

SURVEY NO.

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

*Vol. 30 Pg. 79
Book 76 pg. 33
13R/91*

Survey for: Kirt Meyer
678 Park Street
Ashland, Oregon 97520

Location: in a portion of Lots 11 and 12 of Miner's Addition to the City of Ashland, in the Southeast one-quarter of Section 09, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon.

Purpose: To survey and monument ALIDA BLAINE CONDOMINIUM, as approved by the City of Ashland Planning Department (file No. PA 2003-092).

Procedure: The property on which the Alida Blaine Condominium is located is described in Instrument No. 03-11914 of the Official Records of Jackson County, Oregon. The property is described as the westerly 106.0 feet of Lots 11 and 12 of Miner's Addition in the City of Ashland.

Surveyor Everett Swain has previously surveyed Lots 11 and 12 and set monuments on the east boundary of the subject tract of land, per his Survey No. 6046. I recovered and verified monuments as set and used by Surveyor Swain. Following the precedent set by Swain for these lots, I set new monuments at computed prorated lot dimensions, as shown on the plat.

Basis of Bearing: N.O.A.A. True Meridian at the North-South centerline of Section 09 as derived from the 1968 N.O.A.A. Net on file in the office of the Jackson County Surveyor and as referenced on Survey No. 6046.

Date: October 11, 2004

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck

OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

**** RECEIVED ****
Date 12-13-04 By [Signature]
This survey Consists of:
3 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

Darrell L. Huck
L.S. 2023 - Oregon
Expires 6/30/2005
Hoffbuhr & Associates, Inc.
880 Golfview Drive, Suite 201
Medford, Oregon 97504

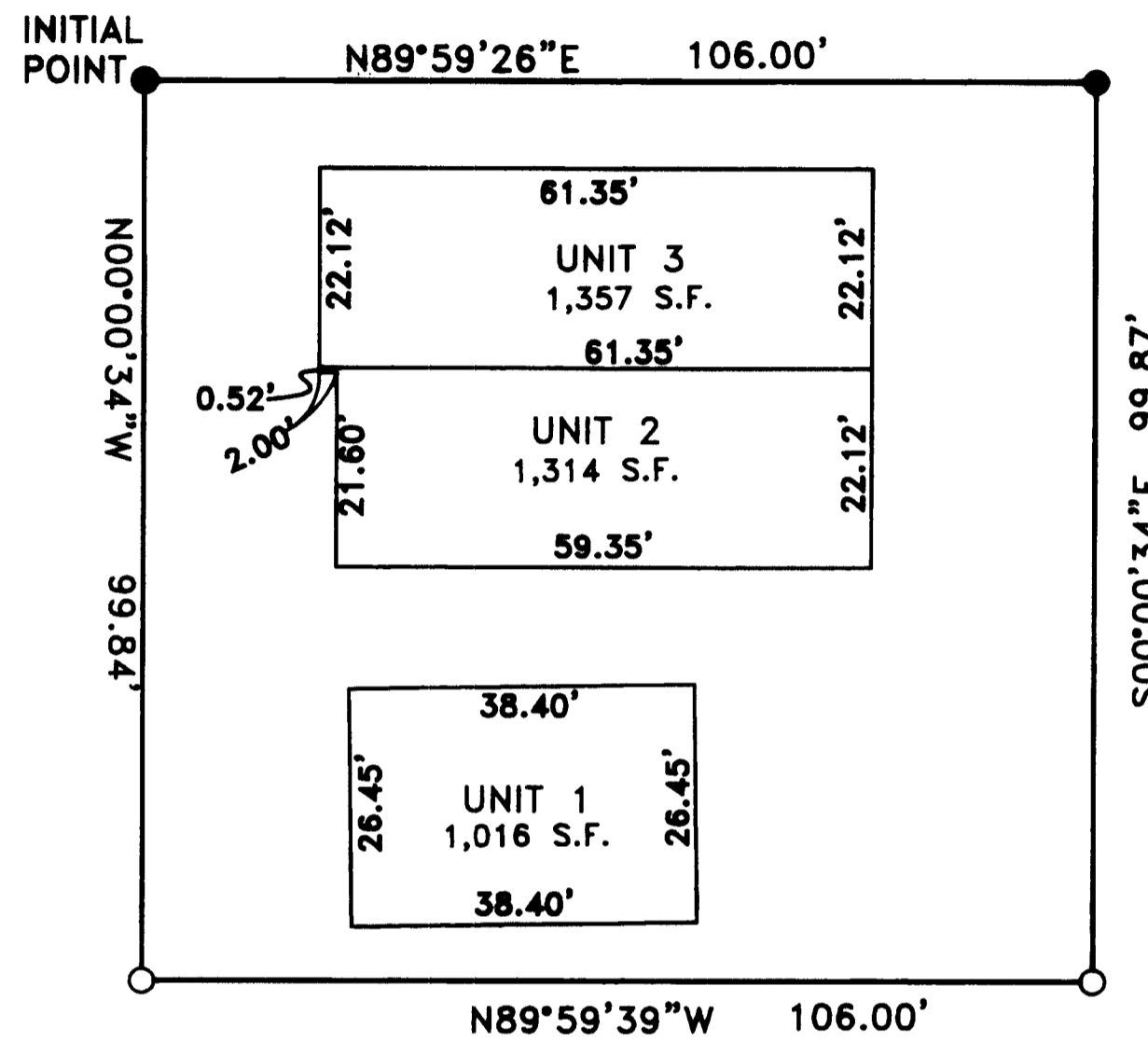
ALIDA BLAINE CONDOMINIUM

Location:

A PORTION OF LOTS 11 AND 12 OF MINER'S ADDITION
to the CITY OF ASHLAND in the S.E. 1/4 of Section 09, T39S., R. 1E., W.M.
City of Ashland, Jackson County, Oregon

HOFFBUHR & ASSOCIATES, INC.
3155 Alameda Street, Suite 201
MEDFORD, OREGON 97504
(541)778-4841

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 20 feet January 22, 2002
BASIS OF BEARING: N.O.A.A. TRUE MERIDIAN at the
North-South Centerline of Section 09
as Referenced on S/N 8478



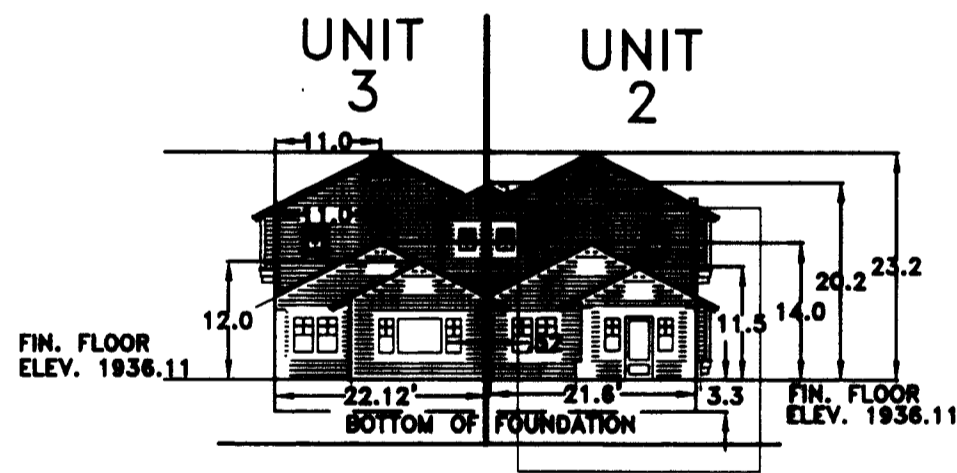
- L.C.E. = Limited Common Element
- G.C.E. = General Common Element
- Fin. Floor = Finished Floor
- UNIT 1 = NORTH-SOUTH BEARINGS OF WALLS ARE N00°50'35"W
- UNIT 1 = EAST-WEST BEARINGS OF WALLS ARE S89°09'25"W
- UNITS 2 & 3 = NORTH-SOUTH BEARINGS OF WALLS ARE N00°00'34"E
- UNITS 2 & 3 = EAST-WEST BEARINGS OF WALLS ARE N89°59'26"W

NOTE #1

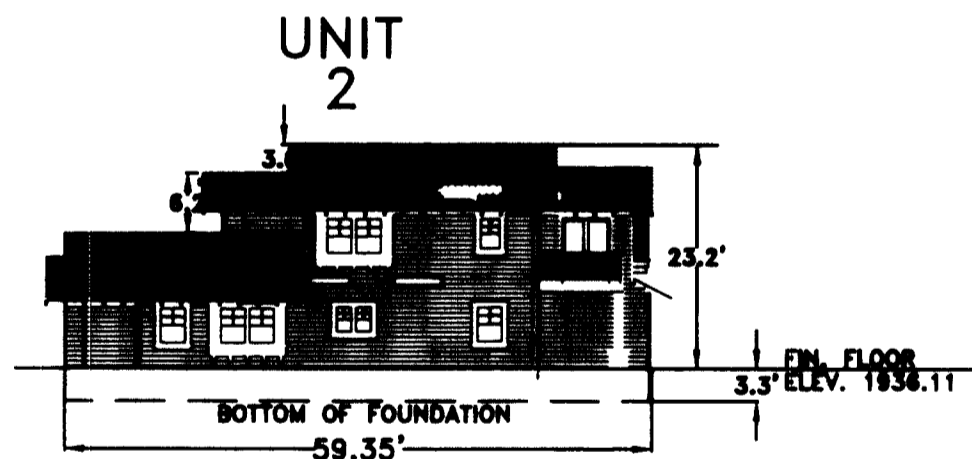
Elevations established from brass disc bench mark (BM 21) located in the Top of Curb at the northeast corner of the intersection of 5th street and East Main Street. Elevation = 1932.36

NOTE #2

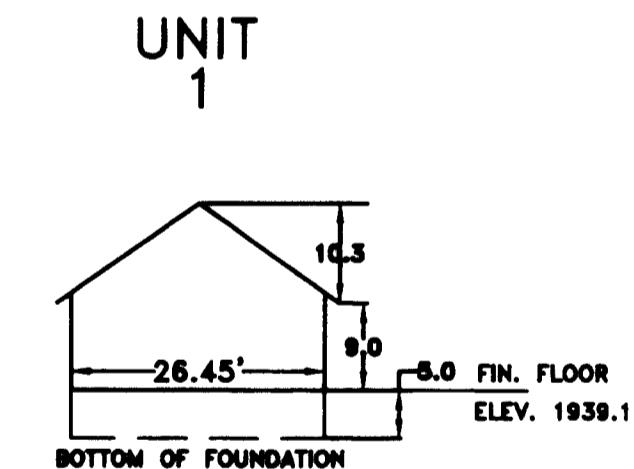
Unit ownership includes that area that extends ±5.00 feet from the finish floor elevation to the bottom of the building foundation of Unit 1 and ±3.3 feet below finish floor of Units 2 and 3. It is intended that the physical location of the bottom of the foundation will take precedence over the stated dimension, to define the unit ownership.



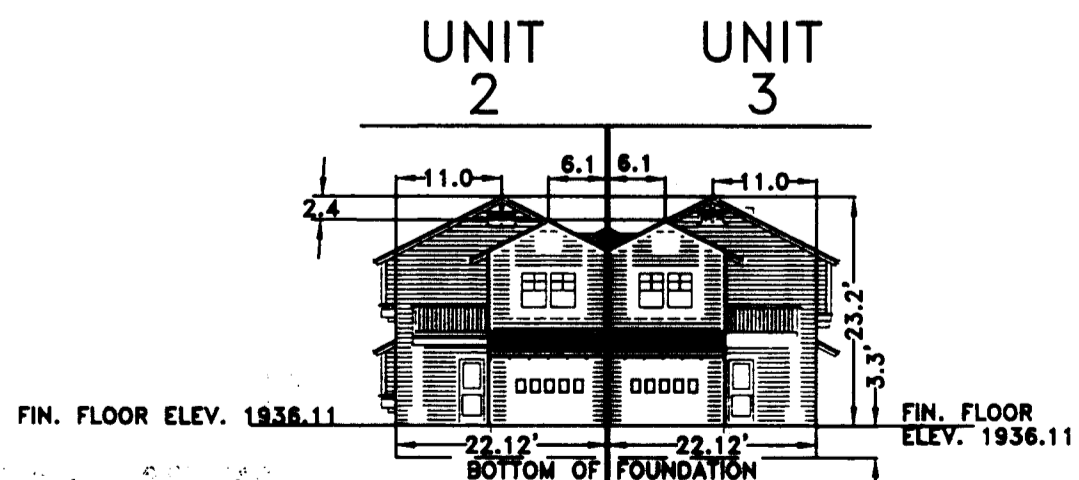
WEST SIDE VIEW



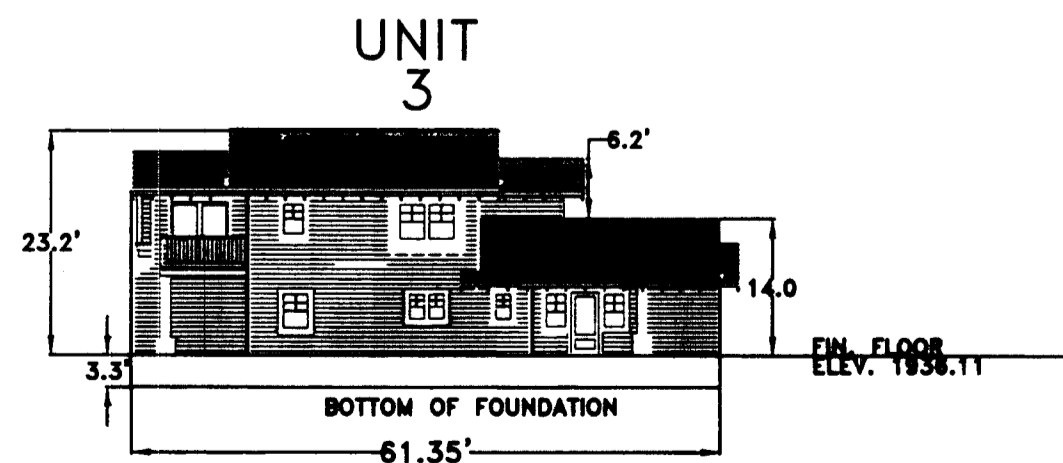
SOUTH SIDE VIEW



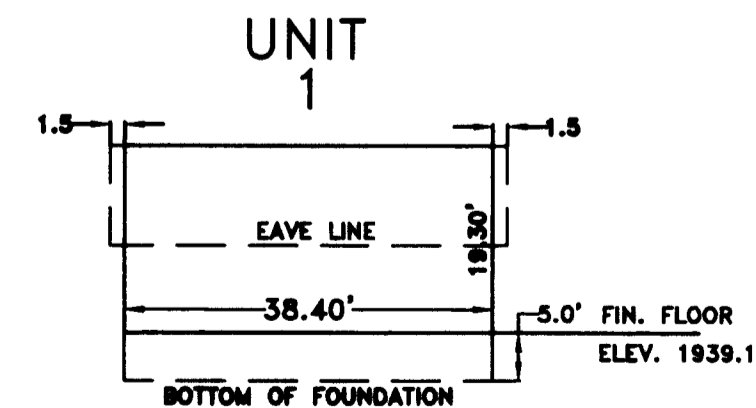
WEST SIDE VIEW



EAST SIDE VIEW



NORTH SIDE VIEW



SOUTH SIDE VIEW

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

Expires 6/30/05

I certify this plot to be an exact photocopy of the original.

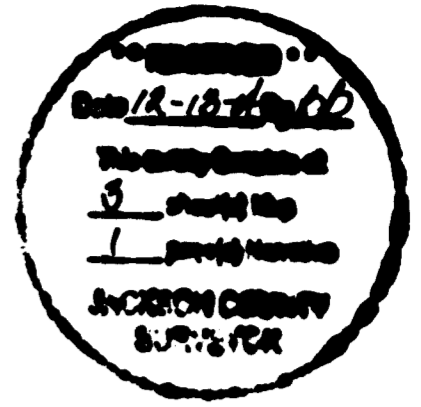
Darrell L. Huck
SURVEYOR

(04254_s3)
SHEET 3 OF 3

ALIDA BLAINE CONDOMINIUM

Location:

A PORTION OF LOTS 11 AND 12 OF MINER'S ADDITION
to the CITY OF ASHLAND in the S.E. 1/4 of Section 09, T39S., R. 1E., W.M.
City of Ashland, Jackson County, Oregon



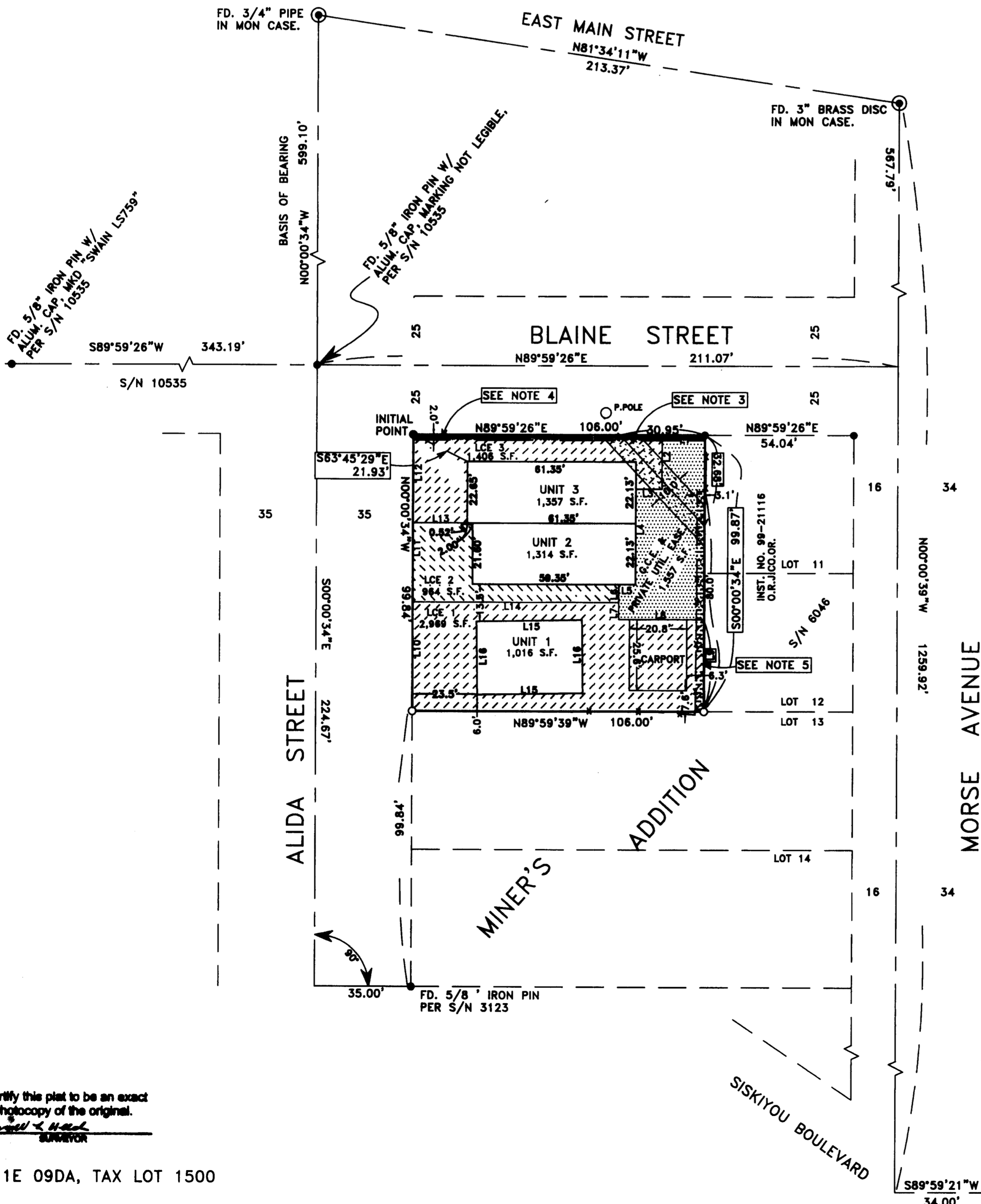
NOTE:

1. UNIT OWNERSHIP EXTENDS TO THE EXTERIOR FACE OF THE OUTSIDE WALLS OF EACH UNIT EXCEPT THAT THE LINE OF UNIT OWNERSHIP BETWEEN UNIT 1 AND UNIT 2 IS THE CENTER OF THE PARTY WALL SEPARATING UNIT 1 AND UNIT 2.
2. ROOF EAVES EXTEND 18 INCHES BEYOND THE OUTSIDE WALL LINE OF EACH UNIT; ROOF EAVES ARE INCLUDED IN THE UNIT OWNERSHIP
3. 10' POWER EASEMENT AS DESCRIBED IN DECLARATION FOR THE BENEFIT OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 99-21116, OFFICIAL RECORDS, JACKSON COUNTY, OREGON
4. 2.0' PUBLIC PEDESTRIAN ACCESS EASEMENT
5. 3.1 FOOT WIDE LANDSCAPE EASEMENT AS DESCRIBED IN DECLARATION FOR THE BENEFIT OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 99-21116, OFFICIAL RECORDS, JACKSON COUNTY, OREGON

HOFFBUHR & ASSOCIATES, INC.
880 GOLFVIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541)779-4641

BY: DARRELL L. HUCK PLS NO. 2023
SCALE: 1 INCH = 30 FEET OCTOBER 11, 2004
BASIS OF BEARING: N.O.A.A. TRUE MERIDIAN AT THE NORTH-SOUTH CENTERLINE OF SECTION 09 AS REFERENCED ON S/N 6046

- = SET 5/8" X 30" IRON PIN WITH PLASTIC CAP STAMPED "D.HUCK LS 2023"
- = SET LEAD PLUG & BRASS WASHER STAMPED "LS 2023"
- = FOUND 5/8" IRON PIN W/ PLASTIC CAP "SWAIN L.S. 759" PER S/N 6046 UNLESS NOTED OTHERWISE
- ⊙ = FOUND MONUMENT AS NOTED
- L.C.E. = LIMITED COMMON ELEMENT
- G.C.E. = GENERAL COMMON ELEMENT (CONCRETED DRIVEWAY)
- S/N = SURVEY NUMBER
- x-x-x-x = EXISTING FENCE LINE
- O.R.J.CO.OR. = OFFICIAL RECORDS, JACKSON COUNTY, OREGON



LINE TABLE		
L1	S89°59'26"W	15.50'
L2	S00°00'34"E	19.47'
L3	S89°59'26"W	9.49'
L4	S00°00'34"W	34.50'
L5	N89°59'26"W	6.03'
L6	S00°00'34"W	6.43'
L7	S00°00'34"W	6.20'
L8	N89°59'26"E	31.03'
L9	S00°00'34"E	33.22'
L10	N00°00'34"W	39.40'
L11	N00°00'34"W	28.63'
L12	N00°00'34"W	31.82'
L13	S89°59'26"W	19.66'
L14	N89°59'26"W	74.97'
L15	S89°09'25"W	38.40'
L16	N00°50'35"W	26.45'

I certify this plat to be an exact photocopy of the original.
Darrell L. Huck
SURVEYOR

39 1E 09DA, TAX LOT 1500

REGISTERED PROFESSIONAL LAND SURVEYOR
Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023
Expires 6/30/2006

FD. LEAD PLUG W/ BRASS WASHER MKD LS 759 PER S/N 10776

SHEET 2 OF 3
(04254_s2_R1.dwg)

ALIDA BLAINE CONDOMINIUM

Location:

A PORTION OF LOTS 11 AND 12 OF MINER'S ADDITION
to the CITY OF ASHLAND in the S.E. 1/4 of Section 09, T39S., R. 1E., W.M.
City of Ashland, Jackson County, Oregon

APPROVAL:

Bill W... 12/8/2004
ASHLAND PLANNING DEPARTMENT DATE
PA # 2003-092

RECORDING

Filed for record this the 13 day of December, 2004
at 1:51 o'clock P.M. and recorded in Volume 30
of Plats at Page 79 of the Records of Jackson County,
Oregon.

Examined and Approved this 7th day of December, 2004.

Jann Holson
City Surveyor

Kathleen S. Beckett County Clerk
Carmen N. Helman Deputy

Examined and approved as required by O.R.S. 100.110 as of DECEMBER 13, 2004

Willie John Deane
Assessor, Department of Assessment

Declaration of Condominium Ownership and Bylaws,
recorded as Instrument No. 04-71938,
Official Records, Jackson County, Oregon

All taxes, fees, assessments as required by O.R.S. 100.110 have been paid as of December 13, 2004

Barbara E. Wade
Tax Collector

SURVEYOR'S CERTIFICATE:

I, Darrell L. Huck, a duly Registered Professional Land Surveyor of the State of Oregon, do hereby certify that the tract of land shown hereon was correctly surveyed by me or under my direction and that said tract was marked with proper monuments as provided by law and the plat is a correct representation of the same and this plat 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:

The westerly 106.0 feet of Lots Eleven (11) and Twelve (12) of MINER'S ADDITION in the City of Ashland, according to the official plat thereof, now of record in Jackson County, Oregon.

Darrell L. Huck
Surveyor

* * * DECLARATION * * *

KNOW ALL MEN BY THESE PRESENTS, that we, Kirt J. Meyer and Vadim Agakhanov are the owners in fee simple of the lands hereon described and we do hereby make, establish and declare that this plat is a correct representation of the land laid out as ALIDA BLAINE CONDOMINIUM. We do hereby dedicate to the City of Ashland, for public use, that 2.0 foot Public Pedestrian Access Easement as shown hereon. We hereby make and create a private easement for the benefit of the unit owners, their heirs and assigns, to be located in, on and over the General Common elements for the installation of and maintenance of power, cable TV, water, sanitary sewer, gas, heating and air conditioning units. 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 O.R.S. 100.005 to 100.625.

Kirt J. Meyer

Vadim Agakhanov

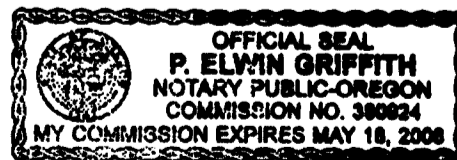
STATE OF OREGON }
COUNTY OF JACKSON } ss.

Personally appeared the above named Kirt J. Meyer and acknowledged the foregoing instrument to be his voluntary act and deed.

Signed this 6th day of December, 2004

Before me:

P. Elwin Griffith
NOTARY



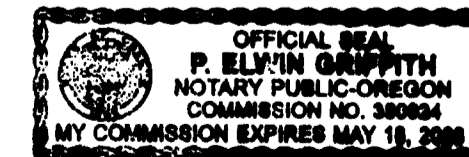
STATE OF OREGON }
COUNTY OF JACKSON } ss.

Personally appeared the above named Vadim Agakhanov and acknowledged the foregoing instrument to be his voluntary act and deed.

Signed this 6th day of December, 2004

Before me:

P. Elwin Griffith
NOTARY



I certify this plat to be an exact photocopy of the original.

Darrell L. Huck
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1988
DARRELL L. HUCK
2023

Expires 6/30/08