

APPROVALS:

EXAMINED AND APPROVED this 14th day of December, 20 06.

Jan Holman
Ashland City Surveyor

EXAMINED AND APPROVED as required by ORS 100.110 as of December 20, 20 06.

S. Donald, deputy
Assessor, Department of Assessment

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 100.110 have been paid as of December 20, 20 06.

Patty Budzong, Deputy
Tax Collector

***** DECLARATION *****

Know all men by these presents that we, SEMYON BILMES and ALLA BILMES, are the owners of the real property shown on Sheets 2 and 3, more particularly described in the Surveyor's Certificate, and do hereby make, establish and declare that this Plat is a correct representation of the land as laid out by us as DOMUS CONDOMINIUM, and do 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. Domus Condominium shall be subject to (1) the Declaration Submitting Domus Condominium to Condominium Ownership and (2) the By-Laws of the Domus Condominium Unit Owners Association, Inc. to be recorded simultaneously with this Plat.

Semyon Bilmes
SEMYON BILMES

Alla Bilmes
ALLA BILMES

STATE OF OREGON)
COUNTY OF JACKSON)ss.

PERSONALLY appeared the above named Semyon Bilmes and Alla Bilmes and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 18th day of September, 2006.

Nancy E. Sloan
Notary Public - Oregon
Commission No. 371650
My Commission Expires 9-18-2007

DOMUS CONDOMINIUM

In Lot 2 of NEW ADDITION & located in the N.E. 1/4 of Section 9, T.39S., R.1E., W.M. City of Ashland Jackson County, Oregon

*** INDEX TO SHEETS ***

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

SURVEY FOR:

ALLA & SEMYON BILMES
575 TUCKER 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:

SEPTEMBER 15, 2006

***** RECORDING *****

Filed for record this 20th day of DECEMBER, 20 06, at 10:46 o'clock A.M., and recorded in Volume 32, of Plats at Page 104, of records of Jackson County, Oregon & Document No. 2006-63700, ORJCO.

KATHLEEN S. BECKETT
County Clerk

KAREN ALONZO
Deputy

Declaration Submitting Domus Condominium to Condominium Ownership recorded as Doc. 2006-63696, ORJCO.

By-Laws of the Domus Condominium Unit Owners Association, Inc. recorded as Doc. 2006-63697, 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 2 of NEW ADDITION, to the City of Ashland, according to the official plat thereof, now of record, in Jackson County, Oregon.

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 LCE and GCE boundaries of DOMUS CONDOMINIUM.

PROCEDURE: Made ties to existing monuments as shown hereon to control this Survey. Made ties to building and improvements as shown on Sheet 2. The existing control was elevated to match City of Ashland BM #46.

**** AGREEMENT FOR RELEASE OF ENCUMBRANCE ****

**** AFFIDAVIT OF CONSENT ****

FROM YAIR STRAUSS AND JUDY BJORLIE RECORDED AS DOC. # 2006-63698, ORJCO.
FROM KENNETH F. LANSING AND LINDA A. LANSING, TRUSTEES RECORDED AS DOC. # 2006-63699, ORJCO.

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

** RECEIVED **
DATE 12-20-06 BY EB
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SURVEY FOR:
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 ASHLAND, OR 97520

SURVEY BY:
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 MEDFORD, OREGON 97501
 PHONE: (541) 772-2782
 EMAIL: LJFRIAR@CHARTER.NET

DOMUS CONDOMINIUM

In Lot 2 of NEW ADDITION & located in
 the N.E. 1/4 of Section 9, T.39S, R.1E, W.M.
 City of Ashland Jackson County, Oregon

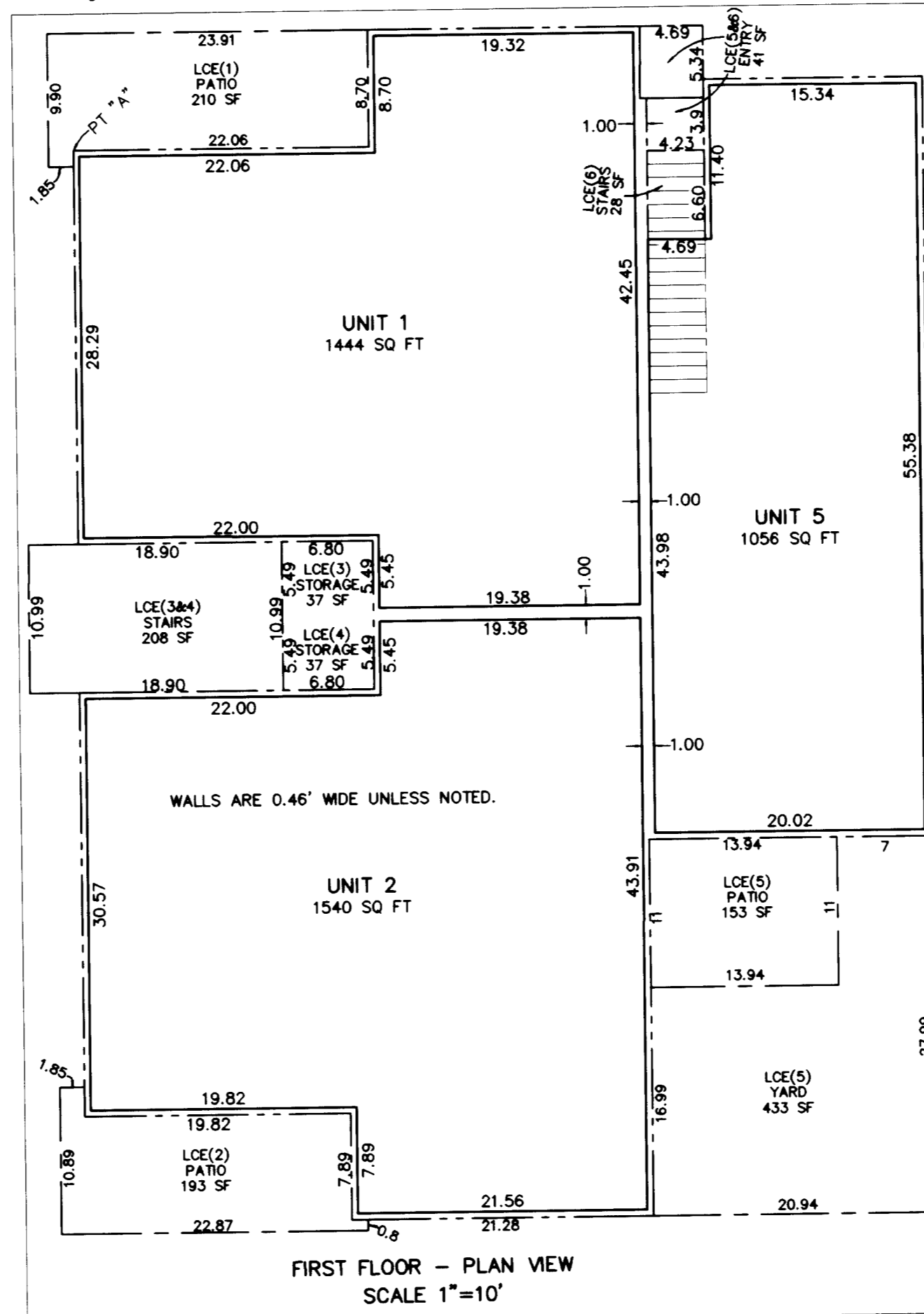
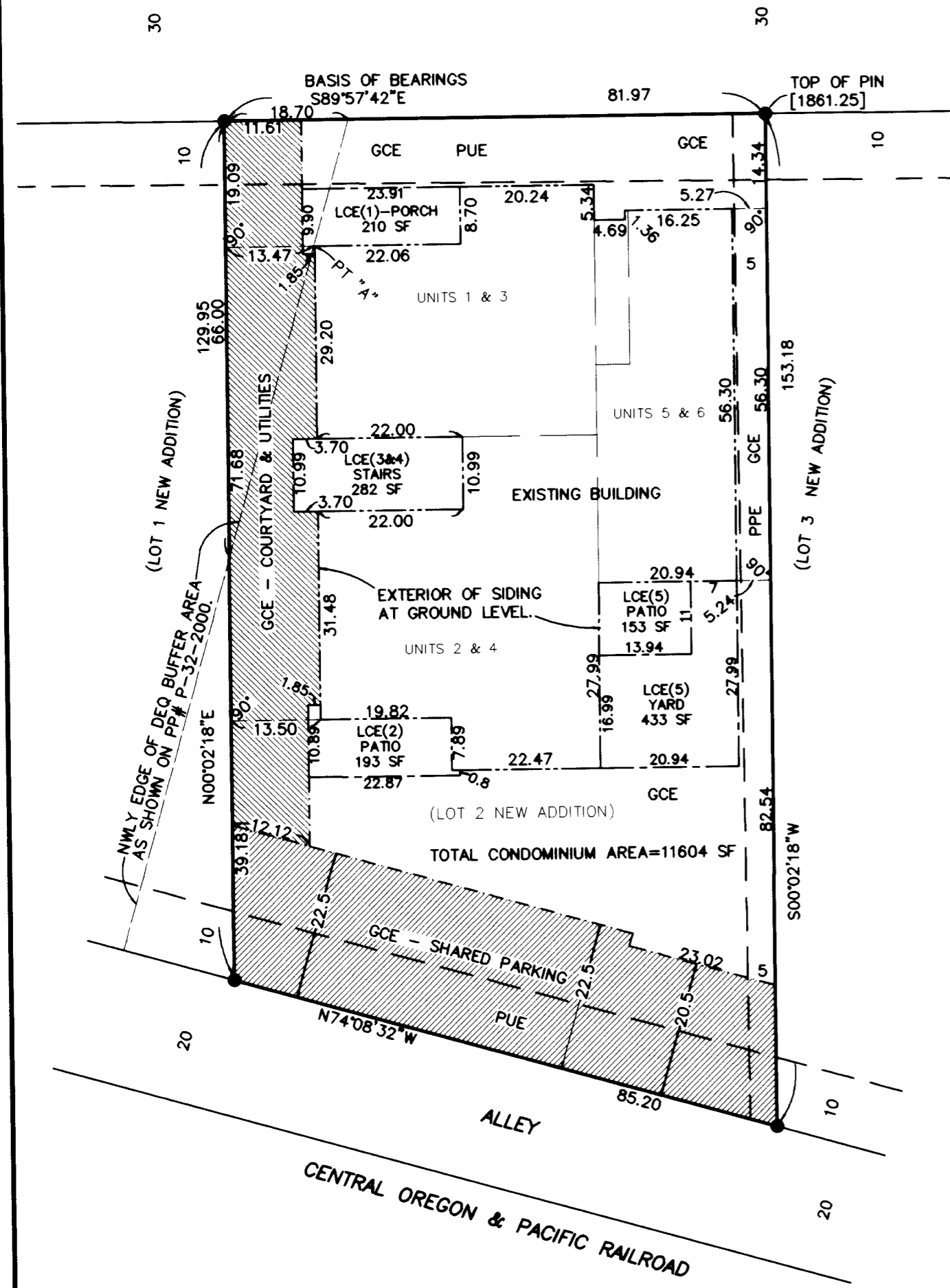
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Joe E. Hibbs
 SURVEYOR

NOTE REGARDING ALL UNITS:
 THE UNIT BOUNDARIES AND AREAS SHOWN HEREON ARE TO THE FACE OF STUD
 WALLS, THE TOP OF FLOOR JOISTS AND THE BOTTOM OF CEILING JOISTS AND ARE
 NOT INTENDED TO BE USED FOR PURPOSES OF ADVERTISING THE UNITS FOR SALE.

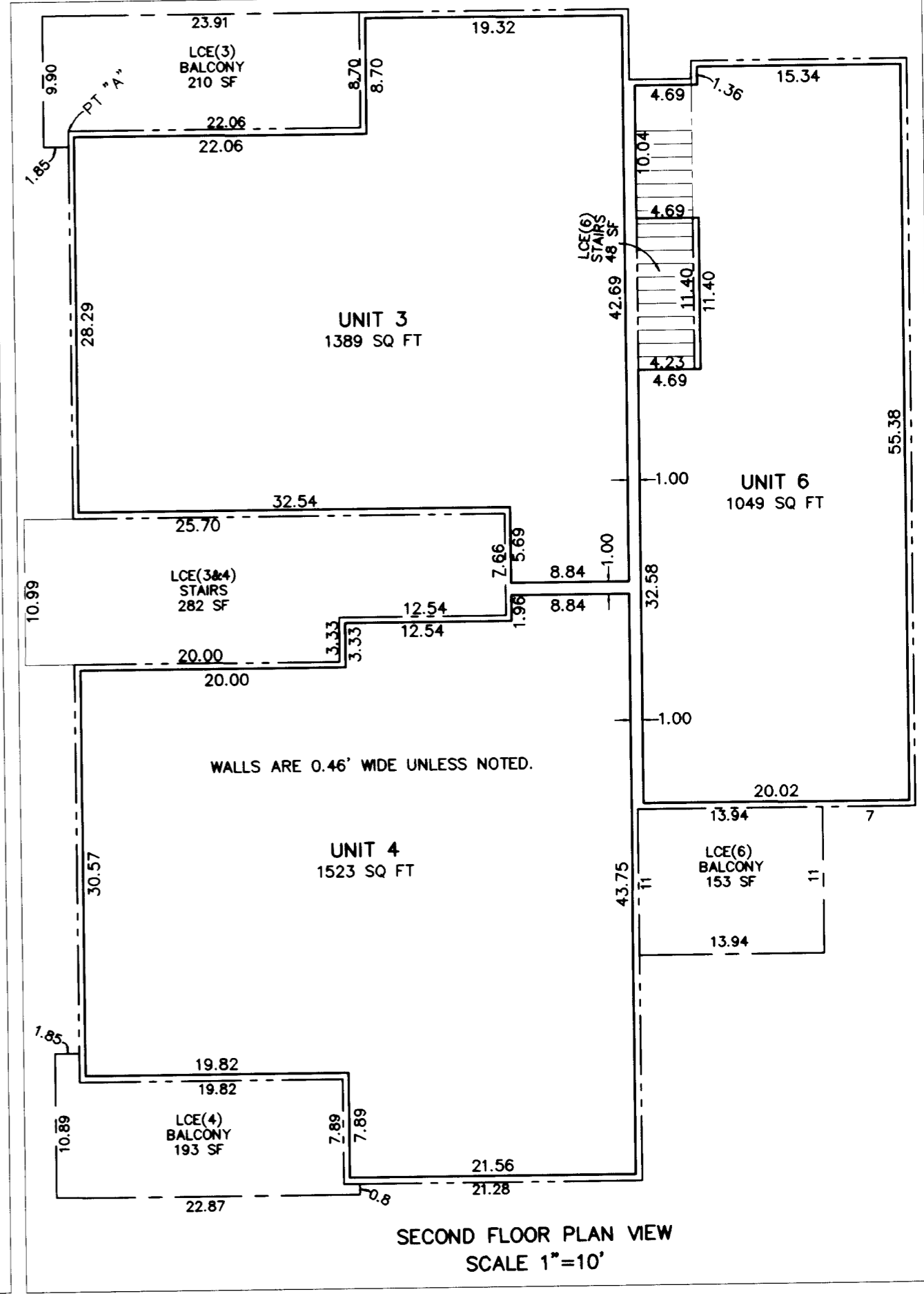
BEARINGS ON ALL UNITS
 NORTH-SOUTH: N00°00'41"E
 EAST-WEST: S89°59'19"E

OVERALL PLAN VIEW
 SCALE 1"=20'

CLEAR CREEK DRIVE



FIRST FLOOR - PLAN VIEW
 SCALE 1"=10'



SECOND FLOOR PLAN VIEW
 SCALE 1"=10'

LEGEND:

- = FD 5/8" IRON PIN W/ PLASTIC CAP MKD D. HUCK LS2023 PER NA.
- = UNIT BOUNDARY.
- FS = FILED SURVEY #.
- PPE = PUBLIC PEDESTRIAN EASEMENT PER NA.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PUE = PUBLIC UTILITY EASEMENT PER NA.
- GCE = GENERAL COMMON ELEMENT.
- JCDR = JACKSON COUNTY DEED RECORDS.
- SF = SQUARE FEET.
- LCE(#)= LIMITED COMMON ELEMENT (UNIT NO.).
- NA = NEW ADDITION. (FS17196).
- [] = ELEVATION BASED ON CITY OF ASHLAND BM #46.
- = EXTERIOR OF SIDING AT GROUND LEVEL.
- - - = LCE BOUNDARY.
- = GCE BOUNDARY.
- PP# = PARTITION PLAT NO.

BEARINGS ON ALL UNITS
 NORTH-SOUTH: N00°00'41"E
 EAST-WEST: S89°59'19"E

BASIS OF BEARINGS: NOAA TRUE BEARING AS SHOWN ON SURVEY NO. 17196 AND
 AS SHOWN HEREON.

DATE: SEPTEMBER 15, 2006 UNIT OF MEASUREMENT: FEET SCALE: AS NOTED HEREON



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

** RECEIVED **
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 SURVEYOR
 SHEET 2 OF 3
 06155FM

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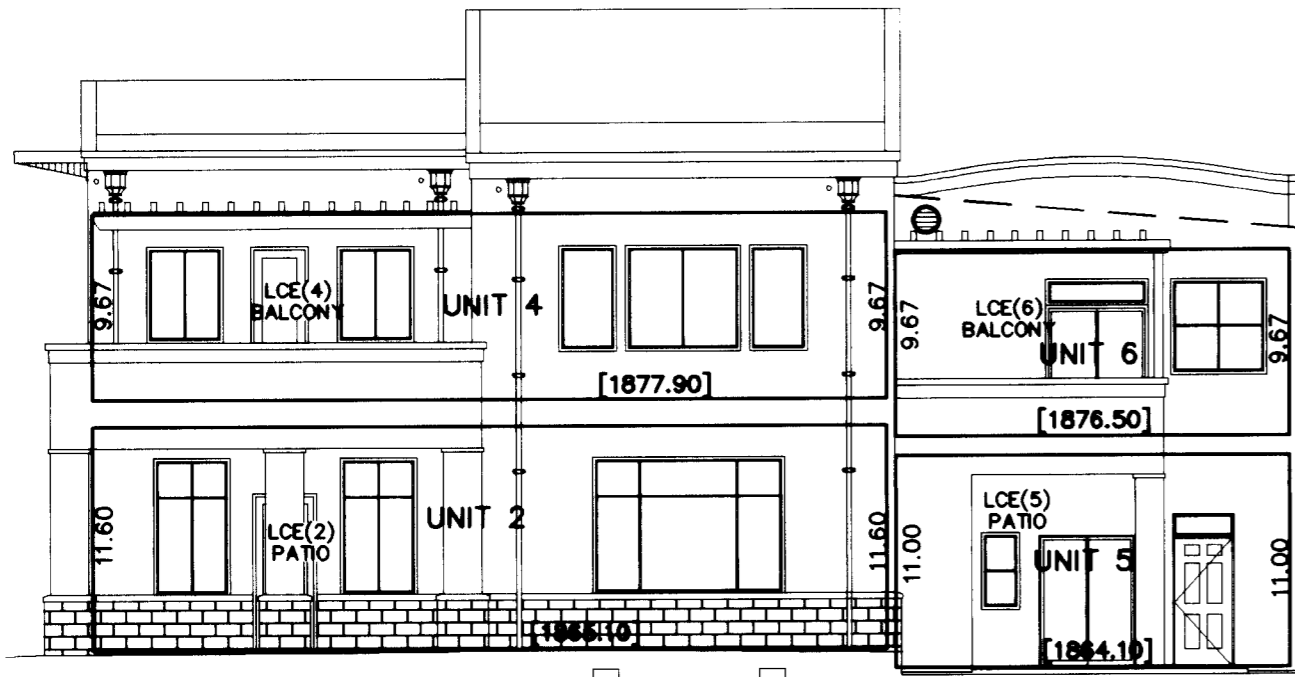
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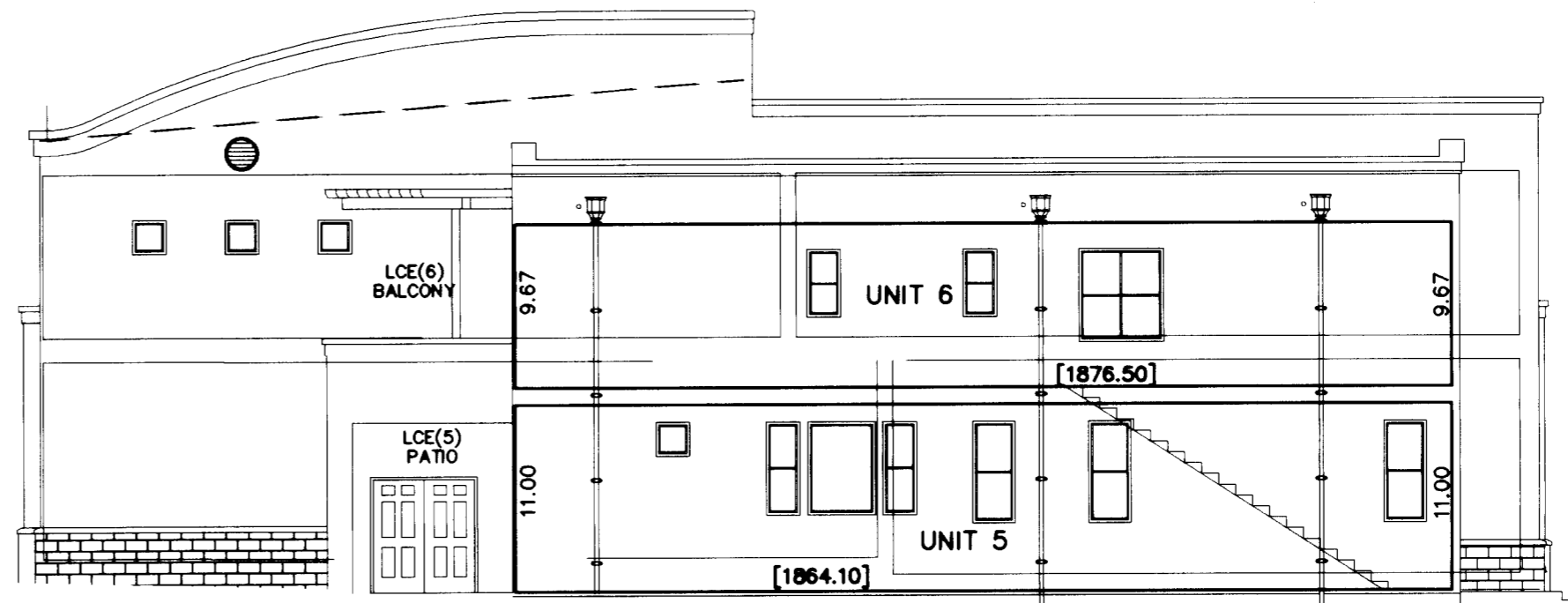
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SOUTH SIDE VIEW



EAST SIDE VIEW



NORTH SIDE VIEW



WEST SIDE VIEW

LEGEND:

- = UNIT OWNERSHIP BOUNDARY.
- [] = ELEVATION BASED ON CITY OF ASHLAND BM #46.

DATE: SEPTEMBER 15, 2006

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

391E09AB TL6601



REGISTERED
PROFESSIONAL
LAND SURVEYOR

James E. Hibbs

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234

RENEWAL DATE 6-30-07

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JACKSON COUNTY
SURVEYOR

SHEET 3 OF 3
08155FM