

# PLAZA CONDOMINIUM

Location:

A PORTION OF LOTS 8 AND 9 IN BLOCK 1 OF THE CITY OF 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

## RECORDING

Filed for record this the 6<sup>th</sup> day of OCTOBER, 2006  
at 9:46 o'clock A.M. and recorded in Volume 32  
of Plats at Page 83 of the Records of Jackson County,  
Oregon.

Examined and Approved this 2nd day of December, 2005

Jamie Olson  
City Surveyor

Kathleen S Beckett  
County Clerk

Barbara J Shaw  
Deputy

Examined and approved as required by O.R.S. 100.110 as of OCTOBER 6, 2006

William Johnson  
Assessor Department of Assessment

Declaration of Condominium Ownership and Bylaws,  
recorded as Instrument No. 06-50897, 06-50898  
Official Records, Jackson County, Oregon

All taxes, fees, assessments as required by O.R.S. 100.110 have been paid as of 10-06, 2006

J. M. K. Deputy  
Tax Collector

## 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:

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

KNOW ALL MEN BY THESE PRESENTS, that Ashland Holdings, LP, 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 PLAZA 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.

Allan Frank Sandler  
Allan Frank Sandler, President of Rat Pack Inc.,  
as General Partner of Ashland Holdings, LP

TRACT A:  
Lot Eight (8) in Block One (1) of the City of Ashland, according to the official 1888 map thereof, in Jackson County, Oregon. ("A") EXCEPTING THEREFROM a strip of land 6 feet 8-1/2 inches off the entire north side of said Lot Eight (8). ALSO, beginning at the northwest corner of Lot Eight (8) in said Block one (1), thence South 86°30' West 73.30 feet; thence South 03°33' East 52.5 feet; thence North 86°30' East 73.3 feet to the southwest corner of the aforesaid Lot 8; thence North 03°33' West, along the west line of said Lot 8, 52.7 feet to the point of beginning. ("B") EXCEPTING THEREFROM the following: Commencing at the southeast corner of the aforesaid Lot 8, thence South 86°30' West 125.30 feet to the True Point of Beginning; thence continue South 86°30' West 48.00 feet; thence North 03°33' West 52.5 feet; thence North 86°30' East 62.00 feet; thence South 03°33' East 4.00 feet; thence South 86°30' west 14.00 feet; thence South 03°33' East 48.50 feet to the true point of beginning.

TRACT B:  
Beginning at the northeast corner of that tract of land described in Instrument No. 91-23531 of the Official Records of Jackson County, Oregon, being a point on the westerly line of the Plaza in the City of Ashland, Jackson County, Oregon, which point is 6 inches southerly along the westerly line of the Plaza (same being the easterly line of Block 1), from the southeast corner of Lot Eight (8) in Block One (1) of the City of Ashland, Oregon, as designated upon the official map of said City adopted November 5, 1888; thence South 86°27' West, along the northerly line of said tract, 100.00 feet; thence North 03°33' West, along said northerly line, 6 inches to a point on the southerly line of said Lot Eight (8); thence North 86°27' East, along said northerly line, 100.00 feet to the southeast corner of said Lot Eight (8); thence South 03°33' East, along the westerly line of the Plaza, 6 inches to the point of beginning.

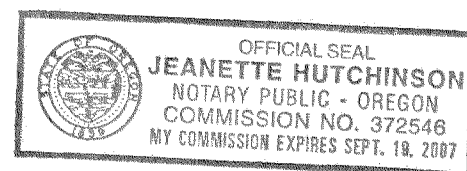
STATE OF OREGON }  
COUNTY OF JACKSON } ss.

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of November, 2005, by Allan Frank Sandler, President of Rat Pack Inc., as General Partner of Ashland Holdings, LP., who executed the within instrument on behalf of Ashland Holdings, LP.

Signed this 23<sup>rd</sup> day of November, 2005

Before me:

Jeanette Hutchinson  
NOTARY



Darrell L. Huck  
Surveyor

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

Expires 6/30/2007

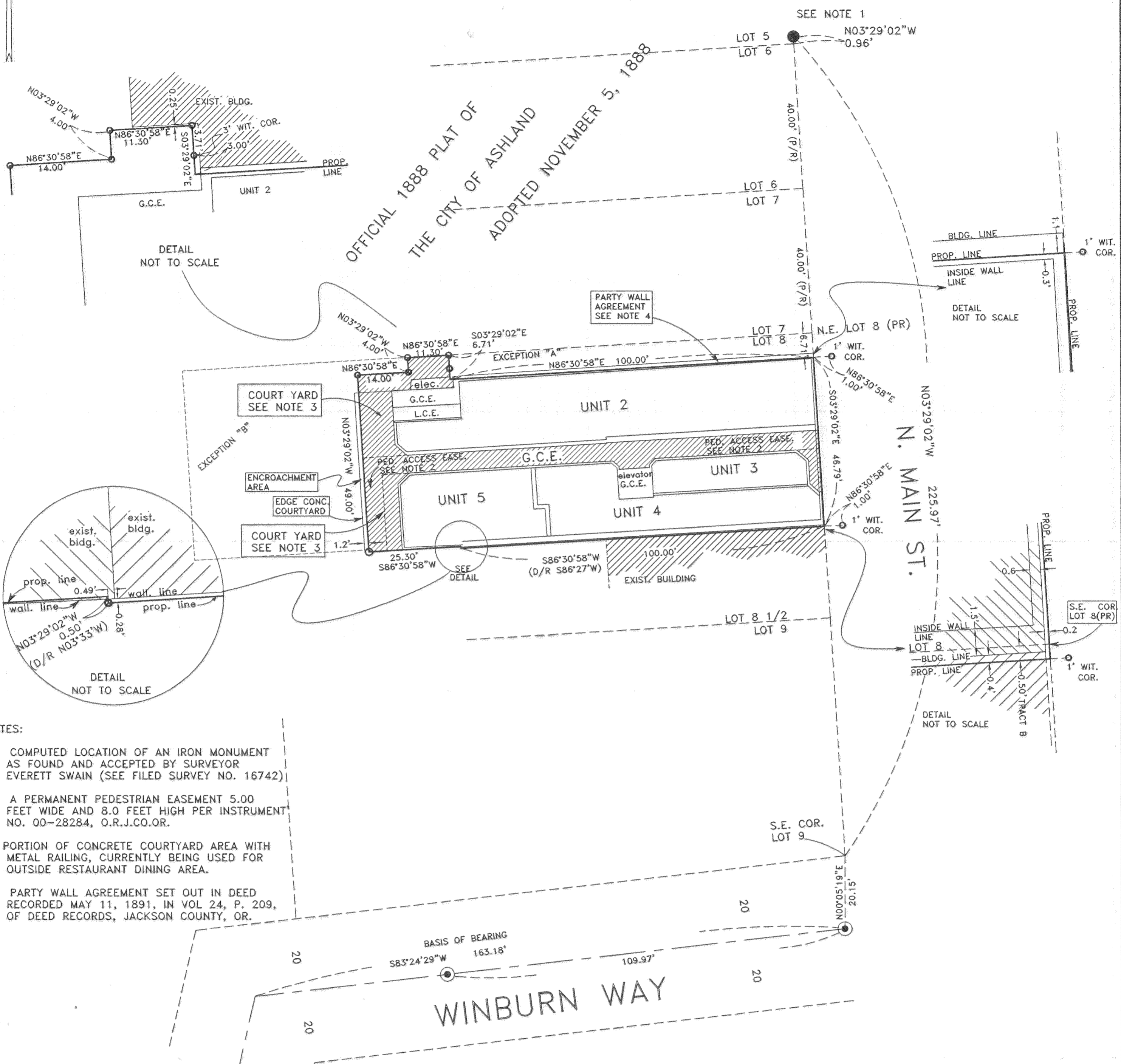
I certify this plat to be an exact copy of the original  
Darrell L. Huck  
SURVEYOR

(03209\_S1.DWG)  
SHEET 1 OF 7

# PLAZA CONDOMINIUM

Location:

A PORTION OF LOTS 8 AND 9 IN BLOCK 1 OF THE CITY OF 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



NOTES:

1. COMPUTED LOCATION OF AN IRON MONUMENT AS FOUND AND ACCEPTED BY SURVEYOR EVERETT SWAIN (SEE FILED SURVEY NO. 16742)
2. A PERMANENT PEDESTRIAN EASEMENT 5.00 FEET WIDE AND 8.0 FEET HIGH PER INSTRUMENT NO. 00-28284, O.R.J.CO.OR.
3. PORTION OF CONCRETE COURTYARD AREA WITH METAL RAILING, CURRENTLY BEING USED FOR OUTSIDE RESTAURANT DINING AREA.
4. PARTY WALL AGREEMENT SET OUT IN DEED RECORDED MAY 11, 1891, IN VOL 24, P. 209, OF DEED RECORDS, JACKSON COUNTY, OR.

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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

Expires 6/30/2007

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' March 16, 2005  
 BASIS OF BEARING: True Meridian at the West line of Section 9,  
 as referenced on Filed Survey No. 16742

- = Set 5/8"x24" iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
- = Set lead plug & tack w/ brass washer stamped "LS 2023".
- ⊙ = Found 3" brass cap in monument case per S/N 16742
- P/R = PLAT RECORD, OFFICIAL 1888 PLAT OF CITY OF ASHLAND
- GCE = GENERAL COMMON ELEMENT
- LCE = LIMITED COMMON ELEMENT



# PLAZA CONDOMINIUM

Location:

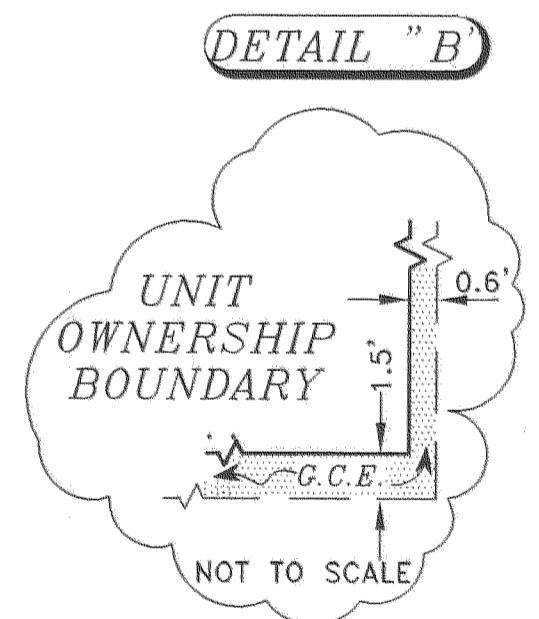
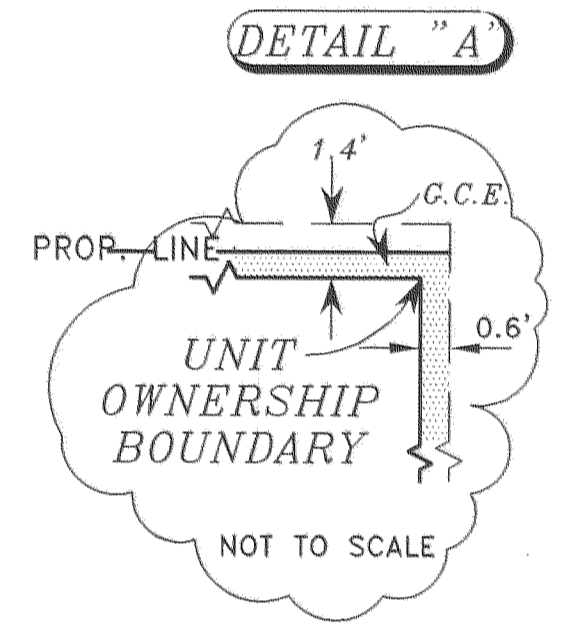
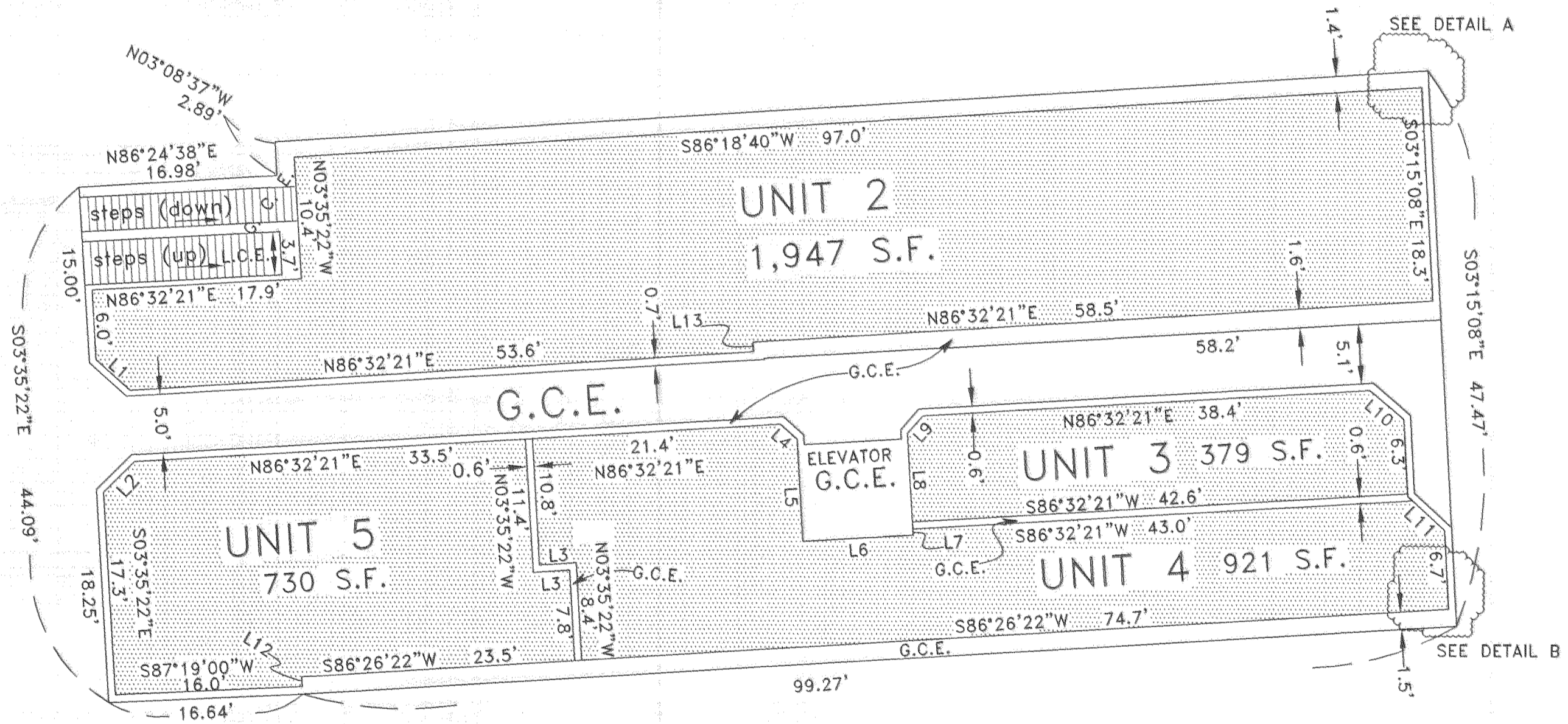
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 City of Ashland, Jackson County, Oregon

**NOTES:**

1. INSIDE DIMENSIONS ARE TO FACE OF FINISHED WALL TO FACE OF FINISHED WALL.
2. CEILING DIMENSIONS ARE FROM TOP OF FLOOR TO FACE OF CEILING SHEET ROCK.
3. ENTIRE SITE IS G.C.E. EXCEPT FOR L.C.E. AND UNIT OWNERSHIP.
4. G.C.E. = GENERAL COMMON ELEMENT
5. L.C.E. = LIMITED COMMON ELEMENT

LINE TABLE

LINE	BEARING	DISTANCE
L1	N48°16'19"W	3.9'
L2	S44°53'13"W	3.8'
L3	S86°32'21"W	3.2'
L4	N48°27'39"W	1.9'
L5	S05°33'38"E	8.7'
L6	N86°26'22"E	9.5'
L7	N05°33'38"W	0.5'
L8	N05°33'38"W	7.6'
L9	N41°32'21"E	2.0'
L10	N49°49'05"W	3.9'
L11	N47°29'35"W	3.8'
L12	N03°48'30"W	0.8'
L13	S03°15'08"W	0.8'



LEVEL 1  
 (PLAN VIEW)

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

REGISTERED PROFESSIONAL LAND SURVEYOR

*Darrell L. Huck*  
 OREGON  
 FEBRUARY 4, 1989  
 DARRELL L. HUCK  
 2023  
 Expires 6/30/2007

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

BY: DARRELL L. HUCK  
 SCALE: 1 inch = 10'

PLS No. 2023  
 March 16, 2005

SHEET 3 OF 7  
 (03209\_S3DWG)

39 1E 09BB TAX LOT 7900

142/2



# PLAZA CONDOMINIUM

Location:

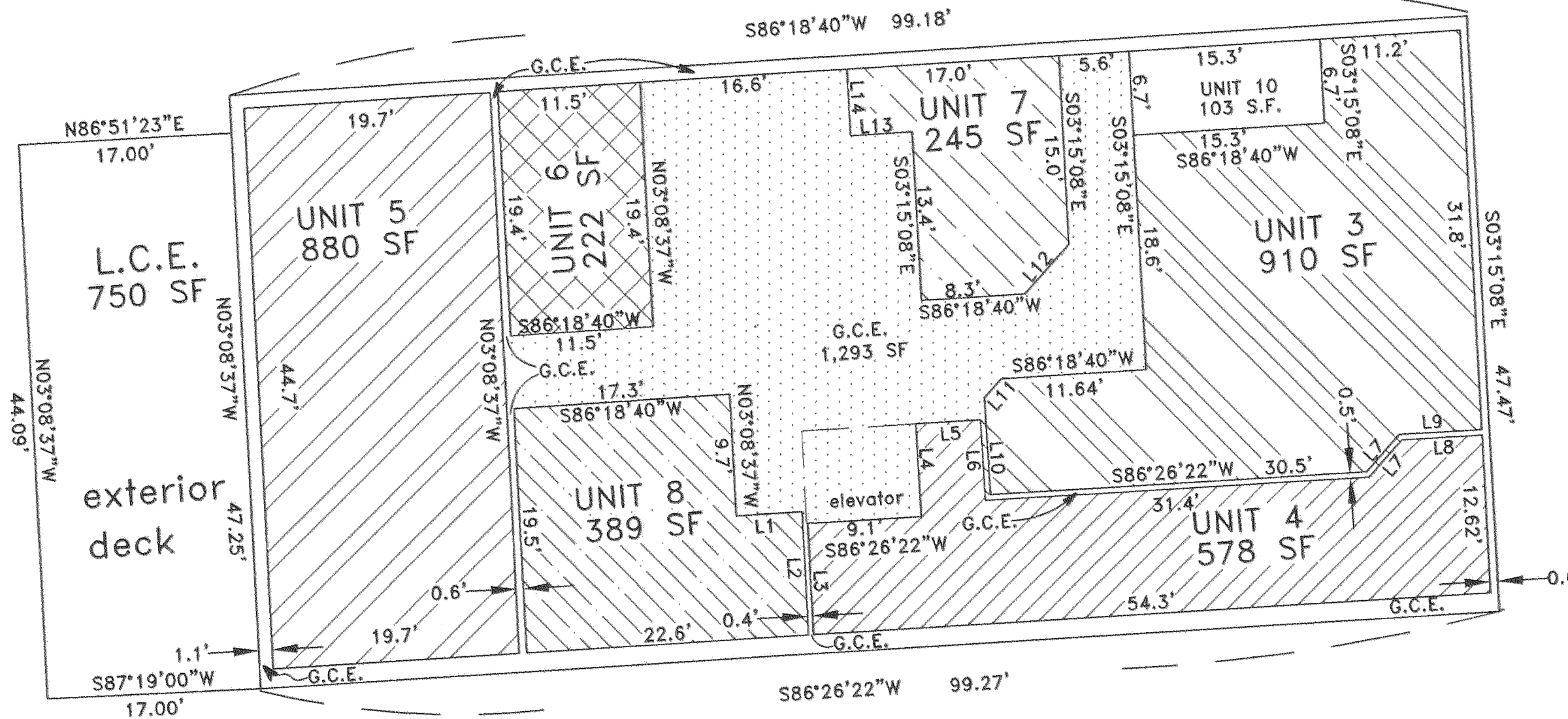
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LINE TABLE

LINE	BEARING	DISTANCE
L1	S86°26'22"W	5.3'
L2	N03°08'37"W	9.8'
L3	N03°08'37"W	8.9'
L4	N03°33'38"W	7.4'
L5	N86°26'22"E	5.2'
L6	S03°33'38"E	6.5'
L7	N41°17'49"E	4.0'
L8	N86°26'22"E	6.4'
L9	N86°26'22"E	6.6'
L10	N03°33'38"W	7.7'
L11	N41°26'22"E	2.0'
L12	N41°44'52"E	5.3'
L13	N86°17'58"E	5.0'
L14	S03°15'08"E	5.3'



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 SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

*Darrell L. Huck*  
 OREGON  
 FEBRUARY 4, 1988  
 DARRELL L. HUCK  
 2023  
 Expires 8/30/2007

LEVEL 2  
 PLAN VIEW

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' March 16, 2005

SHEET 4 OF 7  
 (03209\_S4\_R1.DWG)

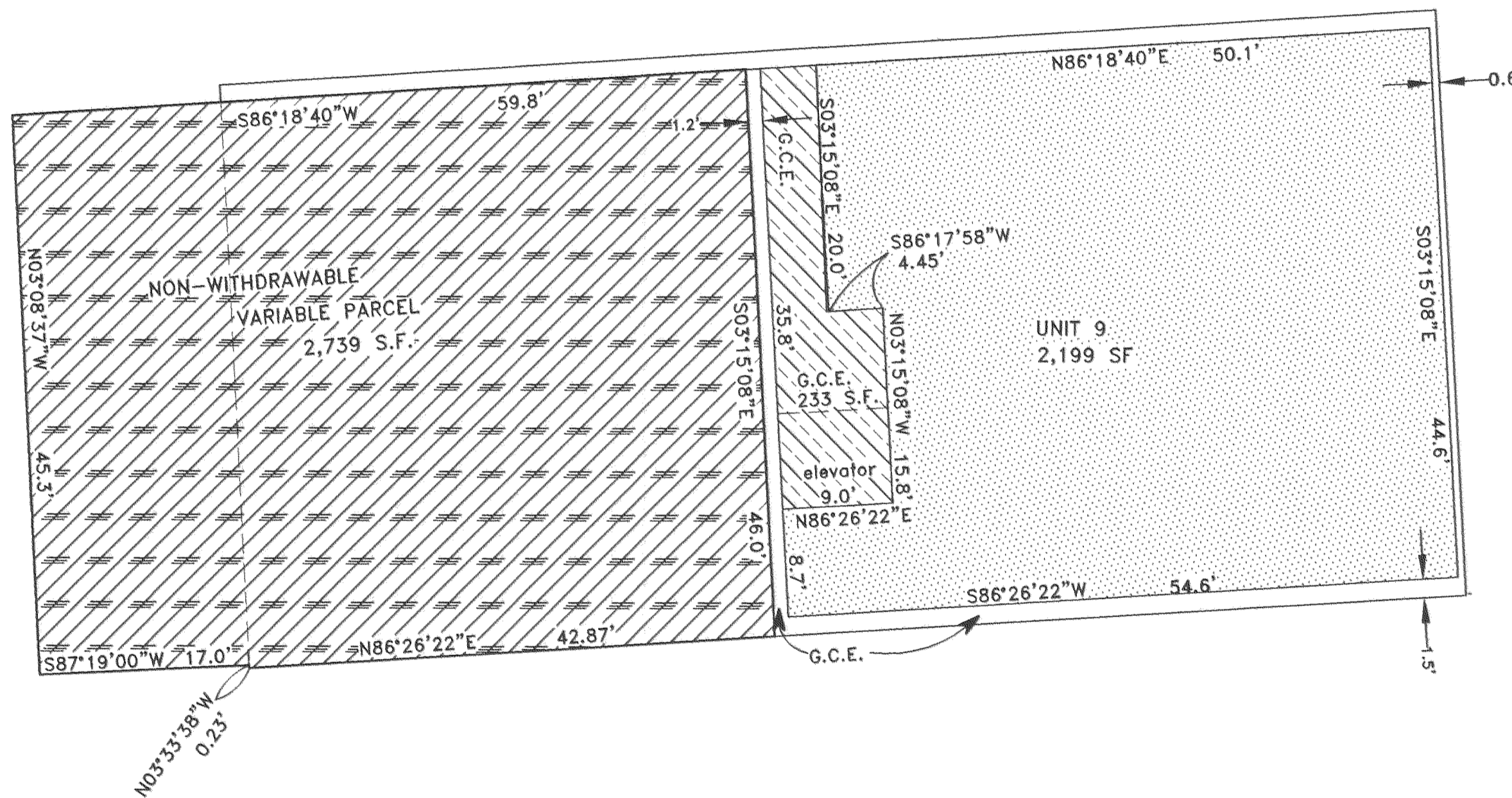


# PLAZA CONDOMINIUM

LOCATED IN THE N.E. 1/4 OF SECTION 9,  
T. 39 S., R. 1E., WILLAMETTE MERIDIAN,  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

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**LEVEL 3**  
(PLAN VIEW)

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*Darrell L. Huck*  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Darrell L. Huck*  
OREGON  
FEBRUARY 4, 1989  
DARRELL L. HUCK  
2023  
Expires 6/30/2007

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'      March 16, 2005



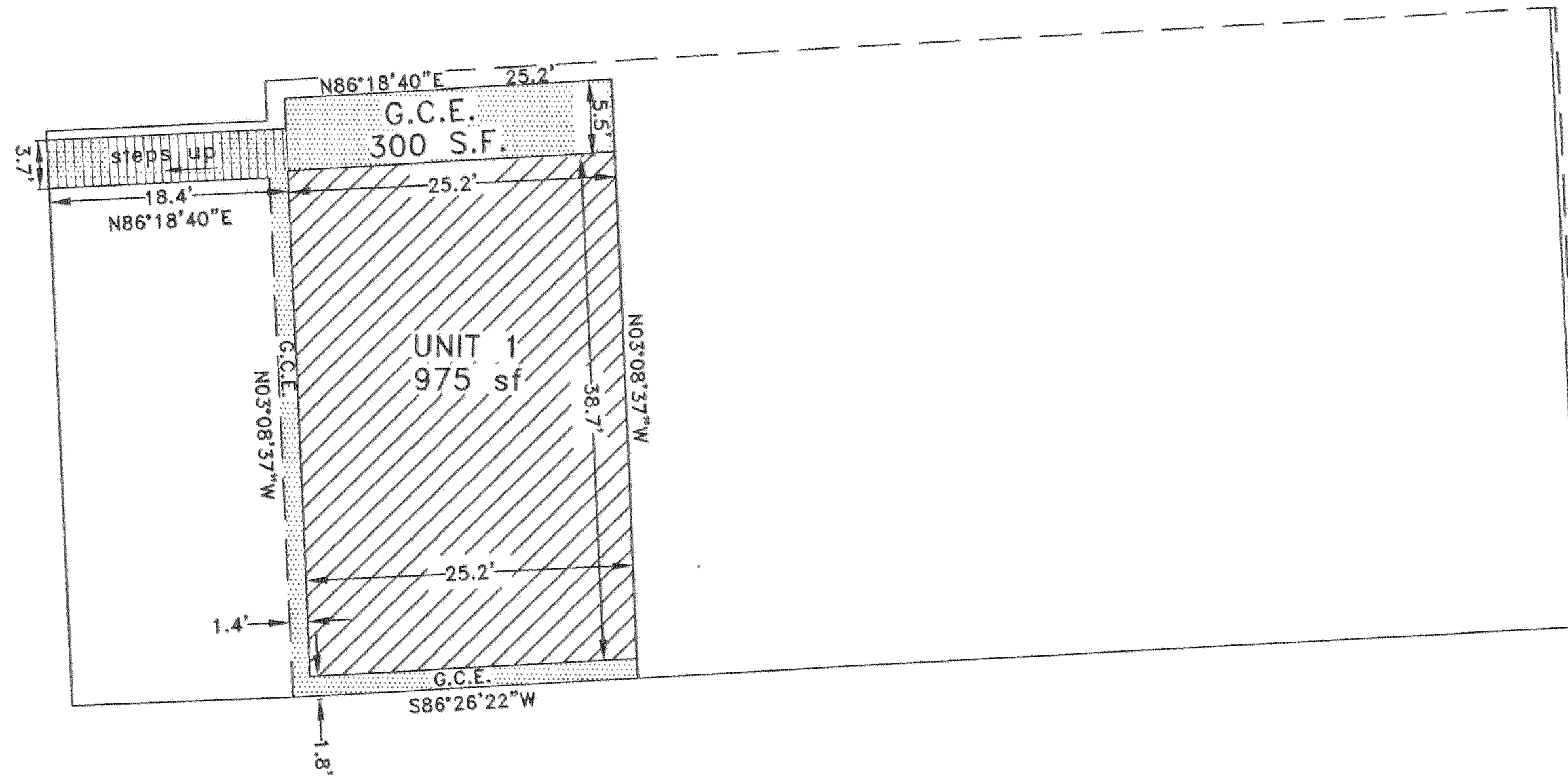
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BASEMENT LEVEL  
(PLAN VIEW)

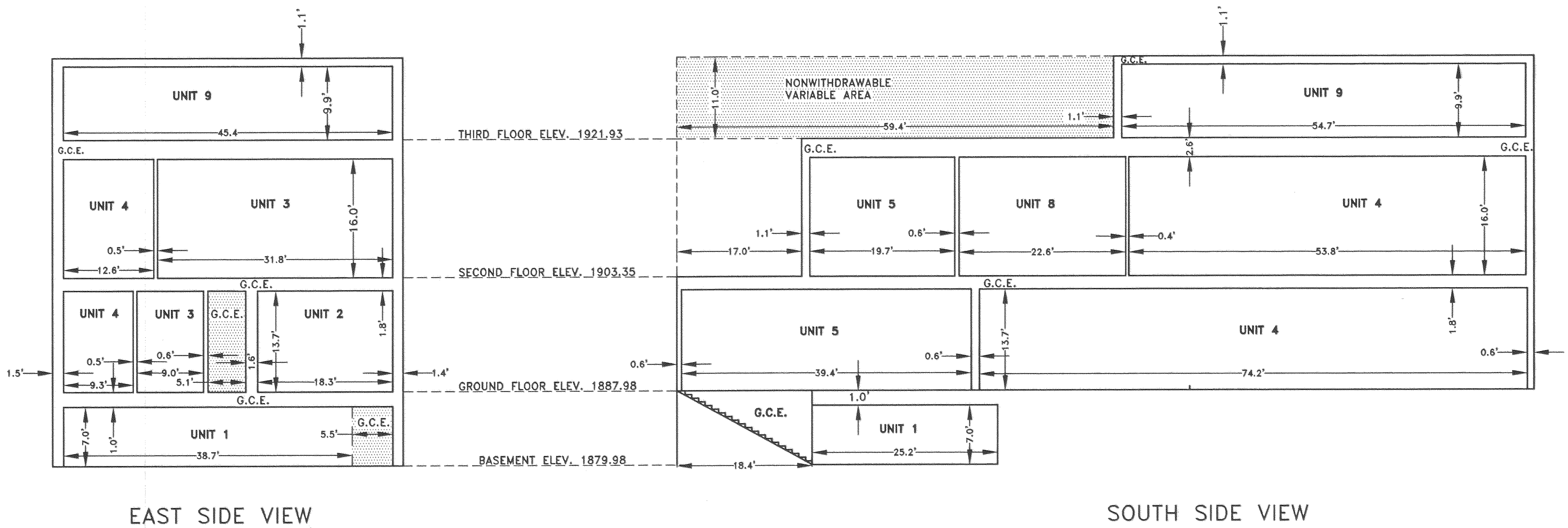
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City of Ashland, Jackson County, Oregon



NOTE: ELEVATIONS WERE MEASURED FROM CITY OF ASHLAND BENCH MARK #N-6  
A BRASS DISC IN A BOULDER NEAR THE ENTRANCE TO LITHIA PARK WHICH IS  
NOTED AS A GOVERNMENT B.M. IN THE CITY OF ASHLAND RECORDS. ELEVATION = 1895.01

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Darrell L. Huck*

OREGON  
FEBRUARY 4, 1963  
DARRELL L. HUCK  
2023

Expires 6/30/2007

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