

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT AYALA PROPERTIES LLC., AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LANDS HEREON DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND DOES HEREBY DECLARE THAT THE PROPERTY AND IMPROVEMENTS CALLED HEREIN, ACME CONDOMINIUM, ARE TRUE AND CORRECT, AND DOES 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 CHAPTER 100.005 TO 100.025.

Lazaro Ayala

LAZARO AYALA, MANAGING MEMBER
AYALA PROPERTIES LLC., AN OREGON LIMITED LIABILITY COMPANY

ACME CONDOMINIUM

LYING SITUATE WITHIN

NORTHWEST QUARTER OF SECTION 30
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR
AYALA PROPERTIES, LLC

3530 BRANNON DRIVE
MEDFORD, OREGON 97504

SHEET INDEX

- SHEET 1 SIGNATURE SHEET
SHEET 2 PLAT BOUNDARY
SHEET 3 PLAN VIEW (MAIN FLOOR AND MEZZANINE)
SHEET 4 PLAN VIEW (BASEMENT AND 2ND FLOOR)
SHEET 5 ELEVATION VIEW (NORTHERLY AND WESTERLY)
SHEET 6 ELEVATION VIEW (SOUTHERLY AND EASTERLY)

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:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF NORTH FIR STREET (PRIOR TO 1986) WITH THE SOUTHEASTERLY LINE OF WEST 6TH STREET WEST, IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON; THENCE NORTH 54°29'49" EAST, ALONG THE SOUTHEASTERLY LINE OF WEST SIXTH STREET, 89.00 FEET (DEED RECORD NORTHEASTERLY, 89.0 FEET) TO AN ALUMINUM CAPPED IRON PIN AT THE INITIAL POINT OF BEGINNING, BEING THE MOST WESTERLY CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2004-032533 OF THE OFFICIAL RECORDS OF SAID COUNTY; THENCE CONTINUING NORTH 54°29'49" EAST, ALONG SAID SOUTHEASTERLY LINE, 81.00 FEET (DEED RECORD NORTHEASTERLY, 81.0 FEET) TO A CONCRETE NAIL AND BRASS WASHER AT THE MOST NORTHERLY CORNER OF SAID DESCRIBED TRACT; THENCE SOUTH 35°34'17" EAST, ALONG THE SOUTHWESTERLY LINE OF EVERGREEN STREET, BEING PARALLEL WITH THE NORTHEASTERLY LINE OF NORTH FIR STREET, 150.48 FEET TO A CONCRETE NAIL AND BRASS WASHER AT THE MOST EASTERLY CORNER OF SAID TRACT (DEED RECORD SOUTHEASTERLY, 150.0 FEET); THENCE SOUTH 54°30'00" WEST, PARALLEL WITH AND 150.00 FEET NORTHWESTERLY OF THE NORTHWESTERLY LINE OF WEST MAIN STREET, 81.00 FEET TO A CONCRETE NAIL AND BRASS WASHER AT THE MOST SOUTHERLY CORNER OF SAID TRACT (DEED RECORD SOUTHWESTERLY 81.0 FEET); THENCE NORTH 35°34'17" WEST, PARALLEL WITH THE NORTHEASTERLY LINE OF NORTH FIR STREET, 150.47 FEET TO THE INITIAL POINT OF BEGINNING (DEED RECORD NORTHWESTERLY, 150.0 FEET).

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

PURPOSE: TO CREATE A CONDOMINIUM PLAT "ACME CONDOMINIUM" OVER THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 04-032533 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL ESTABLISHED IN MARCH OF 2005 FOR AN UN-FILED SURVEY PERFORMED ALONG FRONT STREET AND CENTRAL AVENUE BETWEEN FOURTH STREET AND MAIN STREET, I SURVEY THE LAND AS SHOWN HEREON. THE SUBJECT PROPERTY IS DESCRIBED BY METES AND BOUNDS AND LIES WITHIN THE OREGON & CALIFORNIA RAILROAD "DEPOT GROUNDS" AS SHOWN ON THE TOWNSITE PLAT OF THE CITY OF MEDFORD RECORDED ON MAY 4, 1888. THE SOUTHWESTERLY AND NORTHEASTERLY BOUNDARIES OF THE SUBJECT PROPERTY ARE DESCRIBED AS BEING PARALLEL WITH THE NORTHEASTERLY LINE OF NORTH FIR STREET, THE NORTHWESTERLY BOUNDARY BEING ADJACENT TO THE SOUTHEASTERLY LINE OF WEST SIXTH STREET AND THE SOUTHEASTERLY BOUNDARY BEING PARALLEL WITH AND 150.0 FEET NORTHWESTERLY OF WEST MAIN STREET. A NEW RIGHT OF WAY INCLUDING SUBSTANTIAL IMPROVEMENTS FOR EVERGREEN STREET HAS SINCE BEEN CREATED WHICH ALSO RESULTED IN THE DESTRUCTION OF SOME PREVIOUSLY EXISTING MONUMENTATION. THIS SURVEY'S RESULTS MATCHED VERY WELL WITH RECORD MEASUREMENTS FROM MONUMENT RECOVERY SURVEYS PERFORMED BY DICK BATH OF HARDEY ENGINEERING WHICH WERE FILED AS SURVEY NO. 16009 AND 18682 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. STREET RIGHTS OF WAY WERE DETERMINED UTILIZING A COMBINATION OF RECOVERED CENTERLINE MONUMENTATION AND CITY OF MEDFORD CENTERLINE REFERENCE POINTS. ALSO, MANY CONTROL POINTS SHOWN ON SURVEY NO. 18682 WERE LOCATED AND TIED TO VERIFY STREET RIGHTS OF WAY PRIOR TO CONSTRUCTION OF EVERGREEN STREET. FROM THAT, MONUMENTS WERE SET AT THE EXTERIOR BOUNDARY CORNERS OF THIS CONDOMINIUM AS SHOWN.

SURVEYORS CERTIFICATE OF COMPLETION

IN ACCORDANCE WITH O.R.S. 100.113(2D), I, SHAWN KAMPMANN, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT OF ACME 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 10th DAY OF June, 2008.

Shawn Kampmann
SHAWN KAMPMANN, PLS 2883

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

Shawn Kampmann
SURVEYOR

APPROVALS

EXAMINED AND APPROVED THIS 16th DAY OF June, 2008.

[Signature]

MEDFORD CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 100.110 AS OF

June 23, 2008.

[Signature]
ASSESSOR, DEPT. OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 100.110 HAVE BEEN PAID AS OF June 23, 2008.

[Signature]
TAX COLLECTOR

RECORDING:

FILED FOR RECORD THIS 23 DAY OF June, 2008 AT 3:46 O'CLOCK P.M AND RECORDED IN VOLUME 34, PAGE 30, OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker COUNTY CLERK
Cheryl Avgeris DEPUTY

THE DECLARATION OF CONDOMINIUM OWNERSHIP, COVENANTS, CONDITIONS AND RESTRICTIONS HAS BEEN RECORDED IN INSTRUMENT NO. 2008-2008-023349 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

THE BYLAWS OF THE ACME BUILDING CONDOMINIUM HAVE BEEN RECORDED IN INSTRUMENT NO. 2008-023349 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

** RECEIVED **
Date 6-23-08 By *SS*
This survey consists of
6 sheet(s) Map
0 page(s) Narrative
SHAWN KAMPMANN
JACKSON COUNTY
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann

OREGON JULY 14, 1985 SHAWN KAMPMANN 2883 LS

RENEWAL DATE: 6/30/2009

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

DATE: FEBRUARY 18, 2008
PROJECT NO. 453-07

ELEVATION VIEW

ACME CONDOMINIUM

LYING SITUATE WITHIN

NORTHWEST QUARTER OF SECTION 30
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR

AYALA PROPERTIES, LLC

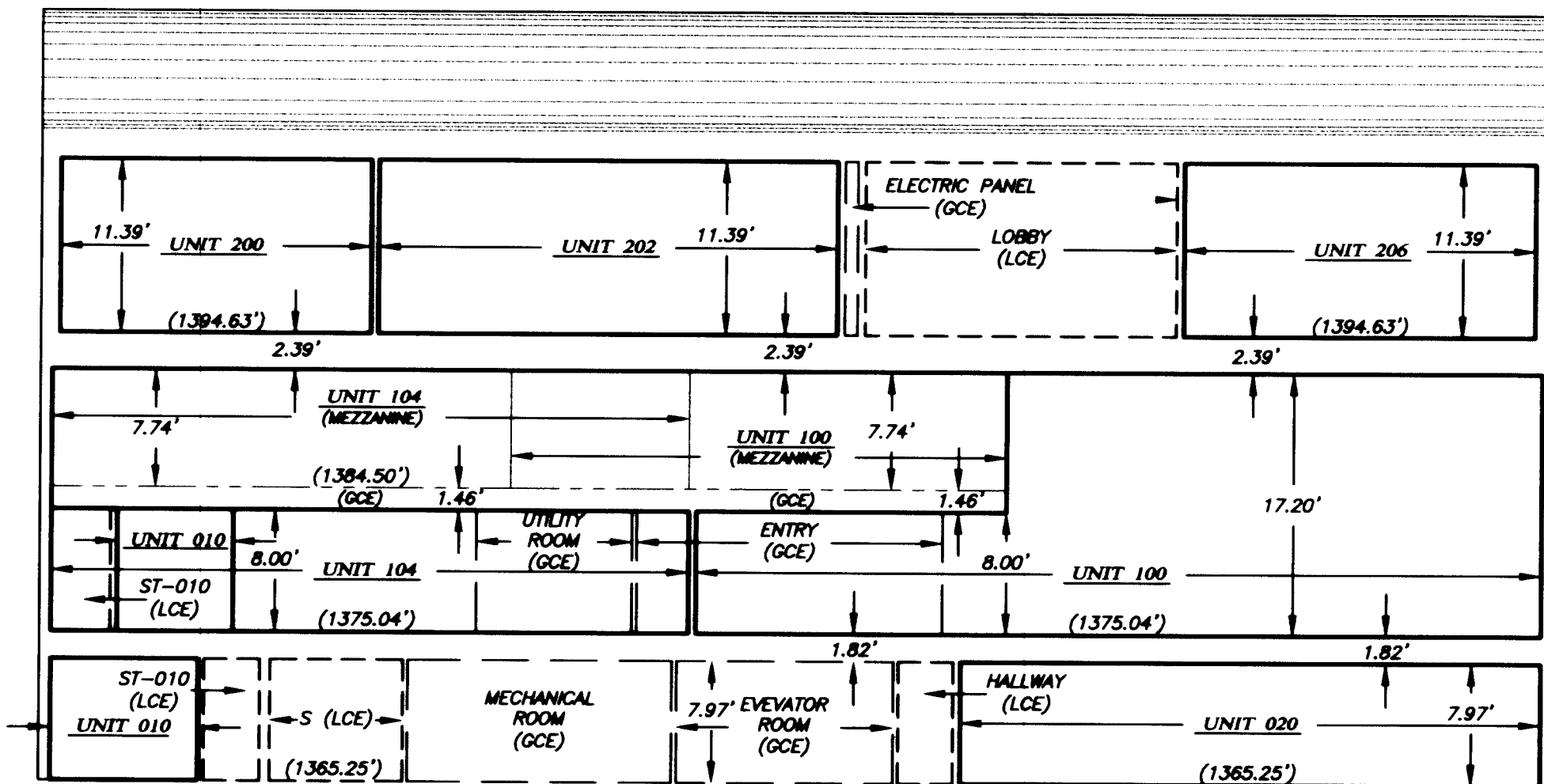
3530 BRANNON DRIVE
MEDFORD, OREGON 97504

NOTES

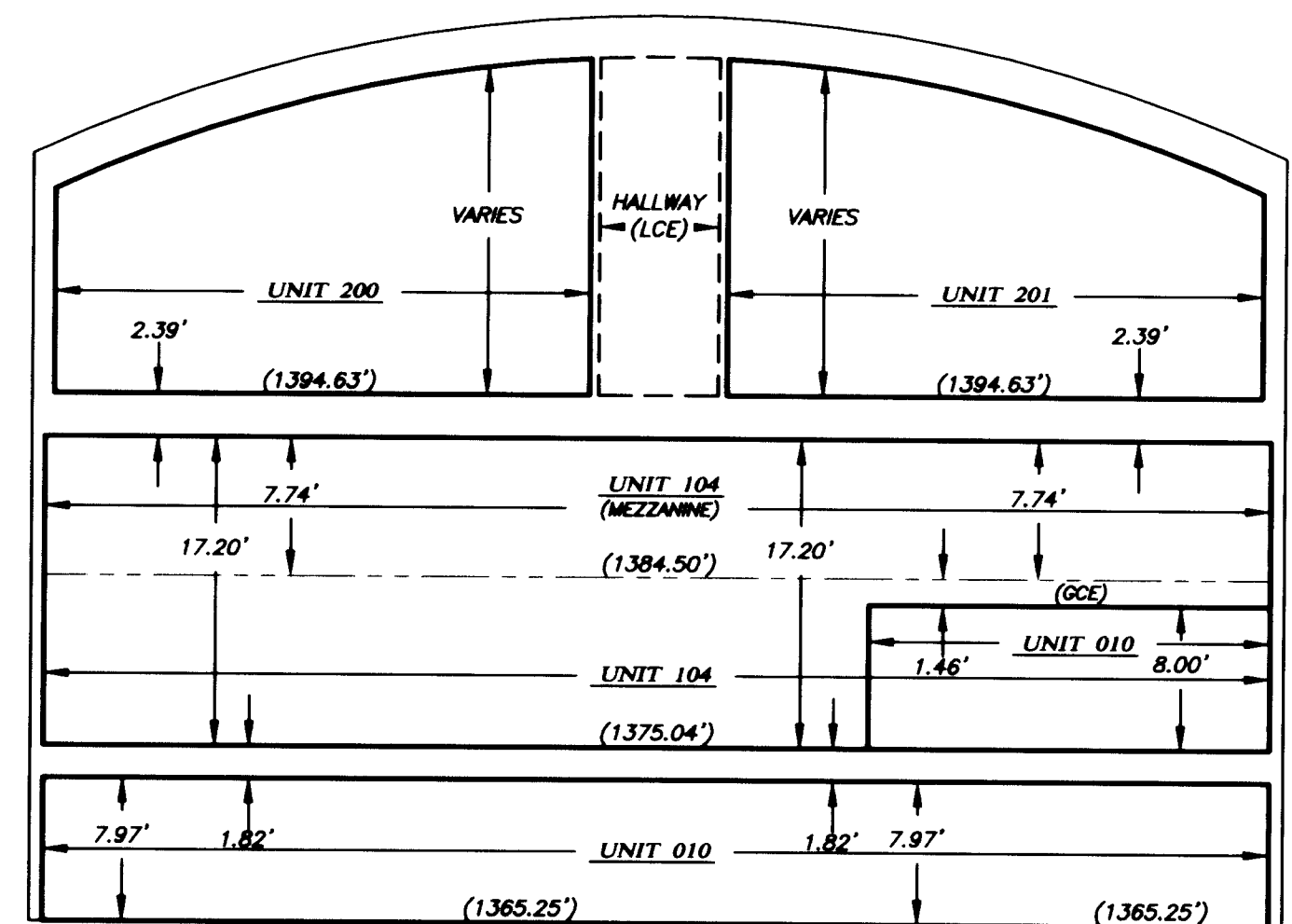
- 1) ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.
- 2) THE HORIZONTAL UNIT DIMENSIONS ARE MEASURED TO THE INSIDE OF THE WOOD FRAME STUD FACE.
- 3) UNIT & LCE VERTICAL BOUNDARIES ARE AS FOLLOWS:
(A) TOP OF PLYWOOD SUBFLOOR FOR ALL UNIT LOWER LIMITS
(B) BOTTOM OF FLOOR JOISTS FOR BASEMENT AND GROUND LEVEL UPPER LIMITS
(C) BOTTOM OF ENGINEERED TRUSSES FOR TOP LEVEL UPPER LIMITS
- 4) ALL OF THE LAND IS GCE EXCEPT FOR UNITS AND LCE'S SHOWN HEREBON.
- 5) THE VERTICAL CONTROL FOR THIS SURVEY IS THE CITY OF MEDFORD BENCHMARK "J-7", A 3 1/2" DIAMETER U.S. COAST & GEODETIC SURVEY (U.S.C.G.S.) BRASS CAP SET IN THE TOP OF A CONCRETE POST, LOCATED ON THE NORTHWESTERLY SIDE OF THE CENTRAL OREGON & PACIFIC RAILROAD CROSSING AT WEST SIXTH STREET, WHICH WAS FIELD SURVEYED IN 2005 BUT LATER DESTROYED BY CONSTRUCTION IN 2006. BENCHMARK ELEVATION = 1375.001 FEET, BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29). THE NEAREST EXISTING CITY OF MEDFORD BENCHMARK TO THE SITE IS NO. D-131, A BRASS DISK IN THE SOUTH CURB ON SIXTH STREET AT THE SOUTHWEST CORNER OF GRAPE STREET. BENCHMARK D-131 ELEVATION = 1378.258 FEET.

LEGEND

—	EXTERIOR FOUNDATION STEM WALL
—	UNIT BOUNDARY
—	GCE BOUNDARY
—	LCE BOUNDARY
—	MEZZANINE LEVEL
—	GENERAL COMMON ELEMENT
—	LIMITED COMMON ELEMENT
—	SQ. FT.
—	SQUARE FEET
R - #	RESTROOM AREA LCE
S - #	STORAGE AREA LCE
ST - #	STAIRS AREA LCE ASSOCIATED WITH UNIT (TYPICAL)



EASTERLY ELEVATION



SOUTHERLY ELEVATION

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JACKSON COUNTY
SURVEYOR

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Shawn Kaupmann

SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kaupmann

OREGON
JULY 14, 1988
SHAWN KAUPMANN
2863 LS

RENEWAL DATE: 6/30/2009

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

DATE: FEBRUARY 18, 2008
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ELEVATION VIEW

ACME CONDOMINIUM

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TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR

AYALA PROPERTIES, LLC

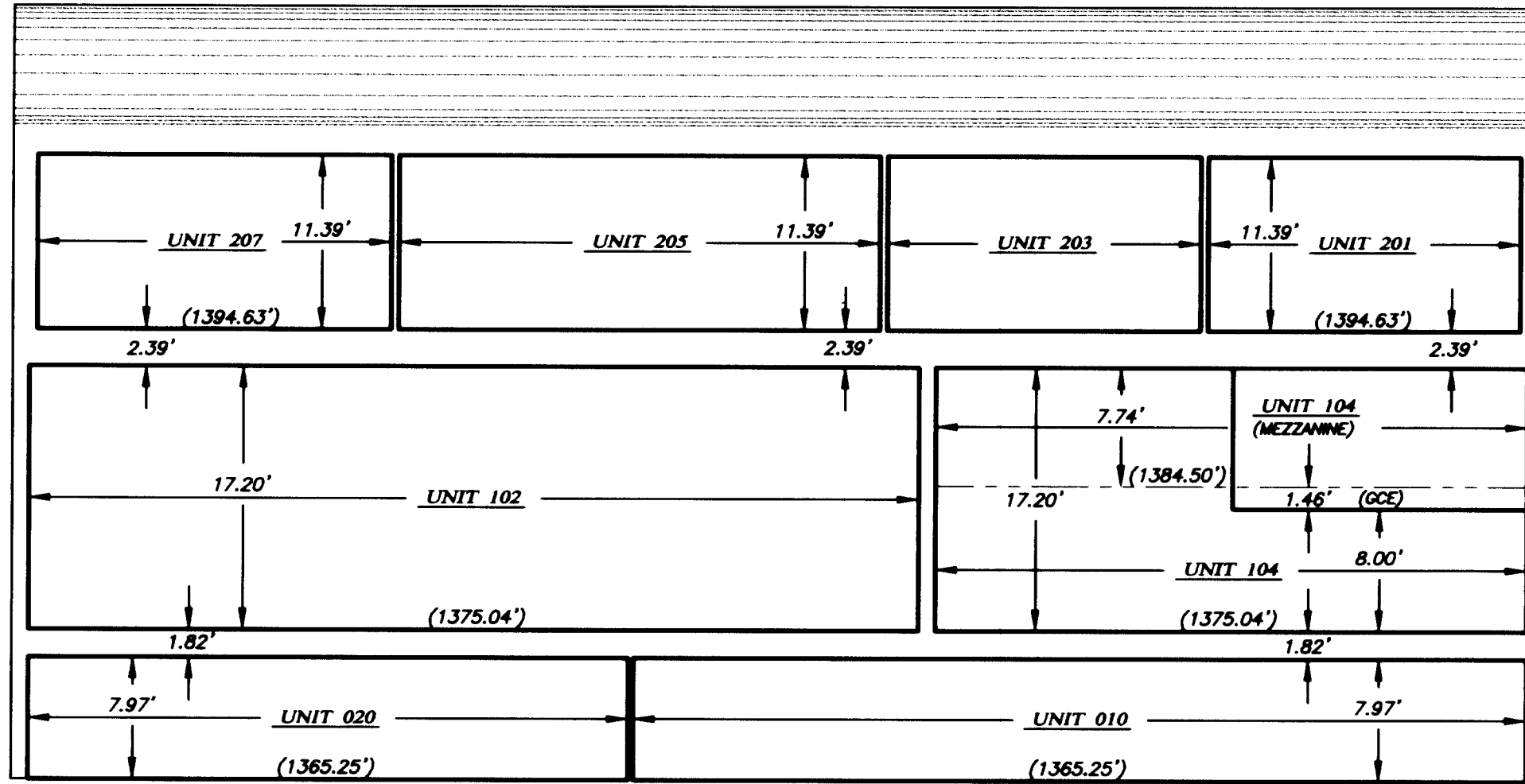
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NOTES

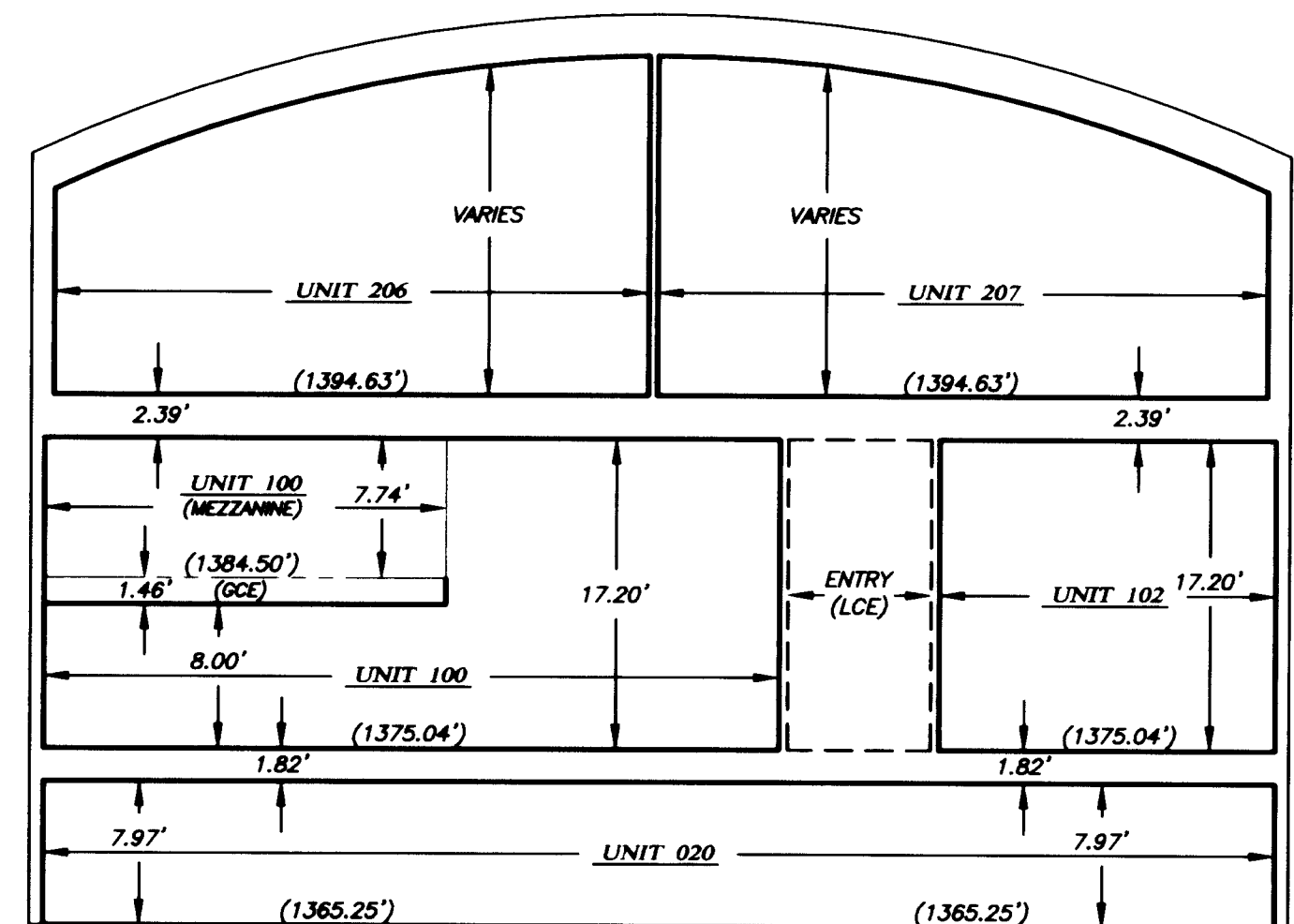
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LEGEND

=====	EXTERIOR FOUNDATION STEM WALL
-----	UNIT BOUNDARY
-----	GCE BOUNDARY
-----	LCE BOUNDARY
-----	MEZZANINE LEVEL
-----	GENERAL COMMON ELEMENT
-----	LIMITED COMMON ELEMENT
-----	SQUARE FEET
R - #	RESTROOM AREA LCE
S - #	STORAGE AREA LCE
ST - #	STAIRS AREA LCE ASSOCIATED WITH UNIT (TYPICAL)



WESTERLY ELEVATION



NORTHERLY ELEVATION

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Shawn Kampmann
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2009

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

DATE: FEBRUARY 18, 2008
PROJECT NO. 453-07

PLAN VIEW

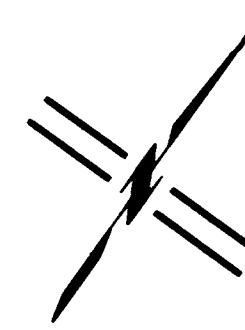
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3530 BRANNON DRIVE
MEDFORD, OREGON 97504



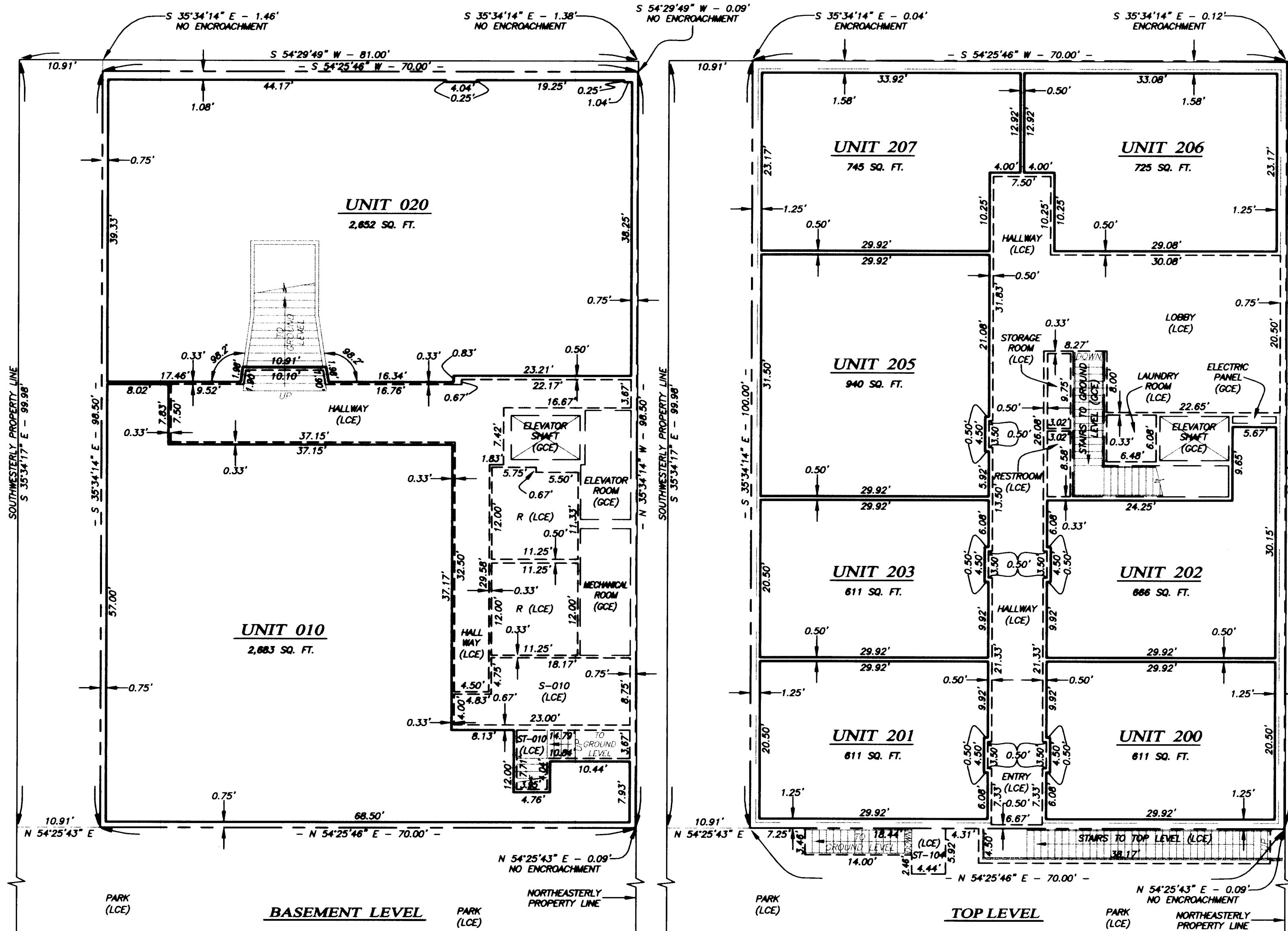
SCALE: 1" = 10'

LEGEND

- EXTERIOR FOUNDATION STEM WALL
- UNIT BOUNDARY
- GCE BOUNDARY
- LCE BOUNDARY
- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- SQ. FT. SQUARE FEET
- R-# RESTROOM AREA LCE
- S-# STORAGE AREA LCE
- ST-# STAIRS AREA LCE ASSOCIATED WITH UNIT (TYPICAL)

NOTES

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UNIT AREA TABLE		
UNIT #	AREA DESIGNATION	SQUARE FOOTAGE
UNIT 010	BASEMENT LEVEL	2,483 SQ. FT.
UNIT 010	MAIN LEVEL	200 SQ. FT.
UNIT 010	TOTAL	2,683 SQ. FT.

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Shawn Kampmann
 SURVEYOR

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Shawn Kampmann
 OREGON
 JULY 14, 1988
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2009

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

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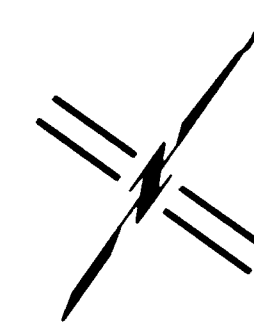
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SCALE: 1" = 10'

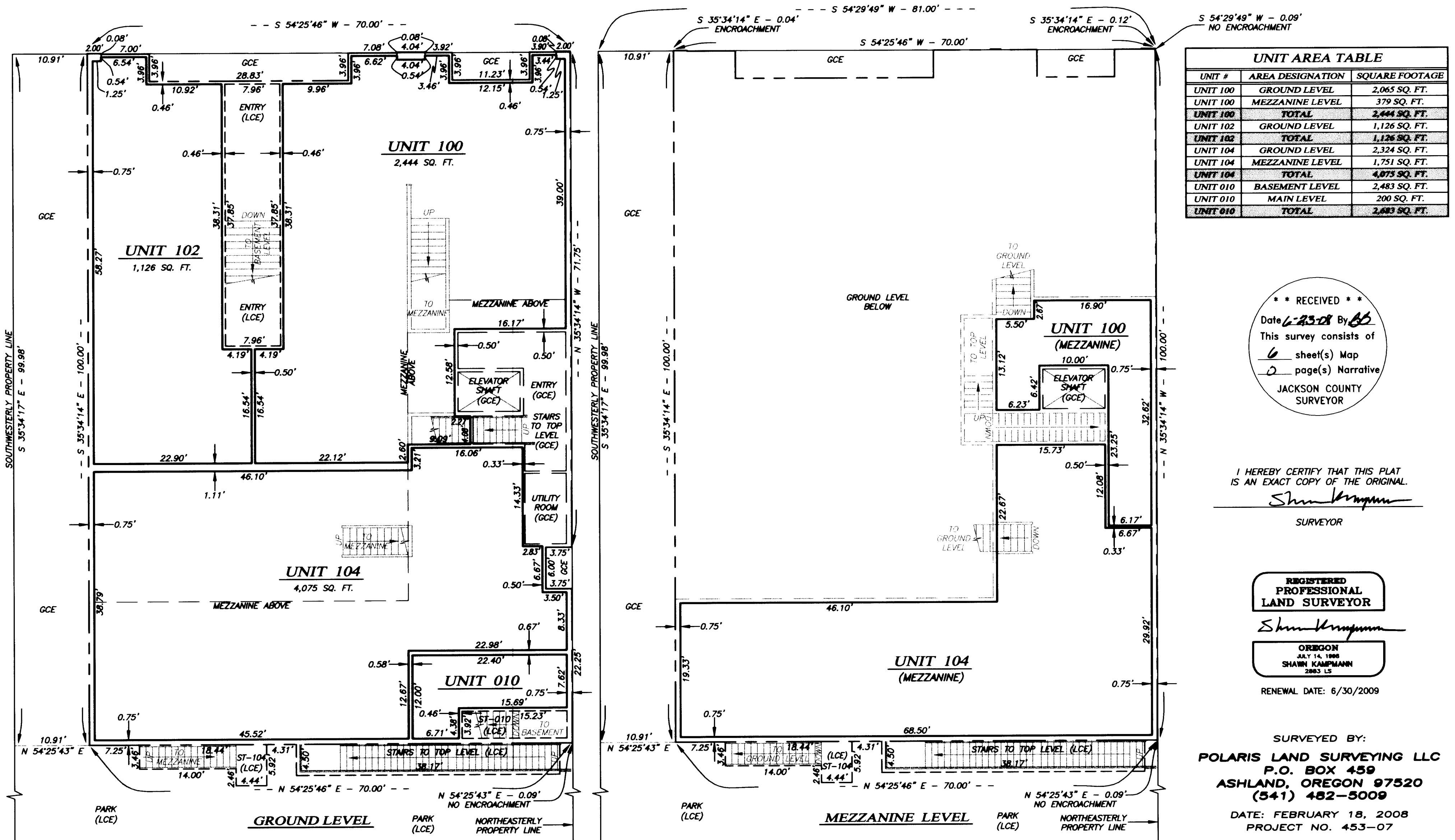
LEGEND

- EXTERIOR FOUNDATION STEM WALL
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- SQUARE FEET
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- S - #
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PLAN VIEW

NOTES

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UNIT AREA TABLE		
UNIT #	AREA DESIGNATION	SQUARE FOOTAGE
UNIT 100	GROUND LEVEL	2,065 SQ. FT.
UNIT 100	MEZZANINE LEVEL	379 SQ. FT.
UNIT 100	TOTAL	2,444 SQ. FT.
UNIT 102	GROUND LEVEL	1,126 SQ. FT.
UNIT 102	TOTAL	1,126 SQ. FT.
UNIT 104	GROUND LEVEL	2,324 SQ. FT.
UNIT 104	MEZZANINE LEVEL	1,751 SQ. FT.
UNIT 104	TOTAL	4,075 SQ. FT.
UNIT 010	BASEMENT LEVEL	2,483 SQ. FT.
UNIT 010	MAIN LEVEL	200 SQ. FT.
UNIT 010	TOTAL	2,683 SQ. FT.

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Shawn Kampmann
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LAND SURVEYOR**

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OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2009

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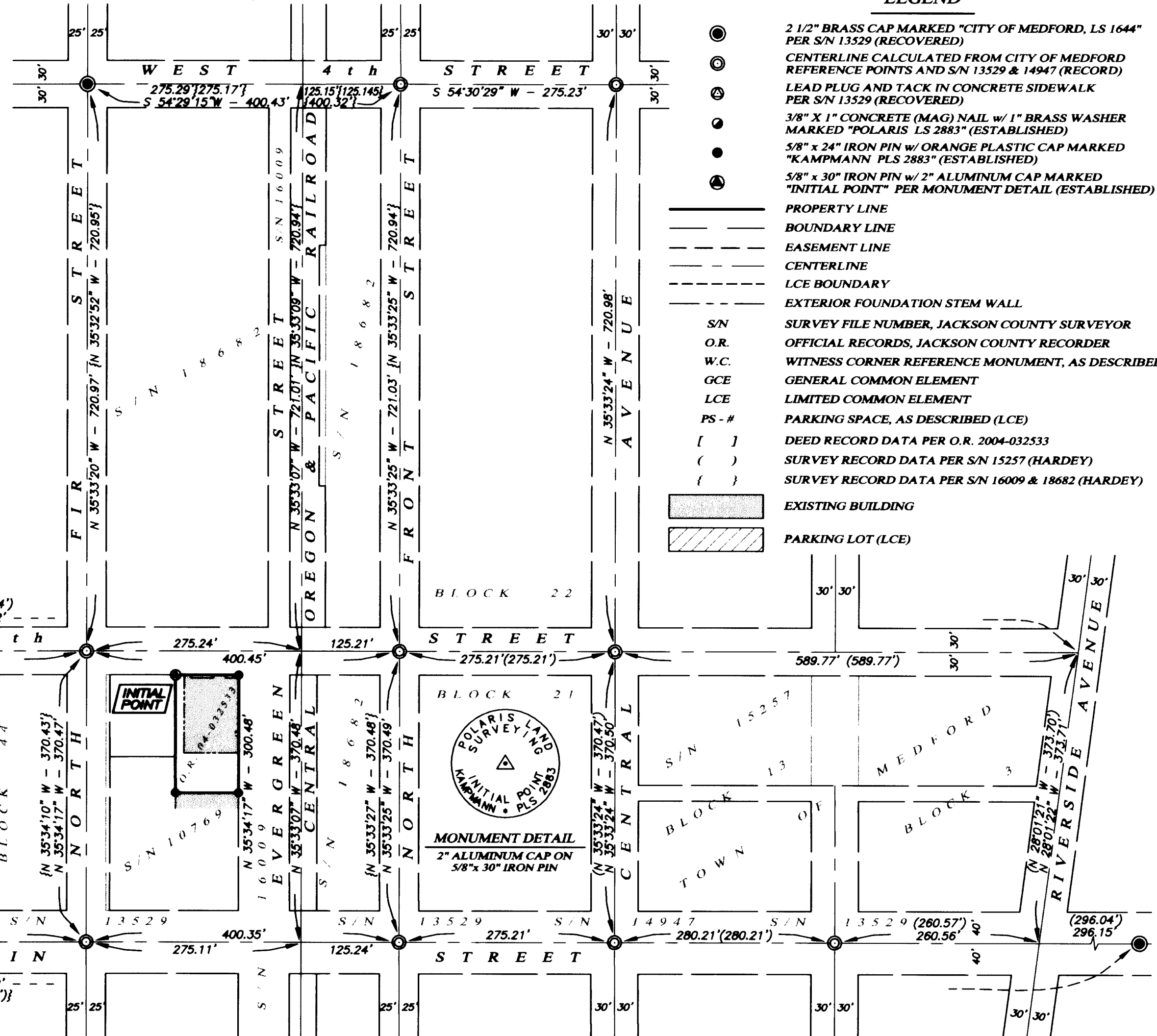
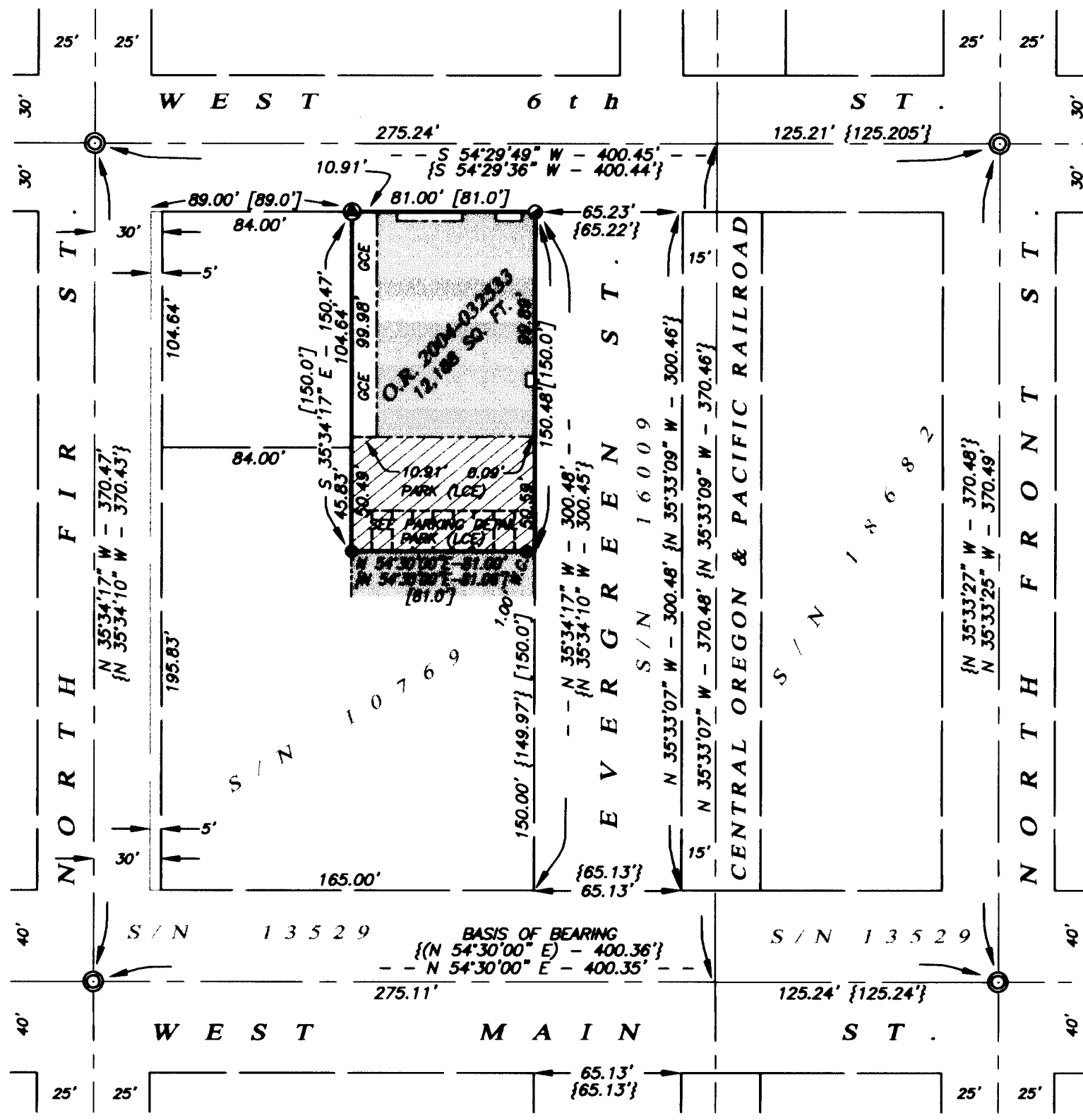
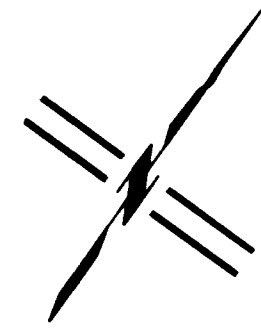
3530 BRANNON DRIVE
MEDFORD, OREGON 97504

LEGEND

- 2 1/2" BRASS CAP MARKED "CITY OF MEDFORD, LS 1644" PER S/N 13529 (RECOVERED)
- CENTERLINE CALCULATED FROM CITY OF MEDFORD REFERENCE POINTS AND S/N 13529 & 14947 (RECORD)
- LEAD PLUG AND TACK IN CONCRETE SIDEWALK PER S/N 13529 (RECOVERED)
- 3/8" X 1" CONCRETE (MAG) NAIL w/ 1" BRASS WASHER MARKED "POLARIS LS 2883" (ESTABLISHED)
- 5/8" X 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- 5/8" X 30" IRON PIN w/ 2" ALUMINUM CAP MARKED "INITIAL POINT" PER MONUMENT DETAIL (ESTABLISHED)
- PROPERTY LINE
- BOUNDARY LINE
- EASEMENT LINE
- CENTERLINE
- LCE BOUNDARY
- EXTERIOR FOUNDATION STEM WALL
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- PS - # PARKING SPACE, AS DESCRIBED (LCE)
- [] DEED RECORD DATA PER O.R. 2004-032533
- () SURVEY RECORD DATA PER S/N 15257 (HARDEY)
- { } SURVEY RECORD DATA PER S/N 16009 & 18682 (HARDEY)
- ▒ EXISTING BUILDING
- ▨ PARKING LOT (LCE)

PLAT BOUNDARY

SCALE: 1" = 120'

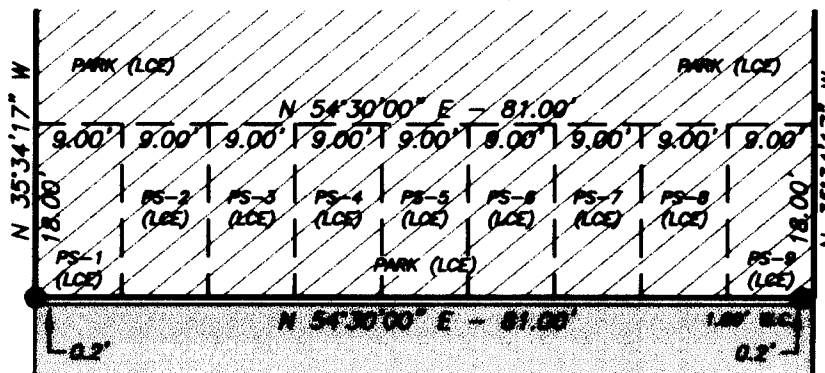


DETAIL

SCALE: 1" = 60'

PARKING DETAIL

SCALE: 1" = 20'



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Shawn Kampmann
SURVEYOR

SURVEYORS NOTE

THE HORIZONTAL BUILDING TIES TO THE PARCEL BOUNDARY (AT RIGHT ANGLES), AND THE INTERIOR AND EXTERIOR BUILDING DIMENSIONS FOR THIS SURVEY ARE SHOWN ON THE PLAN VIEW SHEETS, 3 & 4 OF 6.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF WEST MAIN STREET HAVING A RECORD PLAT BEARING OF NORTH 54°30'00" WEST, AS REFERENCED ON SURVEY NO. 13529, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2009

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FILE: SURVEYS453-07\ACME CONDOMINIUM.DWG SHEET 2 of 6

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