

NORTH MOUNTAIN CONDOMINIUM

Located in the N.W. 1/4 of Section 10, T.39S., R.1E., W.M.
City of Ashland, Jackson County, Oregon

APPROVALS:

PA #2005-411
EXAMINED AND APPROVED this 26th day of February, 2007.

Jan H Olson
City Surveyor

EXAMINED AND APPROVED as required by ORS 100.110 as
of March 9, 2007.

William J. ...
Assessor, Department of Assessment

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 100.110 have been
paid as of March 9, 2007.

Melissa Bench
Deputy
Tax Collector

*** INDEX TO SHEETS ***

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

SURVEY FOR:

STEPHEN & MELANIE, LLC
P.O. BOX 964
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:

JANUARY 2, 2007

***** DECLARATION *****

Know all men by these presents that STEPHEN & MELANIE, LLC, STEPHEN H. WOLF and MELANIE H. SMITH, are the owners of the real property shown on Sheets 2 & 3, more particularly described in the Surveyor's Certificate, and does hereby make, establish and declare that this Plat is a correct representation of the land as laid out by us as NORTH MOUNTAIN CONDOMINIUM, and does 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. North Mountain Condominium shall be subject to (1) the Declaration of Condominium Ownership for North Mountain Condominium and (2) the By-Laws of the North Mountain Condominium Owners Association to be recorded simultaneously with this Plat. We do hereby dedicate to the ~~City of Ashland, the Public Sanitary Sewer Easement (SSE) shown on Sheet 2.~~

Stephen H. Wolf
STEPHEN H. WOLF, MEMBER
STEPHEN & MELANIE, LLC

Melanie H. Smith
MELANIE H. SMITH, MEMBER
STEPHEN & MELANIE, LLC

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Stephen H. Wolf and Melanie H. Smith and acknowledged the foregoing instrument to be their voluntary act and deed and was also signed on behalf of Stephen & Melanie, LLC.

Dated this 5th day of January, 2007.

Karen L. Lafitte
Karen L. Lafitte Notary Public - Oregon
Commission No. 4022251
My Commission Expires March 20, 2010

**** AFFIDAVITS OF CONSENT ****

FROM U.S. BANK, N.A. RECORDED AS DOC.# 2007-11690, ORJCO.

***** RECORDING *****
Filed for record this 9th day of MARCH,
20 07, at 3:18 o'clock P.M., and recorded in Volume
33, of Plats at Page 15, of records of
Jackson County, Oregon & Document No. 2007-11692, ORJCO.

Kathleen S Beckett County Clerk
Barbara Shaw Deputy

Declaration of Condominium Ownership, Covenants, Conditions and Restrictions
recorded as Doc. 2007-11691, ORJCO.

By-Laws of the North Mountain Condominium Owners Association recorded as
Doc. 2007-11691, 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:

Commencing at the Southwest corner of Donation Land Claim No. 43, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence North 61°10'17" East, 788.38 feet to the Northwest corner of Parcel One described in Document No. 2005-027148, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the North line thereof, South 89°58'53" East, 135.84 feet to that certain Proposed Boundary Line Agreement as shown on Survey No. 8660 as filed with the Jackson County Surveyor; thence along said Agreement Line, South 00°04'30" East, 133.96 feet; thence leaving said Agreement Line along the South line of the above said tract, South 88°57'07" West, 136.52 feet to the Southwest corner thereof; thence along the West line thereof, North 00°12'07" East, 136.50 feet to the INITIAL POINT OF BEGINNING.

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 NORTH MOUNTAIN CONDOMINIUM.

PROCEDURE: Made ties to existing monuments as shown hereon to control this Survey. Held map record data per FS13440 to position the Southerly line. The East line was held by found monuments per FS8660. Made ties to buildings as shown. The existing control was elevated to match City of Ashland benchmark at the N.W. corner of East Main Street & North Mountain Avenue. The City of Ashland City Surveyor was contacted in order to obtain a Boundary Line Agreement as was intended at the time of filing Survey No. 8660 and as shown on said Survey.

RECEIVED
DATE 3-9-07 BY [Signature]
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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

James E. Hibbs
SURVEYOR

SHEET 1 OF 3

NORTH MOUNTAIN CONDOMINIUM

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LEGEND:

- = FD. CITY OF ASHLAND BRASS CAP IN MONUMENT CASE. SEE FS8660.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. DA EDWARDS LS2339 PER FS13440.
- ⊙ = FD. 5/8" IRON PIN W/ ALUM. CAP MKD. CITY OF ASHLAND PER FS8660.
- ⊗ = FD. BRASS TAG MKD. LS1086 IN LEAD PLUG IN CONCRETE PER FS8660.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. & ASSOC.
- = EXTERIOR BUILDING LINE = UNIT BOUNDARY.
- SDE = LICENSE TO USE CITY OF ASHLAND PROPERTY FOR STORM DRAINAGE PER DOC. #2006-007261, ORJCO.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- L1 = SEE COURSE DATA TABLE.
- GCE = GENERAL COMMON ELEMENT.
- (#RY) = LIMITED COMMON ELEMENT REAR YARD AREA FOR UNIT #.
- JCDR = JACKSON COUNTY DEED RECORDS.
- SF = SQUARE FEET.
- LCE = LIMITED COMMON ELEMENT.
- DR = DEED RECORD DATA.
- X- = FENCE LINE.
- (#P) = LIMITED COMMON ELEMENT PORCH FOR UNIT #.
- 2WC = 2 FOOT WITNESS CORNER.
- (#SRY) = LIMITED COMMON ELEMENT SIDE & REAR YARD AREA FOR UNIT #.
- SSE = PUBLIC SANITARY SEWER EASEMENT PER THIS PLAT.

BASIS OF BEARINGS:

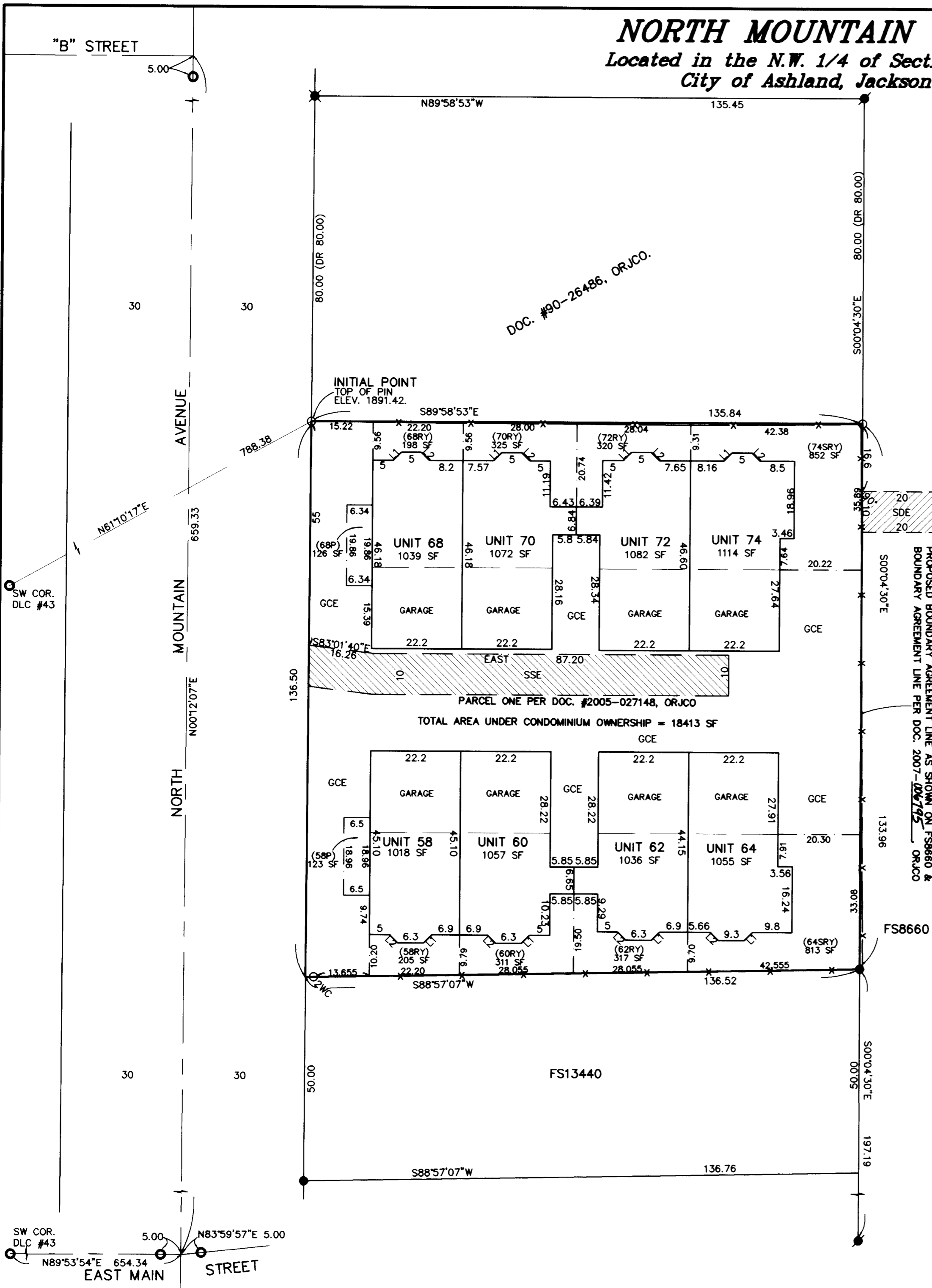
TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 9 AS DERIVED FROM THE NOAA SURVEY NET ESTABLISHED IN 1968 AND ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEY. THE REFERENCE LINE FOR BEARING CONTROL IS THE CENTERLINE OF NORTH MOUNTAIN AVENUE PER SURVEY NO. 5939.

DATE: JANUARY 2, 2007 UNIT OF MEASUREMENT: FEET SCALE: 1" = 20'

COURSE DATA TABLE		
NUM	BEARING	DISTANCE
L1	N45°00'00"E	2.83
L2	N45°00'00"W	2.83

BEARING NOTE FOR ALL UNITS:
NORTH-SOUTH BEARINGS = NORTH (UNLESS NOTED)
EAST-WEST BEARINGS = EAST (UNLESS NOTED)

NOTE REGARDING ALL UNITS:
THE UNIT BOUNDARIES AND AREAS SHOWN HEREON ARE TO THE PROJECTION OF THE OUTSIDE OF THE OUTER MOST WALL SIDING TO THE GROUND AND TO THE CENTER OF THE INTERIOR WALLS AT GROUND LEVEL AND ARE NOT INTENDED TO BE USED FOR PURPOSES OF ADVERTISING THE UNITS FOR SALE.



SW COR. DLC #43
N89°53'54"E 654.34
EAST MAIN STREET
N83°59'57"E 5.00

391E10BC TL5100

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

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James E. Hibbs
SURVEYOR

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

RECEIVED
DATE 9-9-07 By *JLH*
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JACKSON COUNTY SURVEYOR

SHEET 2 OF 3

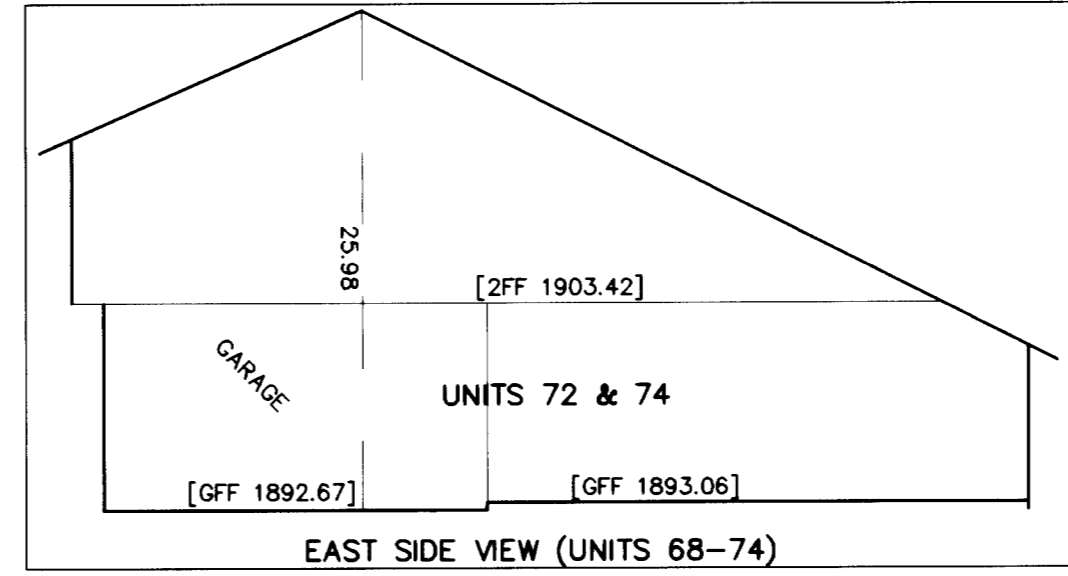
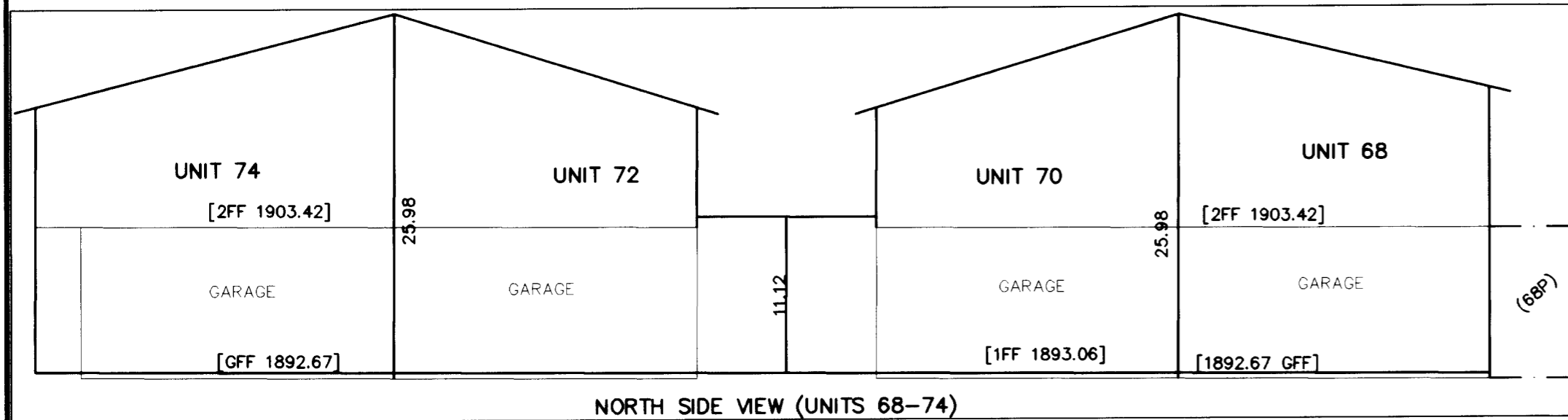
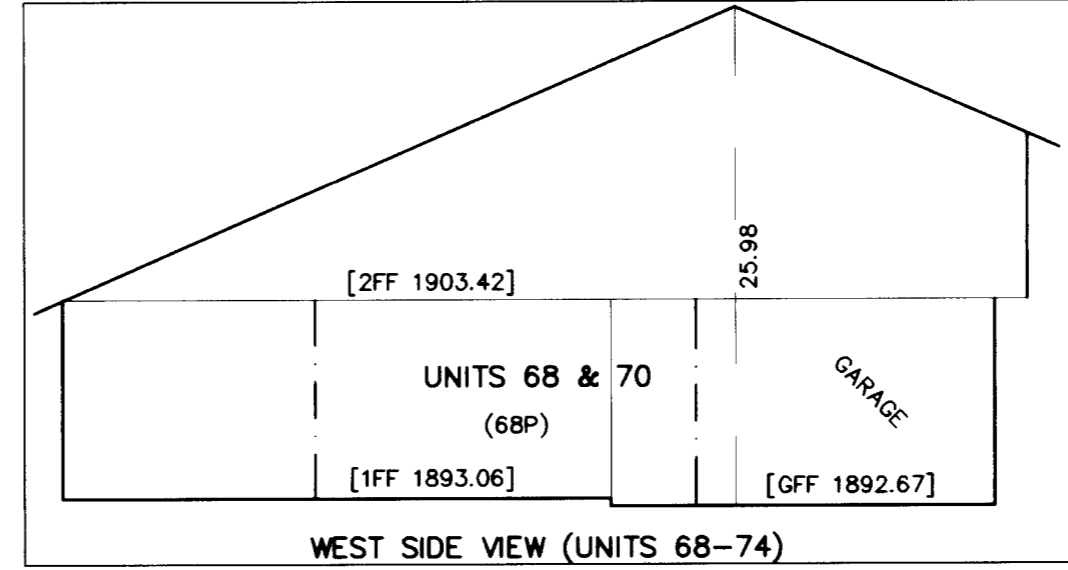
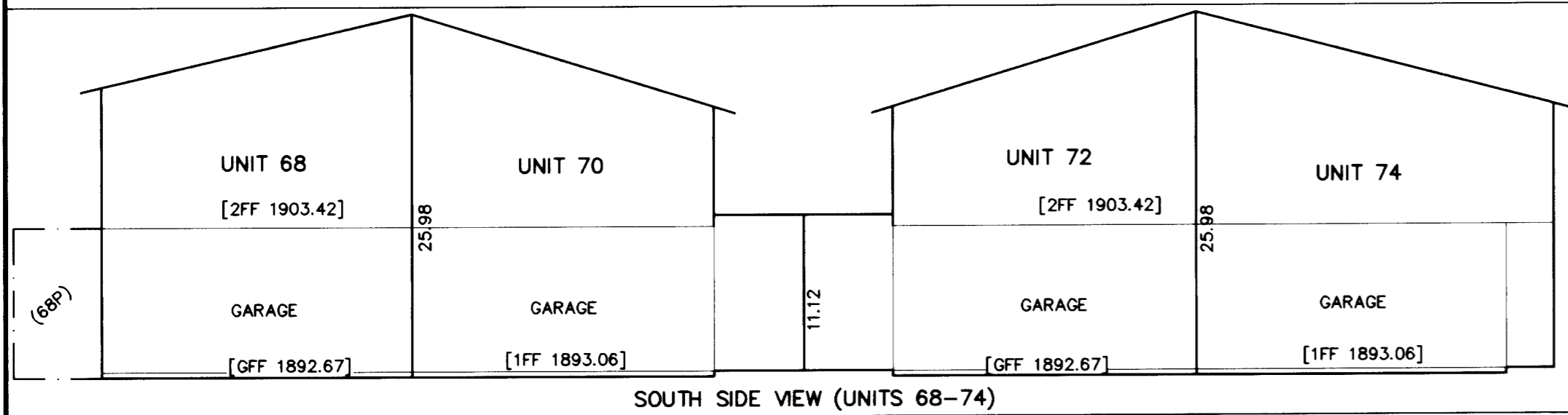
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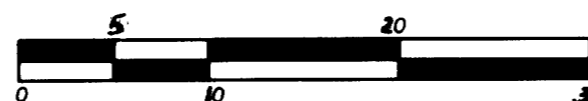
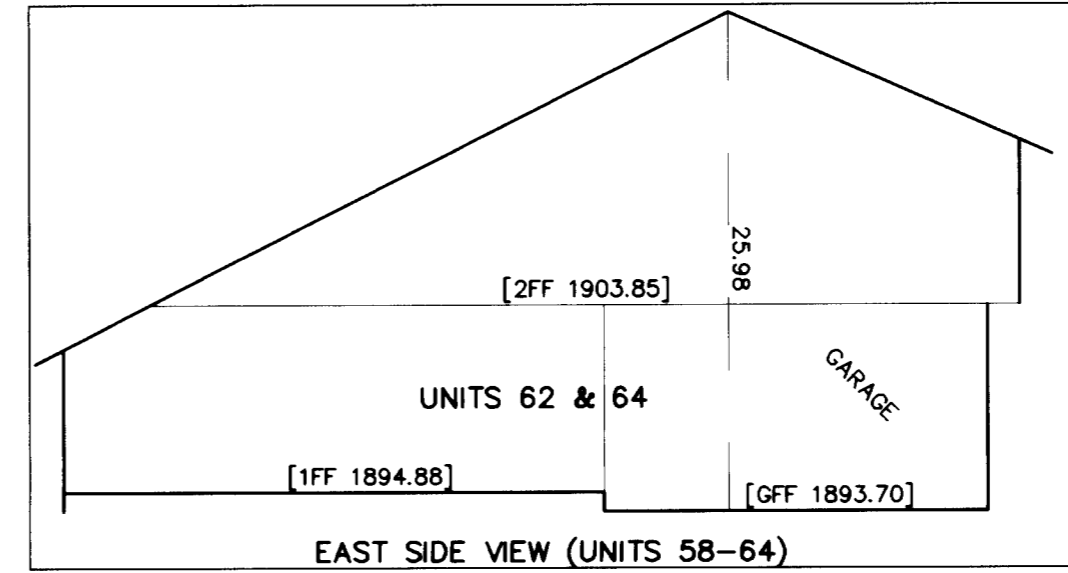
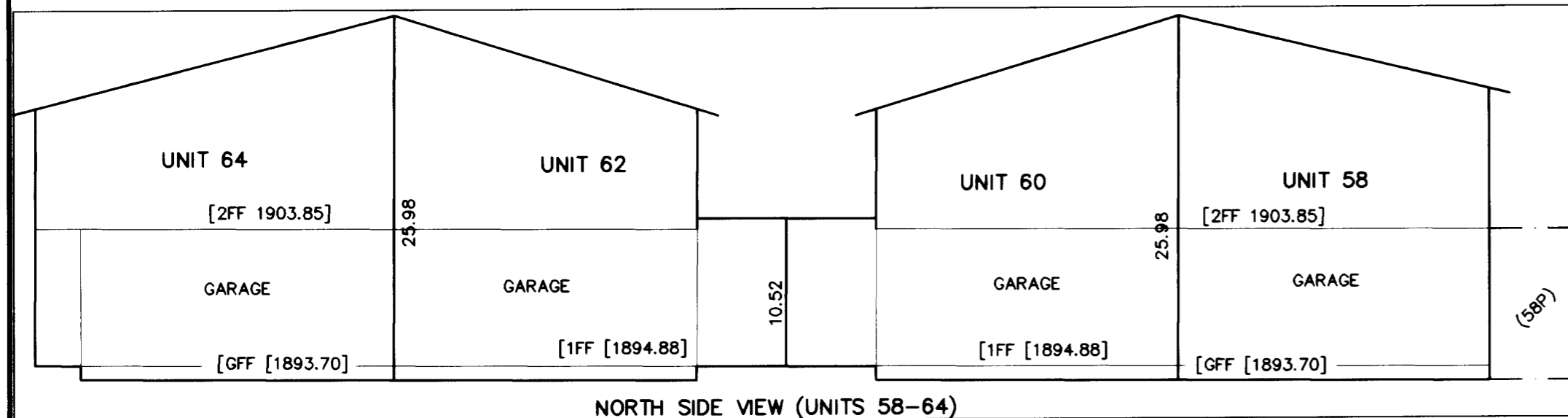
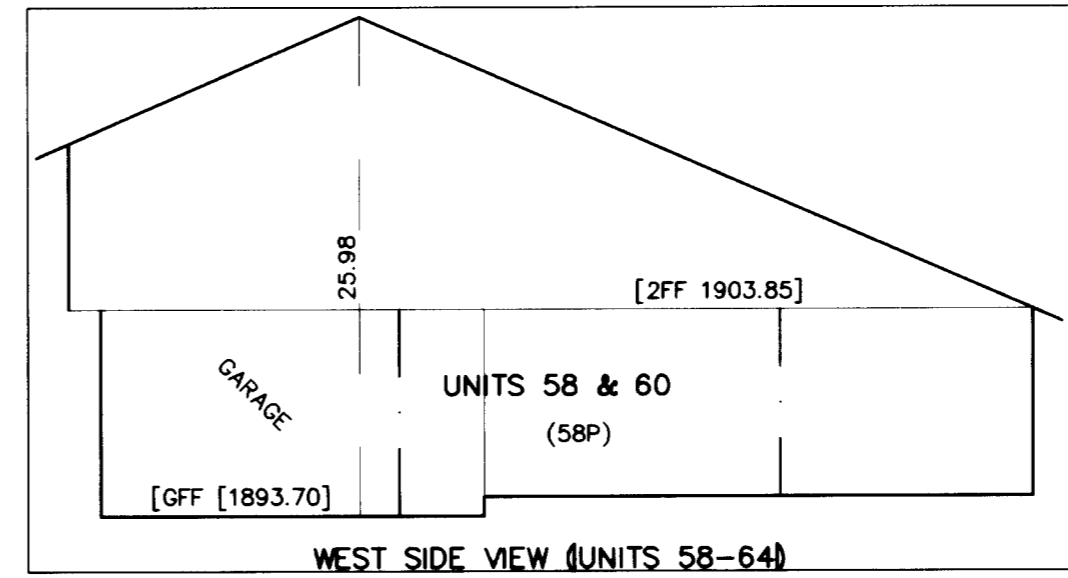
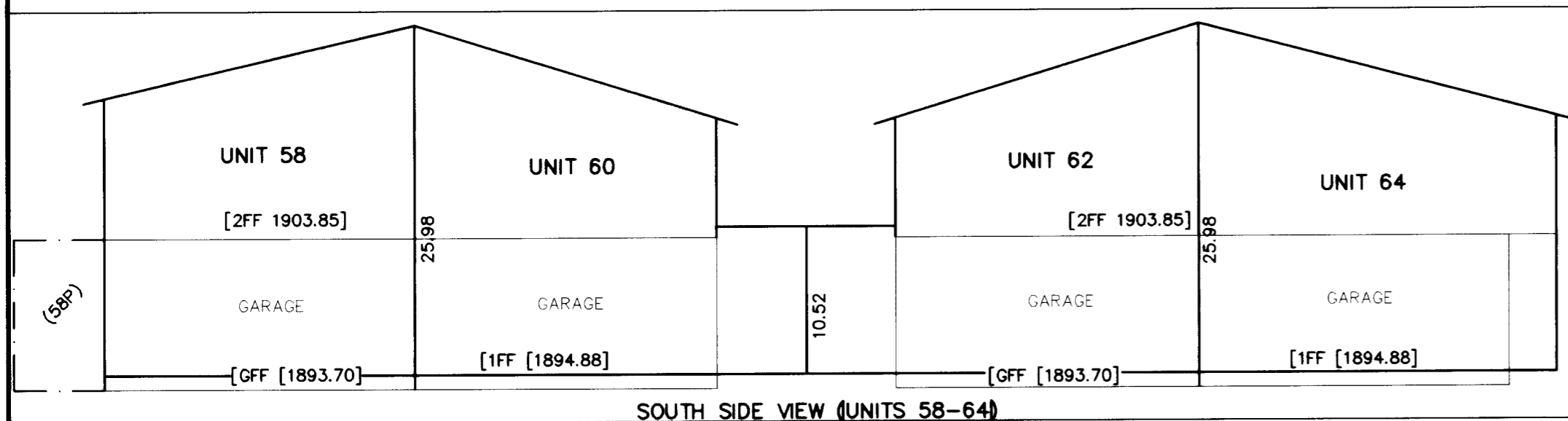
NORTH MOUNTAIN CONDOMINIUM
Located in the N.W. 1/4 of Section 10, T.39S., R.1E., W.M.
City of Ashland, Jackson County, Oregon

SEE SHEET 2 LEGEND FOR ADDITIONAL INFORMATION.

NOTES:
1) HORIZONTAL DIMENSIONS SHOWN ARE TO EXTERIOR OF BUILDING AT FIRST FLOOR ONLY.
2) VERTICAL DIMENSIONS ARE FROM TOP OF GARAGE FLOOR TO TOP OF ROOF.



LEGEND:
= UNIT OWNERSHIP BOUNDARY = EXTERIOR OF BUILDING.
[] = ELEVATION BASED ON CITY OF ASHLAND BENCHMARK.
GFF = TOP OF GARAGE LEVEL FLOOR.
1FF = TOP OF FIRST LEVEL FLOOR.
2FF = TOP OF SECOND LEVEL FLOOR.



DATE: JANUARY 2, 2007
SCALE: 1" = 10'

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Jan E. Hibbs
SURVEYOR

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SHEET 3 OF 3
04290FM