

SHADOW PINES CONDOMINIUM

Located in the N.E. 1/4 of Section 30, T.37S., R.1W., W.M.
City of Medford, Jackson County, Oregon

APPROVALS:

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

Paul D. Lani
City Surveyor

EXAMINED AND APPROVED as required by ORS 100.110 as
of APRIL 19, 2006.

Walter D. Jones, Deputy
Assessor, Department of Assessment

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 100.110 have been
paid as of April 19, 2006.

James Clark, Deputy
Tax Collector

* INDEX TO SHEETS *

SHEET 1	SIGNATURE SHEET
SHEET 2	OVERALL VIEW
SHEET 3	PLAN & ELEVATION VIEWS

SURVEY FOR:

SHADOW PINES, LLC
18 HILLCREST STREET
ASHLAND, OR 97520

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:

FEBRUARY 28, 2006

*** DECLARATION ***

Know all men by these presents that SHADOW PINES, LLC, is the owner of the real property shown on Sheets 2 & 3, more particularly described in the Surveyor's Certificate, and does hereby make, establish and declare that this Plat is a correct representation of the land as laid out by Shadow Pines, LLC as SHADOW PINES CONDOMINIUM, and 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. Shadow Pines Condominiums shall be subject to (1) the Declaration of Condominium Ownership for Shadow Pines Condominiums and (2) the By-Laws of the Shadow Pines Condominium Owners Association to be recorded simultaneously with this Plat.

Sharon C. Thormahlen
SHARON C. THORMAHLEN, MEMBER
SHADOW PINES, LLC

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Sharon C. Thormahlen, of Shadow Pines, LLC and acknowledged the foregoing instrument to be her voluntary act and deed and was signed on behalf of Shadow Pines, LLC.

Dated this 6th day of March, 2006.

Karen L. Lafitte
Karen L. Lafitte Notary Public - Oregon
Commission No. 351244
My Commission Expires March 10, 2006

*** RECORDING ***
Filed for record this 19th day of April,
20 06, at 2:35 o'clock P.M., and recorded in Volume
32, of Plats at Page 35, of records of
Jackson County, Oregon & Document No. 2006-020724 ORJCO.

Kathleen S. Buckett Carmen D. Helman
County Clerk Deputy

Declaration of Condominium Ownership, Covenants, Conditions and Restrictions
recorded as Doc. 2006-020723, ORJCO.

By-Laws of the Shadow Pines Condominium Owners Association recorded as
Doc. 2006-020723, 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:

Beginning at a 5/8 inch iron pin from which the Southeast corner of Donation Land Claim No. 42 in Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon, bears NORTH, 1251.17 feet (record 1250.98 feet) and EAST, 643.66 feet (record 644.03 feet) and the INITIAL POINT OF BEGINNING; thence along the North line of that tract described in Document No. 2005-056121, Official Records of Jackson County, Oregon, North 87°29'20" East (record North 87°30' East), 300.62 feet to a 5/8 inch iron pin at the Southwest corner of Tract H described in Document No. 00-29609, said Official Records; thence along the West line of said tract, North 00°01'15" East, 139.83 feet to the Northwest corner thereof; thence along the North line of said tract, North 87°29'20" East, 50.00 feet to the Northeast corner thereof; thence along the East line of said tract, South 00°01'15" West, 139.83 feet to the North line of that tract described in Document No. 2005-056121, said Official Records; thence along said North line, North 87°29'20" East (record North 87°30' East), 29.08 feet to a 5/8 inch iron pin at the Northeast corner thereof; thence South 02°35'06" East, 147.28 feet to the Northerly right of way line of Tenth Street in the City of Medford, Oregon; thence, along said right of way line, along the arc of a 532.96 foot radius curve to the right, having a central angle of 25°39'02", a distance of 238.60 feet (the long chord of which bears North 77°04'31" West, 236.61 feet) to a 5/8 inch iron pin; thence North 64°15'00" West, 172.49 feet to a 5/8 inch iron pin at the Southwest corner of that tract described in Document No. 2005-056121, said Official Records; thence along the West line thereof, North 00°01'15" East, 2.63 feet to the Initial Point of Beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR

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

*** 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 and GCE boundaries of SHADOW PINES CONDOMINIUM.

PROCEDURE: Made ties to existing monuments as shown hereon to control this Survey. Held map record data per FS5217 to position the Southerly line. The unrecorded monuments were held as they fit record position very well. Made ties to buildings as shown. The existing control was elevated to match City of Medford BM #B159. The Easterly line was held along the existing fence line. A property line adjustment is in progress to finalize this line. However, at the time of the filing of this Plat the adjusted deeds have not been recorded.

*** RECEIVED ***
DATE 4-19-06 BY JEB
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

SHEET 1 OF 3

SURVEY FOR:

SHADOW PINES, LLC
18 HILLCREST STREET
ASHLAND, OR 97520

SURVEY BY:

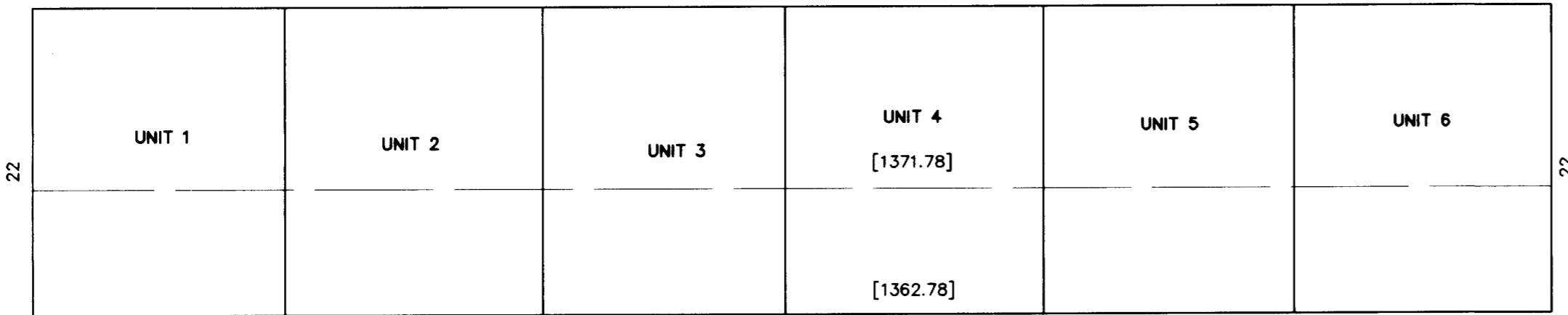
L.J. FRIAR & ASSOCIATES, P.C.
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SHADOW PINES CONDOMINIUM
Located in the N.E. 1/4 of Section 30, T.37S, R.1W., W.M.
City of Medford, Jackson County, Oregon

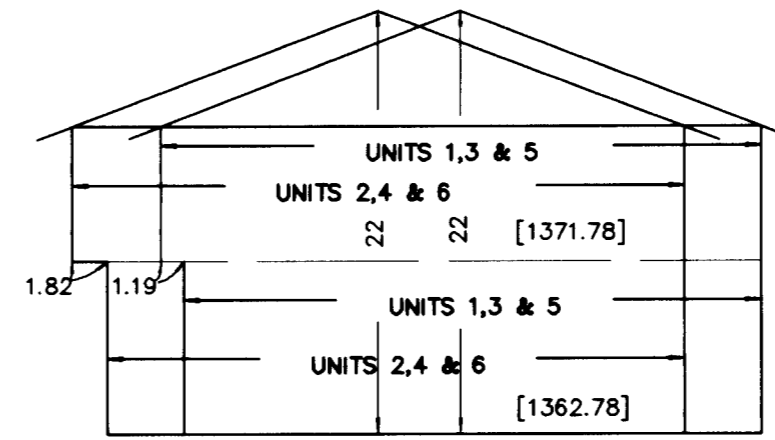
SEE SHEET 2 LEGEND FOR ADDITIONAL INFORMATION.

NOTES:

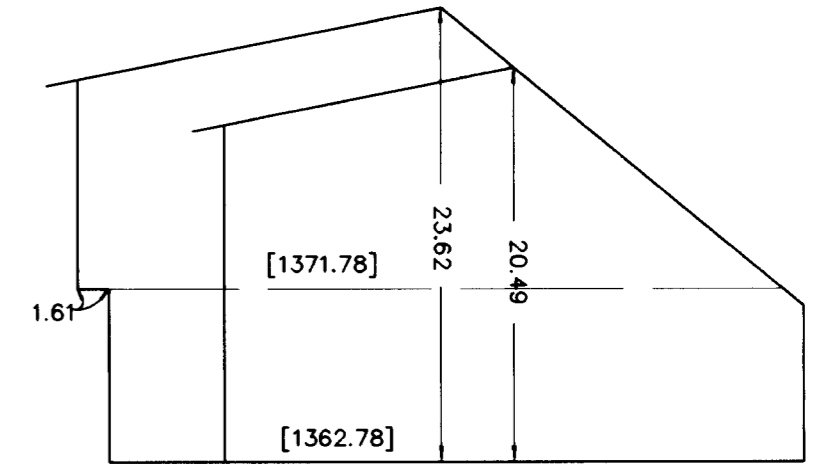
- 1) HORIZONTAL DIMENSIONS SHOWN ARE TO EXTERIOR OF BUILDING AT FIRST FLOOR ONLY.
- 2) VERTICAL DIMENSIONS ARE FROM BOTTOM OF FIRST FLOOR TO TOP OF ROOF.



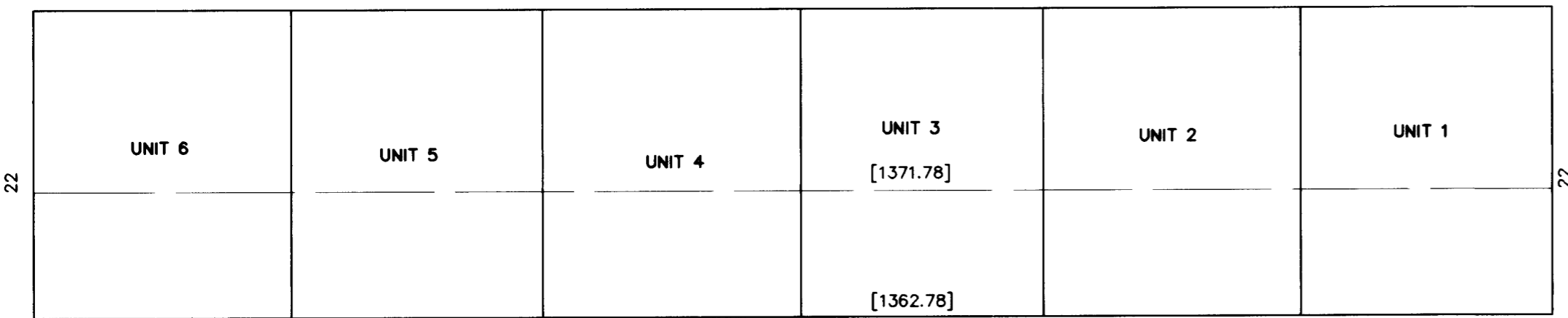
EAST SIDE VIEW



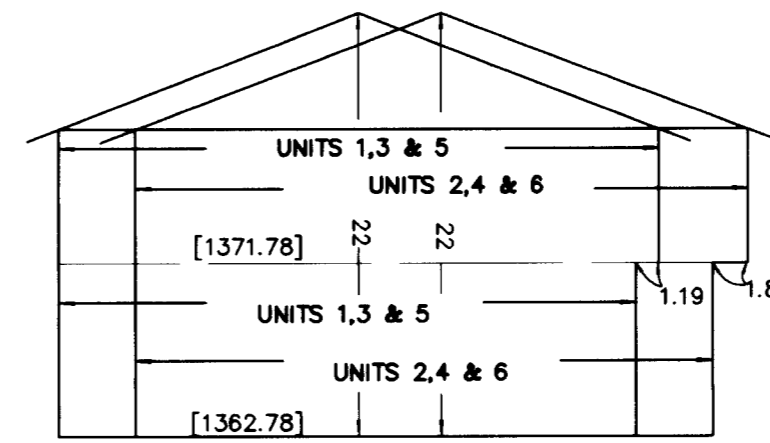
SOUTH SIDE VIEW



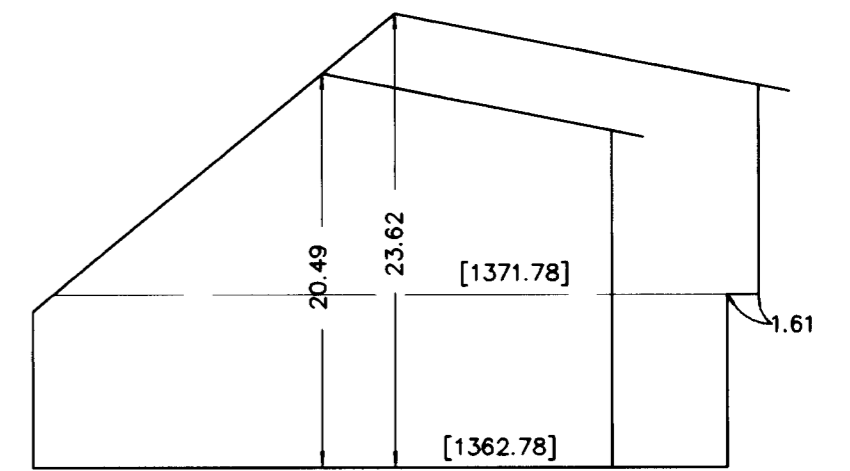
WEST SIDE VIEW
UNITS 7,9,11 & 13



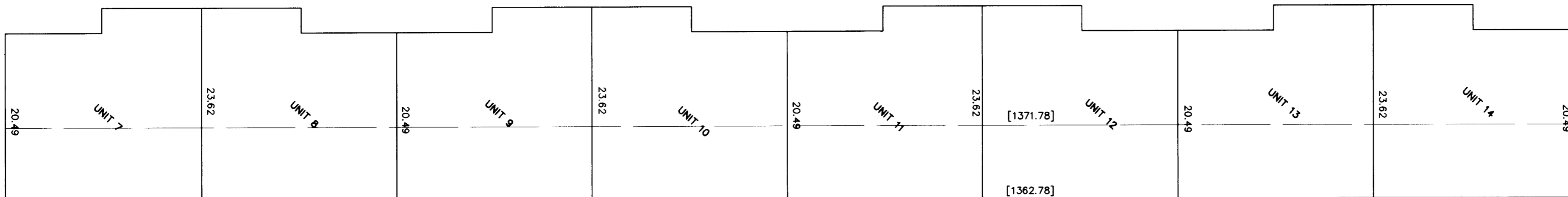
WEST SIDE VIEW



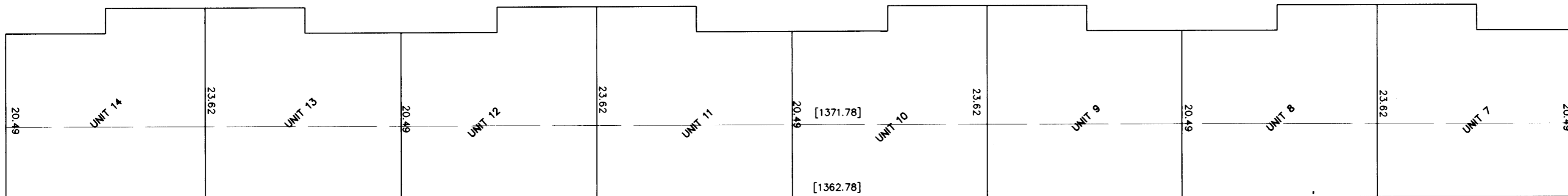
NORTH SIDE VIEW



WEST SIDE VIEW
UNITS 8,10,12 & 14



NORTH SIDE VIEW



SOUTH SIDE VIEW

LEGEND:

- = UNIT OWNERSHIP BOUNDARY = EXTERIOR OF BUILDING.
- [] = ELEVATION BASED ON CITY OF MEDFORD BM #B159.

DATE: FEBRUARY 28, 2006



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

[Signature]
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-07

RECEIVED
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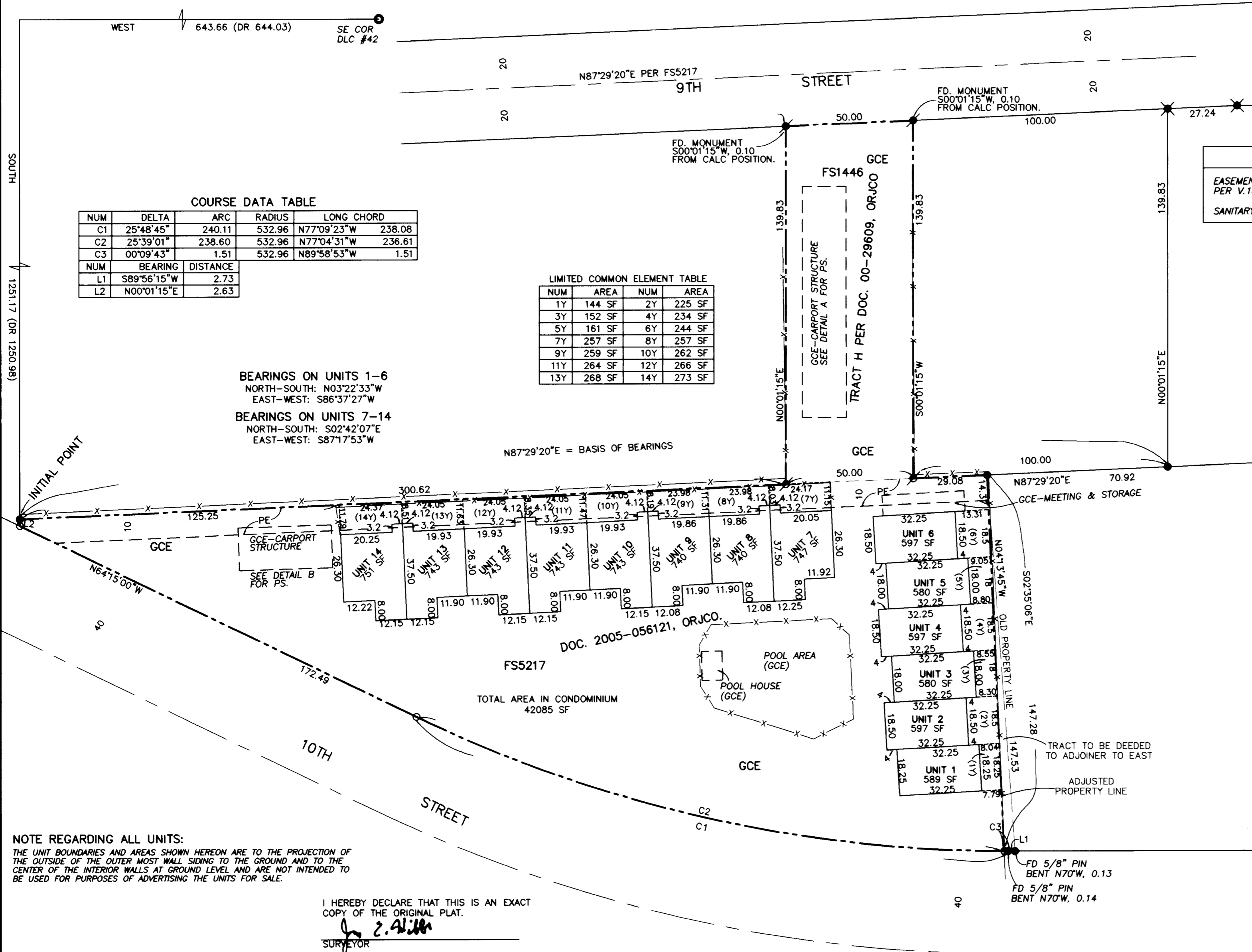
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SHADOW PINES CONDOMINIUM
Located in the N.E. 1/4 of Section 30, T.37S., R.1W., W.M.
City of Medford, Jackson County, Oregon

LEGEND:

- = FD 5/8" IRON PIN PER FS5217.
- ⊙ = FD LEAD AND TACK PER FS5217.
- ⊙ = FD LEAD AND TACK PER FS1446.
- ⊙ = FD 5/8" IRON PIN MKD THOMAS LS505. ORIGIN UNKNOWN
- = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- = EXTERIOR BUILDING LINE = UNIT BOUNDARY.
- FS = FILED SURVEY #.
- PE = POWER EASEMENT PER DOC. 73-03345, ORJCO.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- C1/L1 = SEE COURSE DATA TABLE.
- GCE = GENERAL COMMON ELEMENT.
- (#Y) = LIMITED COMMON ELEMENT YARD AREA FOR UNIT #.
- JCDR = JACKSON COUNTY DEED RECORDS.
- SF = SQUARE FEET.
- LCE = LIMITED COMMON ELEMENT.
- DR = DEED RECORD DATA.
- X- = FENCE LINE.
- PS = PARKING SPACE = LCE

BASIS OF BEARINGS: SURVEY NO. 5217 AS SHOWN HEREON.
DATE: FEBRUARY 28, 2006 UNIT OF MEASUREMENT: FEET
SCALE: SHEET 2: 1"= 30' SHEET 3: 1"=10'



COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	25°48'45"	240.11	532.96	N77°09'23"W 238.08
C2	25°39'01"	238.60	532.96	N77°04'31"W 236.61
C3	00°09'43"	1.51	532.96	N89°58'53"W 1.51

NUM	BEARING	DISTANCE
L1	S89°56'15"W	2.73
L2	N00°01'15"E	2.63

LIMITED COMMON ELEMENT TABLE

NUM	AREA	NUM	AREA
1Y	144 SF	2Y	225 SF
3Y	152 SF	4Y	234 SF
5Y	161 SF	6Y	244 SF
7Y	257 SF	8Y	257 SF
9Y	259 SF	10Y	262 SF
11Y	264 SF	12Y	266 SF
13Y	268 SF	14Y	273 SF

BEARINGS ON UNITS 1-6
NORTH-SOUTH: N03°22'33"W
EAST-WEST: S86°37'27"W

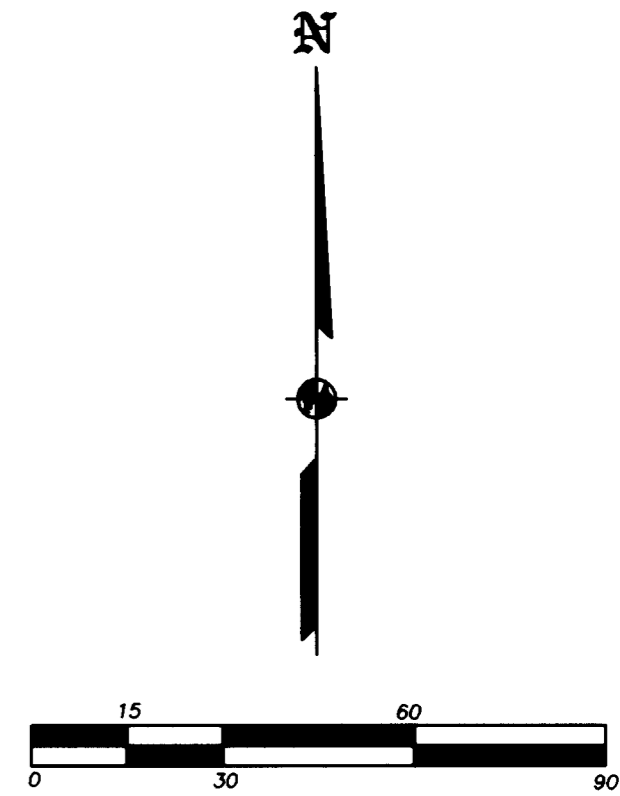
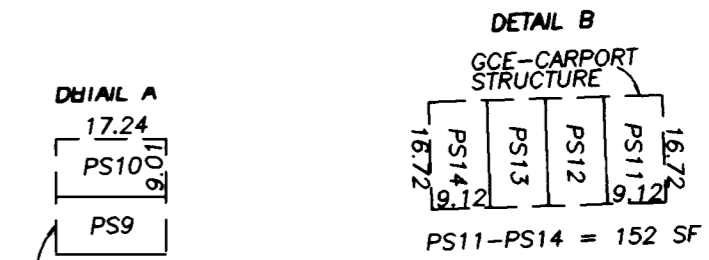
BEARINGS ON UNITS 7-14
NORTH-SOUTH: S02°42'07"E
EAST-WEST: S87°17'53"W

N87°29'20"E = BASIS OF BEARINGS

EASEMENTS PER SUBDIVISION REPORT

EASEMENT TO THE CALIFORNIA AND OREGON POWER COMPANY FOR POWER DISTRIBUTION PER V.108, P. 611, JCDR CANNOT BE LOCATED BUT MAY AFFECT SUBJECT PROPERTY

SANITARY SEWER EASEMENT PER V.431, P.353, JCDR LIES WITHIN THE 10TH STREET R/W.



NOTE REGARDING ALL UNITS:
THE UNIT BOUNDARIES AND AREAS SHOWN HEREON ARE TO THE PROJECTION OF THE OUTSIDE OF THE OUTER MOST WALL SIDING TO THE GROUND AND TO THE CENTER OF THE INTERIOR WALLS AT GROUND LEVEL AND ARE NOT INTENDED TO BE USED FOR PURPOSES OF ADVERTISING THE UNITS FOR SALE.

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

J. Friar
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs

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

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