

PA #2003-003

APPROVAL:

EXAMINED AND APPROVED this 30th day of January, 2006.

Jan Holden
City Surveyor

EXAMINED AND APPROVED as required by ORS 100.110 as of FEBRUARY 27, 2006.

William Johnson
Assessor/Department of Assessment

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 100.110 have been paid as of Feb. 27th, 2006.

Jamce Clark
Tax Collector

***** DECLARATION *****

Know all men by these presents that PACIFIC NORTHWEST BUILDING & DESIGN, LLC, is the owner of the real property shown on Sheets 2, 3 & 4, 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 Pacific Northwest Building & Design, LLC as PARK RIDGE CONDOMINIUMS, and that (1) it 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 and (2) it does hereby dedicate to the City of Ashland the Public Utility Easement (PUE) as shown on Sheet 2 with the with the condition the Charter Communications, its successors or assigns in interest shall have the right to use said PUE for the placement and maintenance of Cable TV lines as long as they do not interfere with the placement and maintenance of City of Ashland utilities and the Public Sidewalk Easement (SWE). Park Ridge Condominiums shall be subject to (1) the Declaration of Condominium Ownership for Park Ridge Condominium and (2) the By-Laws of the Park Ridge Condominium Association to be recorded simultaneously with this Plat.

Charles A. Cochrane
CHARLES A. COCHRANE, Managing Member
PACIFIC NORTHWEST BUILDING & DESIGN, LLC

STATE OF OREGON)
COUNTY OF JACKSON)

PERSONALLY appeared the above named Charles A. Cochrane, and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of D & A Investments, LLC.

Dated this 13 day of December, 2005.

Cobi Nicholson
Cobi Nicholson Notary Public - Oregon
Commission No. 390388
My Commission Expires 3/7/09

**** AFFIDAVIT OF CONSENT ****

FROM LIBERTYBANK RECORDED AS DOC.# 2006-009750, ORJCO.

PARK RIDGE CONDOMINIUMS

In Lot 41 of PARK RIDGE SUBDIVISION, PHASE 2 & in the S.E. 1/4 of Section 4, T.39S., R.1E., W.M. City of Ashland Jackson County, Oregon

for
Pacific NW Building & Design
518 Washington Street, Suite #2
Ashland, OR 97520

*** INDEX TO SHEETS ***

SHEET 1	SIGNATURE SHEET
SHEET 2	OVERALL & GROUND PLAN VIEW
SHEET 3	ELEVATION VIEWS UNITS 444 TO 468
SHEET 4	ELEVATION VIEWS FOR UNITS 474 & 480

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:

DECEMBER 9, 2005

***** RECORDING *****

Filed for record this 27th day of FEBRUARY, 2006, at 12:03 o'clock P.M., and recorded in Volume 32, of Plats at Page 15, of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Cheryl Augers
Deputy

Declaration of Condominium Ownership, Covenants, Conditions and Restrictions recorded as Doc. 2006-009751, ORJCO.

By-Laws of the park Ridge Condominium Homeowners Association recorded as Doc. 2006-009751, 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:

Lot 41 of PARK RIDGE SUBDIVISION, PHASE 2, according to the official plat thereof, now of record, in Jackson County, Oregon.



***** SURVEYOR'S STATEMENT PER ORS 100.115(2d) *****

This plat accurately depicts the boundaries of the units and that construction of the buildings, units and common elements as depicted on the Plat are complete.

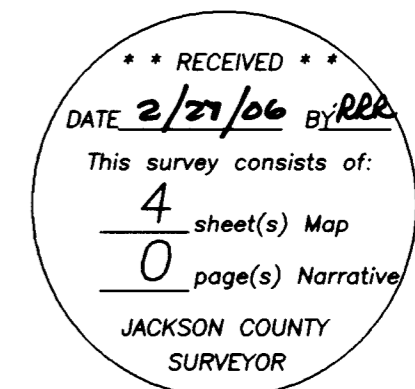
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument the exterior boundary and depict the Unit, LCE and GCE boundaries of PARK RIDGE CONDOMINIUMS.

PROCEDURE: From control and monuments established by this office during Park Ridge Subdivision, Phase 2, Made ties to buildings as shown. The existing control was elevated to match RM#4 as shown on FEMA FIRM Panel 410090 0001B dated June 1, 1981.

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

James E. Hibbs
SURVEYOR



19083
~~19083~~

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 & in the S.E. 1/4 of Section 4, T.39S, R.1E., W.M.
 City of Ashland Jackson County, Oregon

LEGEND:

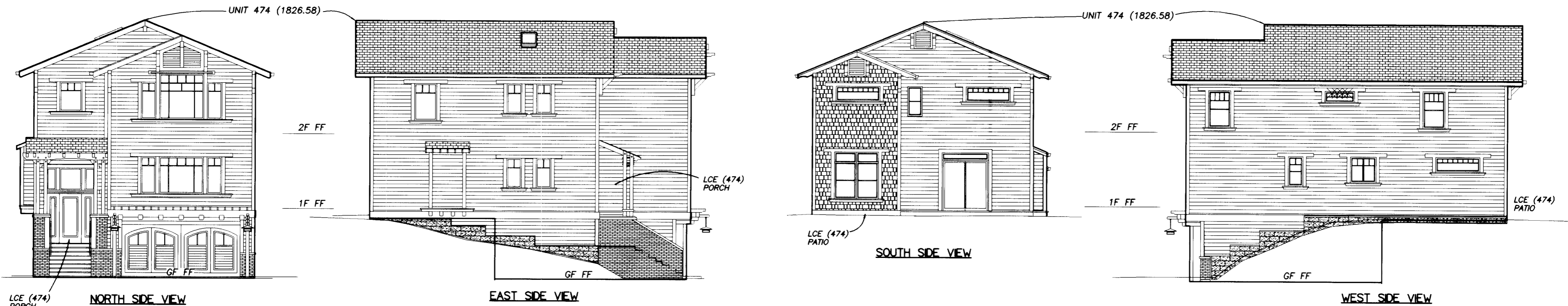
FF = FINISH FLOOR.
 GF = GROUND FLOOR.
 1F = FIRST FLOOR.
 2F = SECOND FLOOR.

DATE: DECEMBER 9, 2005 SCALE: 1" = 10'

NOTES:

- ELEVATION BASED ON RM#4 AS SHOWN ON FEMA FIRM PANEL 410090 0001B DATED JUNE 1, 1981.
- VERTICAL DIMENSIONS ARE FROM BOTTOM OF FINISH FLOOR TO TOP OF ROOF.

ELEVATION VIEWS FOR UNIT 474

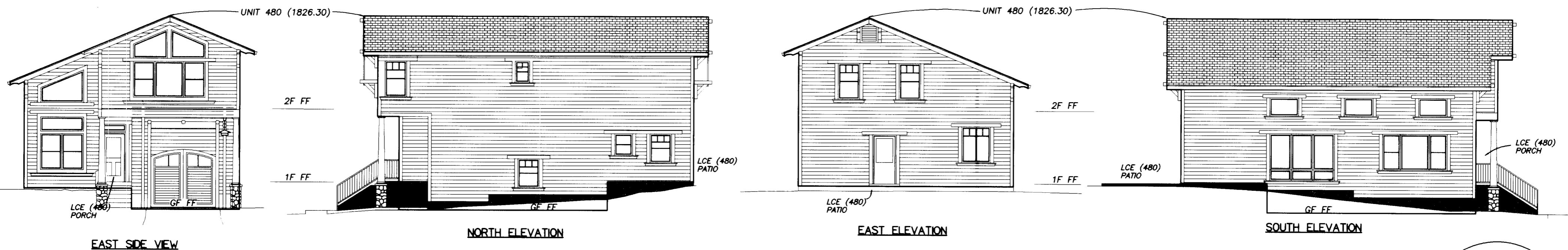


UNIT FLOOR ELEVATIONS

UNIT #	GF FF	1F FF	2F FF
474	1791.68	1802.28	1812.43

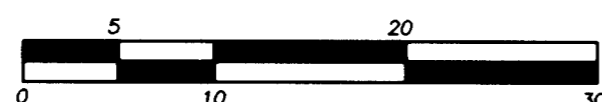


ELEVATION VIEWS FOR UNIT 480



UNIT FLOOR ELEVATIONS

UNIT #	GF FF	1F FF	2F FF
480	1799.69	1803.55	1813.70



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James E. Hibbs
 SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-07

*** RECEIVED ***
 DATE 2/27/06 BY *ASB*
 This survey consists of:
 4 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

SHEET 4 OF 4
 05108FM

391E04DC TL3600

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

19083

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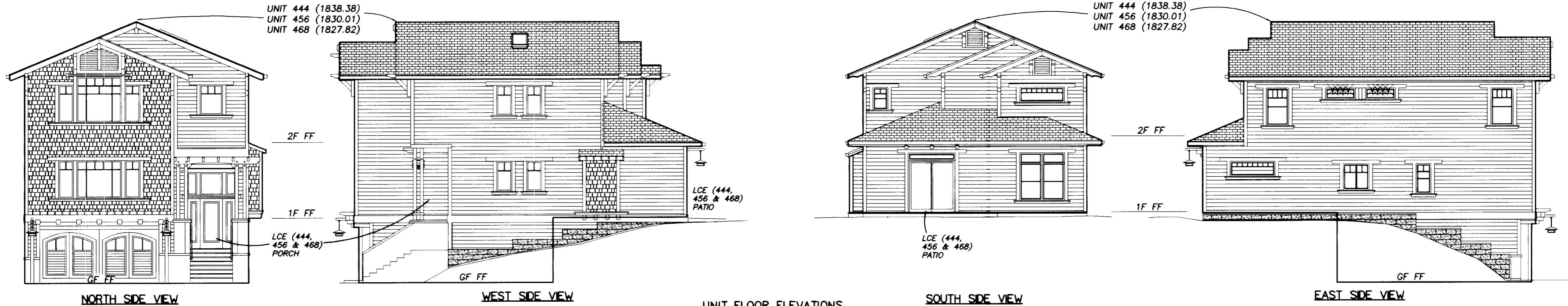
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NOTES:

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ELEVATION VIEWS FOR UNITS 444, 456 & 468

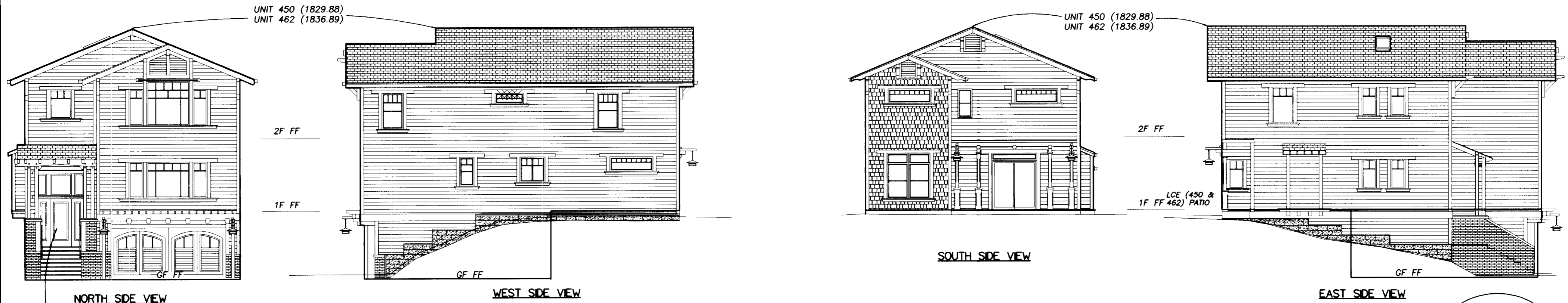


UNIT FLOOR ELEVATIONS

UNIT #	GF FF	1F FF	2F FF
444	1803.48	1812.98	1823.35
456	1795.11	1804.98	1815.12
468	1792.92	1802.22	1812.35



ELEVATION VIEWS FOR UNITS 450 & 462



UNIT FLOOR ELEVATIONS

UNIT #	GF FF	1F FF	2F FF
450	1794.98	1806.17	1816.32
462	1801.99	1811.96	1822.11



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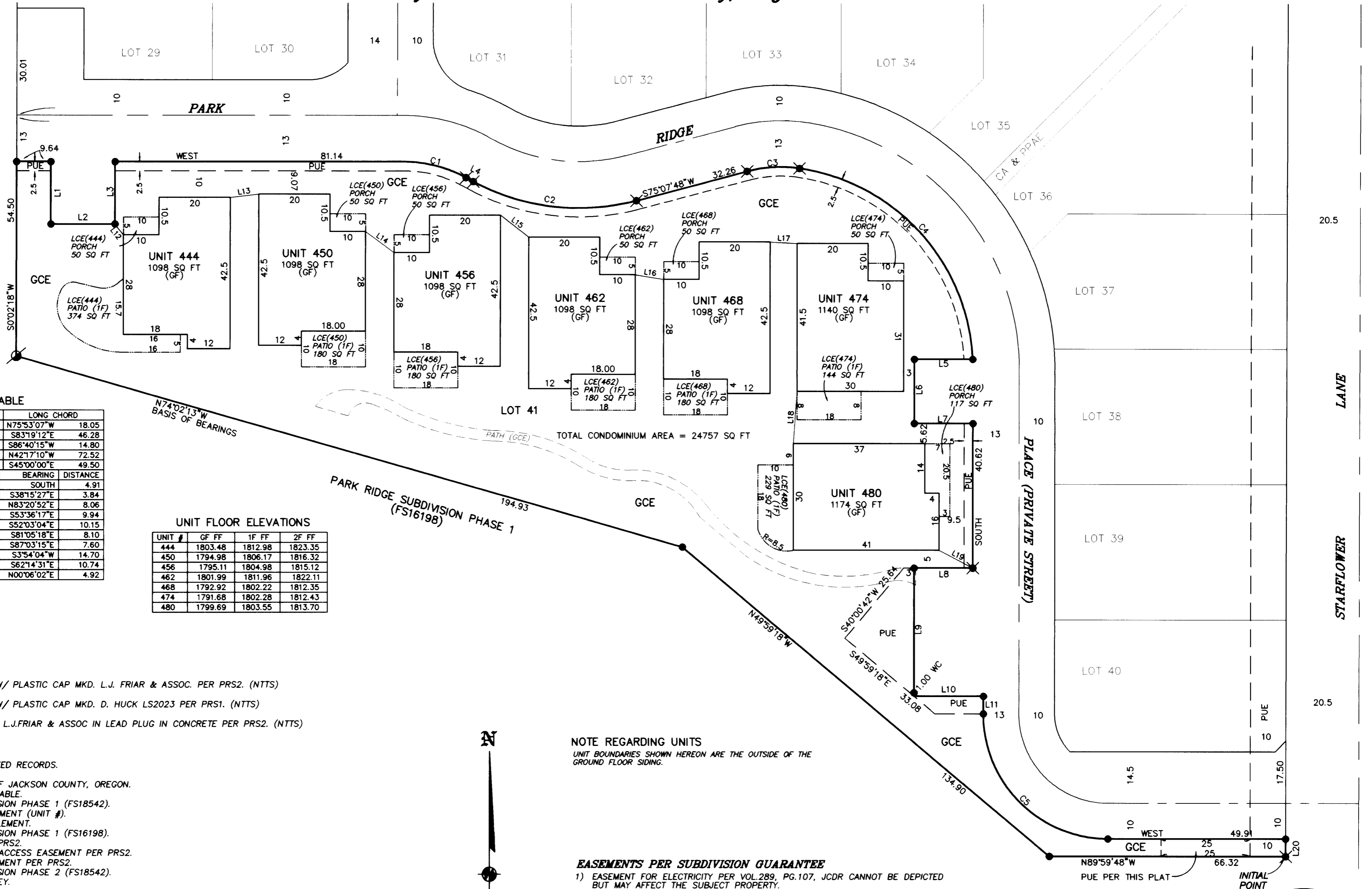
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& in the S.E. 1/4 of Section 4, T.39S, R.1E, W.M.
City of Ashland Jackson County, Oregon

NOTES ON BEARINGS
ALL UNITS
N-S BEARINGS = NORTH
E-W BEARINGS = EAST

NOTE REGARDING STREET
PARK RIDGE PLACE IS PART OF THE
COMMON AREA OF PARK RIDGE SUBD.
PHASE 2 AND WILL BE OWNED &
MAINTAINED BY THE HOMEOWNER'S
ASSOCIATION.



COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	28°13'46"	18.23	37.00	N75°53'07"W 18.05
C2	43°05'58"	47.39	63.00	S83°19'12"E 46.28
C3	23°04'53"	14.91	37.00	S86°40'15"W 14.80
C4	79°00'16"	78.60	57.00	N42°17'10"W 72.52
C5	90°00'00"	54.98	35.00	S45°00'00"E 49.50

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	S00°03'29"E	17.50	L11	SOUTH	4.91
L2	N89°57'33"E	18.00	L12	S38°15'27"E	3.84
L3	N00°02'27"W	17.48	L13	N83°20'52"E	8.06
L4	S61°46'13"E	2.33	L14	S53°36'17"E	9.94
L5	S89°59'48"W	16.43	L15	S52°03'04"E	10.15
L6	SOUTH	18.00	L16	S81°05'18"E	8.10
L7	EAST	16.50	L17	S87°03'15"E	7.60
L8	EAST	16.50	L18	S3°54'04"W	14.70
L9	NORTH	36.00	L19	S62°14'31"E	10.74
L10	WEST	19.50	L20	N00°06'02"E	4.92

UNIT FLOOR ELEVATIONS

UNIT #	GF FF	1F FF	2F FF
444	1803.48	1812.98	1823.35
450	1794.98	1806.17	1816.32
456	1795.11	1804.98	1815.12
462	1801.99	1811.96	1822.11
468	1792.92	1802.22	1812.35
474	1791.68	1802.28	1812.43
480	1799.69	1803.55	1813.70

- LEGEND**
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER PRS2. (NTTS)
 - ⦿ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. D. HUCK LS2023 PER PRS1. (NTTS)
 - ⊗ = FD BRASS TAG MKD. L.J.FRIAR & ASSOC IN LEAD PLUG IN CONCRETE PER PRS2. (NTTS)
- (1878.99) = ELEVATION.
 FF = FINISH FLOOR.
 JCDR = JACKSON COUNTY DEED RECORDS.
 SQ FT = SQUARE FEET.
 ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 C1/L1 = SEE COURSE DATA TABLE.
 PRS2 = PARK RIDGE SUBDIVISION PHASE 1 (FS18542).
 LCE(#)= LIMITED COMMON ELEMENT (UNIT #).
 GCE = GENERAL COMMON ELEMENT.
 PRS1 = PARK RIDGE SUBDIVISION PHASE 1 (FS16198).
 CA = COMMON AREA PER PRS2.
 PPAE = PUBLIC PEDESTRIAN ACCESS EASEMENT PER PRS2.
 PUE = PUBLIC UTILITY EASEMENT PER PRS2.
 PRS2 = PARK RIDGE SUBDIVISION PHASE 2 (FS18542).
 NTTS = NOT TIED THIS SURVEY.
 GF = GROUND FLOOR
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BASIS OF BEARINGS

NOAA TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 4. THE REFERENCE LINE FOR BEARING CONTROL WAS TAKEN FROM THE MONUMENTS ALONG THE SOUTH LINE OF PRS2 AS SHOWN ON SURVEY NO. 18542 ON FILE WITH THE JACKSON COUNTY SURVEYOR'S OFFICE AND AS SHOWN HEREON.

DATE: DECEMBER 9, 2005 UNIT OF MEASUREMENT = FEET SCALE: 1" = 20'



NOTE REGARDING UNITS
UNIT BOUNDARIES SHOWN HEREON ARE THE OUTSIDE OF THE GROUND FLOOR SIDING.

EASEMENTS PER SUBDIVISION GUARANTEE
1) EASEMENT FOR ELECTRICITY PER VOL.289, PG.107, JCDR CANNOT BE DEPICTED BUT MAY AFFECT THE SUBJECT PROPERTY.

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 JULY 17, 1986
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