

# ENTERPRISE COURT CONDOMINIUM

In Lot 14 of VILAS INDUSTRIAL PARK, PHASES TWO AND THREE & located in the N.E. 1/4 of Sec. 30, T.37S., R.1W., W.M. & in the City of Medford Jackson County, Oregon

### APPROVALS:

EXAMINED AND APPROVED this 7 day of APRIL, 2006.

Paul D. Luni  
City Surveyor

EXAMINED AND APPROVED as required by ORS 100.110 as of May 11th, 2006.

J.P.A. DEPUTY  
Assessor, Department of Assessment

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 100.110 have been paid as of May 11th, 2006.

Jance Clark, Deputy  
Tax Collector

### SURVEY FOR:

RUSSELL FIELDS  
822 ENTERPRISE DRIVE, SUITE 109  
CENTRAL POINT, OR 97502

### 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:

MARCH 17, 2006

\*\*\* RECORDING \*\*\*

Filed for record this 11<sup>th</sup> day of MAY, 2006, at 12:03 o'clock P.M., and recorded in Volume 32, of Plats at Page 41, of records of Jackson County, Oregon & Document No. 2006-024873, ORJCO.

Kathleen S. Rickett County Clerk  
CHERYL ANGBRIS Deputy

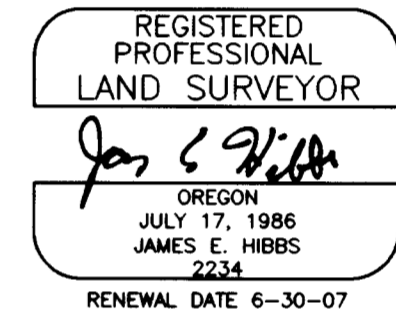
Declaration of Condominium Ownership, Covenants, Conditions and Restrictions recorded as Doc. 2006-024872, ORJCO.

By-Laws of the Enterprise Court Condominium Owners Association recorded as Doc. 2006-024871, 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 14 of VILAS INDUSTRIAL PARK, PHASES TWO AND THREE, according to the official plat thereof, now of record, in Jackson County, Oregon.



### \*\*\* DECLARATION \*\*\*

Know all men by these presents that ENTERPRISE COURT, LLC, is the owner of the real property shown on Sheet 2, 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 Enterprise Court, LLC as ENTERPRISE COURT 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. Enterprise Court Condominium shall be subject to (1) the Declaration of Condominium Ownership for Enterprise Court Condominium and (2) the By-Laws of the Enterprise Court Condominium Owners Association to be recorded simultaneously with this Plat.

Russell D. Fields  
RUSSELL D. FIELDS, Member  
ENTERPRISE COURT, LLC

STATE OF OREGON )  
COUNTY OF JACKSON )ss.

PERSONALLY appeared the above named Russell D. Fields of Enterprise Court, LLC and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Enterprise Court, LLC

Dated this 7th day of April, 2006.

Karen L. Lafitte  
Karen L. Lafitte Notary Public - Oregon  
Commission No. 402291  
My Commission Expires March 10, 2010

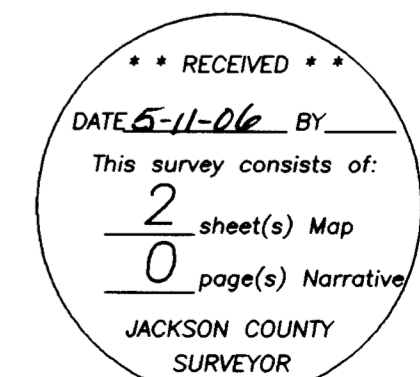
### \*\*\* SURVEYOR'S STATEMENT PER ORS 100.115(2d) \*\*\*

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 ENTERPRISE COURT CONDOMINIUM.

PROCEDURE: Made ties to existing monuments as shown hereon to control this Survey. Made ties to the existing improvements as shown. The existing control was elevated to match City of Medford BM #A414. The N.W. corner of Lot 14 which has been apparently destroyed by construction of the driveway was positioned by proportionate method between the found Lot corner pins.



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

Jan E Hibbs  
SURVEYOR

SHEET 1 OF 2

# ENTERPRISE COURT CONDOMINIUM

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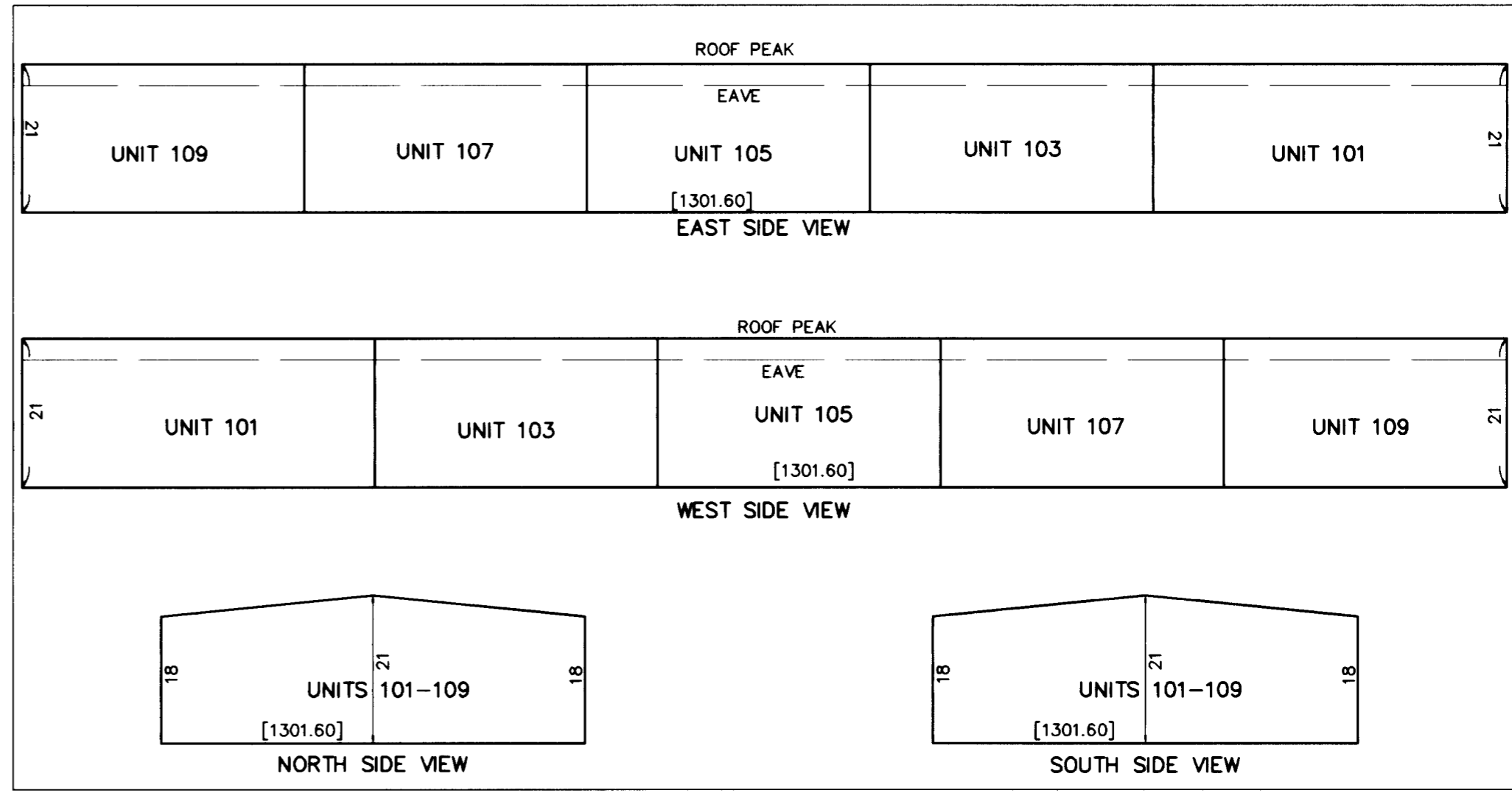
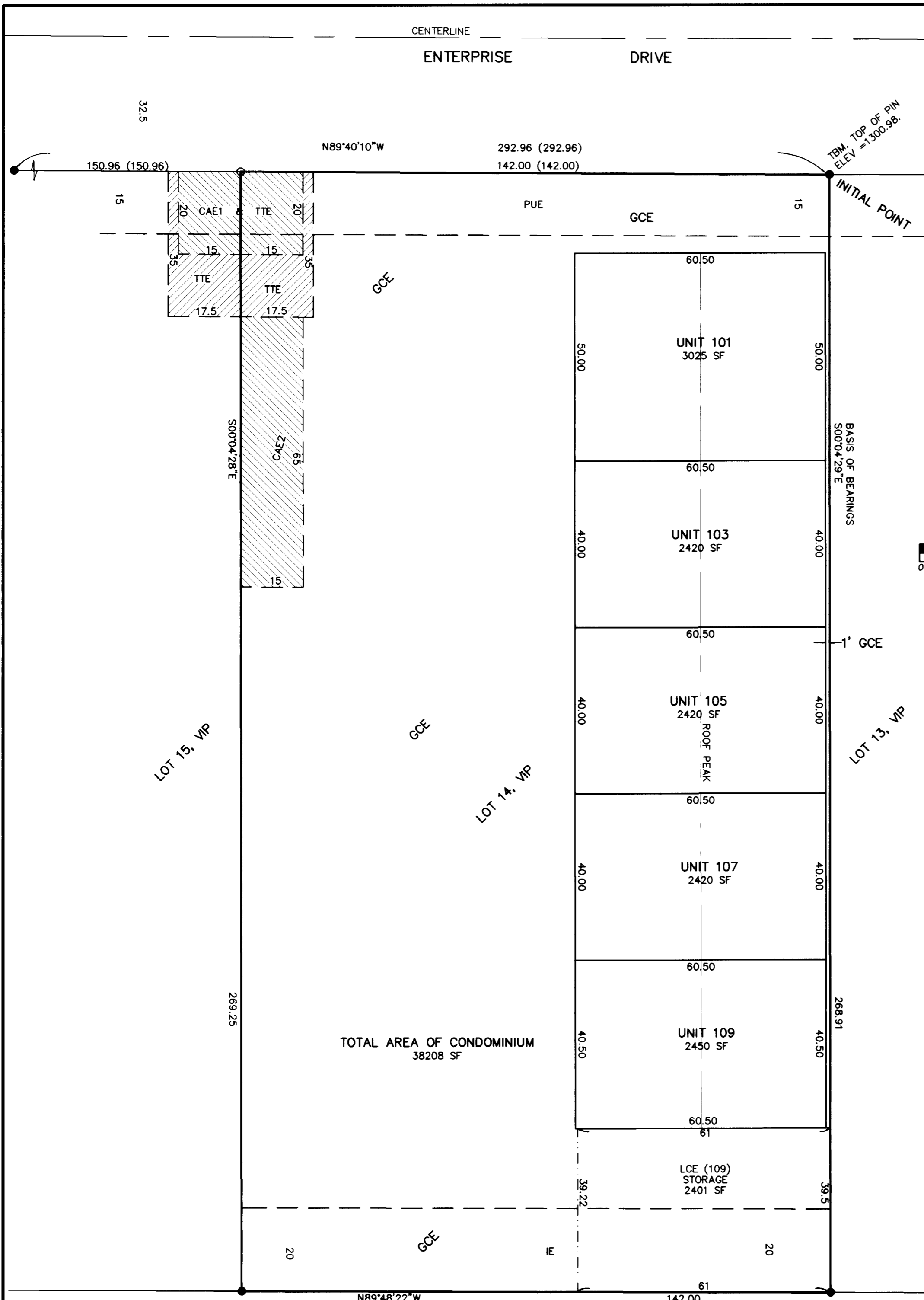
**SURVEY FOR:**

RUSSELL FIELDS  
822 ENTERPRISE DRIVE, SUITE 109  
CENTRAL POINT, OR 97502

**LEGEND:**

- = FD 5/8" IRON PIN & PLASTIC CAP MKD. R.BRAUGHTON LS2657 PER VIP.
- = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J.FRIAR & ASSOC.
- = EXTERIOR BUILDING LINE = UNIT BOUNDARY.
- FS = FILED SURVEY #.
- IE = IRRIGATION EASEMENT PER VIP & DOC. 70-01836, 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.
- PUE = PUBLIC UTILITY EASEMENT PER VIP.
- CAE1 = COMMON ACCESS EASEMENT PER VIP.
- TTE = TEMPORARY TURNAROUND EASEMENT PER VIP.
- VIP = VILAS INDUSTRIAL PARK, PHASES 2 & 3 (FS16559).
- [ ] = ELEVATION BASED ON CITY OF MEDFORD BM #A414.
- CAE2 = COMMON ACCESS EASEMENT PER DOC. 2004-021597, ORJCO.

BASIS OF BEARINGS: SURVEY NO. 16559 AS SHOWN HEREON.  
DATE: MARCH 17, 2006 UNIT OF MEASUREMENT: FEET  
SCALE: 1" = 20'



**NOTE REGARDING ALL UNITS:**  
1) VERTICAL DIMENSIONS ARE FROM TOP OF SLAB TO TOP OF ROOF.  
2) UNIT BOUNDARIES AND AREAS SHOWN HEREON ARE TO THE OUTSIDE OF THE SIDING AND TO THE CENTER OF THE INTERIOR WALLS 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.  
*Jan L. Friar*  
SURVEYOR

**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

REGISTERED PROFESSIONAL LAND SURVEYOR

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

\*\* RECEIVED \*\*

DATE: 5-11-06 BY: JLF

This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR