

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT BARCLAY SQUARE CONDOMINIUM, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LANDS HEREBY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND DO HEREBY DECLARE THAT THE PROPERTY AND IMPROVEMENTS CALLED HEREIN, McCALL DRIVE CONDOMINIUM, ARE TRUE AND CORRECT, AND DO HEREBY COMMIT SAID PROPERTY TO THE OPERATION AND PROVISIONS OF THE OREGON CONDOMINIUM ACT. THE PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THE PLAT ARE SUBJECT TO THE PROVISIONS OF OREGON REVISED STATUTES 100.005 TO 100.625. WE HEREBY CREATE A VARIABLE WIDTH EASEMENT TO THE CITY OF ASHLAND FOR THE PURPOSE OF TURN-AROUND ACCESS FOR FIRE APPARATUS AND EMERGENCY VEHICLES AS SHOWN HEREOF.

[Signature]

EVAN ARCHERD, MANAGER
BARCLAY SQUARE CONDOMINIUM, LLC, AN OREGON LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

STATE OF OREGON)
)SS
JACKSON COUNTY)

PERSONALLY APPEARED THE ABOVE NAMED EVAN ARCHERD, AS MANAGING MEMBER ON AUTHORITY OF BARCLAY SQUARE CONDOMINIUM, LLC, ON THIS 16 DAY OF January, 2007 AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE *Laurie A. Miller*
NOTARY PUBLIC - OREGON *Laurie A. Miller*
COMMISSION NO. 363080
MY COMMISSION EXPIRES Jan. 20, 2007

SURVEYORS 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 McCALL DRIVE CONDOMINIUM, 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 15th DAY OF January, 2007.

Shawn Kampmann
SHAWN KAMPMANN, PLS 2883

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

Shawn Kampmann
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2007

Assessor's Map No. 391E11CC, Tax Lot 100

McCALL DRIVE CONDOMINIUM

LOCATED IN
PARCEL 1 OF PARTITION PLAT NO. P-05-2005

LYING SITUATE WITHIN
SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN, CITY OF ASHLAND,
JACKSON COUNTY, OREGON

FOR
ARCHERD & DRESNER, L.L.C.
550 EAST MAIN STREET
ASHLAND, OREGON 97520

SHEET INDEX

SHEET 1 SIGNATURE SHEET
SHEET 2 PLAT BOUNDARY
SHEET 3 PLAN VIEW - ELEVATIONS
SHEET 4 PLAN VIEW - 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 HEREOF SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

PARCEL NO. ONE (1) OF PARTITION PLAT NO. P-05-2005, RECORDED JANUARY 14, 2005 IN RECORD OF PARTITION PLATS IN JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 18590 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF ASHLAND BY WARRANTY DEED RECORDED AS INSTRUMENT NO. 2005-073293 IN THE OFFICIAL RECORDS OF JACKSON COUNTY.

SURVEY NOTE:

THE FOLLOWING ENCUMBRANCES DESCRIBED WITHIN FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON, ORDER NO. 7169-924262, DATED JANUARY 16, 2007, ARE EITHER BLANKET IN NATURE AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT, OR ARE NOT APPLICABLE TO THE SUBJECT PROPERTY.

- EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY TO PACIFICORP, AN OREGON CORPORATION, RECORDED JANUARY 30, 1964 IN VOLUME 560, PAGE 360 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- EASEMENTS, RIGHTS OR ACCESS BETWEEN THE RIGHT OF WAY OF THE RELOCATED GREENSPRINGS HIGHWAY AS DESCRIBED WITHIN INSTRUMENT NO. 72-07873 AND AMENDED BY INSTRUMENT NO. 75-12648 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- EASEMENTS, RIGHTS OR ACCESS BETWEEN THE RIGHT OF WAY OF THE RELOCATED GREENSPRINGS HIGHWAY AS DESCRIBED WITHIN INSTRUMENT NO. 72-07874 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- SANITARY SEWER EASEMENT TO THE CITY OF ASHLAND RECORDED APRIL 6, 1973 AS INSTRUMENT NO. 73-05083, OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND EXTINGUISHED BY QUIT CLAIM DEED IN INSTRUMENT NO. 2007-001492 RECORDED ON JANUARY 10, 2007 IN SAID COUNTY.
- OVERHEAD UTILITY LINES AS SHOWN ON THE RECORDED PLAT AND DECLARATION FOR BIRCHWOOD AT ASHLAND, A PLANNED COMMUNITY, IN VOLUME 25, PAGE 19 OF THE PLAT RECORDS RECORDS OF JACKSON COUNTY, OREGON AND FILED AS SURVEY NO. 16178 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

** RECEIVED **
Date 1-19-07 By *SS*
This survey consists of
4 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

APPROVALS

EXAMINED AND APPROVED THIS 19 DAY OF January, 2007.

James H. Olson
ASHLAND CITY SURVEYOR

EXAMINED AND APPROVED THIS AS REQUIRED BY O.R.S. 100.110 AS OF
January 19, 2007.

William J. DePue
ASSESSOR, DEPT. OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 100.110 HAVE BEEN PAID AS OF Jan. 19, 2007.

Patty Burdson, Deputy
TAX COLLECTOR

RECORDING:

FILED FOR RECORD THIS 19th DAY OF January, 2007 AT 3:05 O'CLOCK P.M. AND RECORDED IN VOLUME 33, PAGE 04, OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

KATHLEEN S. BECKETT COUNTY CLERK
CHERYL ANGERIS DEPUTY

THE DECLARATION OF CONDOMINIUM OWNERSHIP, COVENANTS, CONDITIONS AND RESTRICTIONS HAVE BEEN RECORDED IN INSTRUMENT NO. 2007-003422 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

THE BYLAWS OF McCALL DRIVE CONDOMINIUM HAVE BEEN RECORDED IN INSTRUMENT NO. 2007-003422 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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

PURPOSE: TO CREATE A CONDOMINIUM PLAT "McCALL DRIVE CONDOMINIUM" ON PARCEL 1 OF PARTITION PLAT NO. P-05-2005 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN.

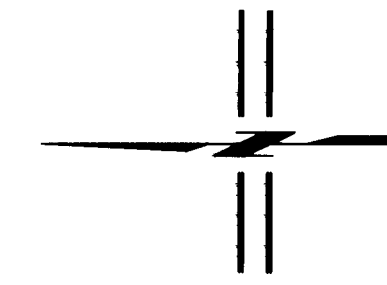
PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA 1103 ROBOTIC TOTAL STATION WITH RANGING PRISMS, I SURVEYED THE LAND AS SHOWN HEREOF. THE SUBJECT PROPERTY BOUNDARIES WERE DETERMINED FROM SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE IN THE PERFORMANCE OF SURVEY NO. 18590, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE RIGHT OF WAY FOR McCALL DRIVE, AS SHOWN HEREOF, WAS DEDICATED BY DEED TO THE CITY OF ASHLAND AND RECORDED AS INSTRUMENT NO. 2005-073293 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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

DATE: NOVEMBER 16, 2006
PROJECT NO. 168-04

FLAG	Δ	R	A	T	CHORD
①	90°00'00"	31.00'	48.69'	31.00'	N 45°00'00"E - 43.84'
②	90°00'00"	19.00'	29.85'	19.00'	N 45°00'00"E - 26.87'
③	45°00'00"	43.00'	33.77'	17.81'	N 67°30'00"E - 32.91'
④	90°00'00"	50.00'	78.54'	50.00'	N 45°00'00"E - 70.71'
⑤	90°00'00"	62.00'	97.39'	62.00'	N 45°00'00"E - 87.68'
⑥	90°00'00"	38.00'	59.69'	59.69'	N 45°00'00"E - 53.74'

McCALL DRIVE CONDOMINIUM
 LOCATED IN
PARCEL 1 OF PARTITION PLAT NO. P-05-2005
 LYING SITUATE WITHIN
 SOUTHWEST QUARTER OF SECTION 11,
 TOWNSHIP 39 SOUTH, RANGE 1 EAST,
 WILLAMETTE MERIDIAN, CITY OF ASHLAND,
 JACKSON COUNTY, OREGON
 FOR
ARCHERD & DRESNER, L.L.C.



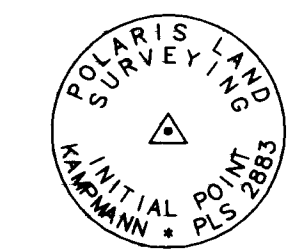
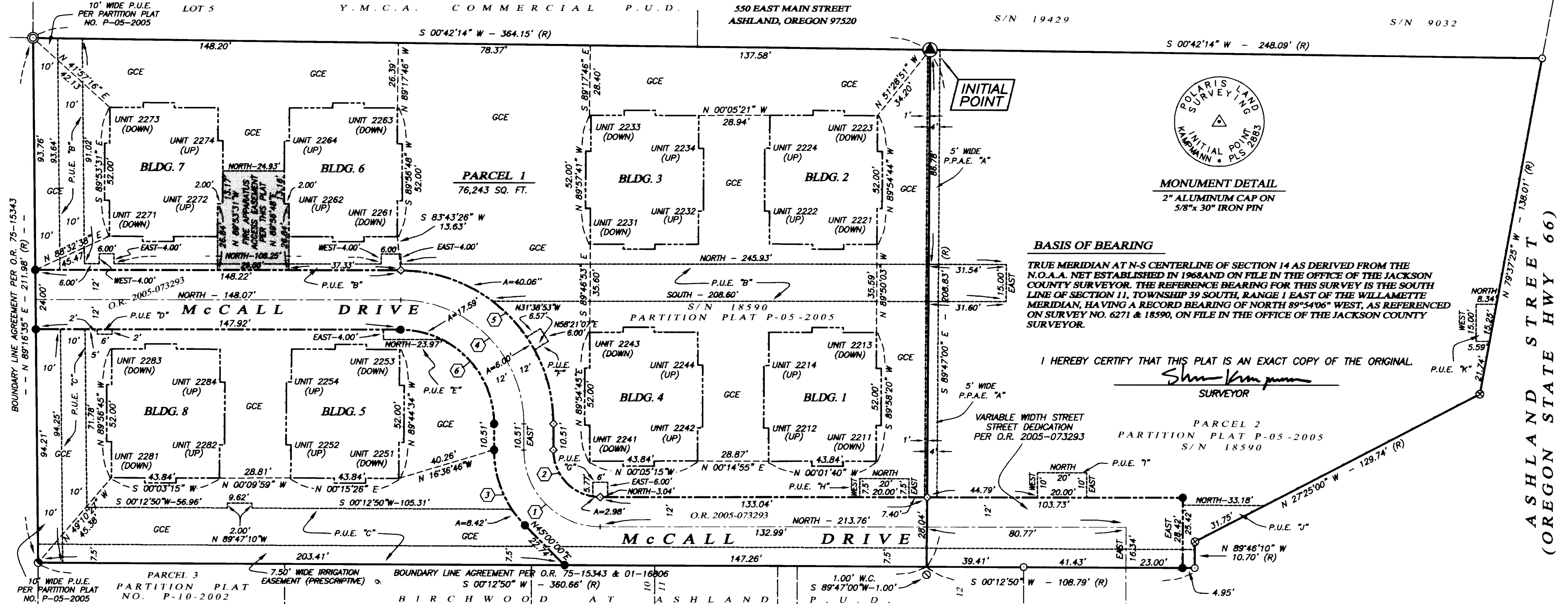
* * RECEIVED * *

Date 1-19-07 By LS

This survey consists of
4 sheet(s) Map
0 page(s) Narrative

JACKSON COUNTY
 SURVEYOR

SCALE: 1" = 30'



MONUMENT DETAIL
 2" ALUMINUM CAP ON
 5/8" x 30" IRON PIN

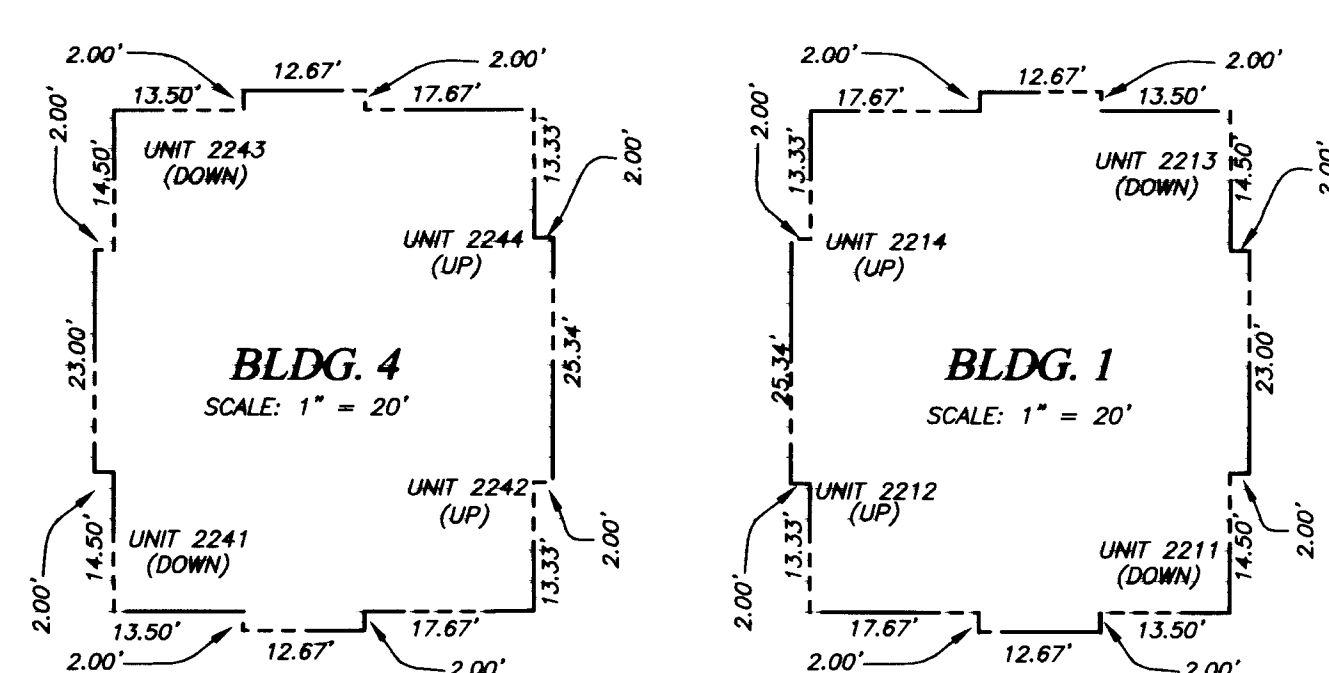
BASIS OF BEARING
 TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 14 AS DERIVED FROM THE
 N.O.A.A. NET ESTABLISHED IN 1968 AND ON FILE IN THE OFFICE OF THE JACKSON
 COUNTY SURVEYOR. THE REFERENCE BEARING FOR THIS SURVEY IS THE SOUTH
 LINE OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE
 MERIDIAN, HAVING A RECORD BEARING OF NORTH 89°54'06" WEST, AS REFERENCED
 ON SURVEY NO. 6271 & 18590, ON FILE IN THE OFFICE OF THE JACKSON COUNTY
 SURVEYOR.

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

Shawn Kampmann
 SURVEYOR

PARCEL 2
 PARTITION PLAT P-05-2005
 S/N 18590

- LEGEND**
- ⊙ 2" BRASS CAP IN CONCRETE PER S/N 10916 (RECOVERED)
 - 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "SWAIN LS 759" PER S/N 6271, 9032, 7610 & 8788 (RECOVERED)
 - ⊗ 5/8" IRON PIN w/ 1 1/2" ALUMINUM CAP MARKED "O.S.H.D" PER S/N 6055 (RECOVERED)
 - 3/4" CRIMPED TOP IRON PIPE PER S/N 6271 (RECOVERED)
 - ⊙ 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP MARKED PER MONUMENT DETAIL PER S/N 18590 (RECOVERED)
 - ⊙ 1" x 3/8" CONCRETE "MAG" NAIL w/ 1" BRASS WASHER MARKED "POLARIS LS 2883" ON CONCRETE WALL (RECOVERED)
 - 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP MARKED "POLARIS LS 2883" (ESTABLISHED)
 - ⊙ 1" x 3/8" CONCRETE "MAG" NAIL w/ 1" BRASS WASHER MARKED "POLARIS LS 2883" IN CONCRETE (ESTABLISHED)
 - PROPERTY LINE
 - OUTSIDE BUILDING FOUNDATION STEM WALL
 - PUBLIC RIGHT-OF-WAY PER O.R. 2005-073293
 - BOUNDARY LINE
 - CENTERLINE
 - EASEMENT LINE
 - S/N JACKSON COUNTY SURVEYOR FILE NUMBER
 - O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
 - () SURVEY RECORD PER PARTITION PLAT P-05-2005, S/N 18590
 - GCE GENERAL COMMON ELEMENT
 - P.U.E. "G" PUBLIC UTILITY EASEMENT AS DESIGNATED PER O.R. 2006-064637
 - P.P.A.E. "A" PUBLIC PEDESTRIAN ACCESS EASEMENT PER O.R. 2006-064636
 - Assessor's Map No. 391E11CC, Tax Lot 100



NOTE: THIS DETAIL REPRESENTS THE TYPICAL BUILDING FOUNDATION DIMENSIONS FOR EACH OF THE TWO FOOTPRINTS THAT ARE MIRROR IMAGES. THE BEARINGS DIFFER FROM BUILDING TO BUILDING AS SHOWN HEREON AND A MINIMUM OF ONE OVERALL BEARING FOR EACH BUILDING IS DIMENSIONED ON THIS SHEET. THE BEARINGS FOR ALL OF THE DIMENSIONS FOR EACH BUILDING ARE EITHER PARALLEL WITH OR PERPENDICULAR TO THE REFERENCED BEARING AS SHOWN FOR EACH BUILDING.

**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

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 WILLAMETTE MERIDIAN, CITY OF ASHLAND,
 JACKSON COUNTY, OREGON**
 FOR
ARCHERD & DRESNER, L.L.C.
 550 EAST MAIN STREET
 ASHLAND, OREGON 97520

LEGEND

UNIT BOUNDARY
 LCE BOUNDARY
 EXTERIOR FOUNDATION STEM WALL OF NEW BUILDING
 GCE
 LCE
 SQ. FT.
 G-2231
 P-2231
 PS-2244
 D-208
 (1906.20')
 GENERAL COMMON ELEMENT
 LIMITED COMMON ELEMENT
 SQUARE FEET
 GARAGE AREA LIMITED COMMON ELEMENT (LCE)
 PORCH AREA LCE ASSOCIATED WITH UNIT
 PORCH AND STAIRS LCE ASSOCIATED WITH UNIT
 DECK AREA LCE ASSOCIATED WITH UNIT
 UNIT BOUNDARY ELEVATION

ELEVATIONS

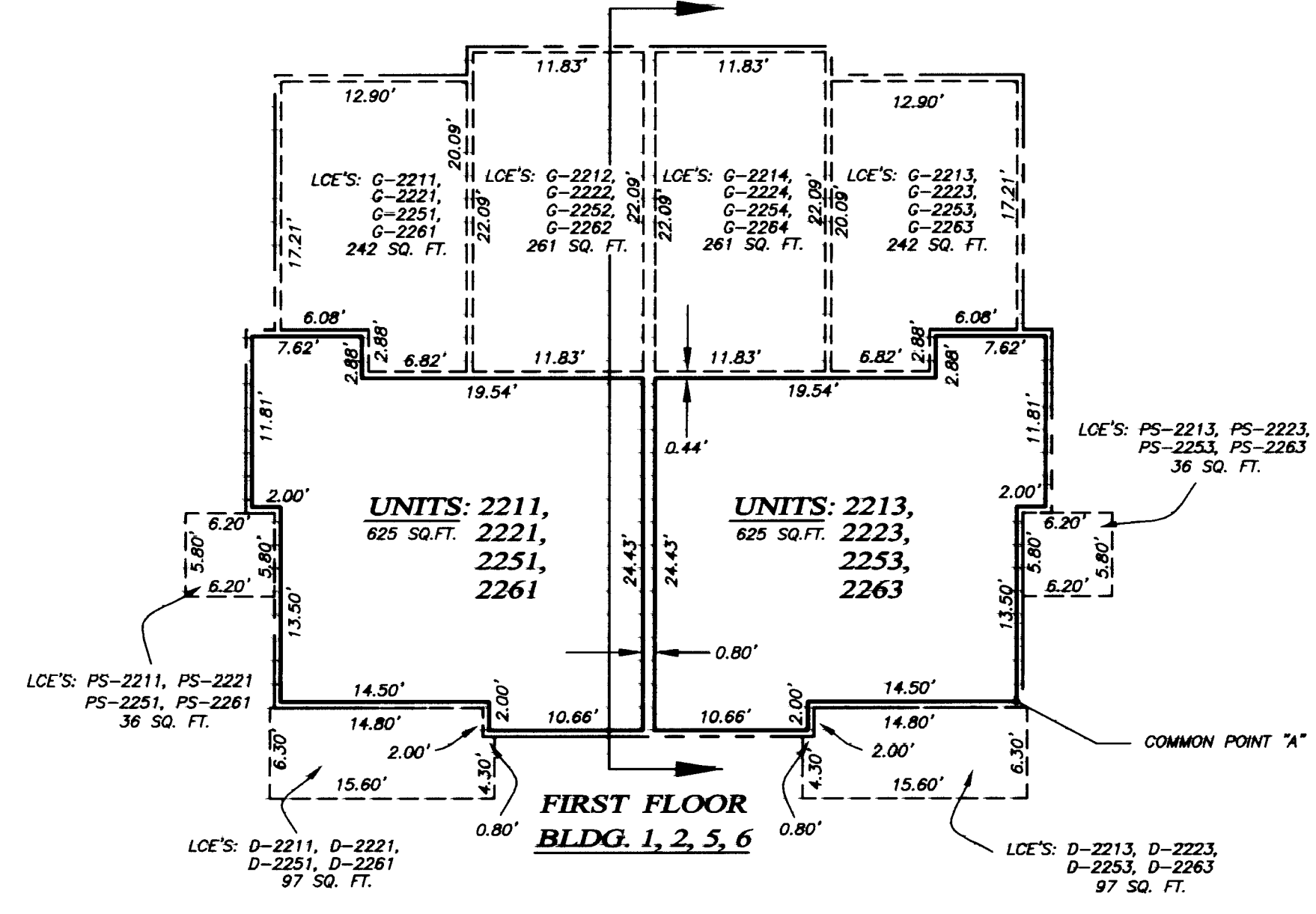
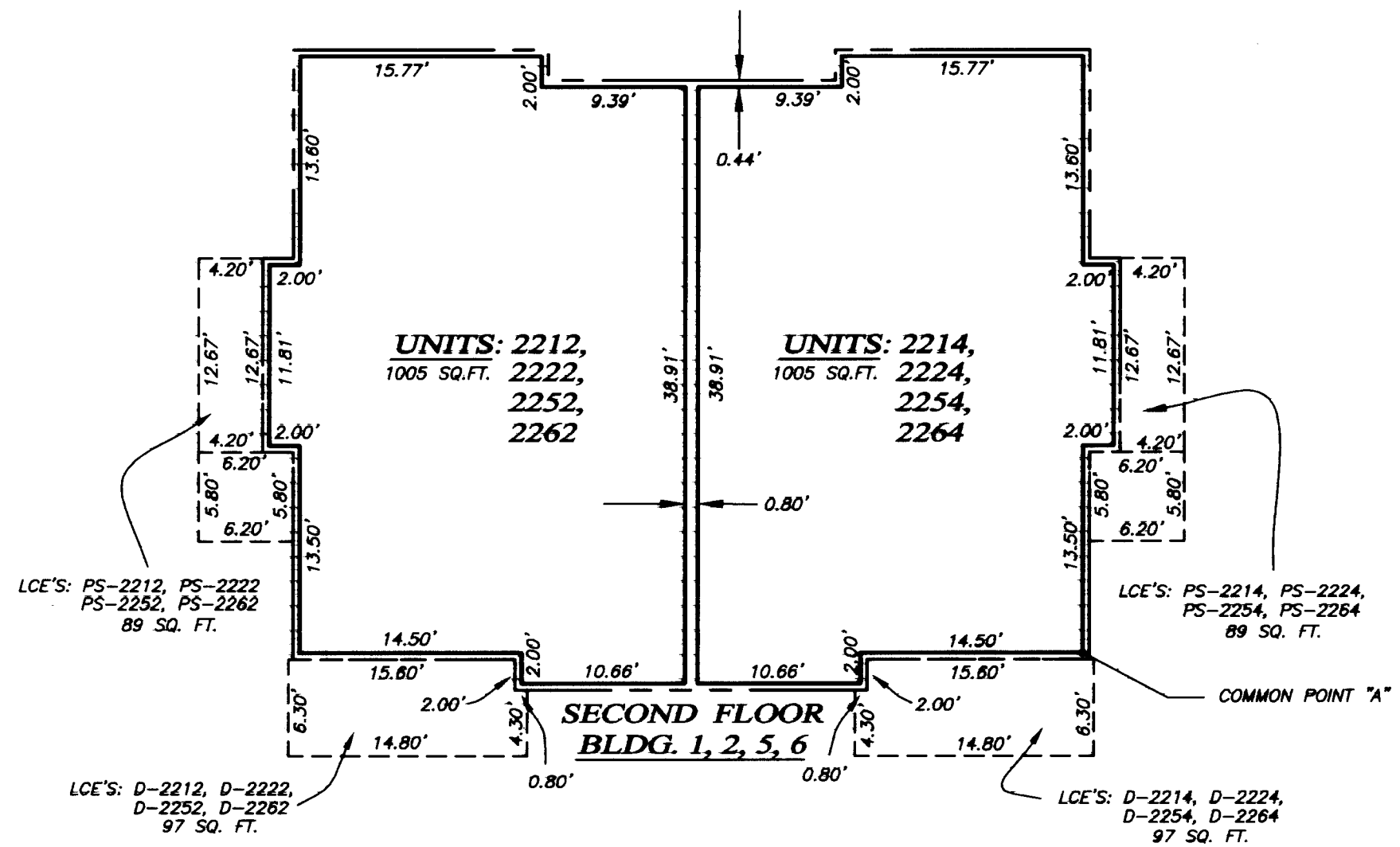
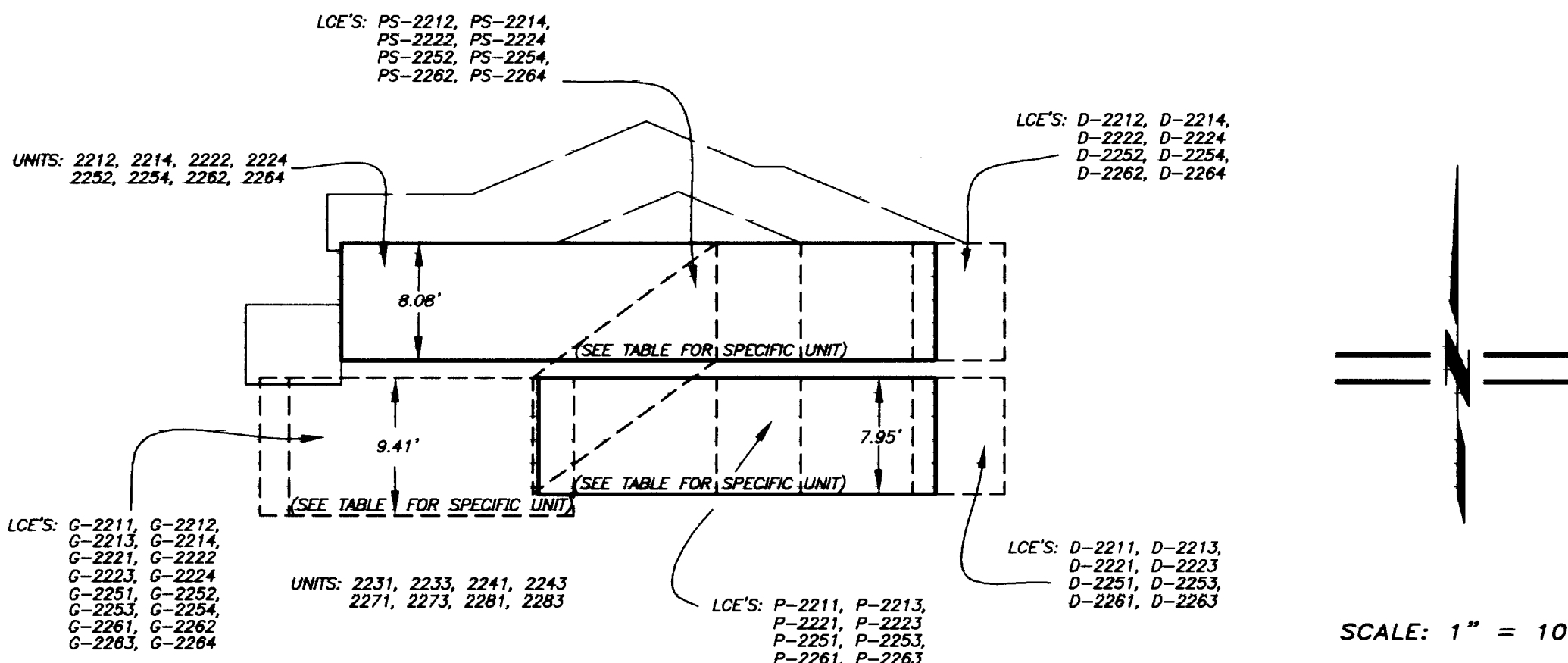


TABLE OF ELEVATIONS

UNIT NO.	GARAGE FLOOR	FIRST FLOOR	SECOND FLOOR
2211	1981.87'	1983.33'	
2212	1981.87'	1983.33'	1992.45'
2213	1981.87'	1983.33'	
2214	1981.87'	1983.33'	1992.45'
2221	1981.87'	1983.33'	1992.45'
2222	1981.87'	1983.33'	
2223	1981.87'	1983.33'	1992.45'
2224	1981.87'	1983.33'	
2251	1975.45'	1976.91'	1986.03'
2252	1975.45'	1976.91'	
2253	1975.45'	1976.91'	1986.03'
2254	1975.45'	1976.91'	
2261	1976.27'	1977.73'	1986.85'
2262	1976.27'	1977.73'	
2263	1976.27'	1977.73'	1986.85'
2264	1976.27'	1977.73'	

NOTES

- ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.
- UNIT HORIZONTAL DIMENSIONS ARE TO FACE OF INTERIOR STUD WALL.
- ELEVATIONS ARE AS FOLLOWS:
 (A) TOP OF PLYWOOD SUBFLOOR FOR ALL UNIT LOWER LIMITS
 (B) BOTTOM OF FLOOR JOISTS FOR FIRST FLOOR UPPER LIMITS
 (C) BOTTOM OF ENGINEERED TRUSSES FOR SECOND FLOOR UPPER LIMITS
 (D) TOP OF CONCRETE SLAB FOR GARAGE LCE LOWER LIMITS
- ALL OF THE LAND AND THE BUILDINGS ARE GCE EXCEPT FOR UNITS AND LCE'S SHOWN HEREON.
- THE EXTERIOR OF BUILDING SHOWN HEREON IS MEASURED TO THE OUTSIDE OF THE CONCRETE FOUNDATION STEM WALL.
- THE DISTANCE BETWEEN THE EXTERIOR OF THE BUILDING AND THE INTERIOR UNIT BOUNDARY VARIES AS SHOWN.
- THE VERTICAL CONTROL FOR THIS SURVEY IS CITY OF ASHLAND GPS NETWORK STATION "TOLMAN #506", A 3" DIAMETER BRASS CAP IN CONCRETE, LOCATED EAST OF THE ANGLE POINT ON THE NORTH END OF TOLMAN CREEK ROAD. BENCHMARK ELEVATION = 1917.03 FEET, BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, ADJUSTED IN 1956 (NGVD 29(56)).

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

Shawn Kampmann
 SURVEYOR

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: NOVEMBER 16, 2006
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LEGEND

---	UNIT BOUNDARY
---	LCE BOUNDARY
---	EXTERIOR FOUNDATION STEM WALL OF NEW BUILDING
---	GENERAL COMMON ELEMENT
---	LIMITED COMMON ELEMENT
SQ. FT.	SQUARE FEET
G-2231	GARAGE AREA LIMITED COMMON ELEMENT (LCE)
P-2231	PORCH AREA LCE ASSOCIATED WITH UNIT
PS-2244	PORCH AND STAIRS LCE ASSOCIATED WITH UNIT
D-208	DECK AREA LCE ASSOCIATED WITH UNIT
(1906.20')	UNIT BOUNDARY ELEVATION

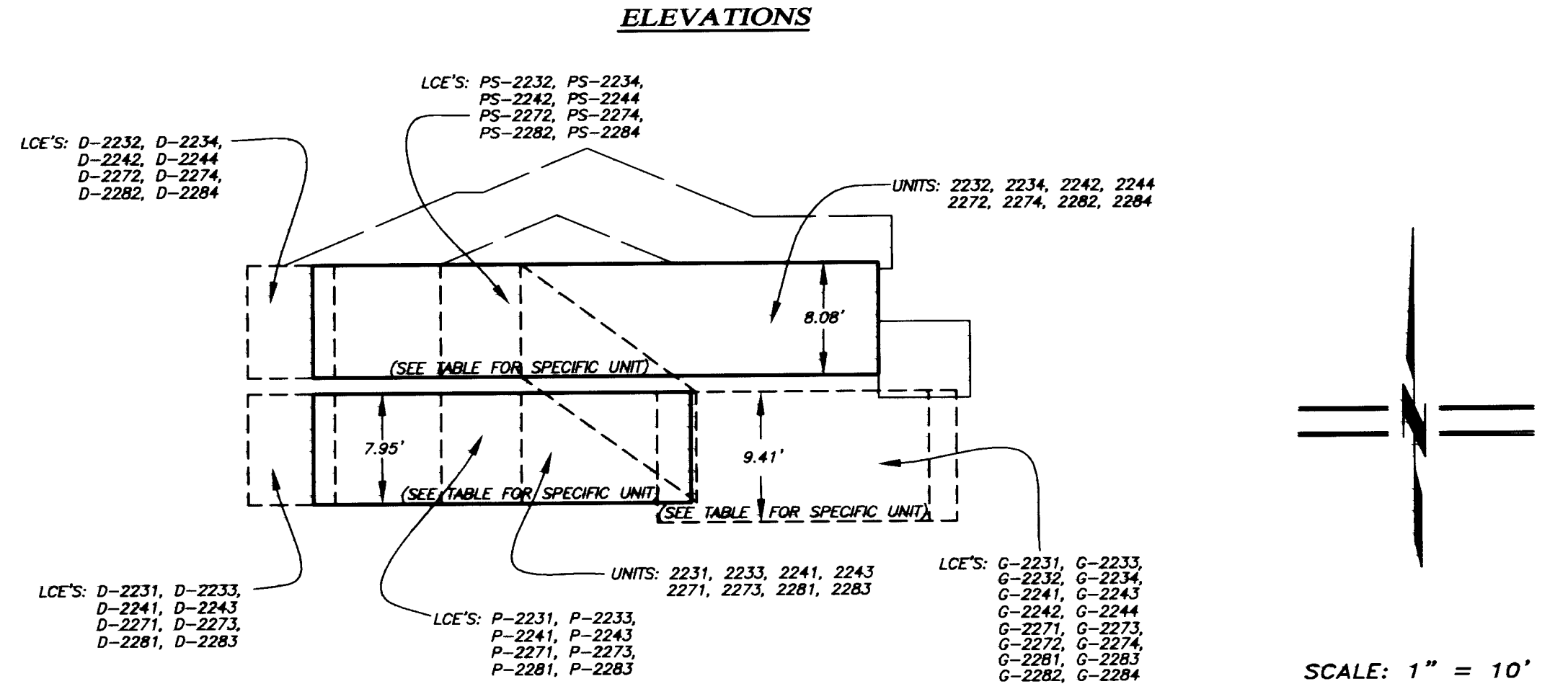
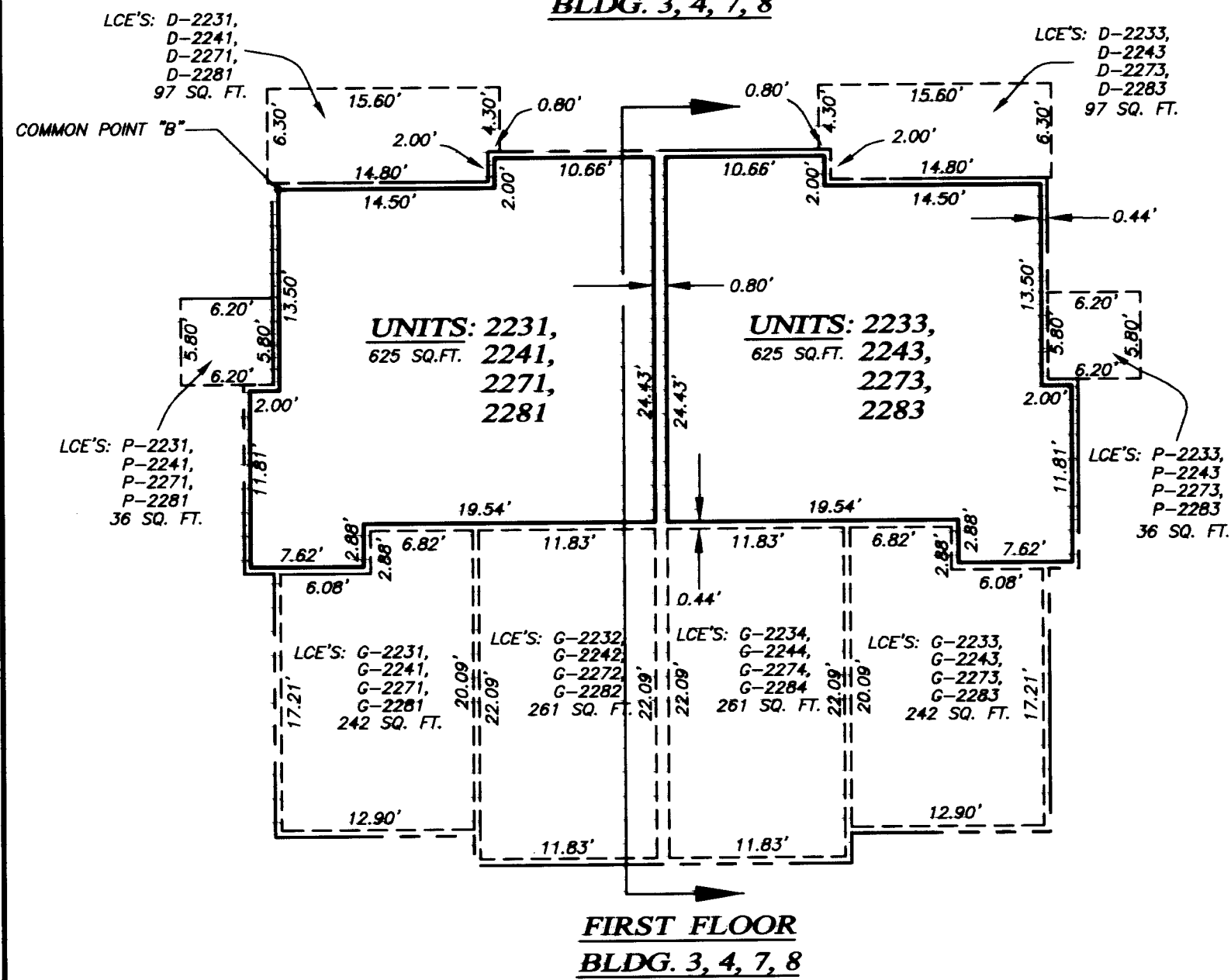
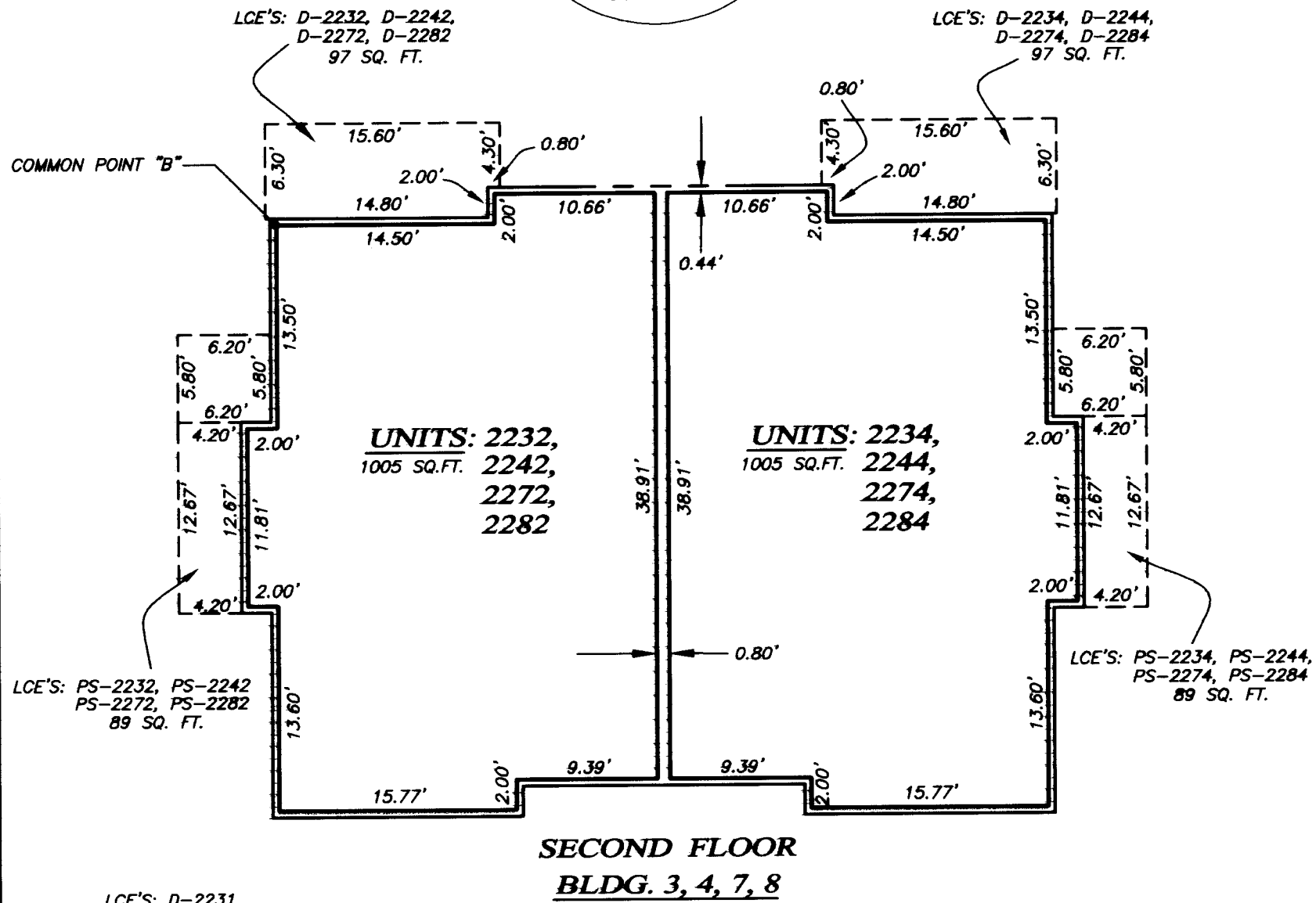


TABLE OF ELEVATIONS

UNIT NO.	GARAGE FLOOR	FIRST FLOOR	SECOND FLOOR
2231	1980.56'	1982.02'	
2232	1980.56'		1991.14'
2233	1980.56'	1982.02'	
2234	1980.56'		1991.14'
2241	1980.55'	1982.01'	
2242	1980.55'		1991.13'
2243	1980.55'	1982.01'	
2244	1980.55'		1991.13'
2271	1975.07'	1976.53'	
2272	1975.07'		1985.65'
2273	1975.07'	1976.53'	
2274	1975.07'		1985.65'
2281	1974.36'	1975.82'	
2282	1974.36'		1984.94'
2283	1974.36'	1975.82'	
2284	1974.36'		1984.94'

- NOTES**
- 1) ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.
 - 2) UNIT HORIZONTAL DIMENSIONS ARE TO FACE OF INTERIOR STUD WALL.
 - 3) ELEVATIONS ARE AS FOLLOWS:
 (A) TOP OF PLYWOOD SUBFLOOR FOR ALL UNIT LOWER LIMITS
 (B) BOTTOM OF FLOOR JOISTS FOR FIRST FLOOR UPPER LIMITS
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 - 7) THE VERTICAL CONTROL FOR THIS SURVEY IS CITY OF ASHLAND GPS NETWORK STATION "TOLMAN #506", A 3" DIAMETER BRASS CAP IN CONCRETE, LOCATED EAST OF THE ANGLE POINT ON THE NORTH END OF TOLMAN CREEK ROAD. BENCHMARK ELEVATION = 1917.03 FEET, BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, ADJUSTED IN 1956 (NGVD 29(56)).

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