

# SHASTA BUILDING CONDOMINIUM LOCATED IN:

LOTS 4, 5, AND 6 IN BLOCK 17 OF THE CITY ASHLAND  
OFFICIAL MAP OF 1888; IN THE N.E. 1/4 OF SECTION 09, T39S., R. 1E., W.M.  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

Declaration of Condominium Ownership  
recorded as Instrument No. 2006-49033,  
Official Records, Jackson County, Oregon

Bylaws of Shasta Building Condominium Association  
recorded as Instrument No. 2006-49033,  
Official Records, Jackson County, Oregon

### RECORDING

Examined and Approved this 21st day of September, 2006.

Jan Holm  
City Surveyor

Filed for record this the 27 day of SEPT, 2006  
at 11:54 o'clock A.M. and recorded in Volume 32  
of Plats at Page 80 of the Records of Jackson County,  
Oregon.

Examined and approved as required by O.R.S. 100.110 as of SEPTEMBER 27, 2006

William Johnson Deputy  
Assessor, Department of Assessment

Kathleen S Beckett  
County Clerk

Barbara J SHAW  
Deputy

All taxes, fees, assessments as required by O.R.S. 100.110 have been paid as of September 27, 2006

Janice Clark Deputy  
Tax Collector

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

KNOW ALL MEN BY THESE PRESENTS, that 88 NORTH MAIN LLC, an Oregon LLC, is the owner in fee simple of the lands hereon described and does hereby make, establish and declare that this plat is a correct representation of the land laid out as SHASTA BUILDING CONDOMINIUM. This plat is subject to the conditions of "Condominium Declaration" to be recorded simultaneously as a separate document herewith. We do 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.

Lloyd Haines  
Lloyd Haines, Managing Member  
88 North Main, L.L.C., an  
Oregon Limited Liability Company

STATE OF OREGON }  
COUNTY OF JACKSON } ss.

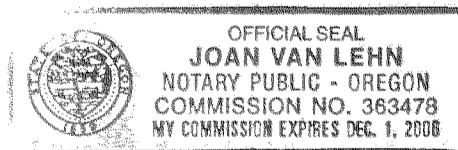
The foregoing instrument was acknowledged before me this 21st day of September, 2006, by Lloyd Haines, Managing Member of 88 North Main, L.L.C., an Oregon Limited Liability Company, who executed the within instrument on behalf of 88 North Main L.L.C.

Signed this 21st day of September, 2006

Before me:

Joan Van Lehn  
NOTARY

MY COMMISSION EXPIRES Dec. 1, 2006



### SURVEYOR'S CERTIFICATE:

I, Darrell L. Huck, 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 that 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:

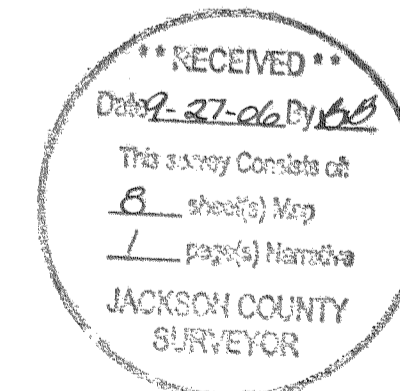
Lots 4, 5 and 6 of Block 17 of the City of Ashland, Jackson County, Oregon.

EXCEPTING THEREFROM those portions conveyed to the State of Oregon, by and through its State Highway Commission, by Deed Records in Volume 420, Page 192, Jackson County, Oregon, Deed Records.

Darrell L Huck  
Surveyor

#### PLAT PAGE INDEX

SHEET 2	BOUNDARY AND UNIT SITE LAYOUT
SHEET 3	DETAIL PLOT UNIT 101
SHEET 4	DETAIL PLOT UNITS 201 AND 202
SHEET 5	DETAIL PLOT UNITS 301 AND 302
SHEET 6	CONDOMINIUM ELEVATION VIEW
SHEET 7	DETAIL PLOT OF BASEMENT
SHEET 8	EXHIBIT MAP OF "LCE" DESIGNATED PARKING SPACES



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Darrell L Huck  
OREGON  
FEBRUARY 4, 1983  
DARRELL L. HUCK  
2023

Expires 6/30/2007

I certify this plat to be an exact copy of the original  
Darrell L Huck  
SURVEYOR

SHEET 1 OF 8

(06033\_condo\_s1.DWG)

- NOTES:**
- THIS PROPERTY IS SUBJECT TO A PIPE LINE EASEMENT AS SET FORTH IN VOL. 49, PG. 603, DEED RECORDS, JACKSON COUNTY, OREGON; THE LOCATION IS NOT DESCRIBED AND THERE IS NO VISIBLE EVIDENCE OF THE PIPE LINE.
  - PEDESTRIAN ACCESS EASEMENT PER INST. NO. 90-13237 OFFICIAL RECORDS, JACKSON COUNTY, OREGON
  - 5' WIDE ROAD SLOPE EASEMENT PER VOL. 420, PG. 192 OF DEED RECORDS, JACKSON COUNTY, OREGON
  - DRAINAGE WAY EASEMENT TO BE CREATED BY SEPARATE DOCUMENT
  - THE ANCILLARY UNIT IS A TWO-STORY BUILDING CONTAINING FOUR (4) COMMERCIAL SPACES AND IS MORE PARTICULARLY DESCRIBED IN PARAGRAPH 4.1 OF THE SHASTA BUILDING CONDOMINIUM DECLARATION, TO BE RECORDED SIMULTANEOUSLY WITH THIS CONDOMINIUM PLAT.

**\*\*RECEIVED\*\***  
 Date 9-27-06 By DL  
 This survey consists of:  
3 sheet(s) Map  
1 page(s) Narrative  
**JACKSON COUNTY SURVEYOR**

**SHASTA BUILDING CONDOMINIUM**

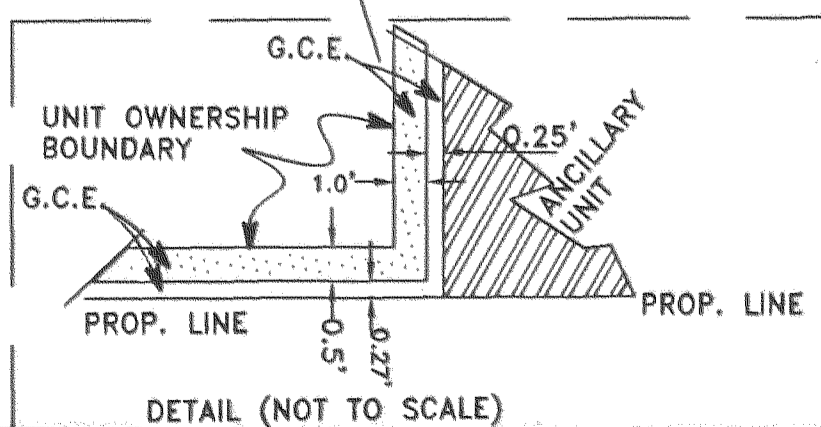
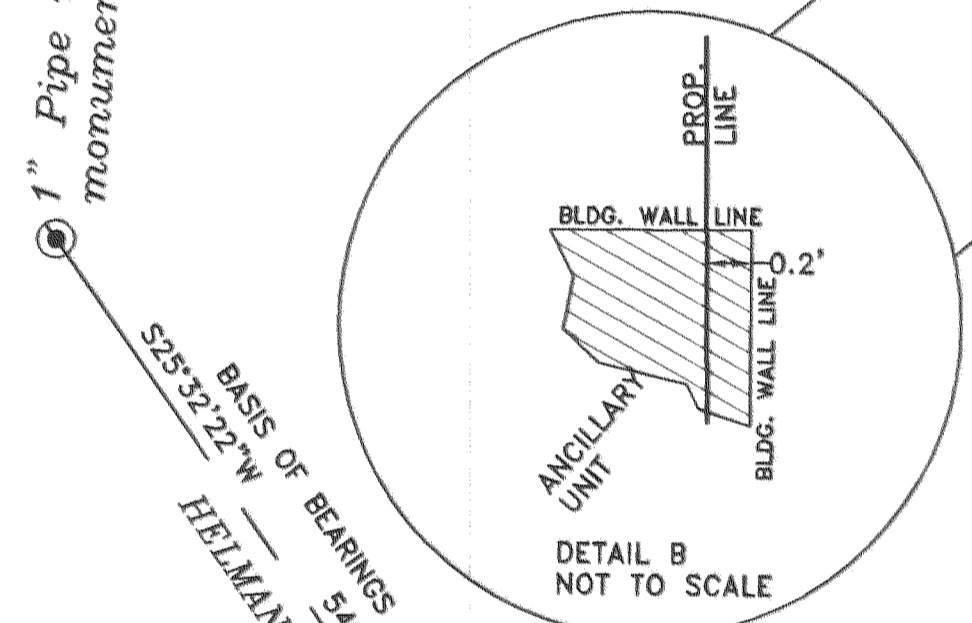
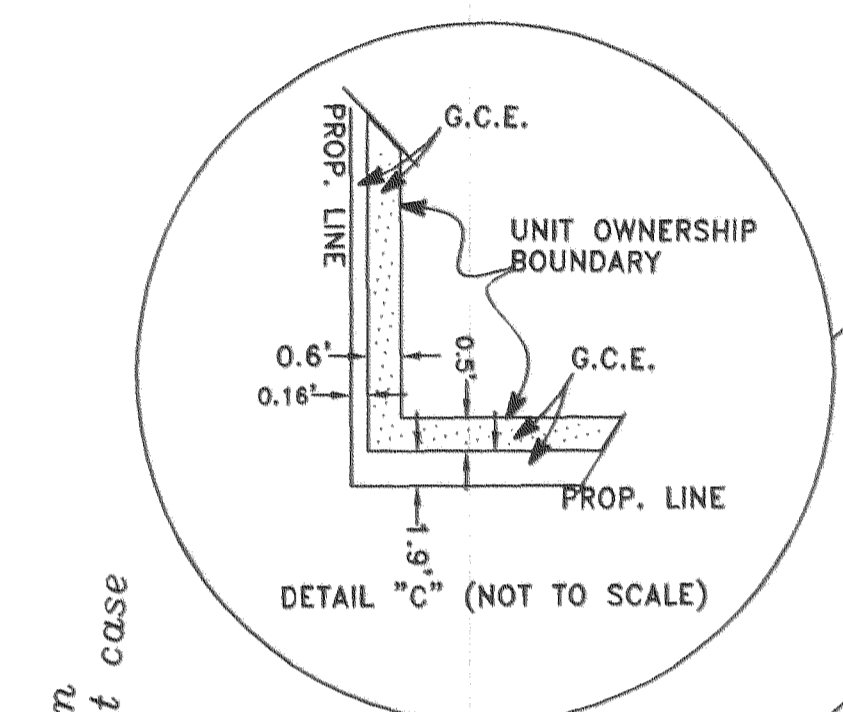
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 CITY OF ASHLAND, JACKSON COUNTY, OREGON

**PEDESTRIAN ACCESS EASEMENT**

P1	S 28°08'24"W 17.70' (REC. S26°41'29"W)
P2	S59°07'03"W 25.30' (REC. S59°24'44"W)
P3	N29°46'32"W 20.70' (REC. N30°35'16"W)
P4	N60°54'32"E 35.61' (REC. N60°05'48"E)
P5	Δ = 2°19'24" R=328.10' L= 13.30' CHD = N63°11'59"E 13.30'
P6	Δ = 1°59'24" R=328.10' L= 11.40' CHD = N65°21'49"E 11.39'

**DRAINAGE WAY EASEMENT**

D1	N 60°13'28"E 19.41'
D2	N22°06'26"W 32.48'
D3	Δ = 2°03'26" R=328.10' L= 11.78' CHD = N65°07'51"W 11.78'
D4	S07°15'39"W 17.08'
D5	S31°51'33"E 16.78'
D6	S00°57'23"E 14.24'
D7	S29°04'22"E 31.70'



**REGISTERED PROFESSIONAL LAND SURVEYOR**

*Darrell L. Huck*  
**OREGON**  
 FEBRUARY 4, 1988  
**DARRELL L. HUCK**  
 2023  
 Expires 6/30/2007

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*Darrell L. Huck*  
**SURVEYOR**

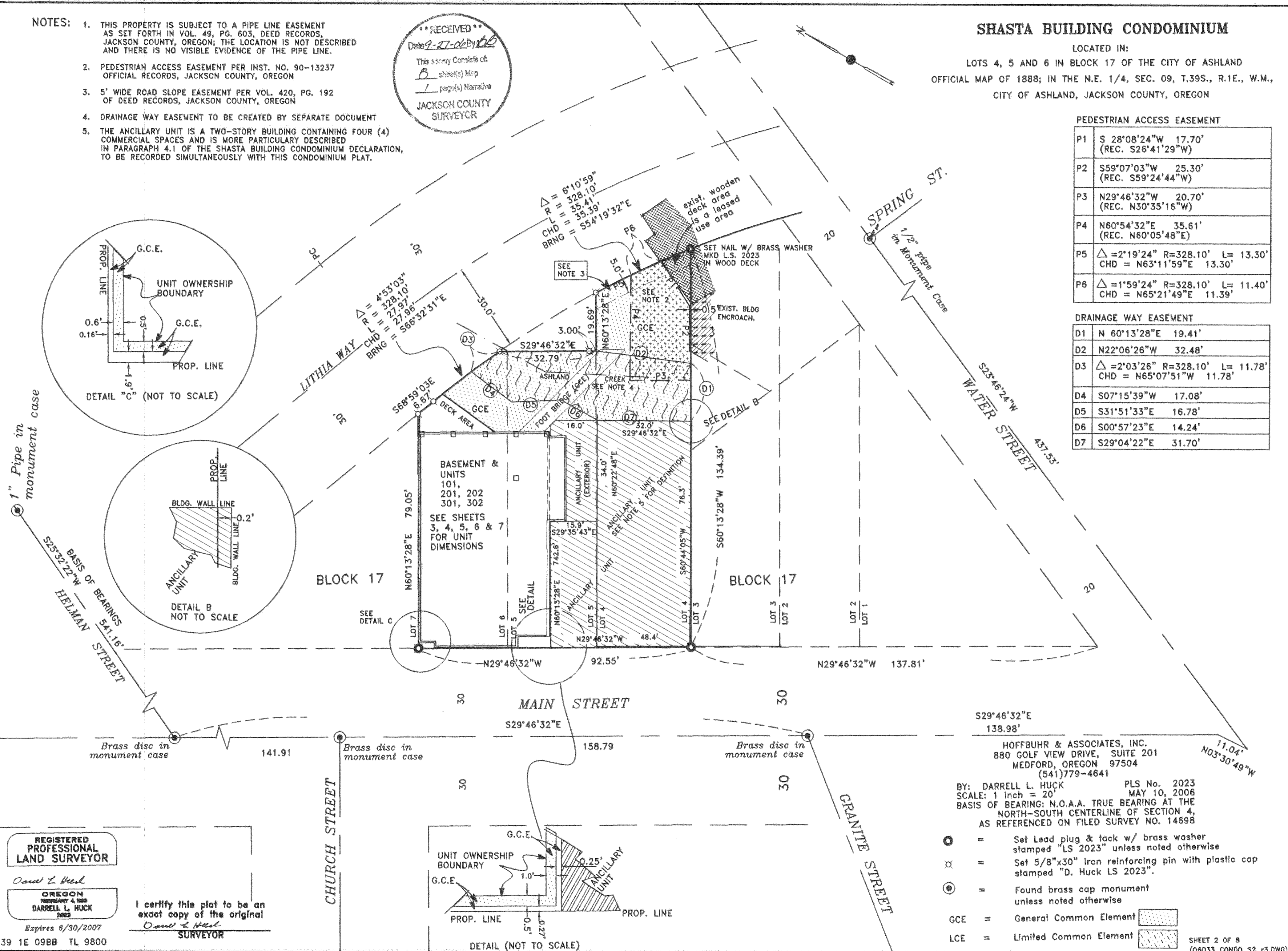
39 1E 09BB TL 9800

HOFFBUHR & ASSOCIATES, INC.  
 880 GOLF VIEW DRIVE, SUITE 201  
 MEDFORD, OREGON 97504  
 (541)779-4641

BY: DARRELL L. HUCK PLS No. 2023  
 SCALE: 1 inch = 20' MAY 10, 2006  
 BASIS OF BEARING: N.O.A.A. TRUE BEARING AT THE NORTH-SOUTH CENTERLINE OF SECTION 4, AS REFERENCED ON FILED SURVEY NO. 14698

- = Set Lead plug & tack w/ brass washer stamped "LS 2023" unless noted otherwise
- ⊗ = Set 5/8"x30" iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
- = Found brass cap monument unless noted otherwise
- GCE = General Common Element
- LCE = Limited Common Element

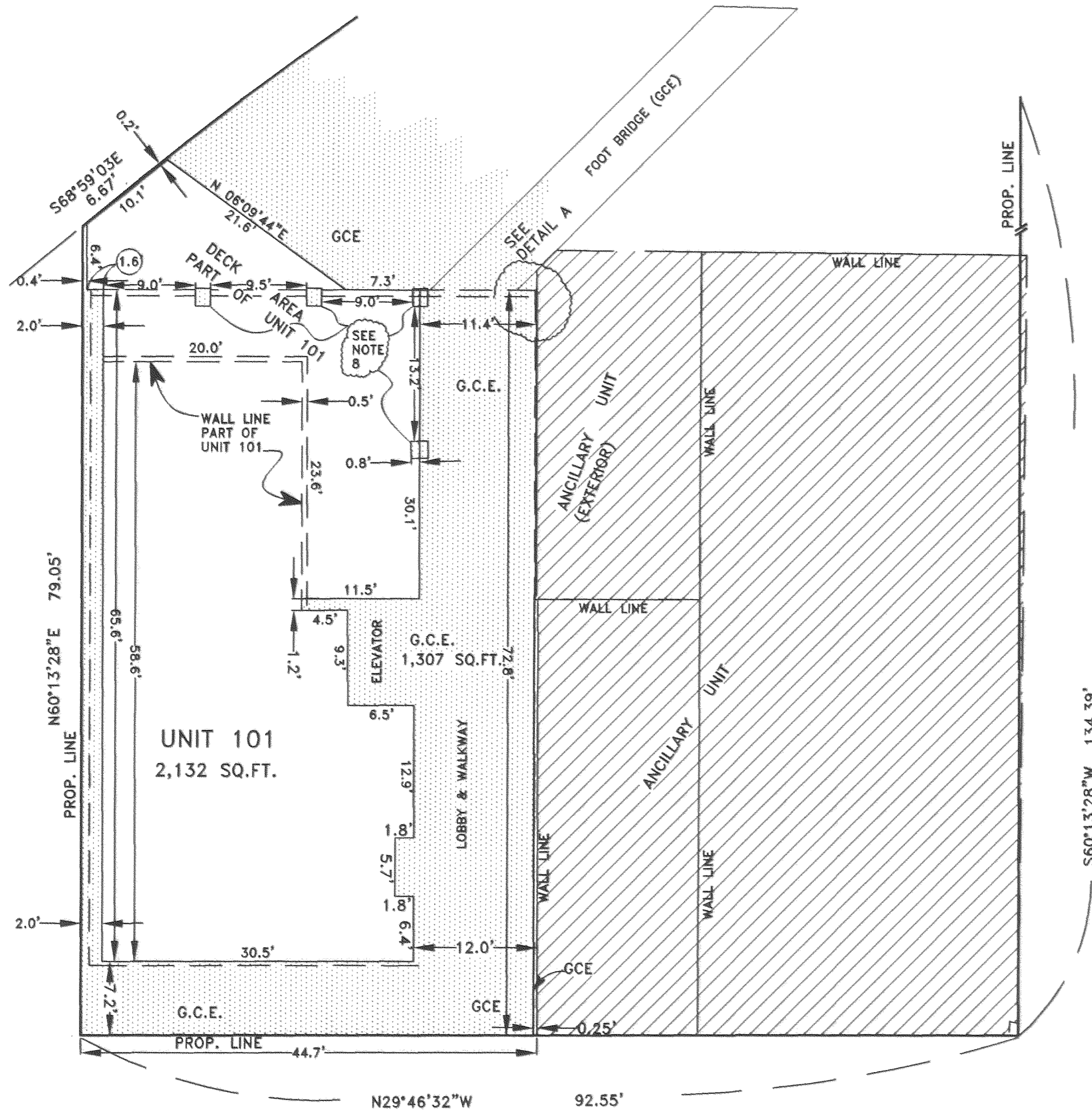
SHEET 2 OF 8  
 (06033\_CONDO\_S2\_r3.DWG)





# SHASTA BUILDING CONDOMINIUM

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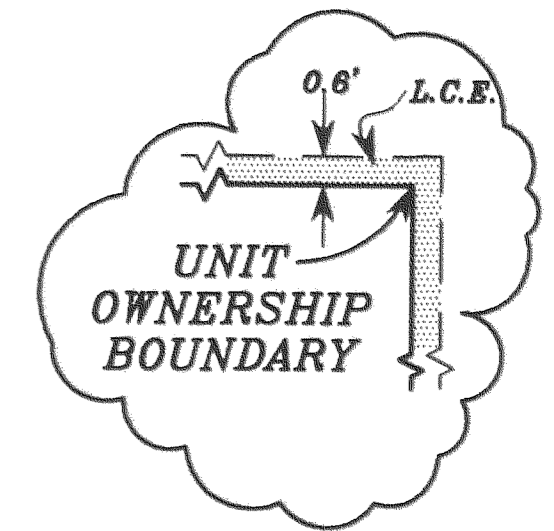


**NOTES:**

1. N - S BEARINGS = N29°46'32"W
2. E - W BEARINGS = N60°13'28"E
3. INSIDE DIMENSIONS ARE TO FACE OF WALL STUD TO FACE OF WALL STUD.
4. CEILING DIMENSIONS ARE FROM TOP OF SUBFLOOR TO FACE OF CEILING JOIST.
5. ENTIRE SITE IS G.C.E. EXCEPT FOR L.C.E. AND UNIT OWNERSHIP.
6. G.C.E. = GENERAL COMMON ELEMENT
7. L.C.E. = LIMITED COMMON ELEMENT
8. BUILDING SUPPORT COLUMNS - PART OF GENERAL COMMON ELEMENT

**NOTE:** ELEVATIONS WERE MEASURED FROM CITY OF ASHLAND BENCH MARK A BRASS DISC PLACED IN TOP OF A LARGE BOULDER NEAR THE ENTRANCE TO LITHIA PARK MARKED "U.S. COAST & GEODETIC SURVEY BENCH MARK N6 1920" ELEVATION = 1895.088'.

**DETAIL "A"**



**LEVEL 1  
 (PLAN VIEW)**

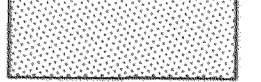

I certify this plat to be an exact copy of the original  
 Darrell L. Huck  
 SURVEYOR

**\*\*RECEIVED\*\***  
 Date 9-27-06 By 156  
 This survey consists of:  
 8 sheet(s) Map  
 1 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR

HOFFBUHR & ASSOCIATES, INC.  
 880 GOLF VIEW DRIVE, SUITE 201  
 MEDFORD, OREGON 97504  
 (541)779-4641

BY: DARRELL L. HUCK PLS No. 2023  
 SCALE: 1 inch = 10' MAY 10, 2006

BASIS OF BEARING:  
 N.O.A.A. True Bearing at the North-South centerline  
 of Section 4, as referenced on Filed Survey No. 14698.

GCE = General Common Element   
 LCE = Limited Common Element 

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

Darrell L. Huck

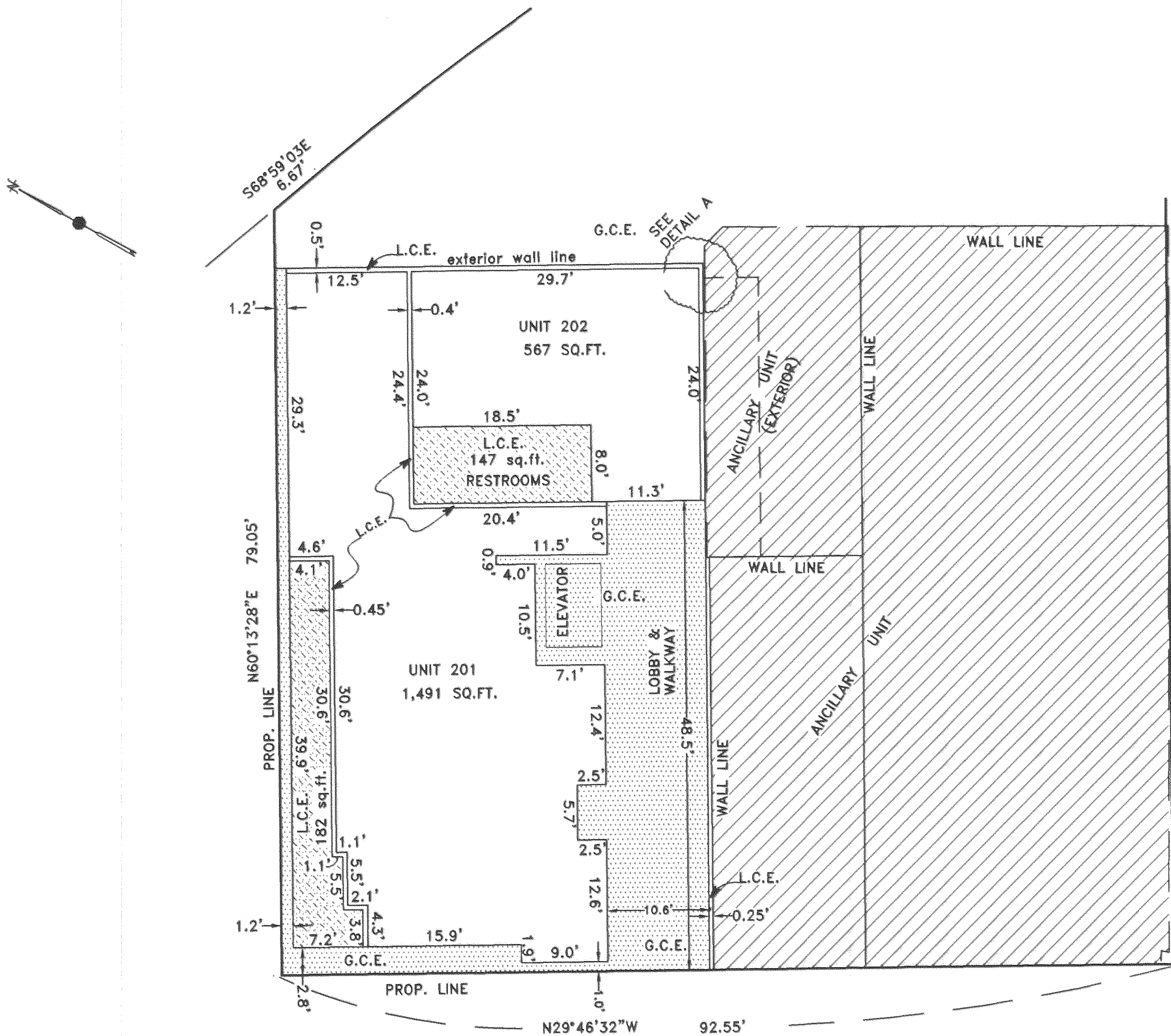
OREGON  
 FEBRUARY 4, 1980  
 DARRELL L. HUCK  
 2893

Expires 6/30/2007

39 1E 09BB TL 9800

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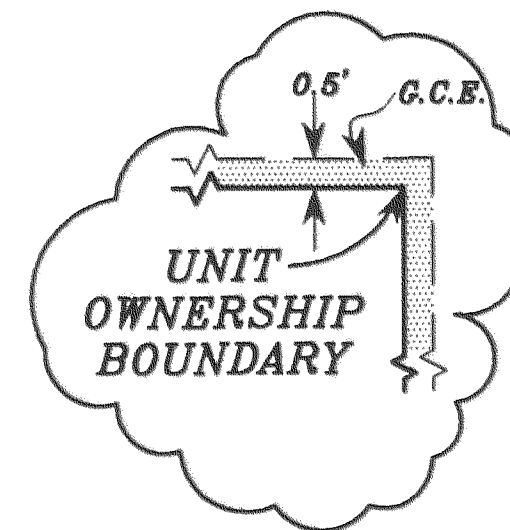


### NOTES:

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### DETAIL "A"



## LEVEL 2 (PLAN VIEW)

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

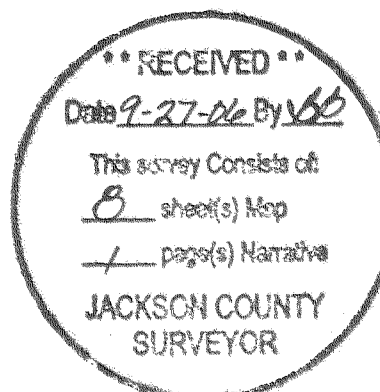
*Darrell L. Huck*  
OREGON  
FEBRUARY 4, 1988  
DARRELL L. HUCK  
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SURVEYOR

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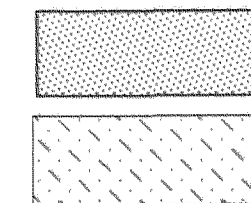


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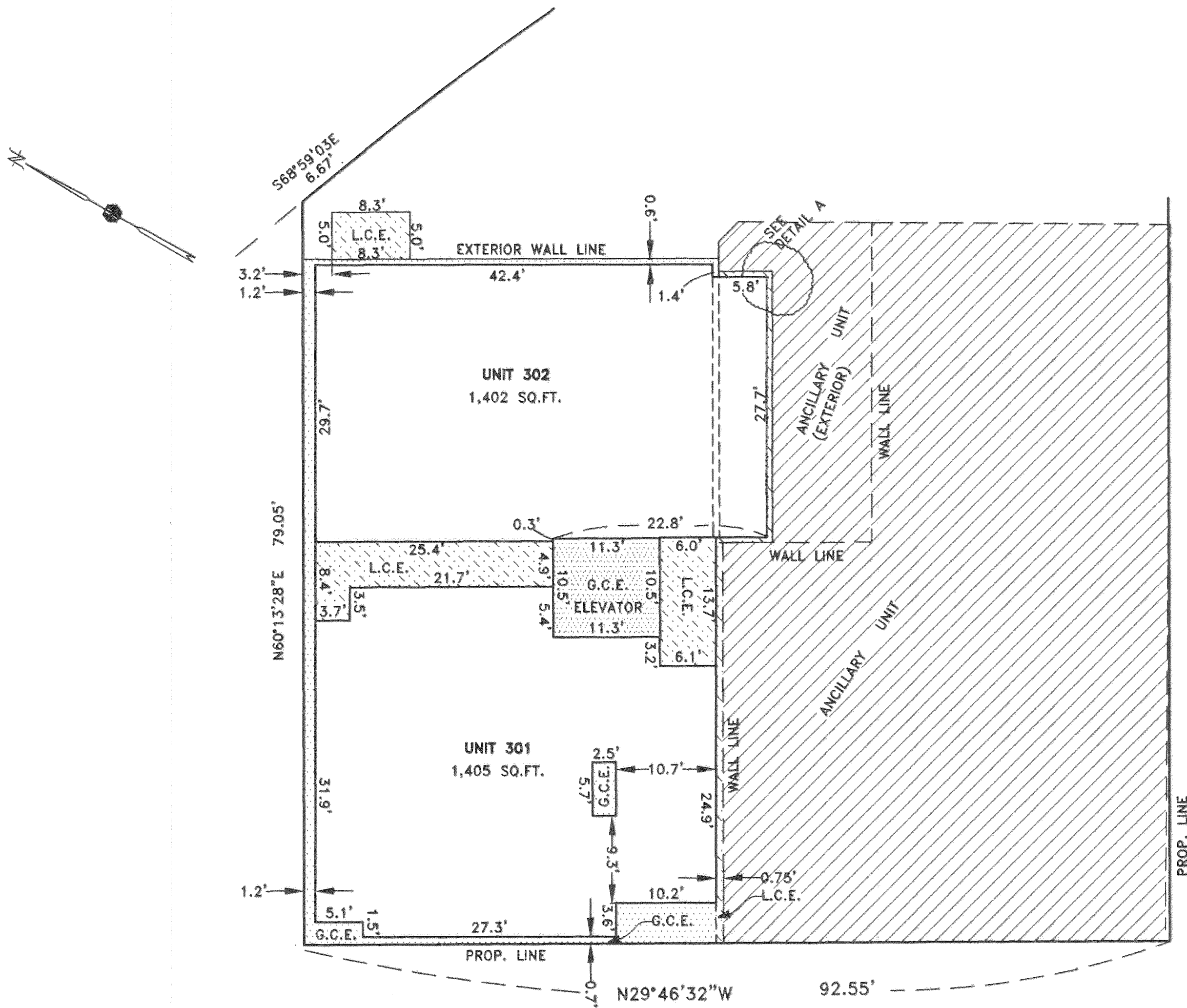
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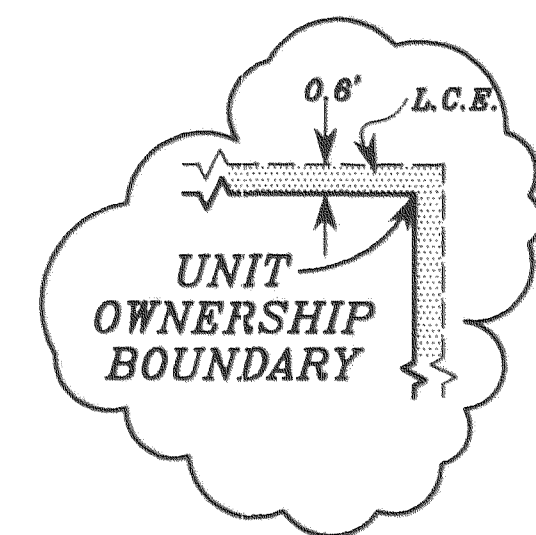


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**DETAIL "A"**



**LEVEL 3**  
(PLAN VIEW)

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

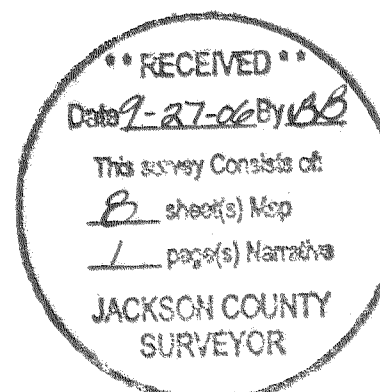
*Darrell L. Huck*

OREGON  
PROFESSIONAL LAND SURVEYORS  
DARRELL L. HUCK  
2023

Expires 6/30/2007

39 1E 09BB TL 9800

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SURVEYOR

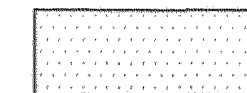


HOFFBUHR & ASSOCIATES, INC.  
880 GOLF VIEW DRIVE, SUITE 201  
MEDFORD, OREGON 97504  
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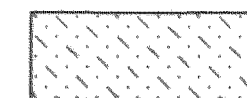
BY: DARRELL L. HUCK PLS No. 2023  
SCALE: 1 inch = 10' MAY 10, 2006

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N.O.A.A. True Bearing at the North-South centerline of Section 4, as referenced on Filed Survey No. 14698.

GCE = General Common Element

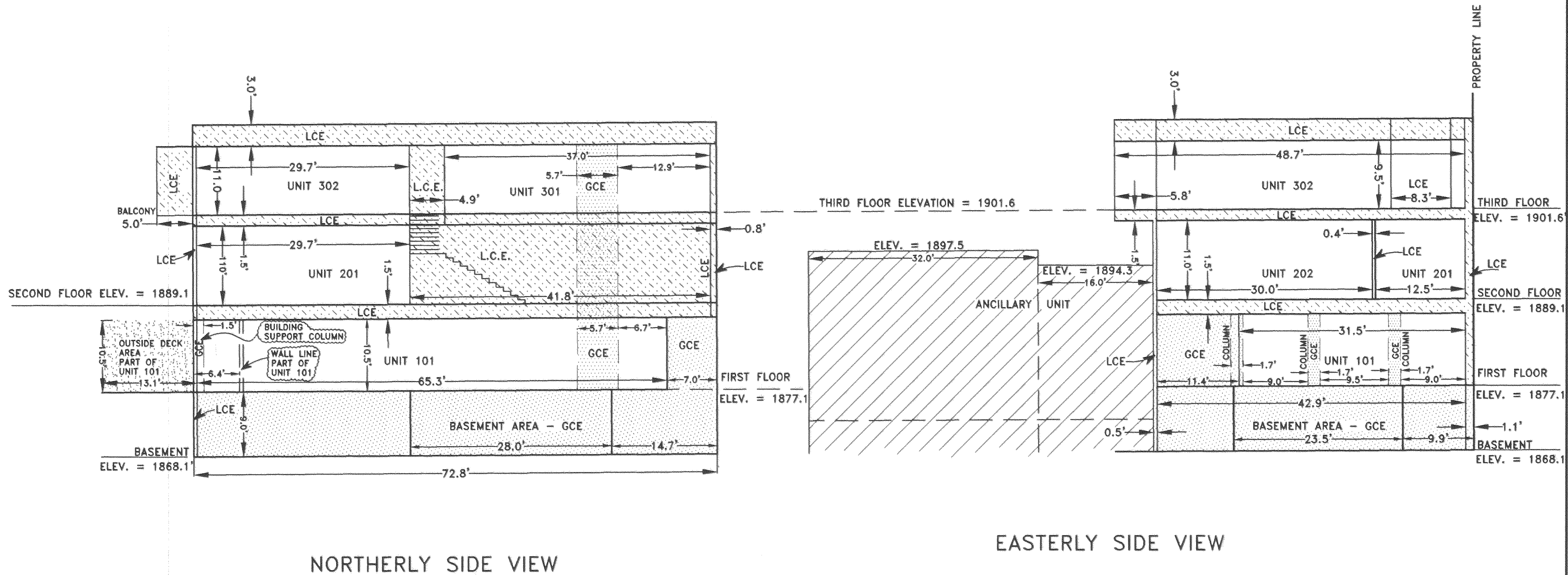


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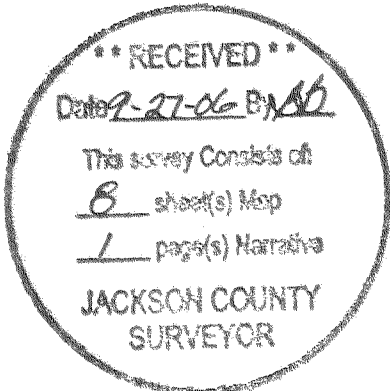
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REGISTERED PROFESSIONAL LAND SURVEYOR

*Darrell L. Huck*

OREGON PROFESSIONAL LAND SURVEYORS BOARD  
 DARRELL L. HUCK  
 2003

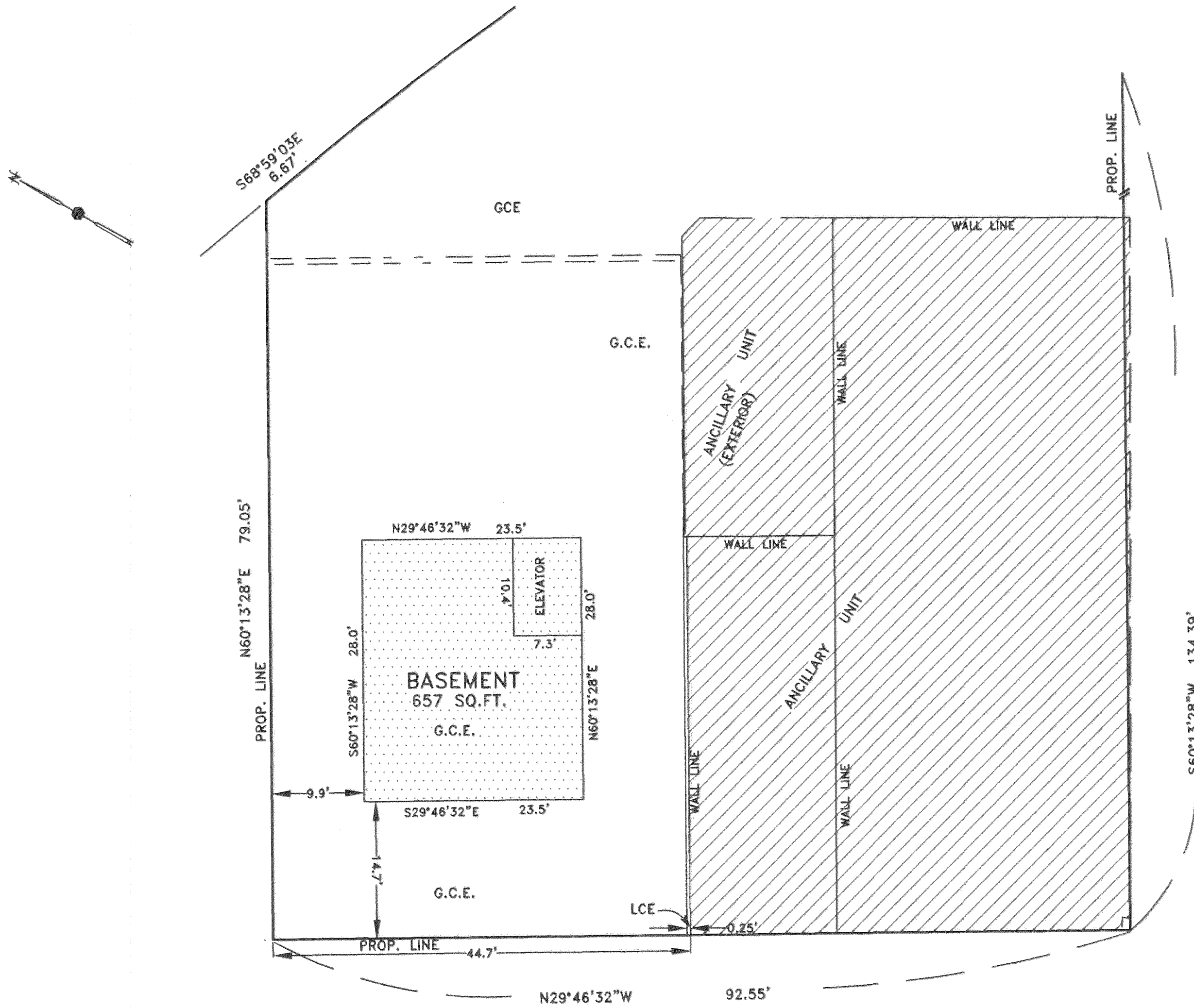
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## BASEMENT (PLAN VIEW)

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

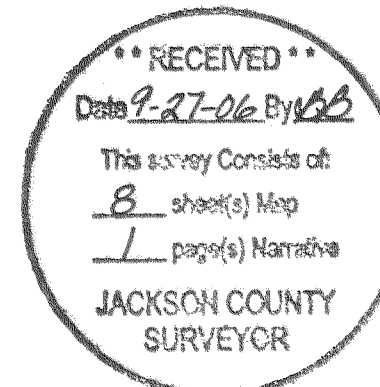
*Darrell L. Huck*

OREGON  
FEBRUARY 4, 1989  
DARRELL L. HUCK  
2003

Expires 6/30/2007

39 1E 09BB TL 9800

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SURVEYOR

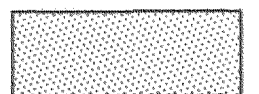


HOFFBUHR & ASSOCIATES, INC.  
880 GOLF VIEW DRIVE, SUITE 201  
MEDFORD, OREGON 97504  
(541)779-4641

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N.O.A.A. True Bearing at the North-South centerline  
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GCE = General Common Element







SURVEY NO. 19361

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES**

Survey for: 88 North Main LLC  
96 Main Street  
Ashland, Oregon 97520

Location: in a portion of Lots 4, 5 and 6 in Block 17 of the City of Ashland Official Map of 1888, in the Northeast one-quarter of Section 09, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon.

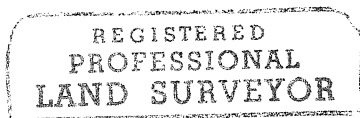
Purpose: To survey and monument SHASTA BUILDING CONDOMINIUM

Procedure: The property on which the Shasta Building Condominium is located is described in Instrument No. 02-65459 of the Official Records of Jackson County, Oregon.

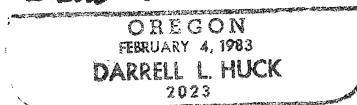
Survey control utilized to accomplish Survey No. 14698 was extended for this survey. Road center line monuments located in Helman Street, Central Street, Water Street and on Main Street were located and accepted as the best evidence to establish the boundary of Block 17, as depicted on the City of Ashland 1888 plat. Along with the found monuments, I reviewed and used road data obtained from City of Ashland Engineering Department records (file #218). The property being surveyed is Lots 4,5 and 6 of Block 17, excepting out that portion conveyed to the State of Oregon, being the Lithia Way right-of-way. The Lithia Way right-of-way was previously determined by Survey No. 14698. With the boundary of Block 17 calculated, the Lot corner locations were computed by proration. The computed locations agreed favorably with the existing improvements along the Main Street right-of-way.

Basis of Bearing: Filed Survey No. 14698

Date: May 10, 2006



*Darrell L. Huck*



Darrell L. Huck  
L.S. 2023 - Oregon  
Expires 6/30/2007  
Hoffbuhr & Associates, Inc.  
880 Golfview Drive, Suite 201  
Medford, Oregon 97504

(06033\_.nar.doc)

