

SUPPLEMENTAL PLAT NO. 1
JASMINE BUILDING CONDOMINIUM

A FLEXIBLE CONDOMINIUM
RECLASSIFICATION OF NON-WITHDRAWABLE
VARIABLE PROPERTY

LOCATED IN

NORTHWEST QUARTER OF SECTION 9,
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN, CITY OF ASHLAND,
JACKSON COUNTY, OREGON

FOR

ARCHERD & DRESNER, LLC

550 EAST MAIN STREET
ASHLAND, OREGON 97520

APPROVALS

EXAMINED AND APPROVED THIS 7th DAY OF Nov., 2006.

Jan H Olson
ASHLAND CITY SURVEYOR

EXAMINED AND APPROVED THIS AS REQUIRED BY O.R.S. 100.110 AS OF
NOVEMBER 9, 2006.

William P. ... Deputy
ASSESSOR, DEPT. OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY
O.R.S. 100.110 HAVE BEEN PAID AS OF November 9, 2006.

Patricia ... Deputy
TAX COLLECTOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT ARCHERD & DRESNER, LLC AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LANDS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND DOES HEREBY DECLARE THAT THE PROPERTY AND IMPROVEMENTS CALLED HEREIN, JASMINE BUILDING CONDOMINIUM, SUPPLEMENTAL PLAT NO. 1 ARE TRUE AND CORRECT, AND DOES HEREBY (1) RECLASSIFY THE NON-WITHDRAWABLE VARIABLE PROPERTY SHOWN ON THIS PLAT INTO UNITS, GENERAL AND LIMITED COMMON ELEMENTS, (2) COMMIT SAID PROPERTY TO THE OPERATION AND PROVISIONS OF THE OREGON CONDOMINIUM ACT. JASMINE BUILDING CONDOMINIUM SHALL BE SUBJECT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR JASMINE BUILDING CONDOMINIUM RECORDED AS DOCUMENT NO. 2004-066136, OF THE OFFICIAL RECORDS OF JACKSON COUNTY AS WELL AS A SUPPLEMENTAL DECLARATION TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT. THE PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THE PLAT ARE SUBJECT TO THE PROVISIONS OF OREGON REVISED STATUTES 100.005 TO 100.625.

Evans Archerd

EVAN ARCHERD, MANAGING MEMBER
ARCHERD & DRESNER, LLC, AN OREGON LIMITED LIABILITY COMPANY

SHEET INDEX

- SHEET 1 SIGNATURE SHEET
- SHEET 2 PLAT BOUNDARY
- SHEET 3 PLAN VIEW
- SHEET 4 ELEVATIONS

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

THE EXTERIOR BOUNDARY OF THAT AREA DESIGNATED AND SHOWN AS "NON-WITHDRAWABLE VARIABLE PROPERTY" ON THE JASMINE BUILDING CONDOMINIUM PLAT ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN VOLUME 30, PAGE 71, OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2007

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

Shawn Kampmann
SURVEYOR

** RECEIVED **
Date 11-13-06 By SB
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4 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

RECORDING:

FILED FOR RECORD THIS 13 DAY OF NOVEMBER, 2006 AT
3:52 O'CLOCK PM AND RECORDED IN VOLUME 32, PAGE 92,
OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON,

Kathleen S. Beckett COUNTY CLERK
Cheryl Augeris DEPUTY

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

PURPOSE: TO CREATE SUPPLEMENTAL PLAT NO. 1 OF "JASMINE BUILDING CONDOMINIUM" FOR THE NON-WITHDRAWABLE VARIABLE PROPERTY AS SHOWN ON THE JASMINE BUILDING CONDOMINIUM PLAT RECORDED IN VOLUME 30, PAGE 71 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 18499 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA ROBOTIC TOTAL STATION WITH RANGING PRISMS, I SURVEY THE MONUMENTS AS SHOWN HEREON. THE SUBJECT PROPERTY BOUNDARIES WERE DETERMINED FROM MONUMENTS RECOVERED FOR THE ORIGINAL JASMINE BUILDING CONDOMINIUM, IN CORROBORATION WITH SURVEY CONTROL ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 19206, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

SURVEYOR'S CERTIFICATE OF COMPLETION

IN ACCORDANCE WITH O.R.S. 100.115(2D), I, SHAWN KAMPMANN, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT OF JASMINE BUILDING CONDOMINIUM, SUPPLEMENTAL PLAT NO. 1 FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS AND THE BUILDINGS AND THAT CONSTRUCTION OF THE UNITS AND BUILDINGS, AS DEPICTED ON SUCH PLAT, HAS BEEN COMPLETED.

DATED THIS 1st DAY OF November, 2006.

Shawn Kampmann
SHAWN KAMPMANN, PLS 2883

THE DECLARATION OF CONDOMINIUM OWNERSHIP, COVENANTS, CONDITIONS AND RESTRICTIONS HAVE BEEN RECORDED IN INSTRUMENT NO. 2006-056892 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

THE BYLAWS OF JASMINE BUILDING CONDOMINIUM HAVE BEEN RECORDED IN INSTRUMENT NO. 2004-066136 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

BUILDING ORIENTATION NOTE

THE BEARINGS OF THE BUILDING EXTERIOR ARE PARALLEL WITH OR PERPENDICULAR TO THE FOLLOWING COURSES:

NE-SW = NORTH 23°59'03" EAST (N 24°00'50" E)
SE-NW = SOUTH 66°00'57" EAST (S 65°59'10" E)

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FOR

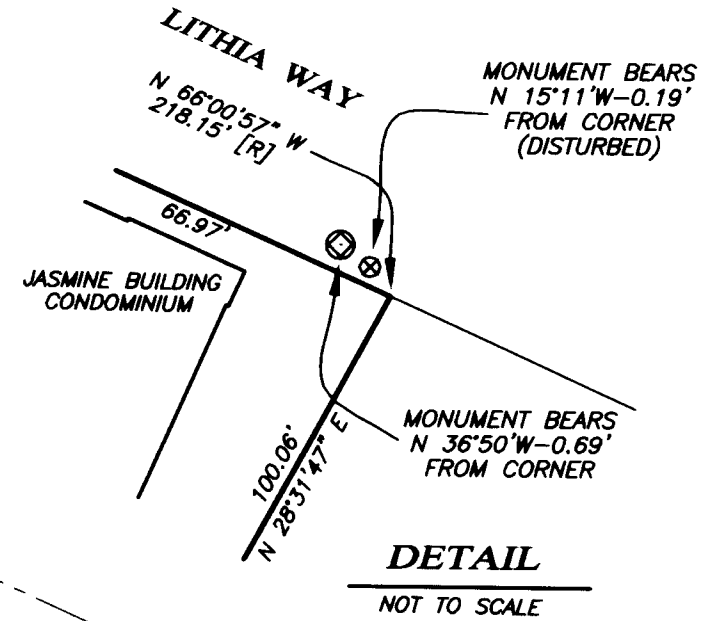
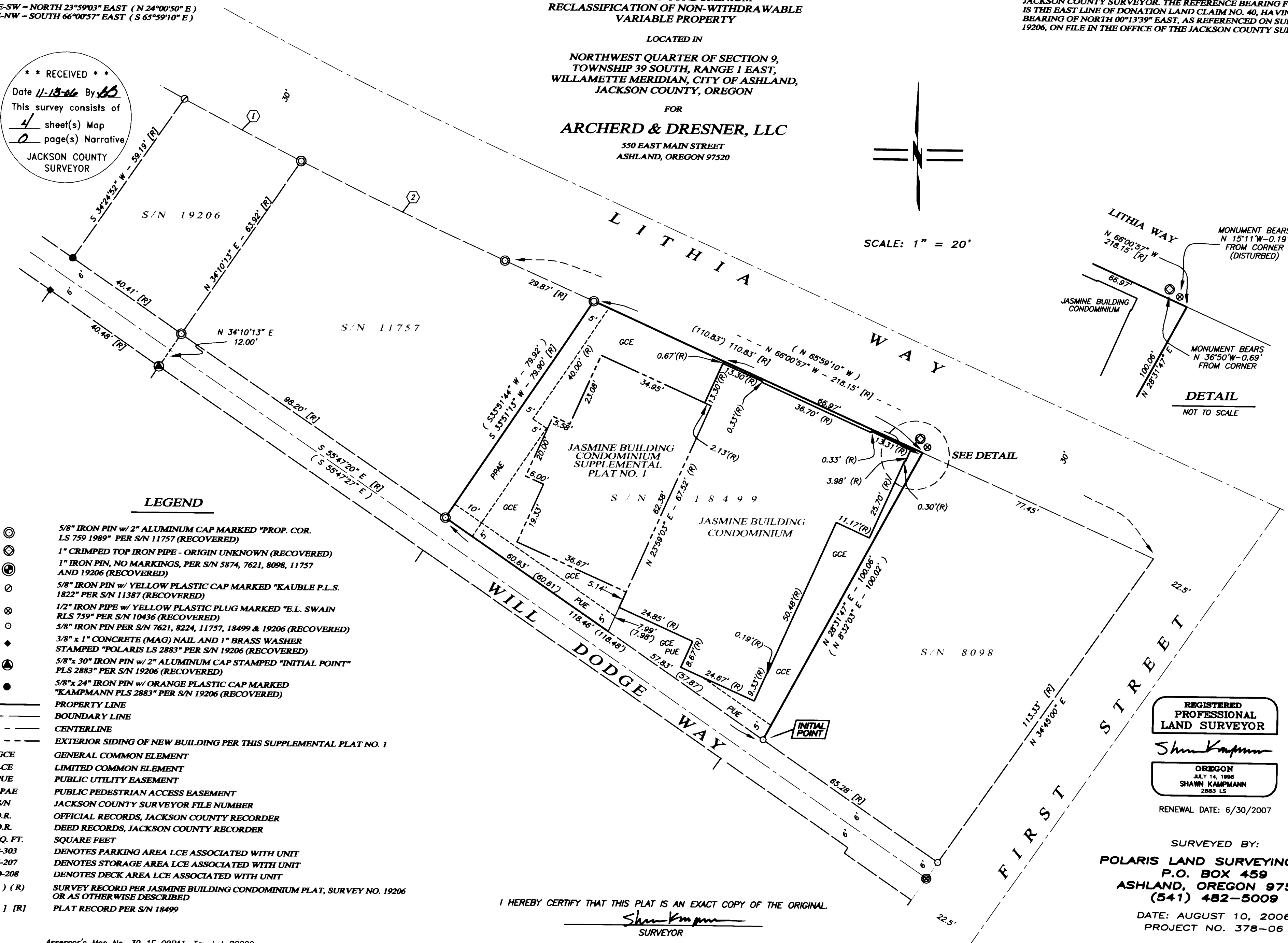
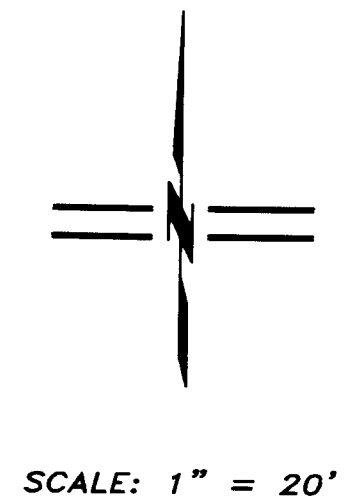
ARCHERD & DRESNER, LLC

550 EAST MAIN STREET
ASHLAND, OREGON 97520

BASIS OF BEARING

TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 9 AS DERIVED FROM THE N.O.A.A. NET ESTABLISHED IN 1968 AND ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE BEARING FOR THIS SURVEY IS THE EAST LINE OF DONATION LAND CLAIM NO. 40, HAVING A RECORD BEARING OF NORTH 00°13'39" EAST, AS REFERENCED ON SURVEY NO. 12197 & 19206, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

** RECEIVED **
Date 11-15-06 By AS
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4 sheet(s) Map
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SURVEYOR



LEGEND

- ⊙ 5/8" IRON PIN w/ 2" ALUMINUM CAP MARKED "PROP. COR. LS 759 1989" PER S/N 11757 (RECOVERED)
- ⊙ 1" CRIMPED TOP IRON PIPE - ORIGIN UNKNOWN (RECOVERED)
- ⊙ 1" IRON PIN, NO MARKINGS, PER S/N 5874, 7621, 8098, 11757 AND 19206 (RECOVERED)
- ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "KAUBLE P.L.S. 1822" PER S/N 11387 (RECOVERED)
- ⊙ 1/2" IRON PIPE w/ YELLOW PLASTIC PLUG MARKED "E.L. SWAIN RLS 759" PER S/N 10436 (RECOVERED)
- ⊙ 5/8" IRON PIN PER S/N 7621, 8224, 11757, 18499 & 19206 (RECOVERED)
- ⊙ 3/8" x 1" CONCRETE (MAG) NAIL AND 1" BRASS WASHER STAMPED "POLARIS LS 2883" PER S/N 19206 (RECOVERED)
- ⊙ 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT" PLS 2883" PER S/N 19206 (RECOVERED)
- ⊙ 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" PER S/N 19206 (RECOVERED)
- PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- - - EXTERIOR SIDING OF NEW BUILDING PER THIS SUPPLEMENTAL PLAT NO. 1
- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- PUE PUBLIC UTILITY EASEMENT
- PPAE PUBLIC PEDESTRIAN ACCESS EASEMENT
- S/N JACKSON COUNTY SURVEYOR FILE NUMBER
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- D.R. DEED RECORDS, JACKSON COUNTY RECORDER
- SQ. FT. SQUARE FEET
- P-303 DENOTES PARKING AREA LCE ASSOCIATED WITH UNIT
- S-207 DENOTES STORAGE AREA LCE ASSOCIATED WITH UNIT
- D-208 DENOTES DECK AREA LCE ASSOCIATED WITH UNIT
- () (R) SURVEY RECORD PER JASMINE BUILDING CONDOMINIUM PLAT, SURVEY NO. 19206 OR AS OTHERWISE DESCRIBED
- [] [R] PLAT RECORD PER S/N 18499

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2007

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: AUGUST 10, 2006
PROJECT NO. 378-06

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

Shawn Kampmann
SURVEYOR

Assessor's Map No. 39 1E 09BA1, Tax Lot 80000

NOTES

- 1) ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.
- 2) UNIT HORIZONTAL DIMENSIONS ARE TO FACE OF STUD WALL.
- 3) FLOOR ELEVATIONS ARE TOP OF CONCRETE FOR SECOND AND THIRD FLOOR UNITS AND TOP OF SLAB FOR FIRST FLOOR UNITS.
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- 7) THE VERTICAL CONTROL FOR THIS CONDOMINIUM IS THE CITY OF ASHLAND BASED UPON A BENCHMARK LOCATED AT THE INTERSECTION OF PIONEER STREET AND "A" STREET, BEING THE TOP OF A 1" IRON PIPE IN A MONUMENT WELL. BENCHMARK ELEVATION = 1867.26 FEET, BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, ADJUSTED IN 1956 (NGVD 29/56).

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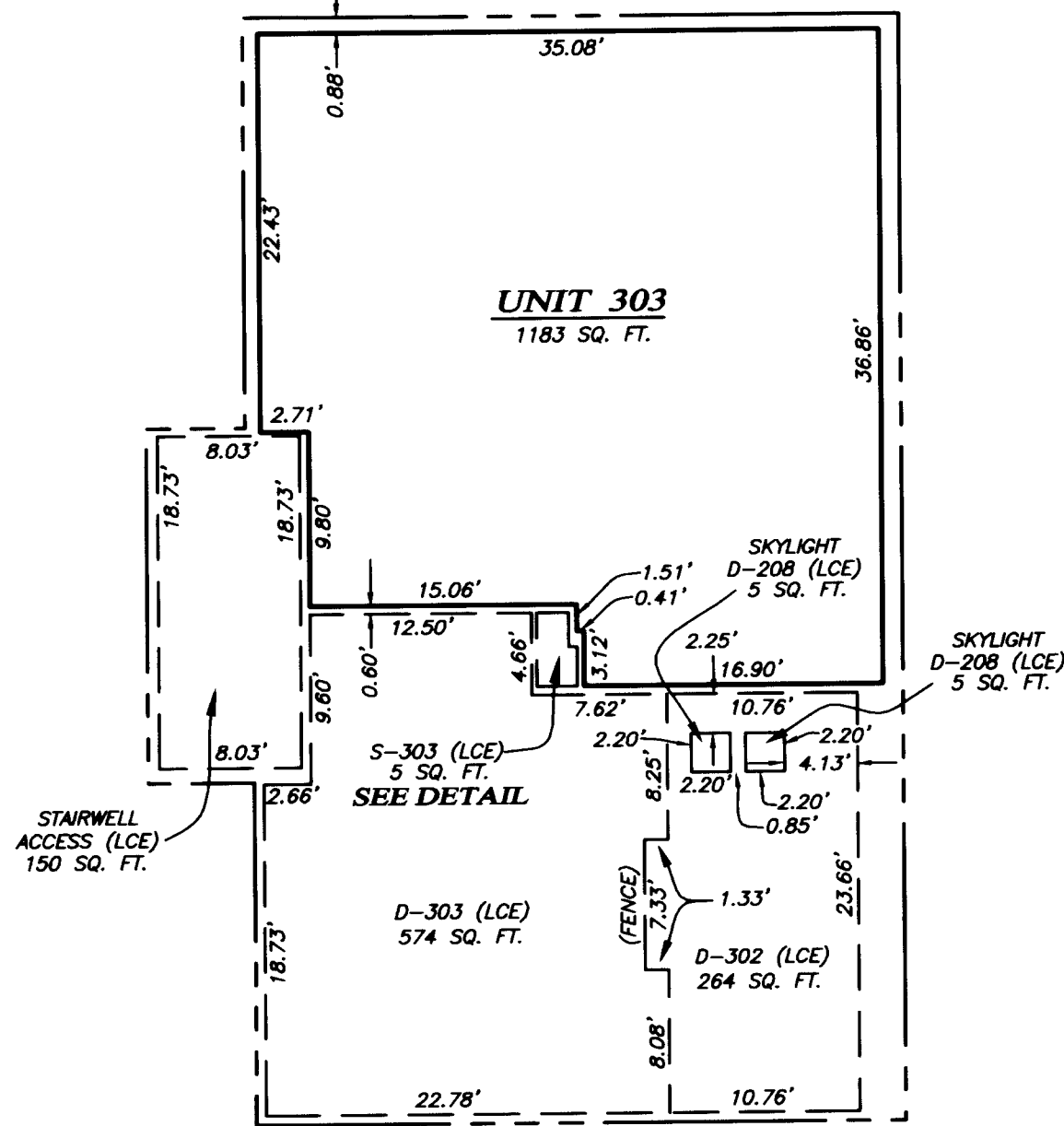
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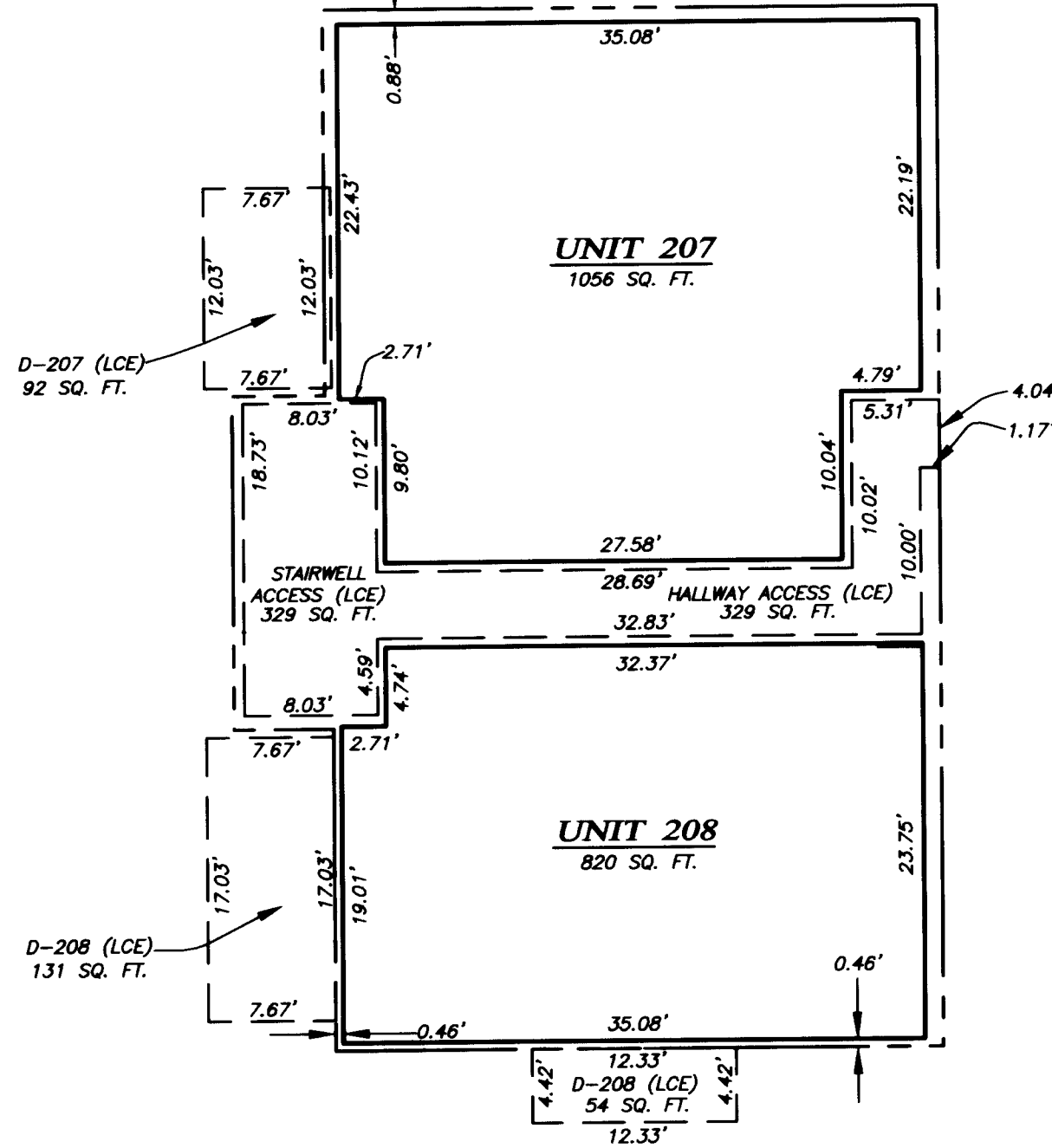
LEGEND

———	UNIT BOUNDARY
---	LCE BOUNDARY
- - - -	EXTERIOR SIDING OF NEW BUILDING PER THIS SUPPLEMENTAL PLAT NO. 1
GCE	GENERAL COMMON ELEMENT
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(1906.20')	UNIT BOUNDARY, SLAB ELEVATION

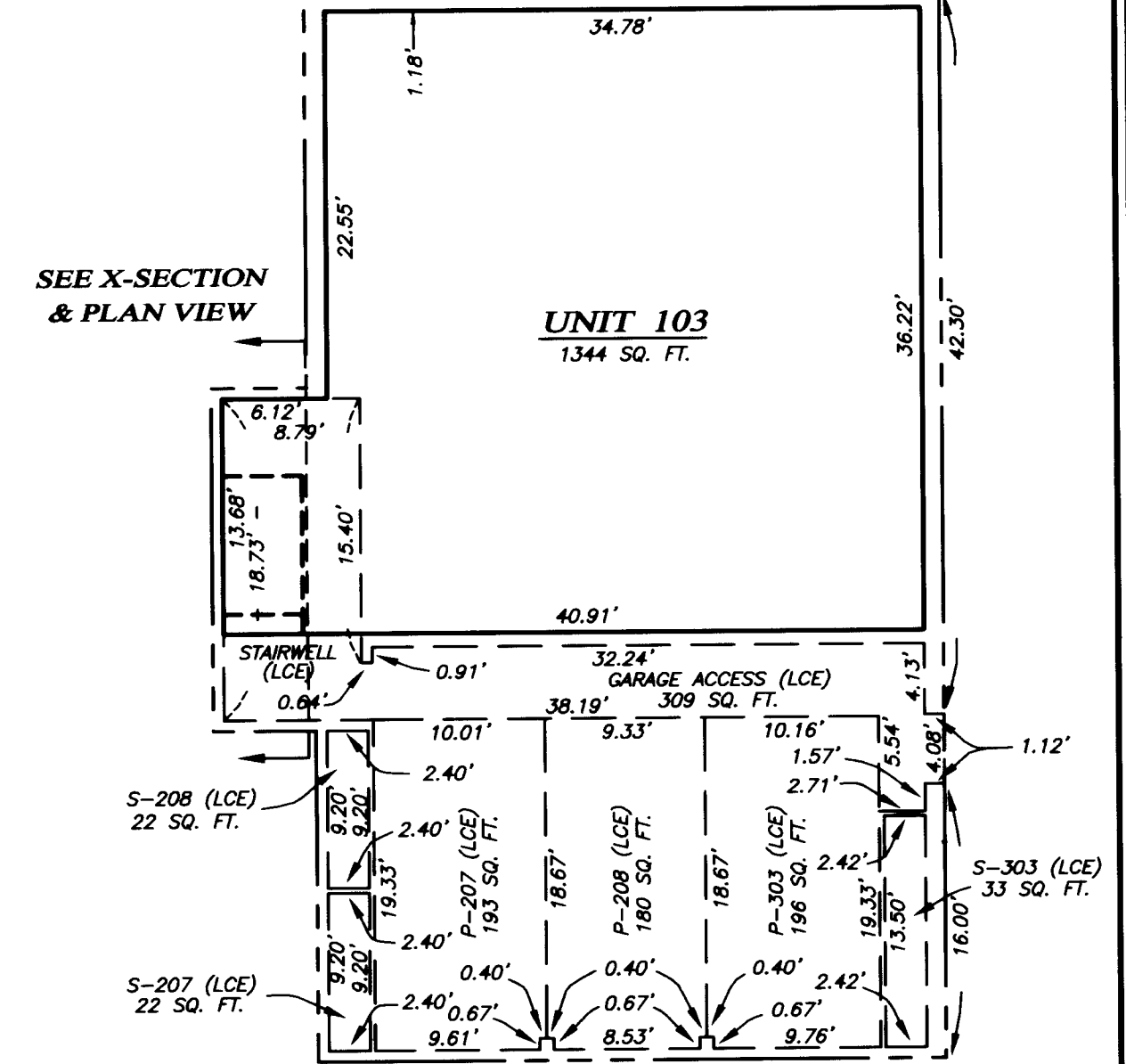
THIRD FLOOR (LITHIA WAY)



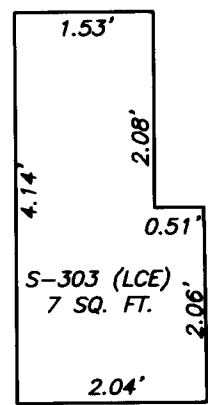
SECOND FLOOR (LITHIAWAY)



FIRST FLOOR (LITHIA WAY)



SEE X-SECTION
& PLAN VIEW



DETAIL
NOT TO SCALE

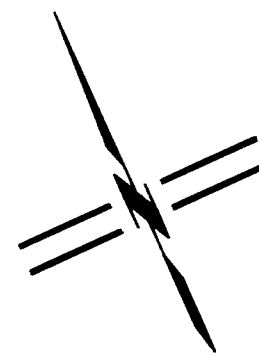
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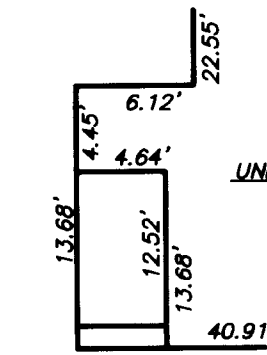
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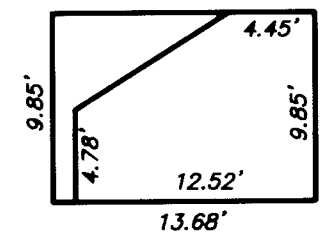
SCALE: 1" = 10'

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SURVEYOR



PLAN VIEW
NOT TO SCALE



X-SECTION
NOT TO SCALE

SURVEYED BY:
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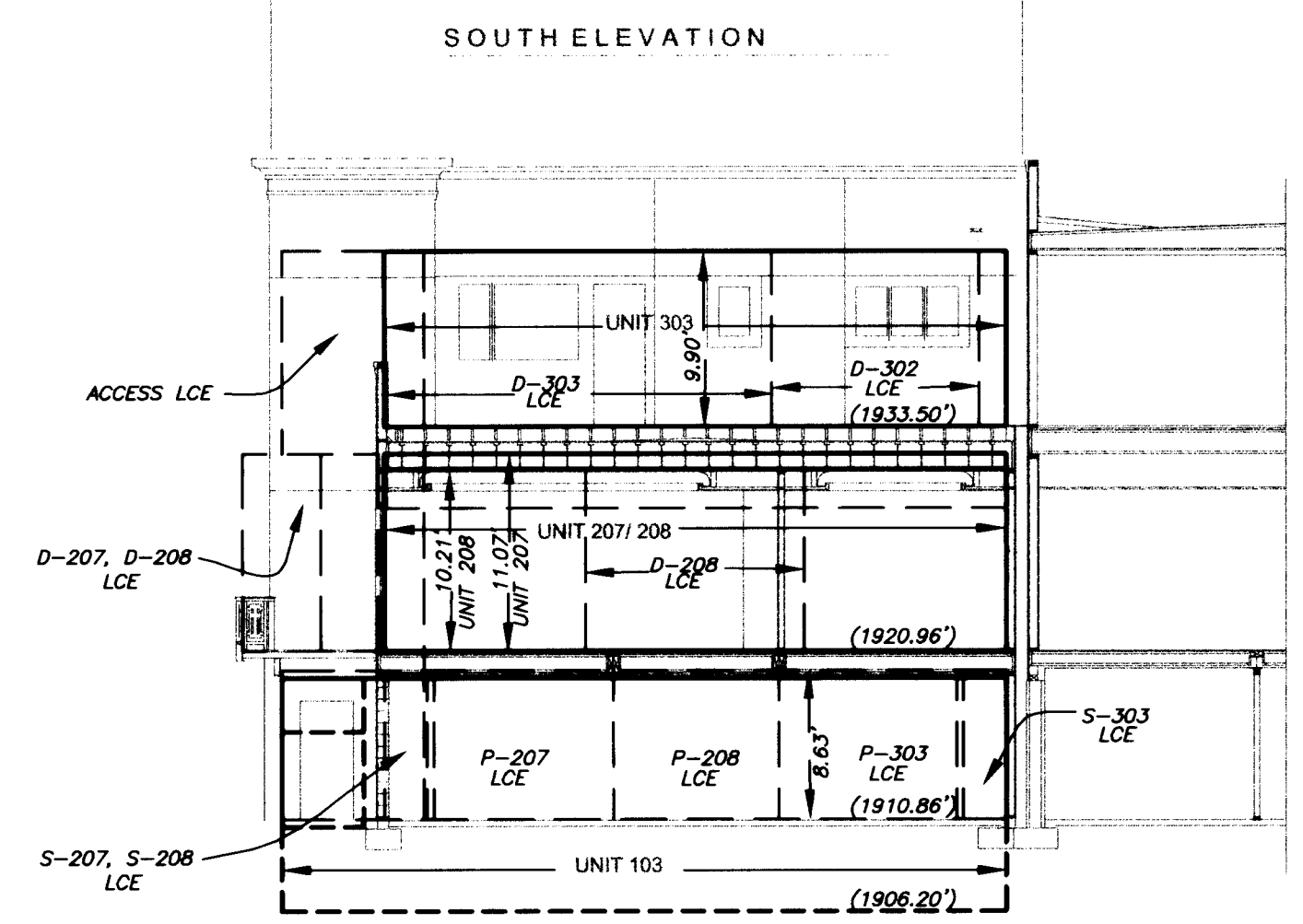
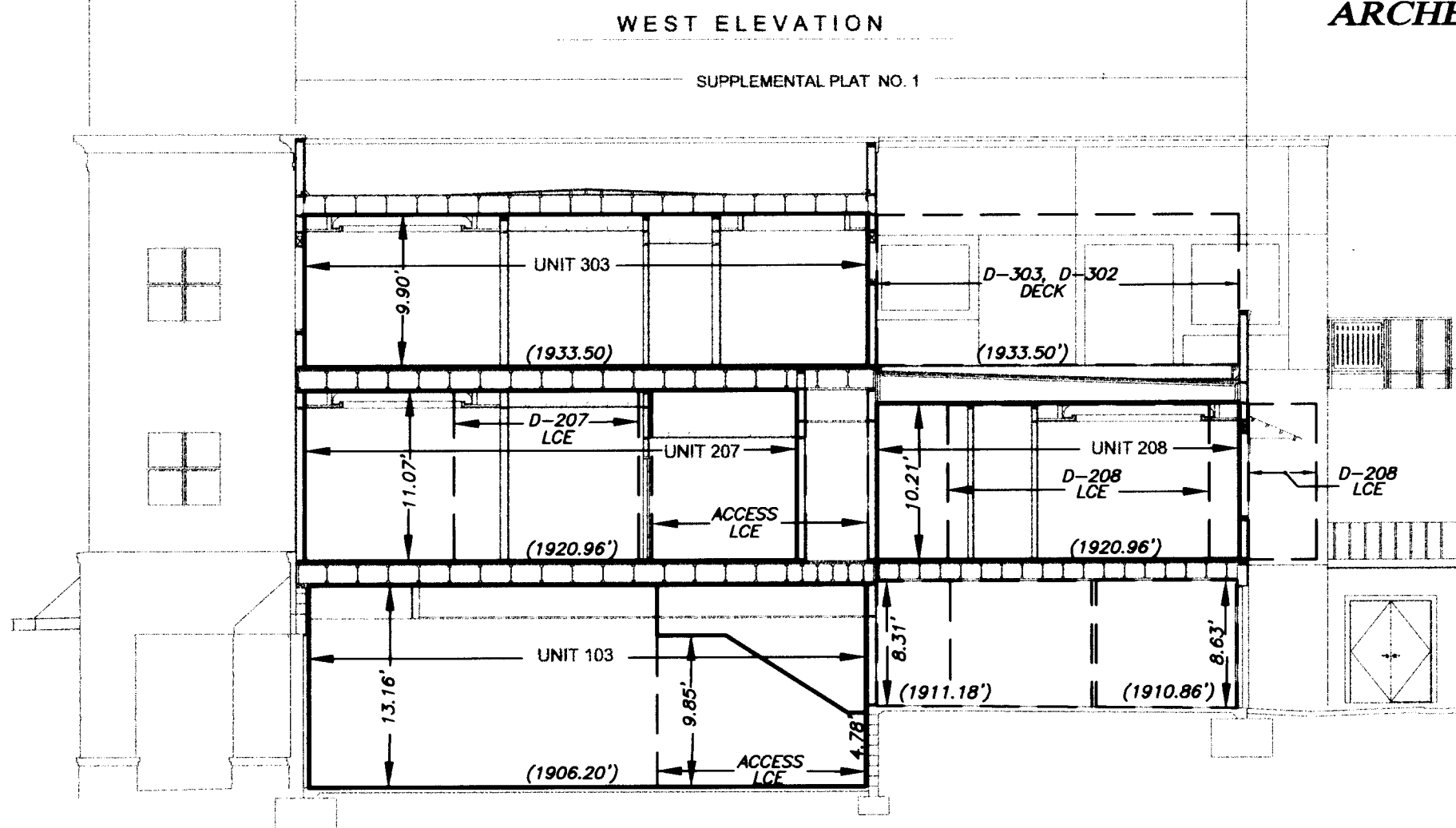
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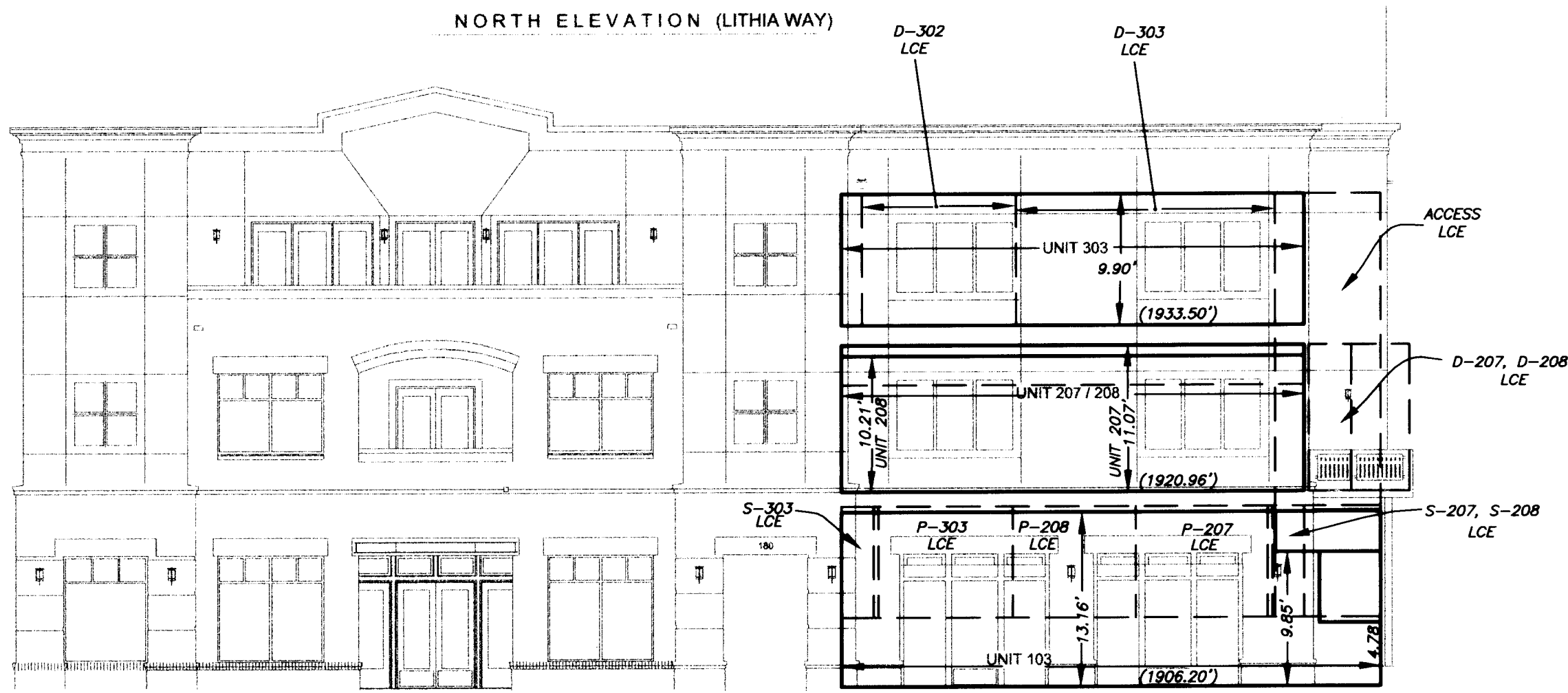
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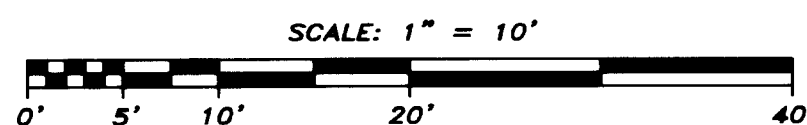
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POLARIS LAND SURVEYING

FILE: SURVEYS\378-06\JASMINE CONDOMINIUM.DWG

SHEET 4 OF 4