

AVENUE C BUSINESS CENTER CONDOMINIUMS

Located in the N.W. 1/4 of Section 19,
T.36S., R.1W., W.M. White City
Jackson County, Oregon

APPROVALS:

EXAMINED AND APPROVED this 31st day of January, 20 06.

Roger R. Roberts
Jackson County Surveyor

EXAMINED AND APPROVED as required by ORS 100.110 as
of November 17, 20 08.

Amanda Kirkpatrick, deputy
Assessor, Department of Assessment

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 100.110 have been
paid as of 11-17, 20 08.

Jill M. [Signature]
Tax Collector

* INDEX TO SHEETS *

SHEET 1	SIGNATURE SHEET
SHEET 2	OVERALL VIEW
SHEET 3	PLAN & ELEVATION VIEWS
SHEET 4	PLAN & ELEVATION VIEWS

SURVEY FOR:

LAKEWOODS DEVELOPMENT, LLC
P.O. BOX 2520
WHITE CITY, OR 97503

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:

DECEMBER 12, 2005

*** RECORDING ***

Filed for record this 17th day of NOVEMBER,
20 08, at 1:26 o'clock P.M., and recorded in Volume
34, of Plats at Page 58, of records of
Jackson County, Oregon & Document No. 2008-041489, ORJCO.

CHRISTINE WALKER
County Clerk

KAREN ALONZO
Deputy

Declaration of Condominium Ownership, Covenants, Conditions and Restrictions
recorded as Doc. 2008-041488, ORJCO.

By-Laws of the Avenue C Business Center
Condominium Owners Association recorded as
Doc. 2008-041488, ORJCO.

*** DECLARATION ***

Know all men by these presents that LAKEWOODS DEVELOPMENT, LLC, is the owner 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 Lakewoods Development, LLC as AVENUE C BUSINESS CENTER CONDOMINIUMS, 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. Avenue C Business Center Condominiums shall be subject to (1) the Declaration of Condominium Ownership for Avenue C Business Center Condominiums and (2) the By-Laws of the Avenue C Business Center Owners Association to be recorded simultaneously with this Plat.

David Hammonds
DAVID HAMMONDS, MEMBER
LAKEWOODS DEVELOPMENT, LLC

STATE OF OREGON }
COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named David Hammonds and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Lakewoods Development, LLC.

Dated this 18th day of February, 20 06.

Karen L. LaFitte
Notary Public - Oregon
Commission No. 354744
My Commission Expires March 20, 2006

*** 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 corner common to Sections 17, 18, 19 & 20, Township 36 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence SOUTH, 1188.61 feet; thence WEST, 3273.84 feet to the Northerly right of way line of Avenue "C", being located at the Southeast corner of that tract described in Document No. 78-04223, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the East line thereof, North 00°12'00" East, 420.40 (record 420.50 feet) to a 3/4 inch iron pin at the Northeast corner thereof; thence along the North line thereof, North 89°48'00" West, 160.27 feet to a 5/8 inch iron pin; thence South 63°38'06" West, 22.36 feet to a 5/8 inch iron pin; thence South 00°12'00" West, 410.44 feet to a 5/8 inch iron pin on the Northerly line of said Avenue "C"; thence along said Northerly line, South 89°48'00" East, 180.27 feet to the INITIAL POINT OF BEGINNING.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-09

*** 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 and GCE boundaries of AVENUE C BUSINESS CENTER CONDOMINIUMS.

PROCEDURE: The exterior of the subject tract was monumented by this office during Survey No. 16312. Made ties to buildings as shown. The existing control was elevated to match OSHD BM# R-607 elevation of 1319.146'.

** RECEIVED **
DATE 11-17-08 BY [Signature]
This survey consists of:
4 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 4
02277FM

SURVEY BY:
LAKEWOODS DEVELOPMENT, LLC
P.O. BOX 2520
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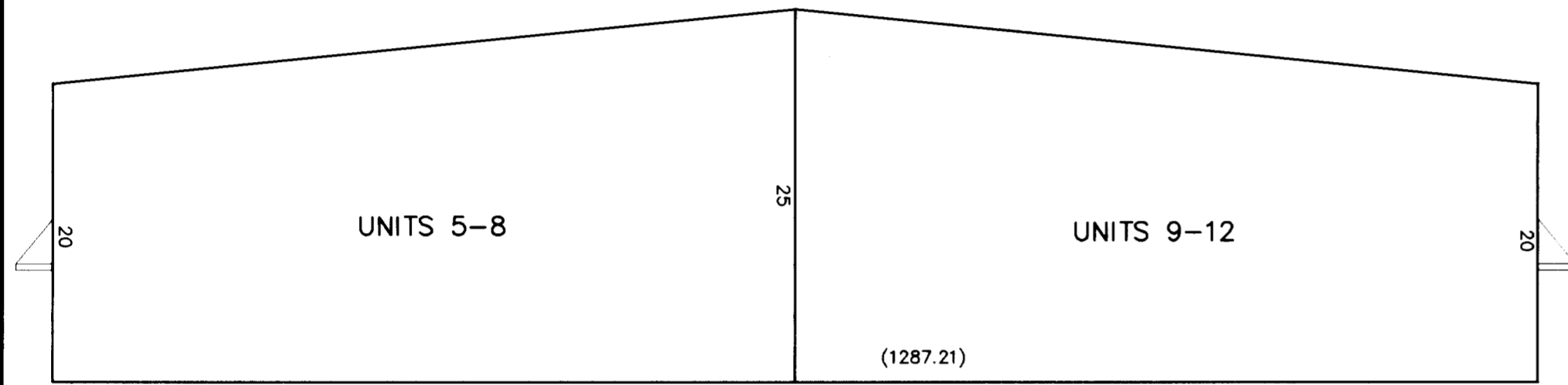
SURVEY BY:
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PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET

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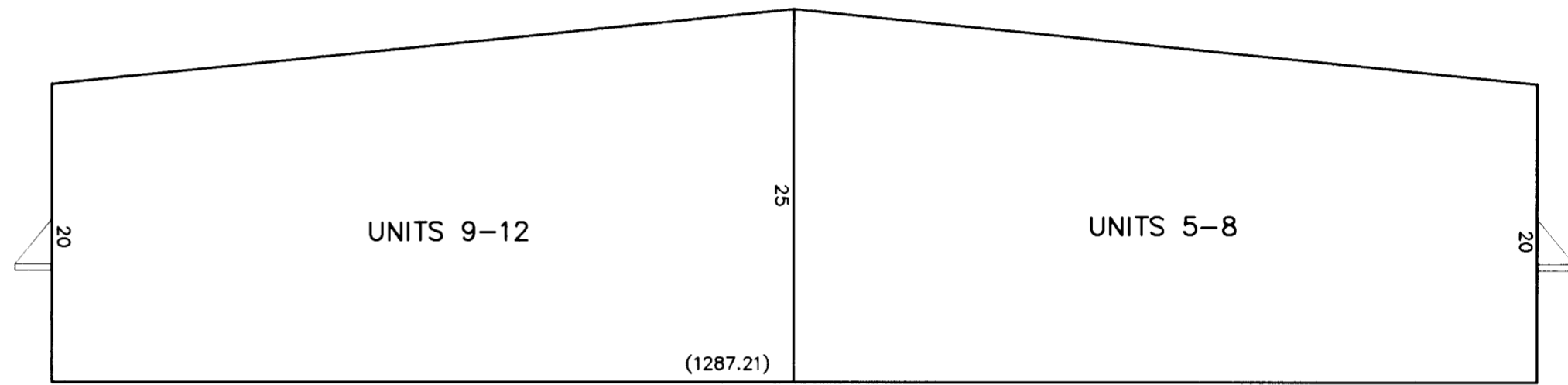
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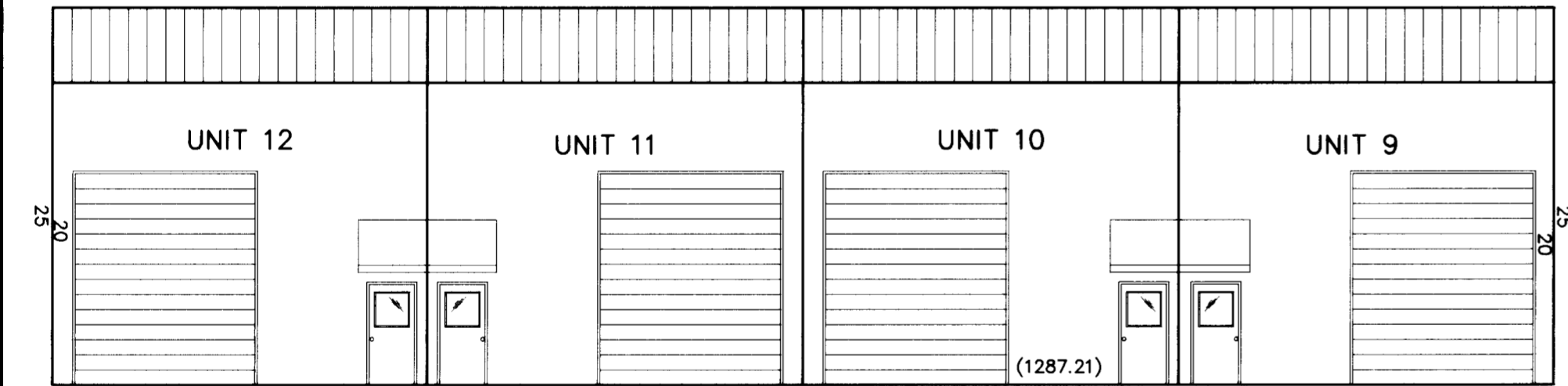
SEE SHEET 2 LEGEND FOR ADDITIONAL INFORMATION.
NOTES:
1) VERTICAL DIMENSIONS ARE FROM BOTTOM OF FIRST FLOOR TO TOP OF ROOF.



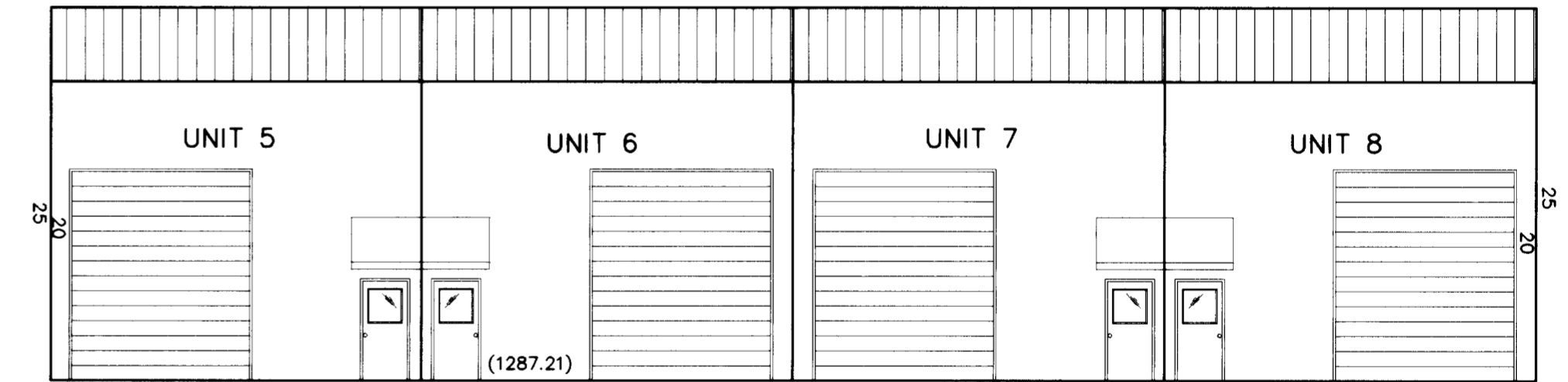
NORTH SIDE VIEW



SOUTH SIDE VIEW



WEST SIDE VIEW



EAST SIDE VIEW

LEGEND:

- = UNIT OWNERSHIP BOUNDARY = EXTERIOR OF BUILDING.
- = ELEVATION BASED ON OSHD BM # R-607. ELEV. 1319.146'.



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

James E. Hibbs
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

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OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-09

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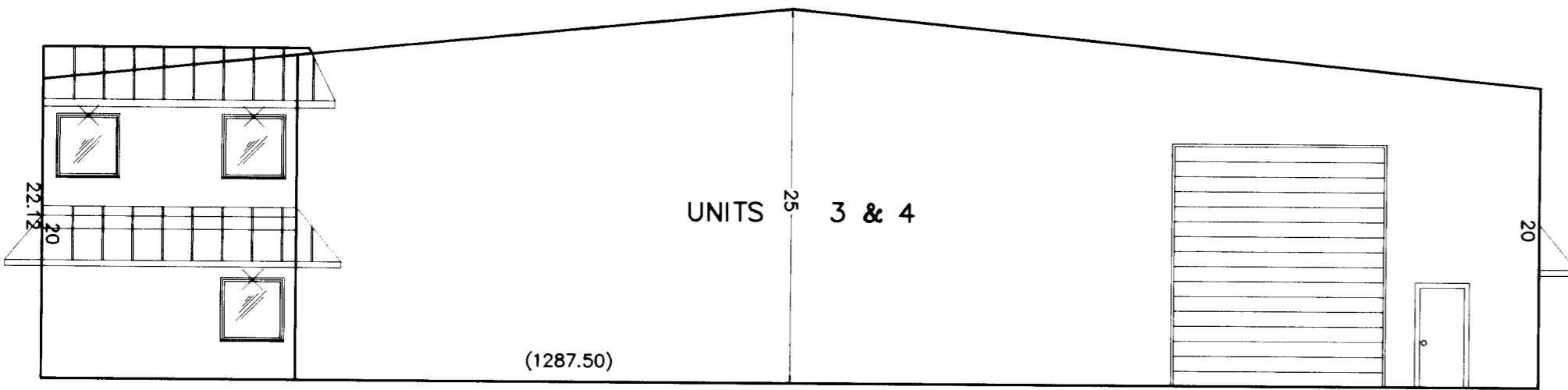
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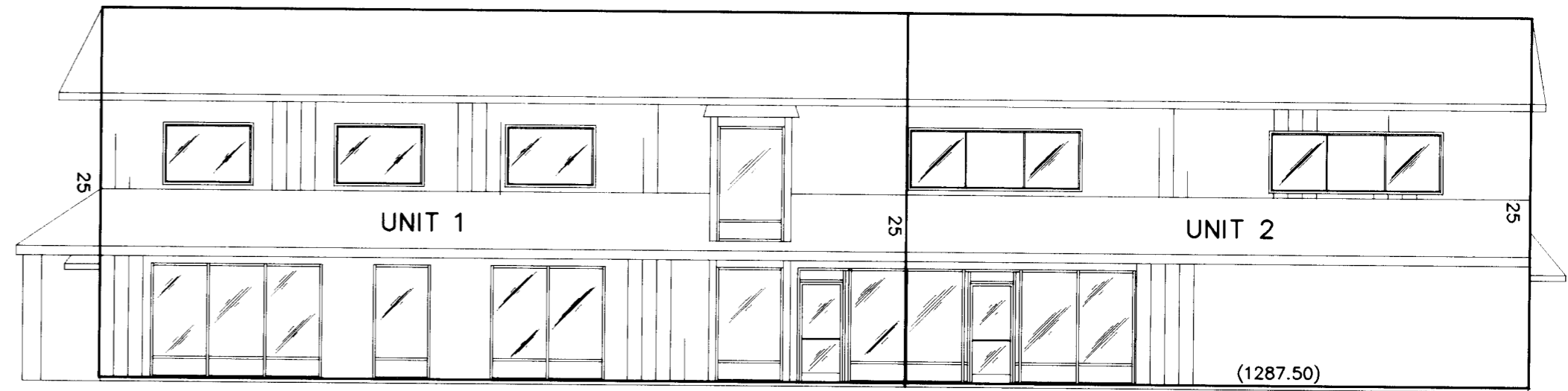
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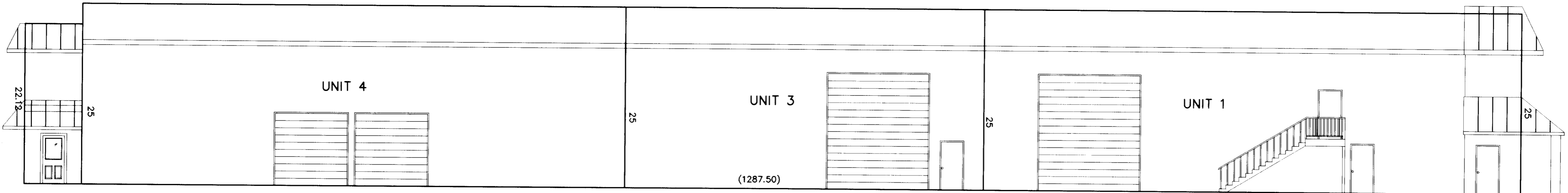
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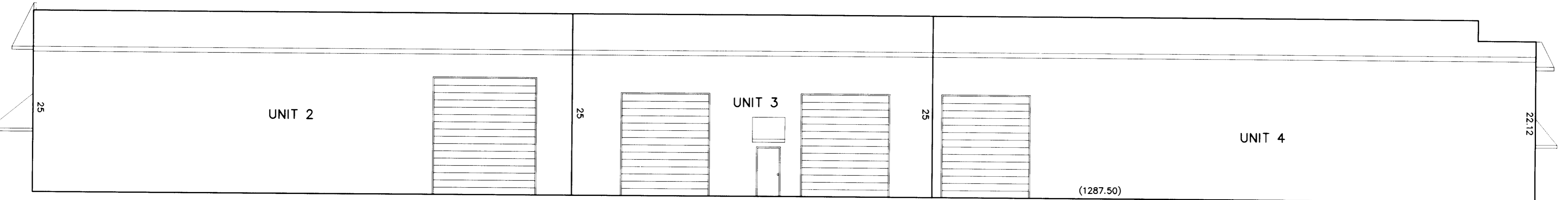
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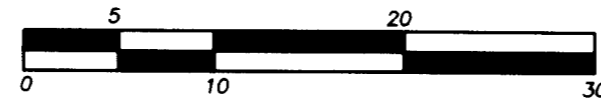
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