

HILLVIEW CONDOMINIUM

LOCATED IN:

Lots 23 and 24 of the W.C. MYER ADDITION to the City of Ashland
In the NE 1/4 of Section 5, T.39S., R.1E., W.M.
Jackson County, Oregon

RECORDING

Filed for record this the 17th day of February, 2006
at 11:12 o'clock A.M. and recorded in Volume of Plats
at page 13 of the Records of Jackson County, Oregon.
Index Volume 32, Page 13.

Kathleen S. Beckett County Clerk
Carmen D. Helman Deputy

Examined and Approved this 3rd day of February, 2006.

Declaration of Condominium Ownership and of Covenants,
Conditions and Restrictions recorded as Instrument
No. 2006-008336 Official Records, Jackson County, Oregon

Jan H. Olson
City Surveyor

Examined and approved as required by O.R.S. 100.110 as of February 17, 2006

Amanda Kirkpatrick, deputy
Assessor, Department of Assessment

All taxes, fees, assessments as required by O.R.S. 100.110 have been paid as of Feb. 17th, 2006

James Clark, Deputy
Tax Collector

SHEET INDEX

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1	COVER/SIGNATURE SHEET
2	BOUNDARY AND UNIT SITE LAYOUT
3	BUILDING 1 UNIT DIMENSIONS
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5	BUILDING 3 UNIT DIMENSIONS

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that Hillview Residences, LLC, an Oregon limited liability company, is the owner in fee simple of the lands hereon described and the LLC does hereby make, establish and declare that this plat is a correct representation of the land as laid out, as HILLVIEW CONDOMINIUM. The LLC hereby dedicates to the City of Ashland for public use, those areas designated as public utility easements. The LLC also grants a private easement to the unit owners, their heirs and assigns, to be located in, on and over the General Common Element for the installation and maintenance of power, cable T.V., water, sanitary sewer, gas, heating and air conditioning units along with heating and refrigerant lines. Charter Communications, their assigns and/or successors in interest are hereby granted the right to install and maintain T.V. cable service over, across and through the Public Utility Easements as designated hereon. This plat is subject to the conditions of "Condominium Declaration", to be recorded simultaneously as a separate document herewith. The LLC does 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.

IN WITNESS WHEREOF, SIGNED THIS THE 24 DAY OF JANUARY, 2006.

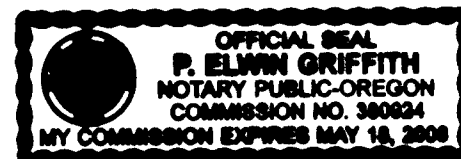
HILLVIEW RESIDENCES, LLC

By *Charles L. Butler, Jr.*
Charles L. Butler, Jr. Member

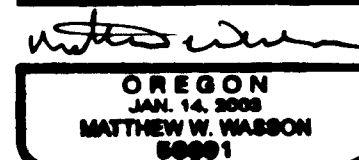
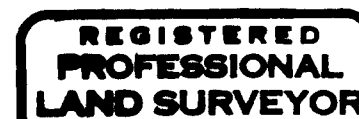
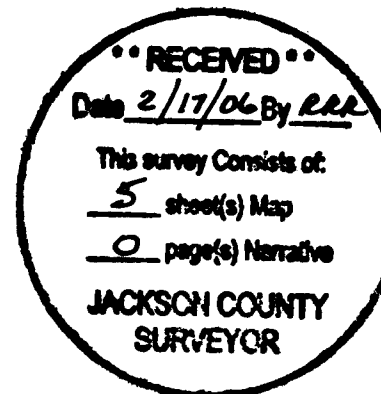
STATE OF OREGON)
) ss.
COUNTY OF JACKSON)

I, P. Elwin Griffith, A NOTARY PUBLIC FOR OREGON, DO HEREBY CERTIFY THAT CHARLES L. BUTLER, MEMBER OF HILLVIEW RESIDENCES, LLC, AN OREGON LIMITED LIABILITY COMPANY, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY BY ITS AUTHORITY DULY GIVEN, AND THE SAID CHARLES L. BUTLER, JR. ACKNOWLEDGED THE SAID WRITING TO BE THE DULY APPROVED ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

P. Elwin Griffith
NOTARY



I CERTIFY THIS PLAT TO BE AN EXACT
PHOTOCOPY OF THE ORIGINAL.
Matthew W. Wasson
SURVEYOR



RENEWS 6/30/06

*** SURVEYOR'S CERTIFICATE: ***

I MATTHEW W. WASSON, 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 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:

COMMENCING at the Southwest corner of Donation Land Claim (D.L.C.) No. 38, Township 39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; thence South 289.09 feet and East 1780.65 feet to a point for the Northeast corner of tract described in Instrument No. 85-13500 of the Deed Records of Jackson County, Oregon, said point being the point of intersection of the Southerly right-of-way line of Grant Street and the Southwesterly right-of-way line of North Main Street, for the INITIAL POINT OF BEGINNING; thence South 32°16'43" East (record South 32°17' East) along said Southwesterly right-of-way line of North Main Street, a distance of 162.02 feet (Record 162.07 feet) to a point on the boundary line described in agreement per Instrument No. 81-18079, said Deed Records; thence North 89°50'43" West (Record North 89°51' West) along said agreement line 204.74 feet to a point on the Easterly boundary of tract described in Instrument No. 92-10003, said Deed records; thence South 05°06'07" East along said Easterly boundary, 61.42 feet (Record 61.15 feet) to the Southeast corner thereof; thence North 89°50'43" West (Record WEST) along the Southerly boundary of said tract and the Southerly boundary of tract described in Instrument No. 96-21766, said Deed Records, a distance of 233.83 feet to the Southwest corner of said tract described in Instrument No. 96-21766; thence North 00°06'00" West along the Westerly boundary of said tract, 198.65 feet (Record 198 feet) to a point on the aforementioned Southerly right-of-way line of Grant Street; thence South 89°43'27" East along said right-of-way line, 346.93 feet to the INITIAL POINT OF BEGINNING.

Matthew W. Wasson
Surveyor

*** NARRATIVE ***

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

Purpose : To survey, monument and plat HILLVIEW CONDOMINIUM.

Procedure : Utilizing information and found monuments per filed surveys No. 5206, 7947, 9033 and 11092 for control, I computed and set monuments as shown hereon. In addition, instruments No. 02-56976 and No. 2005-074411, Jackson County Deed Records, were used to help determine the boundaries of the subject property. The Westerly boundary was determined by holding record deed distance from the Easterly boundary of Lot 22 of the W.C. MYERS ADDITION as established per filed Survey No 7947. The Southerly, Easterly and Northerly boundaries were calculated with information and found monumentation per filed Surveys No. 7947 and No. 9033. An electronic total station was used to make all measurements.

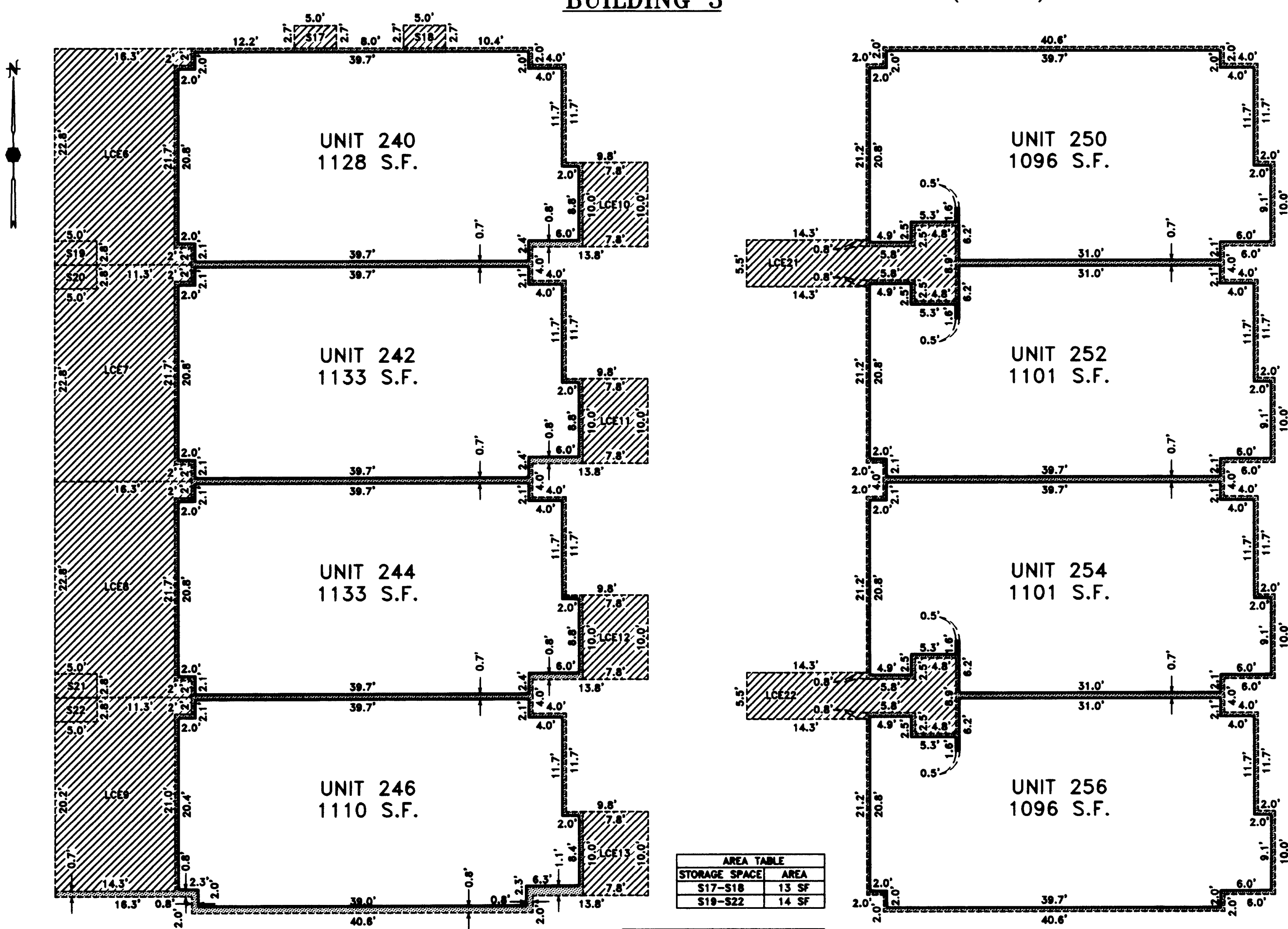
HILLVIEW CONDOMINIUM

Located in:
 LOTS 23 AND 23 OF THE W.C. MYER ADDITION
 TO THE CITY OF ASHLAND, IN THE NE 1/4 OF
 SECTION 5, T39S, R1E, WM. JACKSON COUNTY, OREGON

LEVEL 1
(PLAN VIEW)

BUILDING 3

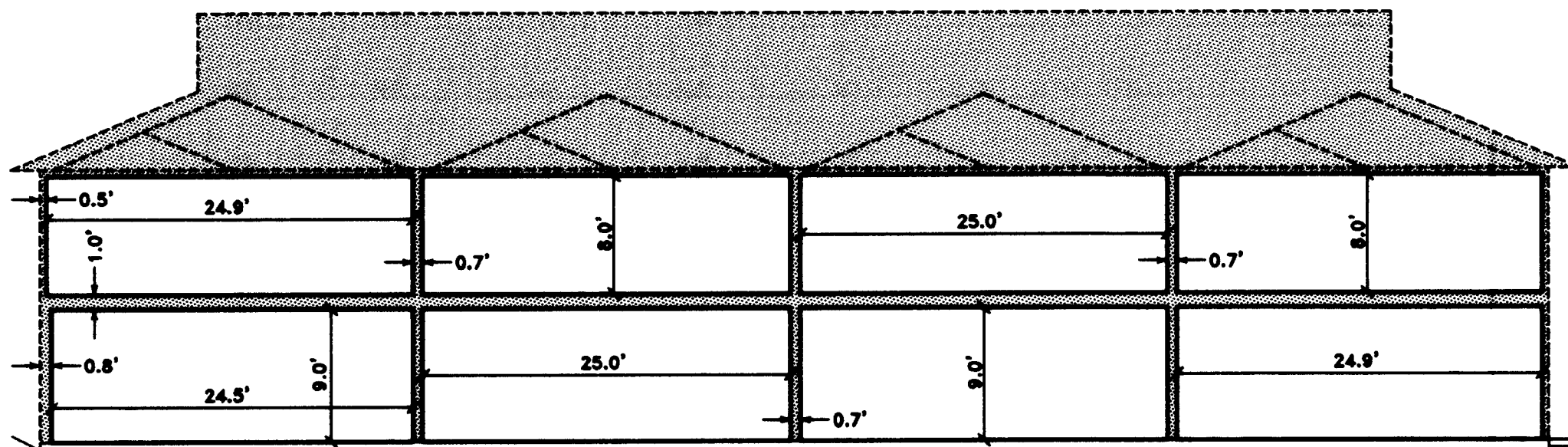
LEVEL 2
(PLAN VIEW)



AREA TABLE	
STORAGE SPACE	AREA
S17-S18	13 SF
S19-S22	14 SF

LCE USE TABLE	
LCE	USE
LCE8-LCE9	YARD
LCE10-LCE13	PATIO
LCE21-LCE22	STAIRS/LANDING

EAST SIDE VIEW



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

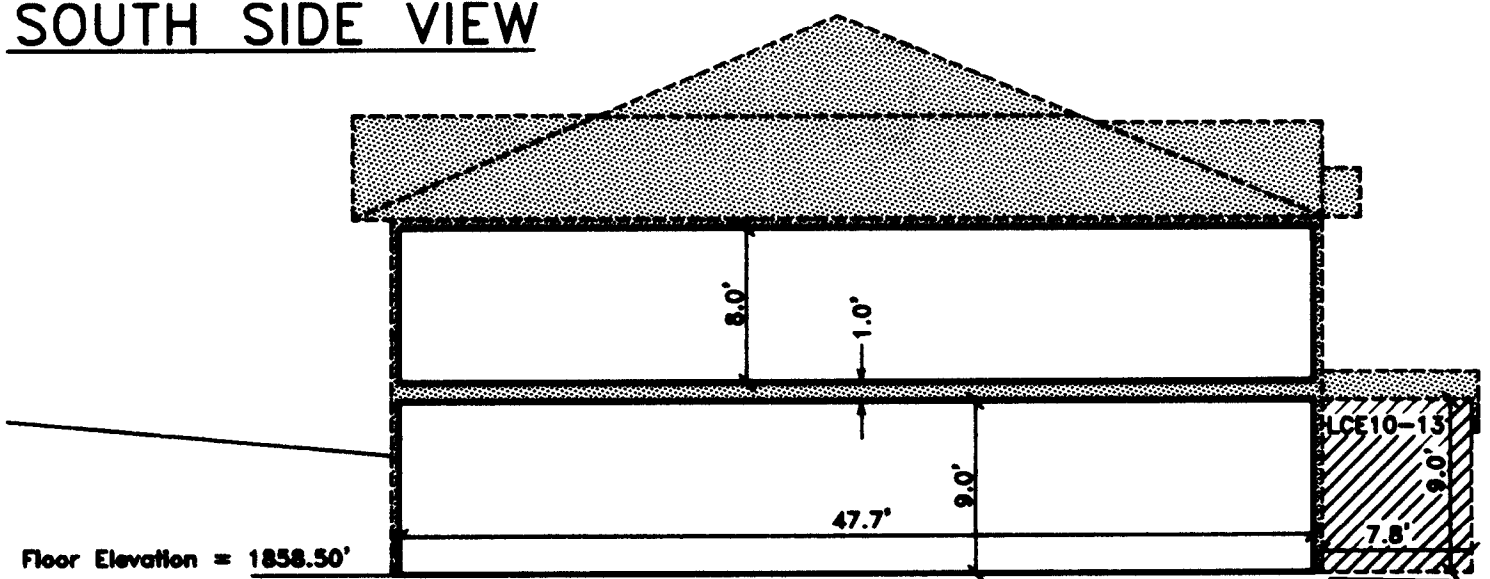
Matthew W. Wasson
 OREGON
 JAN. 14, 2003
 MATTHEW W. WASSON
 55991

RENEWS 6/30/06

I CERTIFY THIS PLAT TO BE AN EXACT
 PHOTOCOPY OF THE ORIGINAL.
Matthew W. Wasson
 SURVEYOR

Floor Elevation = 1858.50'

SOUTH SIDE VIEW



HOFFBUHR & ASSOCIATES, INC.
 880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON
 (541) 779-4841

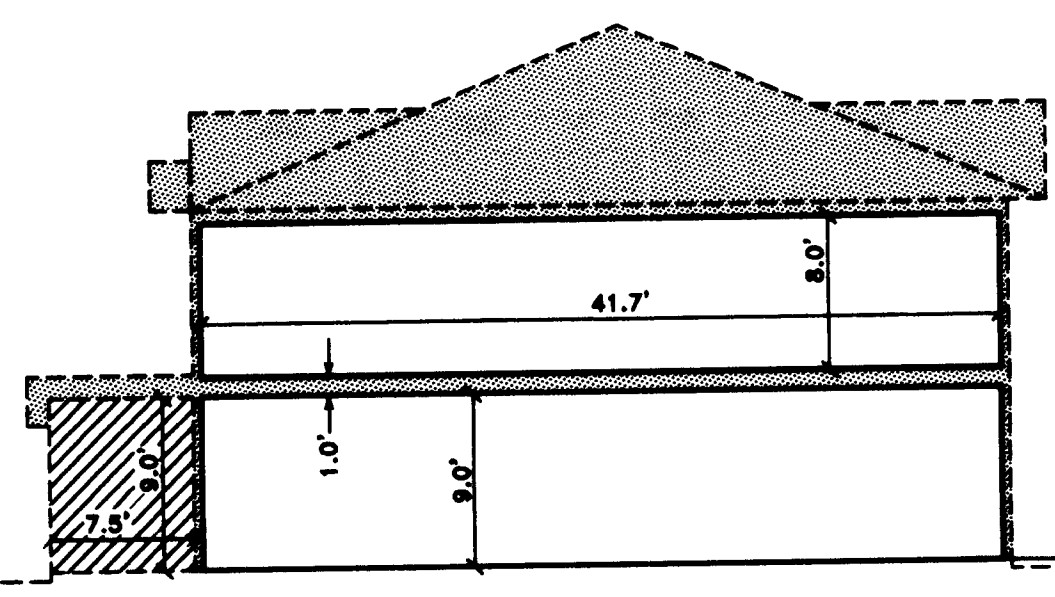
BY: Matthew W. Wasson
 SCALE: 1" = 10'

PLS No. 58691
 January 20, 2006

NOTES:

- N - S BEARINGS = N00°00'41"W
- E - W BEARINGS = N89°59'19"E
- INSIDE DIMENSIONS ARE FACE OF STUD TO FACE OF STUD.
- CEILING DIMENSIONS ARE FROM TOP OF SUBFLOOR TO FACE OF CEILING SHEET ROCK.
- ENTIRE SITE IS G.C.E. EXCEPT FOR L.C.E. AND UNIT OWNERSHIP.
- ALL WALLS ARE 0.5' THICK UNLESS NOTED OTHERWISE.
- [Hatched Box] = G.C.E. (GENERAL COMMON ELEMENT)
- [Diagonal Lines Box] = L.C.E. (LIMITED COMMON ELEMENT)
- ELEVATIONS WERE MEASURED FROM CITY OF ASHLAND BENCH MARK BRASS DISC NO. BM-17, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF NURSERY STREET AND NORTH MAIN STREET. ELEVATION = 1899.13'
- S1-S22 = STORAGE SPACES (LIMITED COMMON ELEMENT)
- EXTERIOR BUILDING DIMENSIONS WERE MEASURED TO FACE OF SIDING.

BUILDING 2 WEST SIDE VIEW



I CERTIFY THIS PLAN TO BE AN EXACT
PHOTOCOPY OF THE ORIGINAL.
Matthew W. Wasson
SURVEYOR

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**
Matthew W. Wasson
OREGON
JAN. 14, 2005
MATTHEW W. WASSON
58691

RENEWS 6/30/06

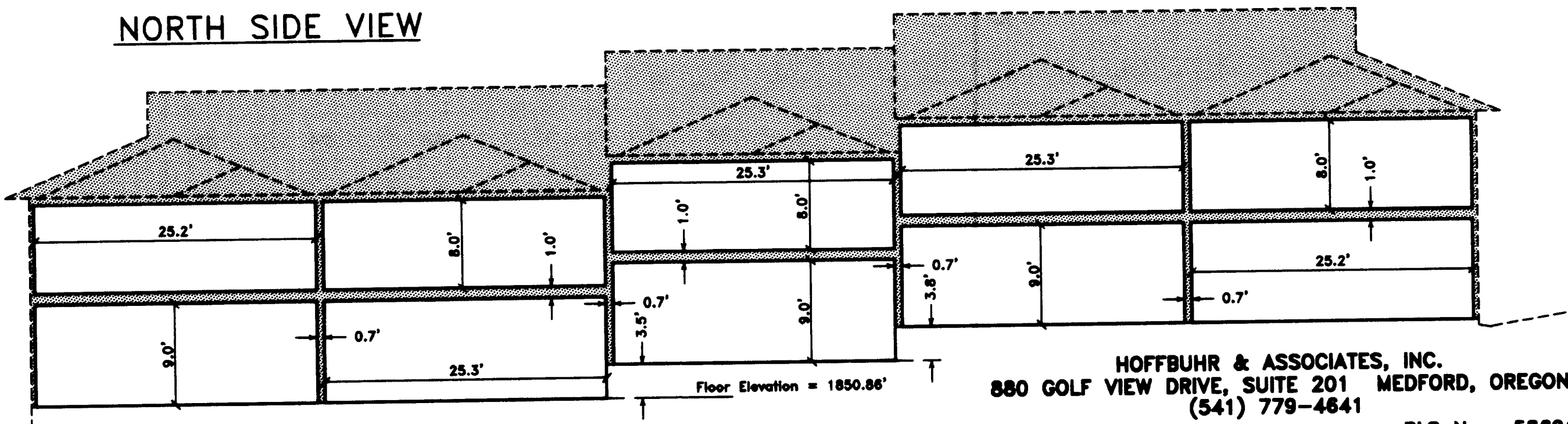
Floor Elevation = 1858.16'

HILLVIEW CONDOMINIUM

Located in:
LOTS 23 AND 23 OF THE W.C. MYER ADDITION
TO THE CITY OF ASHLAND, IN THE NE 1/4 OF
SECTION 5, T39S, R1E, WM. JACKSON COUNTY, OREGON

- NOTES:**
1. N - S BEARINGS = $N00^{\circ}15'59''E$
 2. E - W BEARINGS = $S09^{\circ}44'01''E$
 3. INSIDE DIMENSIONS ARE FACE OF STUD TO FACE OF STUD.
 4. CEILING DIMENSIONS ARE FROM TOP OF SUBFLOOR TO FACE OF CEILING SHEET ROCK.
 5. ENTIRE SITE IS G.C.E. EXCEPT FOR L.C.E. AND UNIT OWNERSHIP.
 6. ALL WALLS ARE 0.5' THICK UNLESS NOTED OTHERWISE.
 7. = G.C.E. (GENERAL COMMON ELEMENT)
 8. = L.C.E. (LIMITED COMMON ELEMENT)
 9. ELEVATIONS WERE MEASURED FROM CITY OF ASHLAND BENCH MARK BRASS DISC NO. BM-17, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF NURSERY STREET AND NORTH MAIN STREET. ELEVATION = 1889.13'
 10. 91-622 = STORAGE SPACES (LIMITED COMMON ELEMENT)
 11. EXTERIOR BUILDING DIMENSIONS WERE MEASURED TO FACE OF SIDING.

NORTH SIDE VIEW



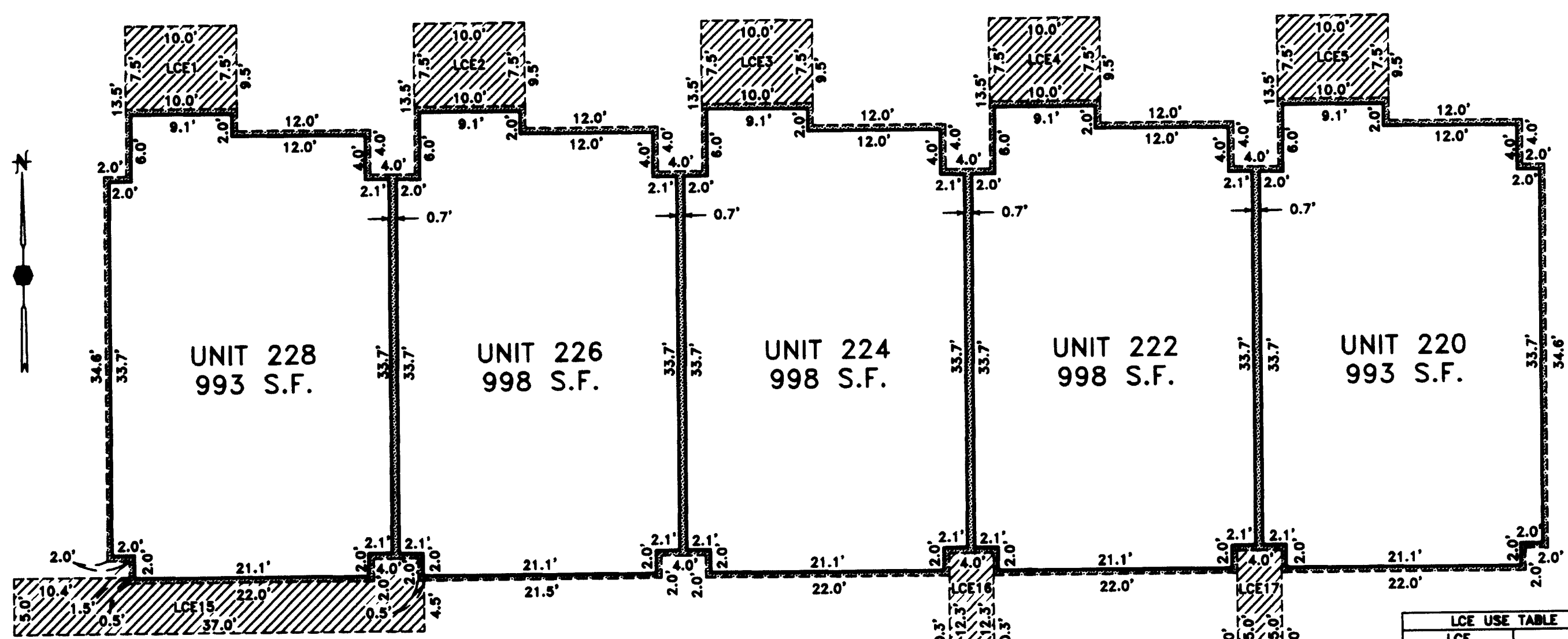
Floor Elevation = 1850.86'

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

BY: Matthew W. Wasson
SCALE: 1" = 10'

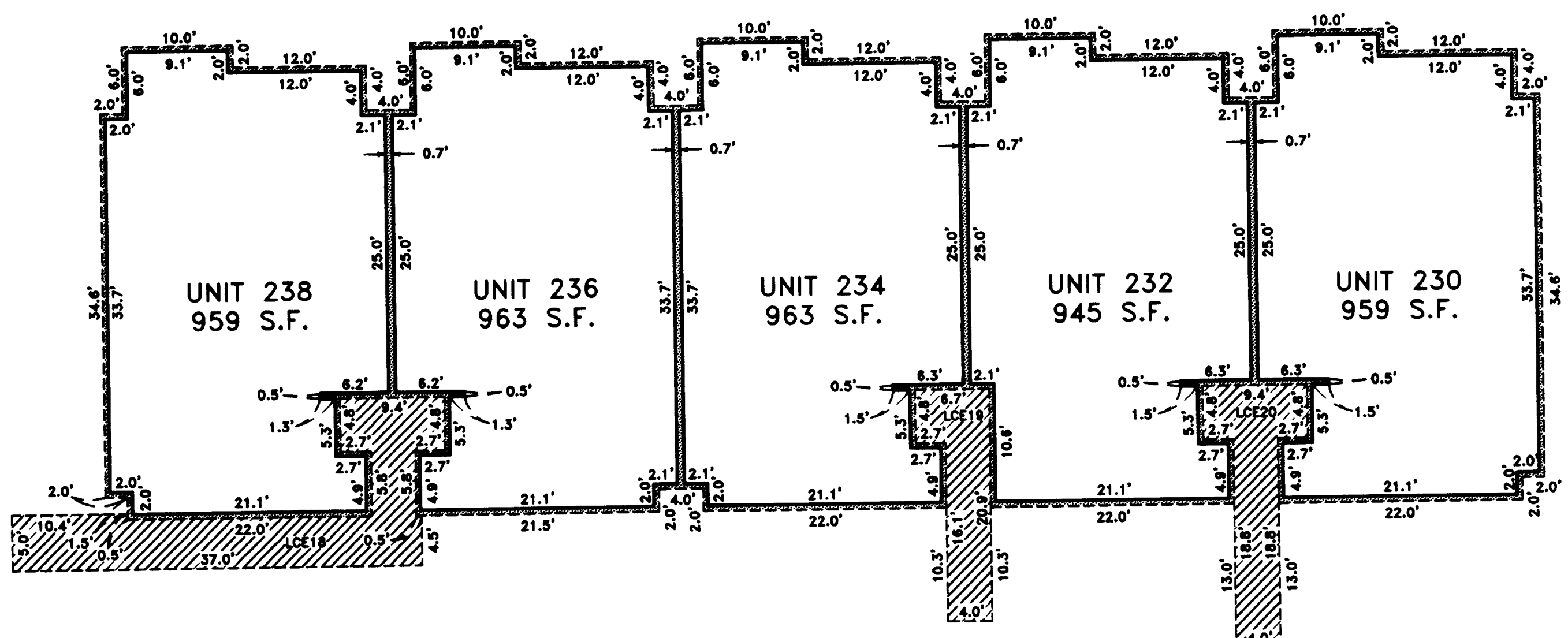
PLS No. 58691
January 20, 2006

LEVEL 1 (PLAN VIEW)



LCE	USE
LCE1-LCE5	PATIO
LCE15	WALKWAY
LCE16-LCE17	STAIRS/LANDING
LCE18	LANDING/WALKWAY
LCE19-LCE20	STAIRS/LANDING

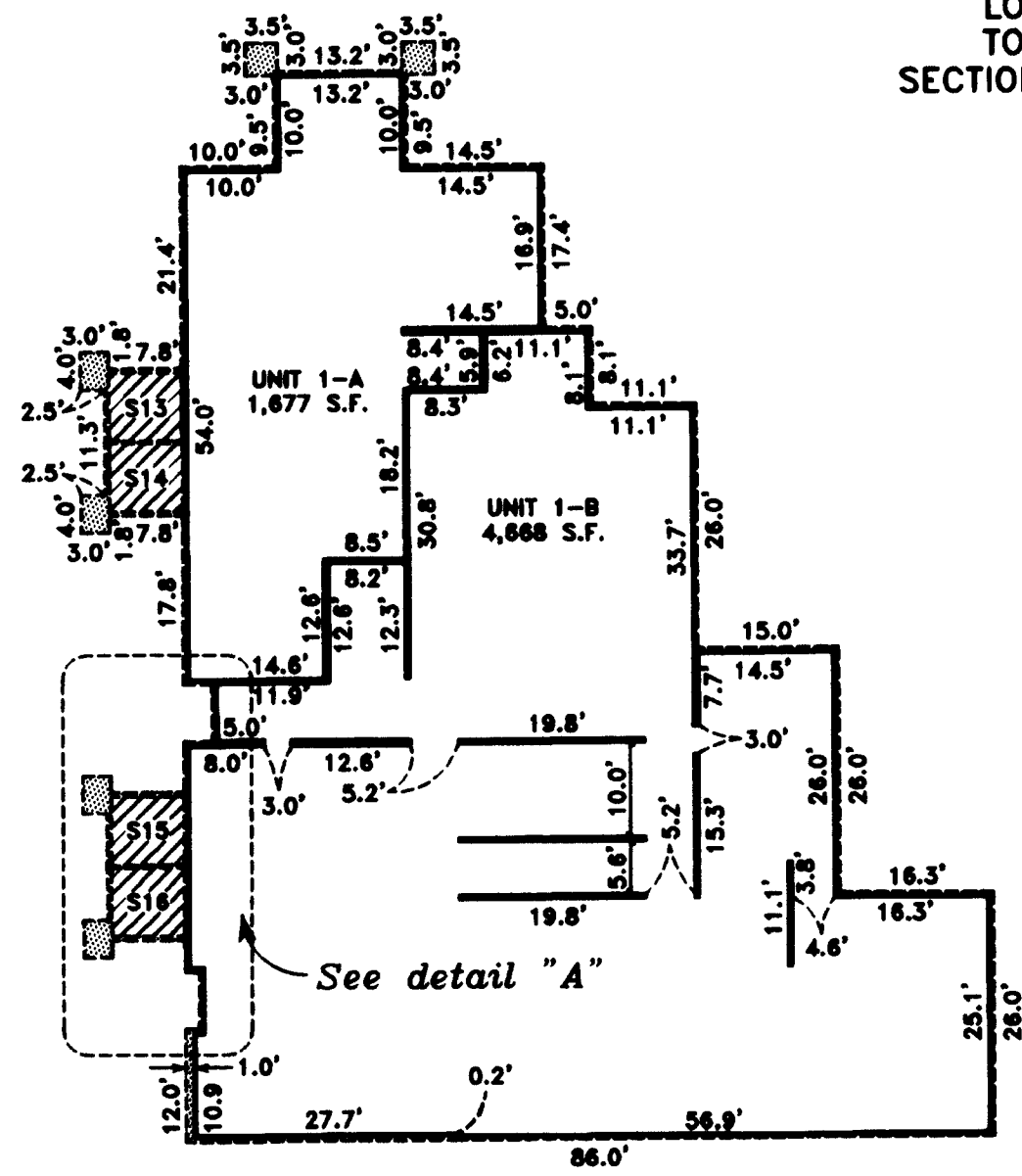
LEVEL 2 (PLAN VIEW)



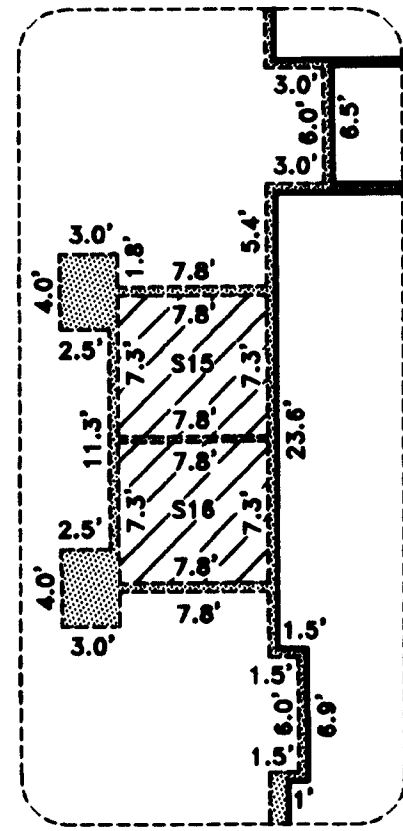
HILLVIEW CONDOMINIUM

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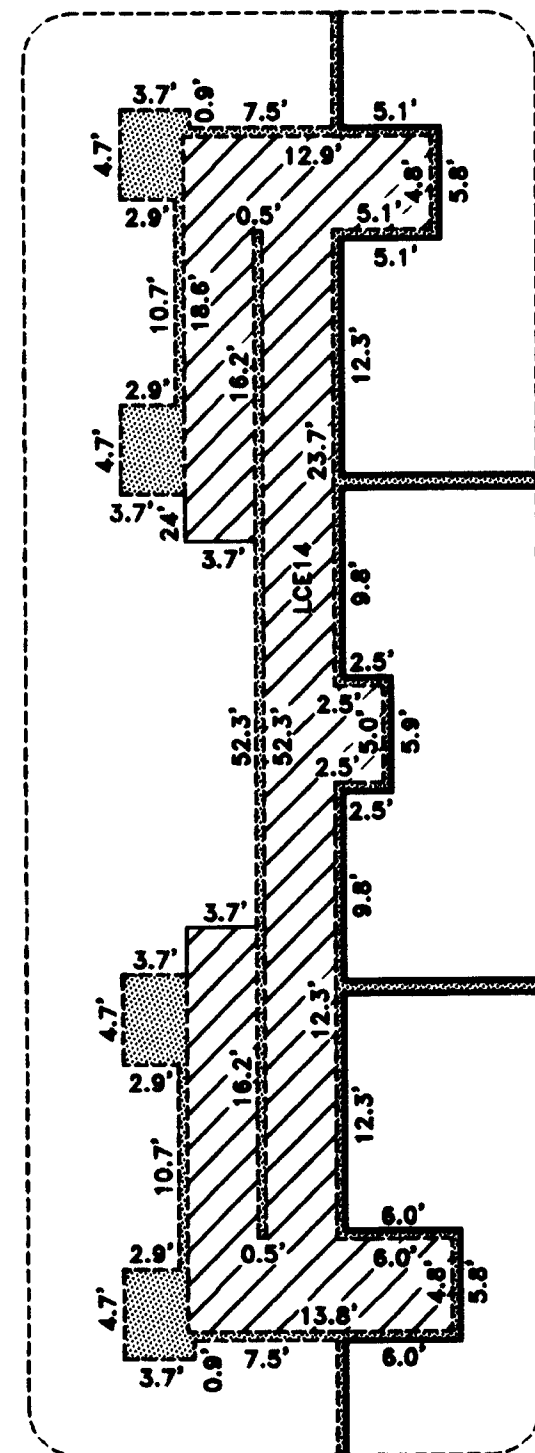
**LEVEL 1
(PLAN VIEW)**



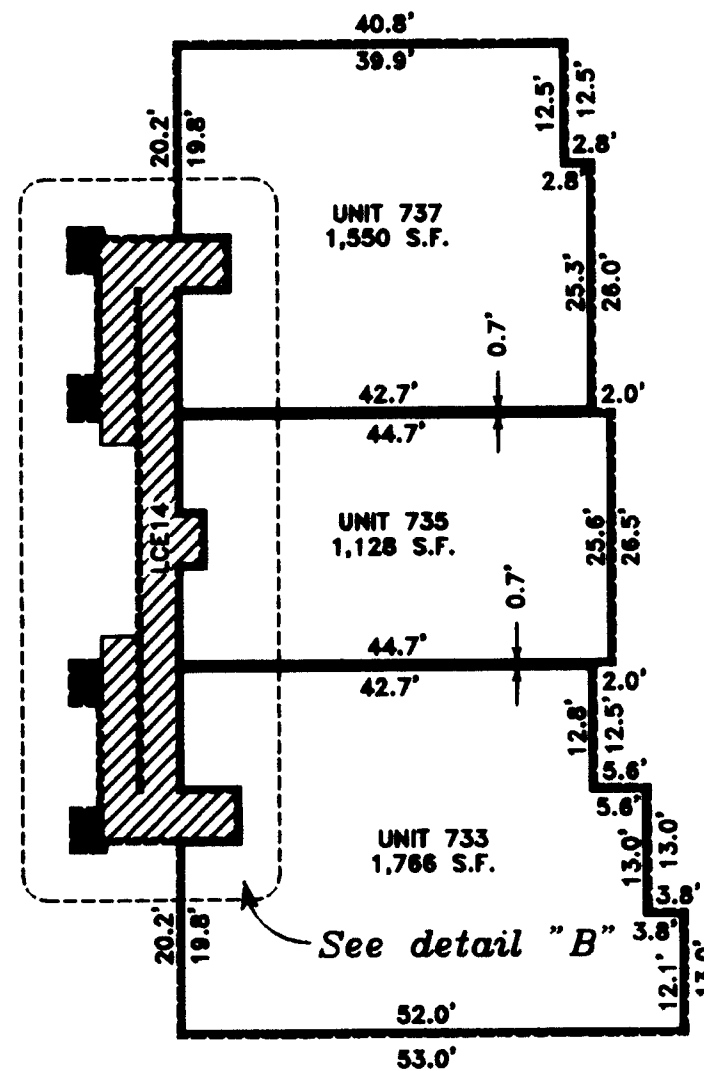
DETAIL "A"



DETAIL "B"

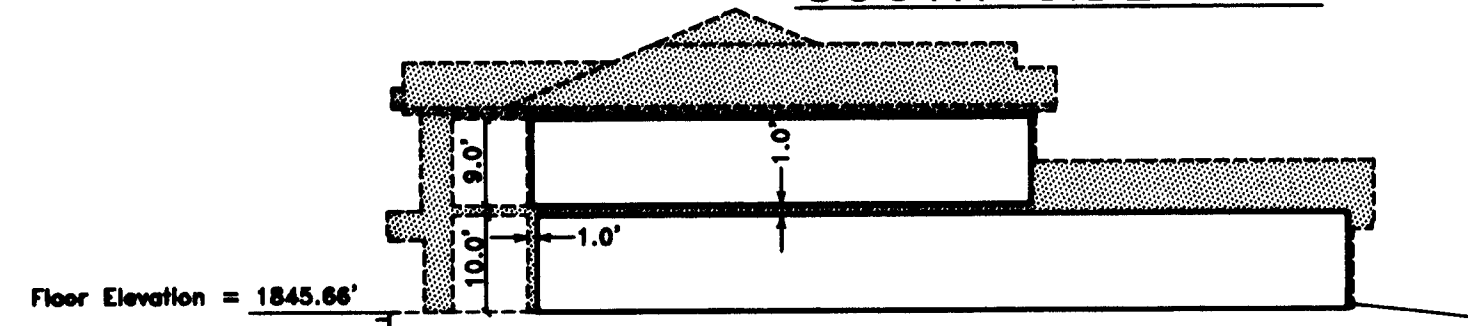


**LEVEL 2
(PLAN VIEW)**

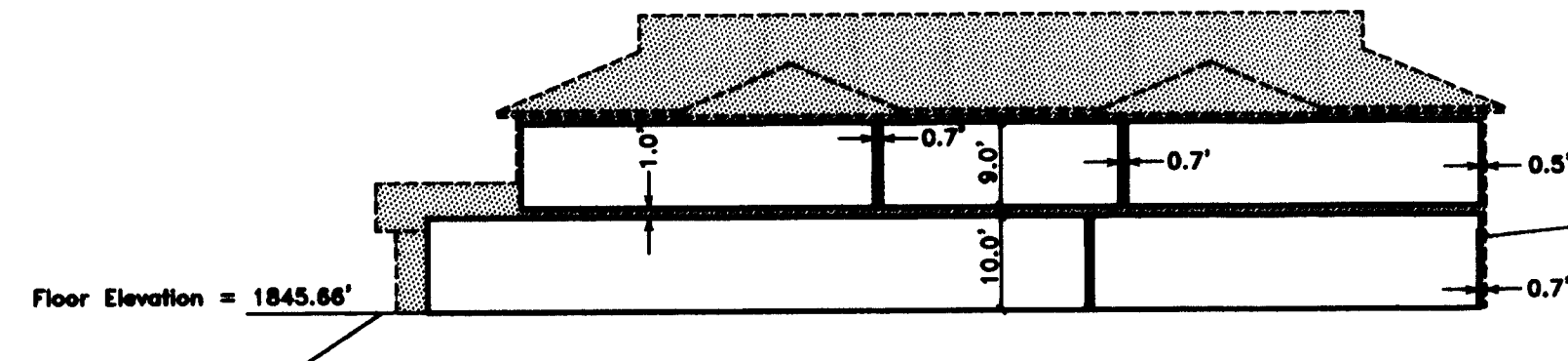


BUILDING 1

SOUTH SIDE VIEW



WEST SIDE VIEW



AREA TABLE	
STORAGE SPACE	AREA
S13-S16	57 SF

LCE USE TABLE	
LCE	USE
LCE14	STAIRS/LANDING

I CERTIFY THIS PLAT TO BE AN EXACT
 PHOTOCOPY OF THE ORIGINAL.
Matthew W. Wasson
 SURVEYOR

**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

OREGON
 JAN. 14, 2005
 MATTHEW W. WASSON
 58891

RENEWS 6/30/06

HOFFBUHR & ASSOCIATES, INC.
 880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON
 (541) 779-4641
 BY: Matthew W. Wasson PLS No. 58891
 SCALE: 1" = 20' January 20, 2006

NOTES:

1. N - S BEARINGS = N00°00'23"W
2. E - W BEARINGS = N89°51'31"E
3. INSIDE DIMENSIONS ARE FACE OF STUD TO FACE OF STUD.
4. CEILING DIMENSIONS ARE FROM TOP OF SUBFLOOR TO FACE OF CEILING SHEET ROCK.
5. ENTIRE SITE IS G.C.E. EXCEPT FOR L.C.E. AND UNIT OWNERSHIP.
6. ALL WALLS ARE 0.5' THICK UNLESS NOTED OTHERWISE.
7. [Hatched Box] = G.C.E. (GENERAL COMMON ELEMENT)
8. [Diagonal Lines Box] = L.C.E. (LIMITED COMMON ELEMENT)
9. ELEVATIONS WERE MEASURED FROM CITY OF ASHLAND BENCH MARK BRASS DISC NO. BM-11, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF NURSERY STREET AND NORTH MAIN STREET. ELEVATION = 1809.13'
10. S1-822 = STORAGE SPACES (LIMITED COMMON ELEMENT)
11. EXTERIOR BUILDING DIMENSIONS WERE MEASURED TO FACE OF SIDING.

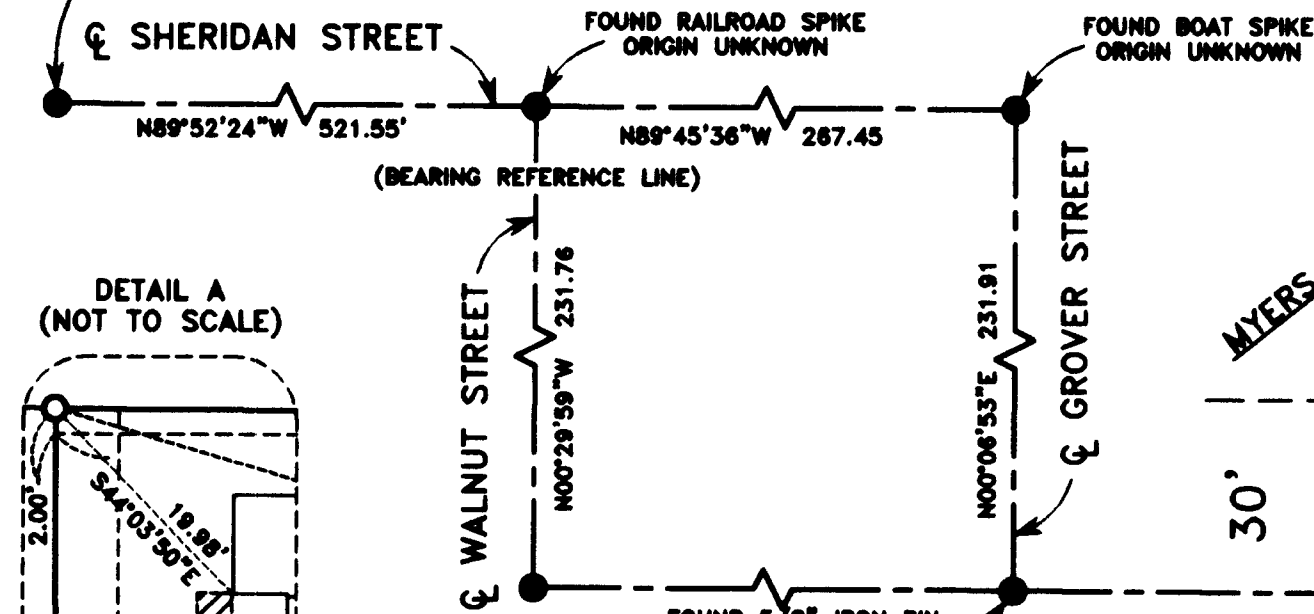
I CERTIFY THIS PLAT TO BE AN EXACT PHOTOCOPY OF THE ORIGINAL.
 SURVEYOR

HILLVIEW CONDOMINIUM

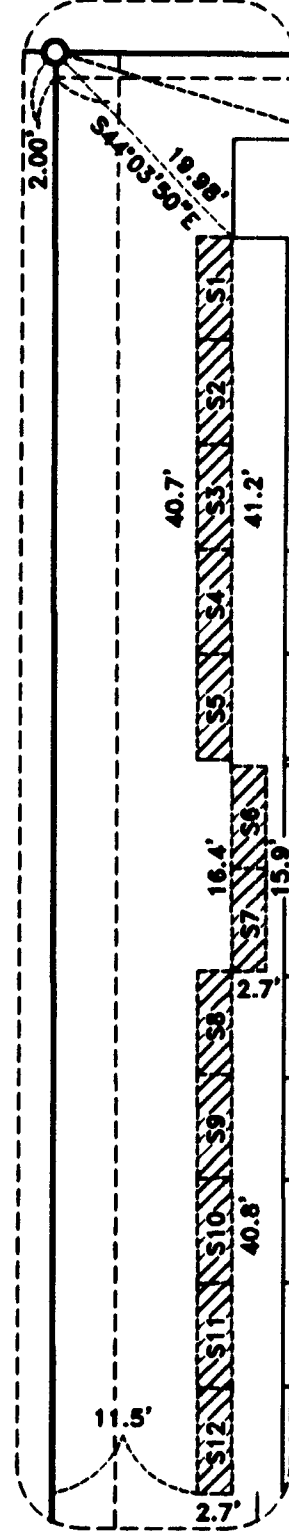
LOCATED IN:
 LOTS 23 AND 24 OF THE W.C. MYER ADDITION
 TO THE CITY OF ASHLAND, IN THE NE 1/4 OF
 SECTION 5, T39S, R1E, WM. JACKSON COUNTY,
 OREGON

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	42°48'57"	16.50'	12.33'	12.05'	N53°41'11"W
2	44°01'49"	14.50'	11.14'	10.87'	N53°04'45"W

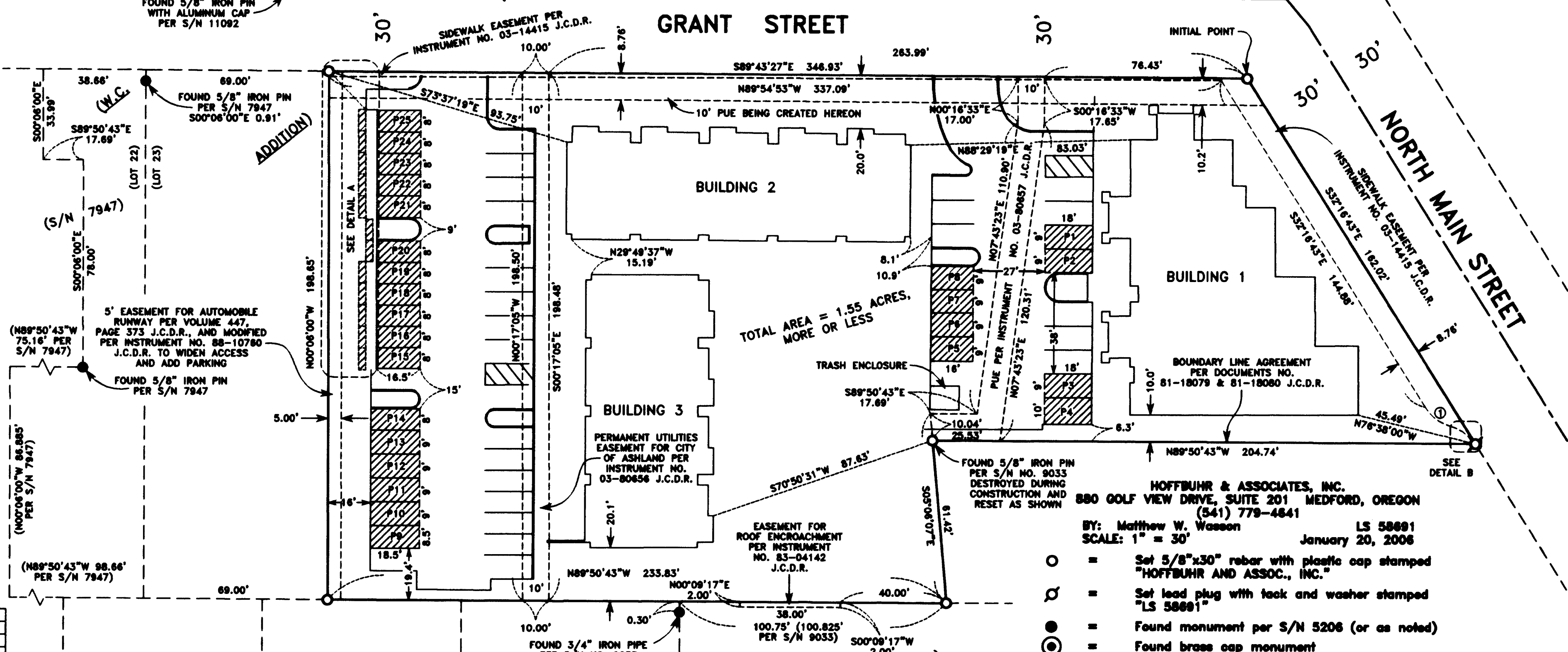
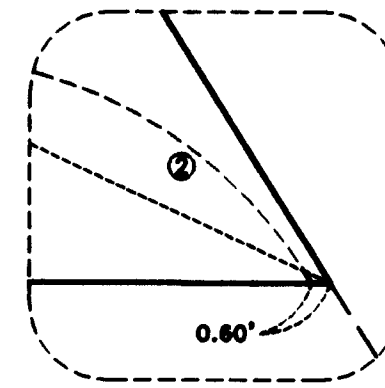
FOUND 2-1/2" BRASS DISC
 S.W. COR. D.L.C. NO. 38
 PER S/N 5206



DETAIL A (NOT TO SCALE)



DETAIL B (NOT TO SCALE)



AREA TABLE	
PARKING SPACE	AREA
P1-P3	182 SF
P4	180 SF
P5-P8	144 SF
P9	157 SF
P10-P13	187 SF
P14	148 SF
P15-P25	132 SF
STORAGE SPACE AREA	
S1-S5	22 SF
S6-S7	21 SF
S8-S12	22 SF

- NOTES:
- ENTIRE SITE IS GENERAL COMMON ELEMENT EXCEPT FOR LIMITED COMMON ELEMENT AND UNIT OWNERSHIP.
 - SEE SHEETS 3-5 FOR INDIVIDUAL UNIT DIMENSIONS

BASIS OF BEARING: True bearing at the N-S centerline of Section 9 as derived from the NOAA Net established in 1988 and as filed with the Jackson County Surveyor's Office. The reference line for bearing control is the centerline of Sheridan Street as shown on filed Survey No. 5206 in the office of the Jackson County Surveyor.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JAN. 14, 2009
 MATTHEW W. WASSON
 58991

RENEWS 6/30/06

HOFFBUHR & ASSOCIATES, INC.
 880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON
 (541) 779-4841

BY: Matthew W. Wasson LS 58991
 SCALE: 1" = 30' January 20, 2006

- = Set 5/8"x30" rebar with plastic cap stamped "HOFFBUHR AND ASSOC., INC."
- ⊙ = Set lead plug with tack and washer stamped "LS 58991"
- = Found monument per S/N 5206 (or as noted)
- ⊙ = Found brass cap monument
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- J.C.D.R. = Jackson County Deed Records
- S/N = Filed Survey Number
- ▨ = L.C.E. (Limited Common Element)
- () = Per S/N 5206 (or as noted)
- P1-P25 = Parking Space (Limited Common Element)
- S1-S22 = Storage Space (Limited Common Element)
- ▨ = Handloop Loading Area