

ASHLAND EAST MAIN STREET CONDOMINIUM

LOCATED IN LOTS 45, 46, & 47 OF MINERS ADDITION
& in the N.E. 1/4 of Section 9, T.39S., R.1E., W.M.

City of Ashland Jackson County, Oregon

for
RON DELUCA
1665 SISKIYOU BOULEVARD
Ashland, OR 97520

*** RECORDING ***

Filed for record this 23 day of February,
20 05, at 10:04 o'clock A.M., and recorded in Volume
31, of Plats at Page 12, of records of
Jackson County, Oregon and recorded as Doc. # 05-009982, ORJCO.

APPROVAL:

PA #2002-106 Condominium
EXAMINED AND APPROVED this 21st day of January, 2005.

Jam H Olson
City Surveyor

EXAMINED AND APPROVED as required by ORS 100.110 as
of February 23rd, 2005.

D. Thompson, Deputy
Assessor, Department of Assessment

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 100.110 have been
paid as of February 23rd, 2005.

Jamoa Clark, Deputy
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:

NOVEMBER 16, 2004

*** DECLARATION ***

Know all men by these presents that we, RONALD L. DELUCA and CHRISTINA G. DELUCA, Trustees of the DELUCA REVOCABLE TRUST DATED MARCH 17, 1998, 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 as ASHLAND EAST MAIN STREET CONDOMINIUM, and (1) 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) do hereby establish the Parking Lot (PL) as shown on Sheet 2 with the condition that emergency vehicles shall have the right to use said PL at all times and as necessary. Ashland East Main Street Condominium shall be subject to (1) the Declaration of Condominium Ownership for Ashland East Main Street Condominium and (2) By-Laws of the Ashland East Main Street Condominium Owner's Association to be recorded simultaneously with this Plat.

Ronald L. Deluca, Trustee
RONALD L. DELUCA, TRUSTEE

Christina G. Deluca, Trustee
CHRISTINA G. DELUCA, TRUSTEE

DELUCA REVOCABLE TRUST DATED MARCH 17, 1998

STATE OF OREGON }
COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named Ronald L. Deluca and Christina G. Deluca, and acknowledged the foregoing instrument to be their voluntary act and deed and was signed on behalf of the Deluca Revocable Trust Dated March 17, 1998.

Dated this 13th day of January, 2005.

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 Common Elements of ASHLAND EAST MAIN STREET CONDOMINIUM. See Ashland PA #2002-106.

PROCEDURE: Made ties to existing monuments as shown on Sheet 2 to control this Survey. Computed the exterior of Lots 37 through 47 of Miners Addition using FS10535 as a guide. With these exterior corners, used proportionate method to compute the South line of Lot 46. Held deed record distance South from the NW corner of Lot 47 to position the SW corner of the subject tract. The South line was held parallel to the South line of Lot 46 per deed. The East line was held as a split of the North line of Lot 47 and the South line of Lot 37. This was done to keep in harmony with the surrounding deeds which call for a distance of 80 feet West of the East line of Lots 37 through 47. The subject tract calls for a distance of 80 feet East from the West line of the same Lots. The official plat of Miners Addition calls for a distance of 160 feet East-West across these same Lots. It is my opinion that the midpoint of the East-West lines of the Lots be used to determine the Easterly Boundary of the subject tract. Made ties to the as constructed buildings to determine Unit, LCE & GCE Boundaries. Set pins at the exterior corners of the subject as shown on Sheet 2. The elevations shown are assumed elevations.

*** 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.

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

J. E. Hibbs
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

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

** AFFIDAVIT OF CONSENT **

FROM EVERGREEN FEDERAL SAVINGS AND LOAN ASSOCIATION RECORDED AS DOC. # 05-009980, ORJCO.

RECEIVED
DATE 2-23-05 BY BB
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

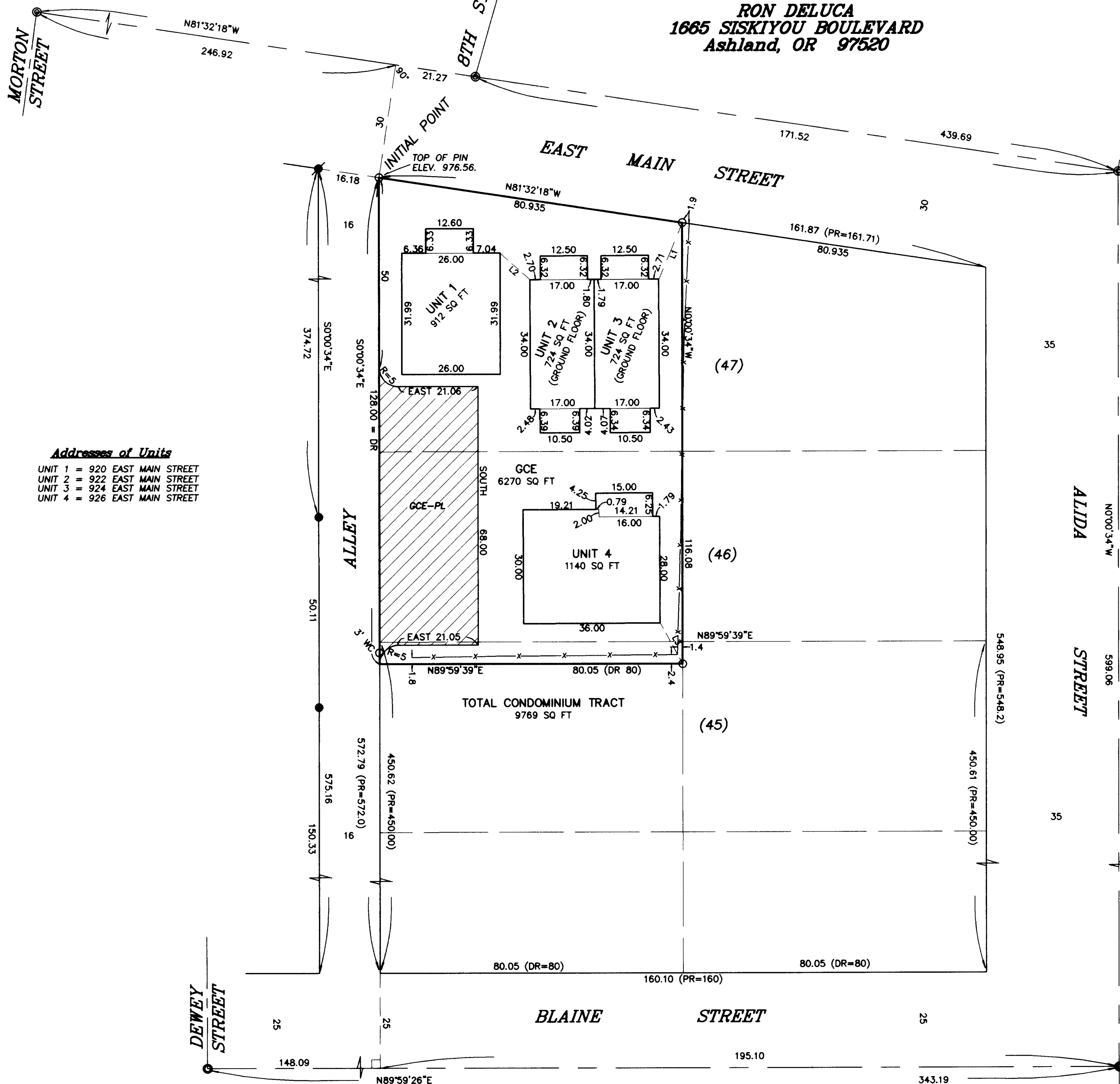
SHEET 1 OF 3

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
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MEDFORD, OREGON 97501
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Addresses of Units
UNIT 1 = 920 EAST MAIN STREET
UNIT 2 = 922 EAST MAIN STREET
UNIT 3 = 924 EAST MAIN STREET
UNIT 4 = 926 EAST MAIN STREET

Legend:

- ⊙ = FD. 3/4" PIPE MONUMENT CASE.
 - = FD. 3/4" IRON PIPE W/ PLUG MKD. E.L. SWAIN RLS 759 PER FS10535.
 - = FD. ALUMINUM CAP MKD. SWAIN LS759 PER FS10535.
 - ⊙ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. STEWART LS2057 PER FS14074.
 - = SET 5/8" X 30" IRON PIN W. PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- PL = PARKING LOT (GCE).
 - FS = FILED SURVEY #.
 - DR = DEED RECORD.
 - L1 = SEE COURSE DATA TABLE.
 - GCE = GENERAL COMMON ELEMENT.
 - PR = PLAT RECORD DATA PER MINERS ADDITION TO THE CITY OF ASHLAND.
 - WC = WITNESS CORNER MONUMENT.
 - X- = FENCE LINE.

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 CENTERLINE OF BLAINE STREET AS SHOWN ON FILED SURVEY NO. 10535 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

DATE: NOVEMBER 16, 2004 UNIT OF MEASUREMENT: FEET SCALE: 1" = 20'

Bearing Notes

UNIT 1
N-S BEARINGS = N00°00'18"E
E-W BEARINGS = N89°59'42"W

UNITS 2 & 3
N-S BEARINGS = N00°10'49"W
E-W BEARINGS = N89°49'11"E

UNIT 4
N-S BEARINGS = N00°14'45"W
E-W BEARINGS = N89°45'15"E

Course Data Table

NUM	BEARING	DISTANCE
L1	N22°36'02"E	16.07
L2	S48°23'47"E	10.60
L3	S28°46'12"E	12.33

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 2-23-05 BY *JEB*
This survey consists of:
3 sheet(s) Map
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JACKSON COUNTY SURVEYOR