 62
Eagle Point, OR. 97524

LEGEND

o = Found 5/8" Rebar - VCS
Placed new Plastic Caps on Rebar
= Fd. 5/8" Rebar
S.N. 5724

● = Set 5/8" x 30" Rebar
with Plastic Cap marked
"KAISER RLS 803"

S.N. = Filed Survey Number
County Surveyors Office

W.C. = Witness Corner

P.U.E. = Public Utility Easement Dedicated
on V.C.S., Utilities normally allowed in
Public Utility Easements are Power Lines,
Telephone Lines, Natural Gas Lines,
Sewer Lines, Storm Drains, Water
Lines & Cable T.V.

VCS = VICTORIA COURT SUBDIVISION

P = Existing Parking Space

HC = Handicapped Parking Space

L.C.E. = Limited Common Element. (Includes
decks, patios and heat pumps)

G.C.E. = General Common Element. (Includes,
but not limited to roof system, walls,
concrete walks, pool and landscaped
areas, and A.C. parking area.)

■ = G.C.E. in walls, floors, ceilings
and roof systems

■ = Side by Side Heat Pumps on Concrete Pad

—SD— = 10-foot wide Stormdrain Easement
per Inst. Nos. 96-07881 O.R. and
96-38375 O.R.

—SS— = 15-foot wide Sewer Easement
per Inst. Nos. 96-07882 O.R. and
96-38376 O.R.

A.C. = Asphalt Concrete Pavement

LOT 1 = LOT 1 of VICTORIA COURT SUBDIVISION (Typical)

NOTES:

1. Subject Property is subject to the Declaration of Conditions and Restrictive Covenants VICTORIA COURT SUBDIVISION, Inst. No. 95-23272 O.R.

2. Recorded Easements shown hereon.

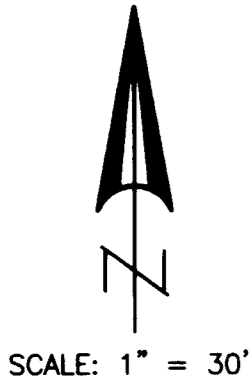
NOTE: The grantors of Stormdrain easements recorded as Inst. Nos. 96-07881 O.R. and 96-38375 O.R. and Sewer easements recorded as Inst. Nos. 96-07882 O.R. and 96-38376 O.R. had no interest in Lots 1, 3 and 4 of VCS at the time the easement documents were recorded. Stormdrain and Sewer line easements across Lots 1 and 4 are being dedicated hereon to the City of Shady Cove.

3. Exterior building dimensions are measured to the building siding. Distances shown from property lines to buildings are also measured to building siding.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

G.O.L.

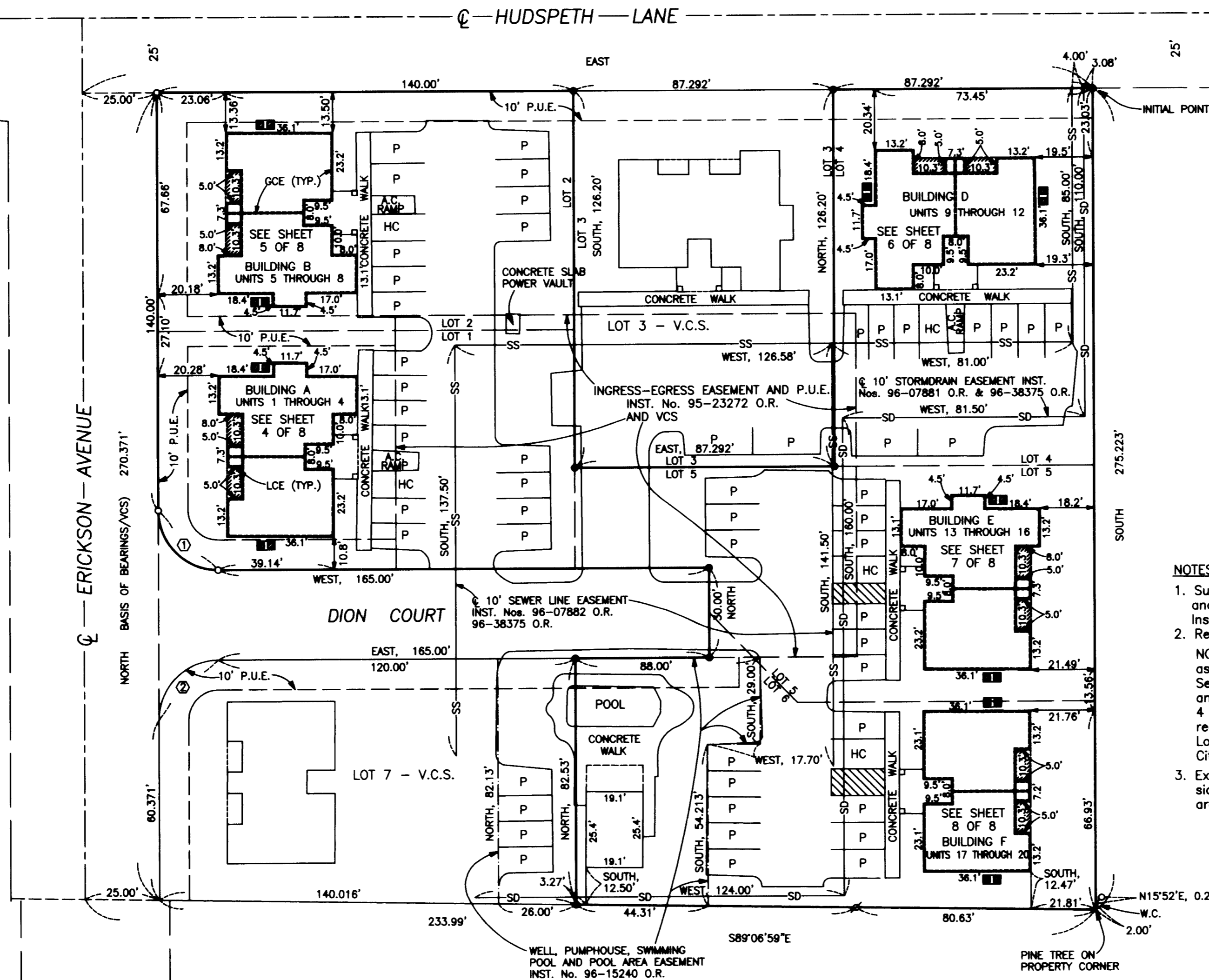
OREGON
JULY 16, 1967
GARY D. KAISER
No. 803
EXP. 6-30-05



VCS LOT No.	BUILDING DESIGNATION and ADDRESS	OWNER(S)
LOT 1	"A"-70 DION COURT	Alan Lee Lynn
LOT 2	"B"-60 DION COURT	Dion H. Miller Minerva B. Miller
LOT 4	"D"-40 DION COURT	Andre B. Feliciano Elaina T. Feliciano
LOT 5	"E"-30 DION COURT	Dion H. Miller Minerva B. Miller
LOT 6	"F"-20 DION COURT	Dion H. Miller Minerva B. Miller

AREA UNDER BUILDINGS

BUILDING A - 1978 S.F.
BUILDING B - 1978 S.F.
BUILDING D - 1978 S.F.
BUILDING E - 1978 S.F.
BUILDING F - 1778 S.F.



RECEIVED
Date 12-8-14
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

CURVE DATA	CURVE DATA			
	Δ	R	L	LC
①	90°00'00"	20.00'	31.416'	S45°00'00"E, 28.284'
②	90°00'00"	20.00'	31.416'	N45°00'00"E, 28.284'

132/90

VICTORIA COURT CONDOMINIUMS

Located in VICTORIA COURT SUBDIVISION [LOTS 1, 2, 4, 5 & 6]
and in the S.W. 1/4 of Section 10, T.34S.,R.1W., W.M.,
City of Shady Cove, Jackson County, Oregon

October 15, 2004

SURVEY FOR:

Dion and Minerva Miller
1151 Old Ferry Road
Shady Cove, OR. 97539

SURVEY BY:

Kaiser Surveying
19440 Highway 62
Eagle Point, OR. 97524

REGISTERED
PROFESSIONAL
LAND SURVEYOR

J.O.L.
OREGON
JULY 16, 1967
GARY D. KAISER
No. 803
EXP. 6-30-05

*** DECLARATION ***

KNOWN ALL MEN BY THESE PRESENTS, that fee title vests in:

ALAN LEE LYNN, as to Lot 1 of VICTORIA COURT SUBDIVISION, a recorded subdivision located in the City of Shady Cove, Jackson County, Oregon.

DION H. MILLER and MINERVA B. MILLER, as tenants by the entirety, as to Lots 2, 5 and 6 of VICTORIA COURT SUBDIVISION, a recorded subdivision located in the City of Shady Cove Jackson County, Oregon.

ANDRE B. FELICIANO and ELAINA T. FELICIANO, as tenants by the entirety, as to Lot 4 of VICTORIA COURT SUBDIVISION, a recorded subdivision located in the City of Shady Cove, Jackson County, Oregon, and we do hereby make, establish and declare that this plat is a correct representation of the land as laid out as VICTORIA COURT CONDOMINIUMS. We, the hereinbefore named ALAN LEE LYNN, ANDRE B. FELICIANO and ELAINA T. FELICIANO, hereby dedicate to the City of Shady Cove the stormdrain and sewer line easements shown on sheet 3 across Lots 1 and 4 of said VICTORIA COURT SUBDIVISION. 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 said Chapter 100.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 17 DAY,
OF November, 20 04.

Dion H. Miller
DION H. MILLER
Minerva B. Miller
MINERVA B. MILLER

STATE OF OREGON }
COUNTY OF JACKSON }ss

Personally appeared the above named DION H. MILLER and MINERVA B. MILLER and acknowledged the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 17th day of November, 20 04.

(SIGN) Debra J. Hood
Debra J. Hood NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 383392
MY COMMISSION EXPIRES 9/6/08

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 20th DAY,
OF November, 20 04.

Andre B. Feliciano
ANDRE B. FELICIANO
Elaina T. Feliciano
ELAINA T. FELICIANO

STATE OF Wisconsin }
COUNTY OF Dane }ss

Personally appeared the above named ANDRE B. FELICIANO and ELAINA T. FELICIANO and acknowledged the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 20th day of November, 20 04.

(SIGN) Elaine Unbehauen
Elaine Unbehauen NOTARY PUBLIC -
(PRINT)
COMMISSION NO. _____
MY COMMISSION EXPIRES 3/09/08

I HEREBY CERTIFY THAT THIS IS A
PHOTOCOPY OF THE ORIGINAL PLAT
J.O.L.
SURVEYOR

** RECEIVED **
Date 12-8-04 By EB
This survey consists of:
8 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 18th DAY, OF
November, 20 04.

Alan Lee Lynn
ALAN LEE LYNN
STATE OF Washington }
COUNTY OF Clallam }ss

Personally appeared the above named ALAN LEE LYNN and acknowledged the foregoing instrument to be his voluntary act and deed.

Subscribed and sworn to before me this 18th day of November, 20 04.

(SIGN) Patricia Paris
Patricia Paris NOTARY PUBLIC - WASHINGTON
(PRINT)
COMMISSION NO. _____
MY COMMISSION EXPIRES 12/18/06

*** CONSENT AFFIDAVIT ***

For WASHINGTON FEDERAL SAVINGS, the undersigned beneficiary of a certain Trust Deed, dated December 14, 1995, and recorded December 29, 1995, as Instrument No. 95-37734, Official Records of Jackson County, Oregon, affecting the land described herein, has consented to the conversion of the real property to a condominium (Affects Lot 1 VCS). No part of Lot 1 is being dedicated to the public for public use.

See Instrument No. 2004-018233 of the Official Records of Jackson County, Oregon for the signed consent of said Trust Deed holder.

*** CONSENT AFFIDAVIT ***

For WASHINGTON FEDERAL SAVINGS, the undersigned beneficiary of a certain Trust Deed, dated April 23, 1996, and recorded May 10, 1996, as Instrument No. 96-15241, Official Records of Jackson County, Oregon, affecting the land described herein, has consented to the conversion of the real property to a condominium (Affects Lot 6 VCS). No part of Lot 6 is being dedicated to the public for public use.

See Instrument No. 2004-018232 of the Official Records of Jackson County, Oregon for the signed consent of said Trust Deed holder.

*** CONSENT AFFIDAVIT ***

For WASHINGTON MUTUAL BANK, the undersigned beneficiary of a certain Trust Deed, dated January 25, 2000, and recorded January 28, 2000, as Instrument No. 00-03481, Official Records of Jackson County, Oregon, affecting the land described herein, has consented to the conversion of the real property to a condominium (Affects Lot 2 VCS). No part of Lot 2 is being dedicated to the public for public use.

See Instrument No. 2004-033493 of the Official Records of Jackson County, Oregon for the signed consent of said Trust Deed holder.

*** CONSENT AFFIDAVIT ***

For WASHINGTON MUTUAL BANK, the undersigned beneficiary of a certain Trust Deed, dated January 25, 2000, and recorded January 28, 2000, as Instrument No. 00-03482, Official Records of Jackson County, Oregon, affecting the land described herein, has consented to the conversion of the real property to a condominium (Affects Lot 5 VCS). No part of Lot 5 is being dedicated to the public for public use.

See Instrument No. 2004-033494 of the Official Records of Jackson County, Oregon for the signed consent of said Trust Deed holder.