

LA ROSA CONDOMINIUM

LOCATED IN

LOT 1, NEW ADDITION

LYING SITUATE WITHIN

NORTHEAST QUARTER OF SECTION 9 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

LA ROSA HOLDINGS, LLC

208 OAK STREET, SUITE 110 ASHLAND, OREGON 97520

SHEET INDEX

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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:

ALL OF LOT ONE (1), NEW ADDITION, IN THE CITY OF ASHLAND, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED ON FEBRUARY 1, 2002 IN VOLUME 28, PAGE 5, OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

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

PURPOSE: TO CREATE A CONDOMINIUM PLAT "LA ROSA CONDOMINIUM" ON THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2007-044314 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 9 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA 1103 ROBOTIC TOTAL STATION WITH RANGING PRISMS, I SURVEY THE LAND AS SHOWN HEREON. THE SUBJECT PROPERTY IS DESCRIBED AS LOT 1 OF "NEW ADDITION" SUBDIVISION. THEREFORE I TIED THE STREET CENTERLINE MONUMENTS TO DETERMINE THE RIGHT-OF-WAY FOR CLEAR CREEK DRIVE, AND RECOVERED MONUMENTS ALONG THE ALLEY AND THE NORTHEASTERLY RIGHT-OF-WAY FOR THE CENTRAL OREGON & PACIFIC RAILROAD TO DETERMINE THE WEST AND SOUTHERLY BOUNDARY. THE ORIGINAL MONUMENTS BETWEEN LOT 1 AND LOT 2 WERE PREVIOUSLY DESTROYED BY CONSTRUCTION ACTIVITIES ON LOT 2, THEREFORE I TIED MONUMENTS RECOVERED ON THE EAST LINE OF LOT 2 AND PROPORTIONED AGAINST THE PLAT RECORD TO DETERMINE THE NORTHEAST AND SOUTHEAST CORNERS OF LOT 1.

SURVEY NOTE:

THE FOLLOWING ENCUMBRANCES DESCRIBED WITHIN LANDAMERICA LAWYERS TITLE REPORT, ARE EITHER NOT APPLICABLE TO THIS SITE OR ARE BLANKET IN NATURE AND CAN NOT BE ACCURATELY DEPICTED NOR ARE SHOWN GRAPHICALLY ON THIS PLAT.

- RESTRICTIVE COVENANTS TO WAIVE FUTURE RIGHTS OF REMONSTRANCE AGAINST THE FORMATION OF A LOCAL IMPROVEMENT DISTRICT AND ANY ASSESSMENT THEREOF, RECORDED FEBRUARY 23, 2000 AS DOCUMENT NO. 00-06521, IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. FOR LOCAL IMPROVEMENT DISTRICT FOR THE CONSTRUCTION OF CROSSING OVER THE RAILROAD RIGHT OF WAY TO "A" STREET.
MINERALS AND MINERAL RIGHTS, INTERESTS, ROYAL TIES AND RIGHTS IN CONNECTION THEREWITH, SUBJECT TO THE TERMS AND PROVISIONS THEREOF, AS RESERVED BY UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION, BY INSTRUMENT, RECORDED MAY 26, 2000 AS DOCUMENT NO. 00-22187, IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
RESTRICTIVE COVENANTS TO WAIVE FUTURE RIGHTS OF REMONSTRANCE AGAINST THE FORMATION OF A LOCAL IMPROVEMENT DISTRICT AND ANY ASSESSMENT THEREOF, RECORDED OCTOBER 8, 2007 AS DOCUMENT NO. 2007-046392, IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, FOR THE CITY OF ASHLAND.
PARKING EASEMENT AND DEVELOPMENT AGREEMENT TO THE CITY OF ASHLAND, RECORDED APRIL 13, 2006 AS INSTRUMENT NO. 2006-019706, IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND RE-RECORDED ON SEPTEMBER 17, 2008 AS INSTRUMENT NO. 2008-034835 OF SAID RECORDS.

APPROVALS

EXAMINED AND APPROVED THIS 15th DAY OF December, 2008.

Jan Holm ASHLAND CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 100.110 AS OF THIS 16th DAY OF December, 2008.

Amanda Kirkpatrick, deputy TAX ASSESSOR

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 100.110 HAVE BEEN PAID AS OF Dec 16, 2008.

Carol Swenson, Deputy TAX COLLECTOR

RECORDING:

FILED FOR RECORD THIS 16 DAY OF DECEMBER, 2008 AT 11:42 O'CLOCK AM AND RECORDED IN VOLUME 34, PAGE 61, OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker COUNTY CLERK Barbara J Shaw DEPUTY

THE DECLARATION OF CONDOMINIUM OWNERSHIP, COVENANTS, CONDITIONS AND RESTRICTIONS HAS BEEN RECORDED IN INSTRUMENT NO. 2008- 44417 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

THE BYLAWS OF LA ROSA CONDOMINIUM HAVE BEEN RECORDED IN INSTRUMENT NO. 2008- 44417 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT LA ROSA HOLDINGS, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LANDS HEREON DESCRIBED AND DOES HEREBY DECLARE THAT THE PROPERTY AND IMPROVEMENTS HEREIN CALLED "LA ROSA 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 100.625.

Neal Kinzie MANAGING MEMBER LA ROSA HOLDINGS, LLC

ACKNOWLEDGEMENT

STATE OF OREGON) JACKSON COUNTY)

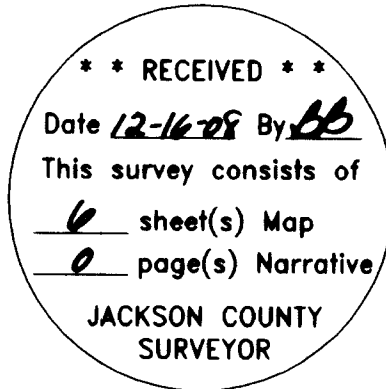
PERSONALLY APPEARED THE ABOVE NAMED NEAL KINZIE, THIS 10th DAY OF December, 2008, AS MANAGING MEMBER OF LA ROSA HOLDINGS, LLC, AN OREGON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Lanni A. Miller NOTARY PUBLIC - OREGON COMMISSION NO. 412791 MY COMMISSION EXPIRES Jan. 20, 2011

SURVEYORS CERTIFICATE OF COMPLETION

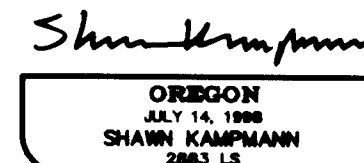
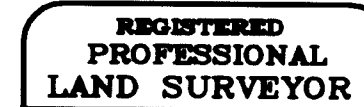
IN ACCORDANCE WITH O.R.S. 100.115(2D), I, SHAWN KAMPMANN, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT OF "LA ROSA CONDOMINIUM", FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS AND THE BUILDINGS AND THAT CONSTRUCTION OF THE UNITS AND BUILDINGS, AS DEPICTED ON SUCH PLAT, HAS BEEN COMPLETED. DATED THIS 10th DAY OF December, 2008.

Shawn Kampmann SHAWN KAMPMANN, PLS 2883



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

Shawn Kampmann SURVEYOR



RENEWAL DATE: 6/30/2009

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

DATE: SEPTEMBER 26, 2008 PROJECT NO. 490-08

MAP OF SURVEY (PROPERTY LINE ADJUSTMENT)

LOCATED IN:
LOTS 4 & 5 OF EAGLE POINT MEADOWS
AND LOT 8 OF SIENNA HILLS PHASE 1 IN
THE SW 1/4 OF SECTION 34, T.35S., R.1W., W.M.,
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

SURVEY FOR:
WHITTLE CONSTRUCTION CO.
P.O. BOX 1488
MEDFORD, OR 97501

**** RECEIVED ****
Date 12-19-08 By [Signature]
This survey consists of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

NW CORNER
DLC NO. 40
FOUND 1 1/2"
GALVANIZED IRON
PIPE PER JACKSON
COUNTY RE-
ESTABLISHMENT NOTES

APPROVAL:
CITY OF EAGLE POINT PLANNING DEPARTMENT
[Signature] 12/2/08
PLANNER DATE

RESULTING TAX LOT 4700 PER INSTRUMENT NO. 2008-044260, J.C.D.R.
AREA = 8.93 ACRES, MORE OR LESS

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	12°35'13"	20.00'	4.39'	4.39'	N28°35'15"W
2	72°02'17"	20.00'	25.15'	23.52'	S13°43'30"W
3	22°24'04"	160.00'	62.56'	62.16'	S38°32'37"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	56.17'	S29°06'21"W
L2	14.69'	N34°52'51"E
L3	4.63'	N00°12'58"E
L4	20.00'	S89°47'02"E
L5	40.00'	N89°47'02"W
L6	31.21'	S89°52'35"E
L7	50.31'	N48°44'18"E

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**
[Signature]
OREGON
JULY 18, 1999
DOUGLAS C. McMAHAN
No. 1913
RENEWS 12/31/10

PURPOSE: TO SURVEY, DESCRIBE AND PREPARE A MAP OF SURVEY FOR PROPERTY LINE ADJUSTMENT, PER CLIENTS REQUEST.

PROCEDURE: UTILIZING INFORMATION AND FOUND MONUMENTS PER FILED SURVEYS NO. 13988 AND 18457 AND PLATS OF EAGLE POINT MEADOWS AND SIENNA HILLS, PHASE 1, FOR CONTROL, I SET MONUMENTS AS SHOWN HEREON. INSTRUMENTS NO. 2004-064269 AND NO. 94-13554 WERE ALSO USED TO DETERMINE CLIENT'S PROPERTY BOUNDARY. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1" = 60' DATE: DECEMBER 1, 2008
BASIS OF BEARING: SIENNA HILLS, PHASE 1

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER PLAT OF SIENNA HILLS, PHASE 1.
- S/N = FILED SURVEY NUMBER
- J.C.D.R. = JACKSON COUNTY DEED RECORDS
- sf = SQUARE FEET
- DLC = DONATION LAND CLAIM

(08161PLAMOS.DWG)
SHEET 1 OF 1

351W34CA T.L. 3300 AND T.L. 4700

ELEVATION VIEW

LA ROSA CONDOMINIUM

LOCATED IN

LOT 1, NEW ADDITION

LYING SITUATE WITHIN

NORTHEAST QUARTER OF SECTION 9
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
LA ROSA HOLDINGS, LLC

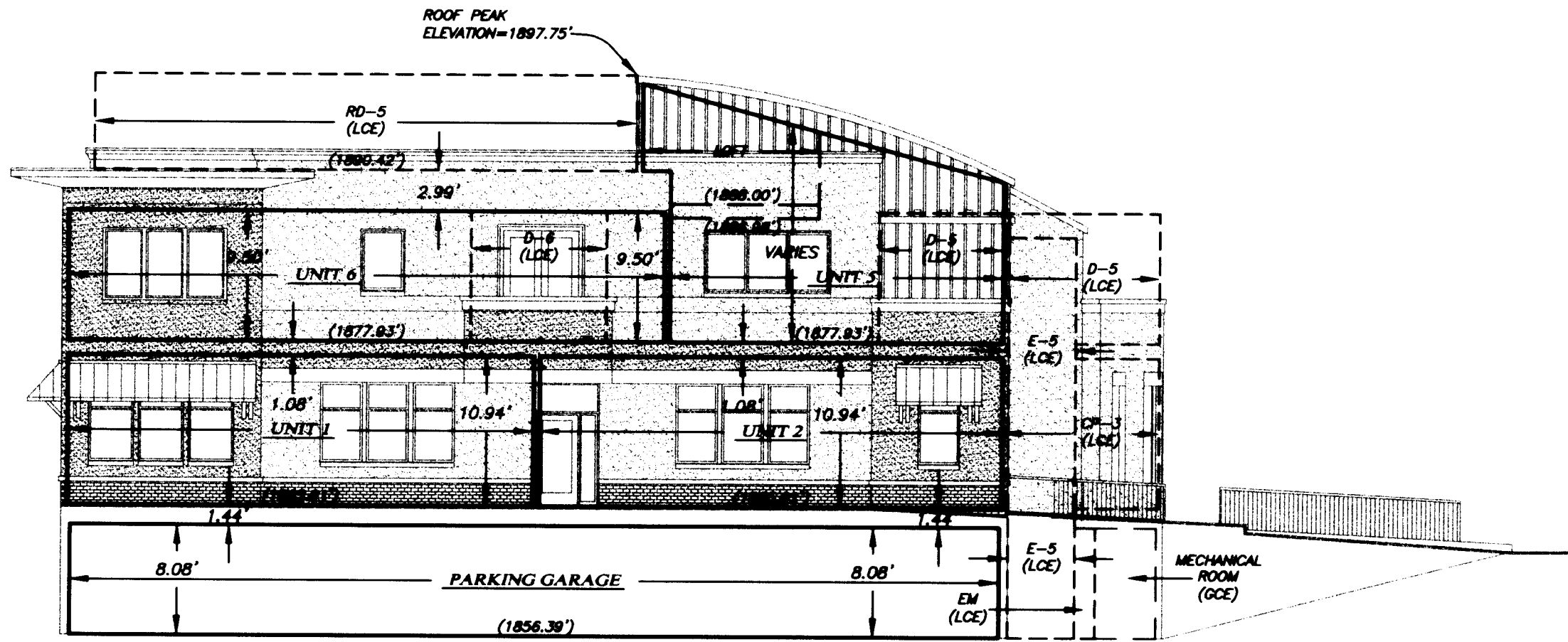
208 OAK STREET, SUITE 110
ASHLAND, OREGON 97520

LEGEND

—————	UNIT BOUNDARY
- - - - -	LCE BOUNDARY
— · — · —	GCE BOUNDARY
GCE	GENERAL COMMON ELEMENTS
LCE	LIMITED COMMON ELEMENTS
CP - #	COVERED PORCH - LCE ASSOCIATED WITH UNIT (TYPICAL)
D - #	DECK - LCE ASSOCIATED WITH THE UNIT (TYPICAL)
E - 5	PRIVATE ELEVATOR - LCE ASSOCIATED WITH UNIT 5
EM	ELEVATOR MECHANICAL ROOM - LCE
RD - 5	ROOFTOP DECK - LCE ASSOCIATED WITH UNIT 5
SL	STAIRWAY AND LANDING - LCE
U - 3	UTILITY ROOM - LCE ASSOCIATED WITH UNIT 3
(1944.14')	UNIT BOUNDARY ELEVATION (TYPICAL)

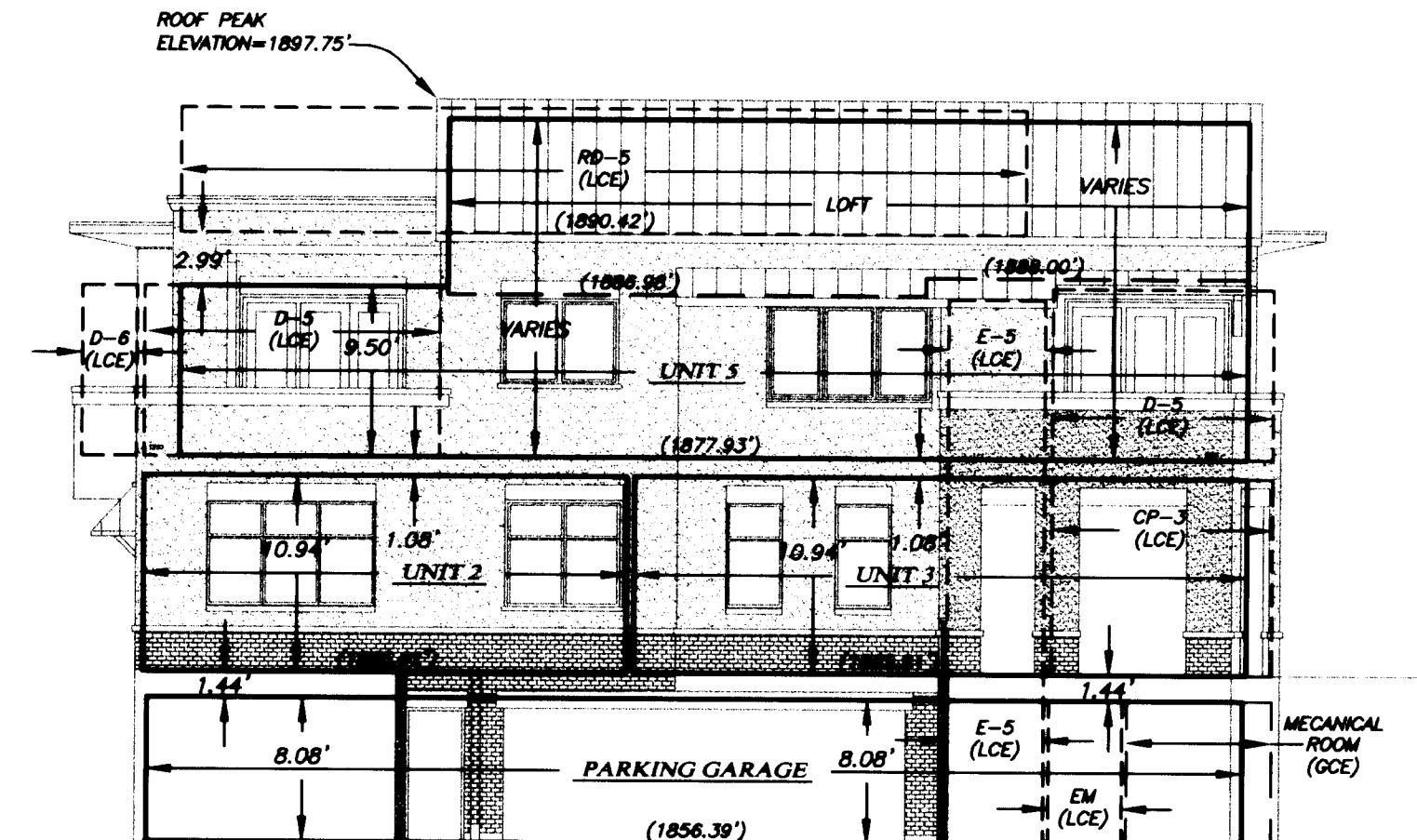
NOTES

- 1) ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.
- 2) ELEVATIONS SHOWN ARE AS FOLLOWS:
 - (A) TOP OF PLYWOOD SUBFLOOR IS THE LOWER LIMIT FOR THE FIRST AND SECOND STORY UNITS INCLUDING THE LOFT AREA.
 - (B) TOP OF CONCRETE SLAB IS THE LOWER LIMIT FOR THE PARKING GARAGE.
 - (C) BOTTOM OF WOOD CEILING JOISTS IS THE UPPER LIMIT FOR THE FIRST AND SECOND FLOOR UNITS.
 - (D) BOTTOM OF STEEL I-BEAM IS THE UPPER LIMIT FOR THE PARKING GARAGE
 - (E) UNIT HORIZONTAL LIMITS ARE TO FACE OF WOOD STUD WALL OR CONCRETE BLOCK FOUNDATION WALL.
- 3) ALL OF THE LAND IS GCE EXCEPT FOR UNITS AND LCE'S SHOWN HEREON.
- 4) THE BASIS OF VERTICAL CONTROL FOR THIS SURVEY IS A CITY OF ASHLAND BENCHMARK NO. 29, A BRASS DISK IN THE TOP OF THE CONCRETE CURB LOCATED AT THE SOUTHWEST CORNER OF OAK STREET & HERSEY STREET. BENCHMARK ELEVATION = 1903.48'. BASED ON THE THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, ADJUSTED IN 1956 (NGVD 29/56).



WEST ELEVATION

SCALE: 1" = 10'



SOUTH ELEVATION

SCALE: 1" = 10'

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PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1999
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: SEPTEMBER 26, 2008
PROJECT NO. 490-08

ASSESSOR'S MAP NO. 39 1E 09 AB, TAX LOT 6600

POLARIS LAND SURVEYING

FILE: SURVEYS\490-08\LA ROSA CONDOMINIUM.DWG

SHEET 6 of 6

ELEVATION VIEW

LA ROSA CONDOMINIUM

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LOT 1, NEW ADDITION

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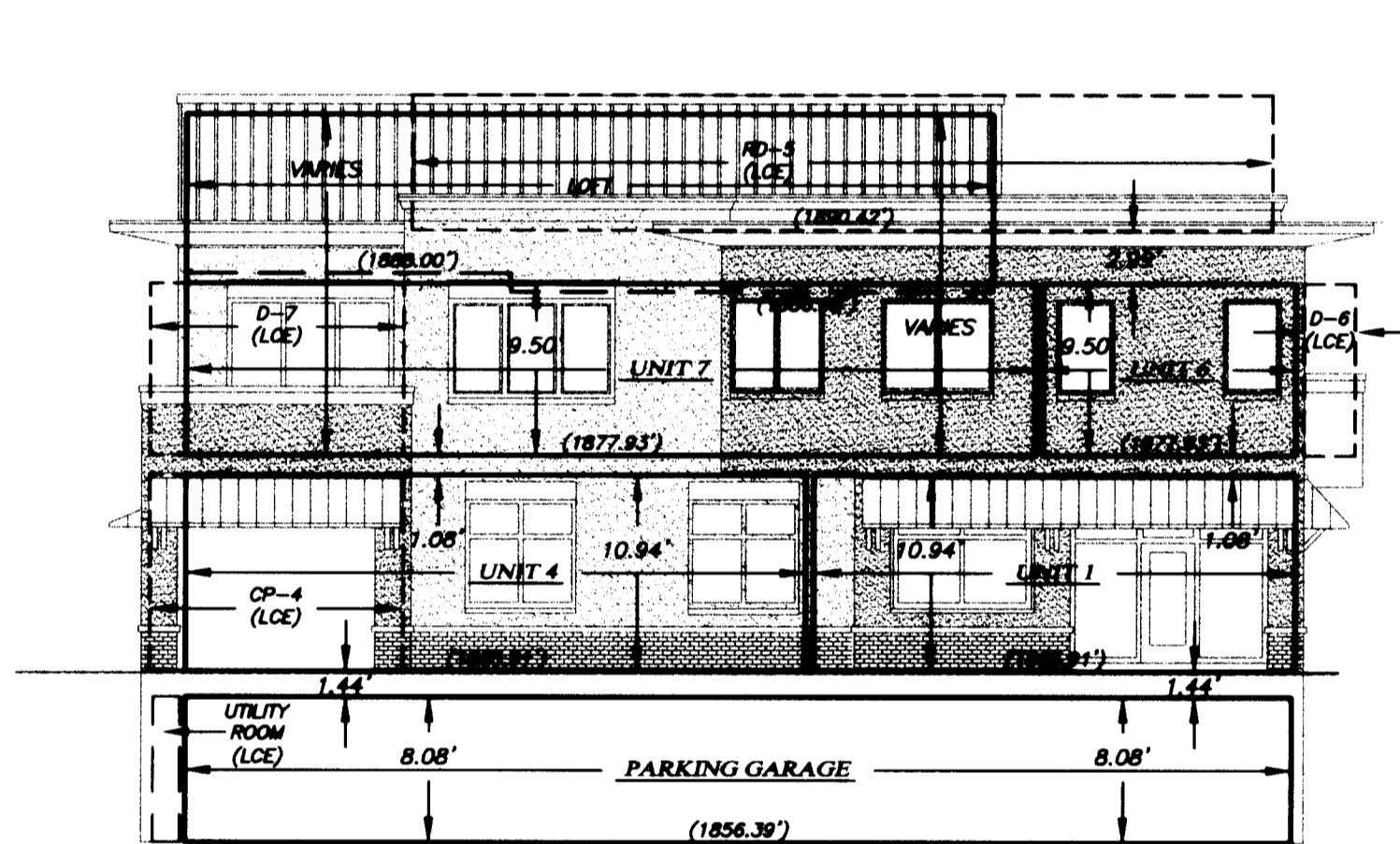
208 OAK STREET, SUITE 110
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LEGEND

—————	UNIT BOUNDARY
-----	LCE BOUNDARY
-----	GCE BOUNDARY
GCE	GENERAL COMMON ELEMENTS
LCE	LIMITED COMMON ELEMENTS
CP - #	COVERED PORCH - LCE ASSOCIATED WITH UNIT (TYPICAL)
D - #	DECK - LCE ASSOCIATED WITH THE UNIT (TYPICAL)
E - 5	PRIVATE ELEVATOR - LCE ASSOCIATED WITH UNIT 5
EM	ELEVATOR MECHANICAL ROOM - LCE
RD - 5	ROOFTOP DECK - LCE ASSOCIATED WITH UNIT 5
SL	STAIRWAY AND LANDING - LCE
U - 3	UTILITY ROOM - LCE ASSOCIATED WITH UNIT 3
(1944.14')	UNIT BOUNDARY ELEVATION (TYPICAL)

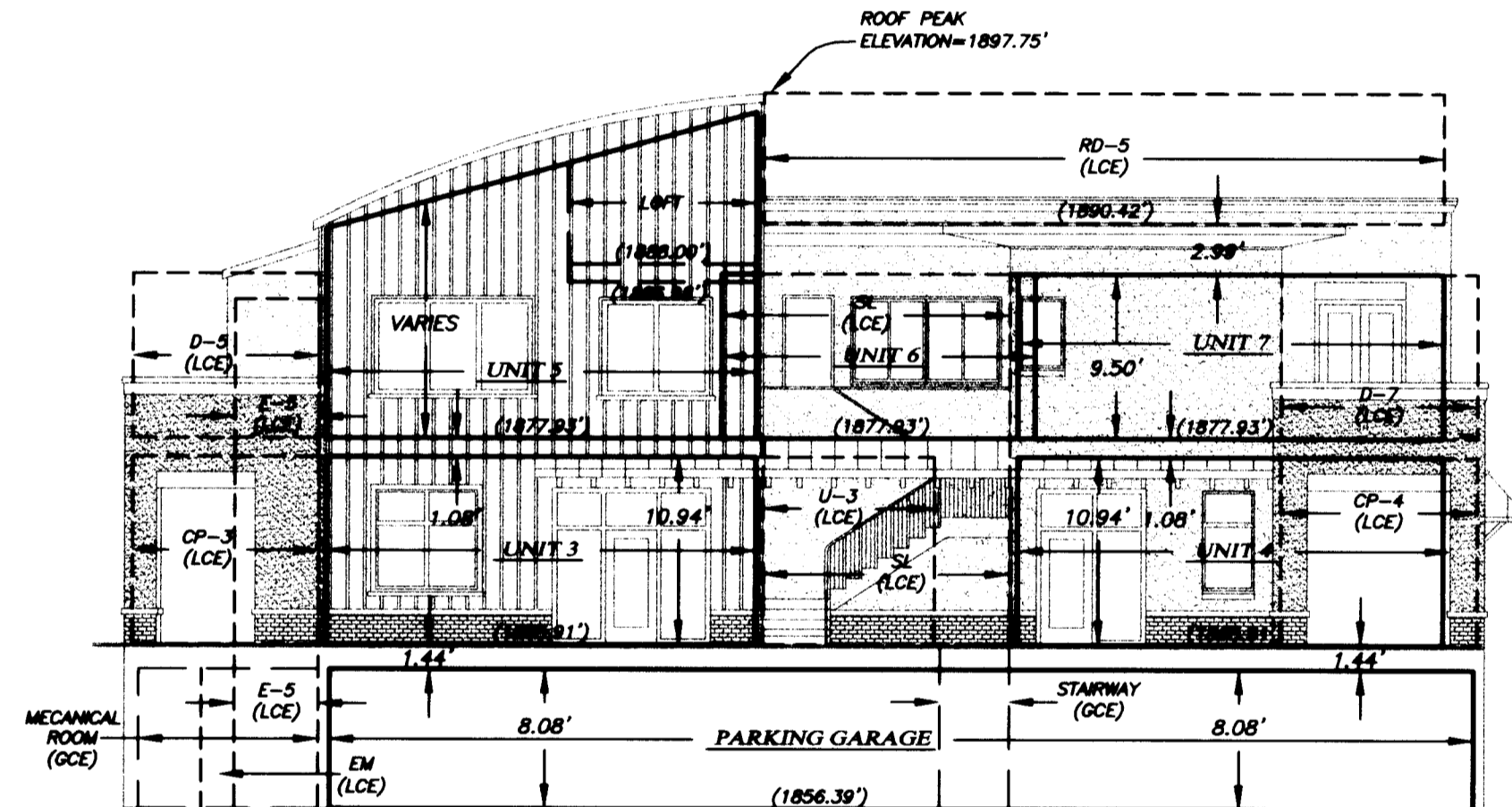
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 - (C) BOTTOM OF WOOD CEILING JOISTS IS THE UPPER LIMIT FOR THE FIRST AND SECOND FLOOR UNITS.
 - (D) BOTTOM OF STEEL I-BEAM IS THE UPPER LIMIT FOR THE PARKING GARAGE
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NORTH ELEVATION

SCALE: 1" = 10'



EAST ELEVATION

SCALE: 1" = 10'

*** RECEIVED ***
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JACKSON COUNTY
SURVEYOR

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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

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TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
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FOR

LA ROSA HOLDINGS, LLC

208 OAK STREET, SUITE 110
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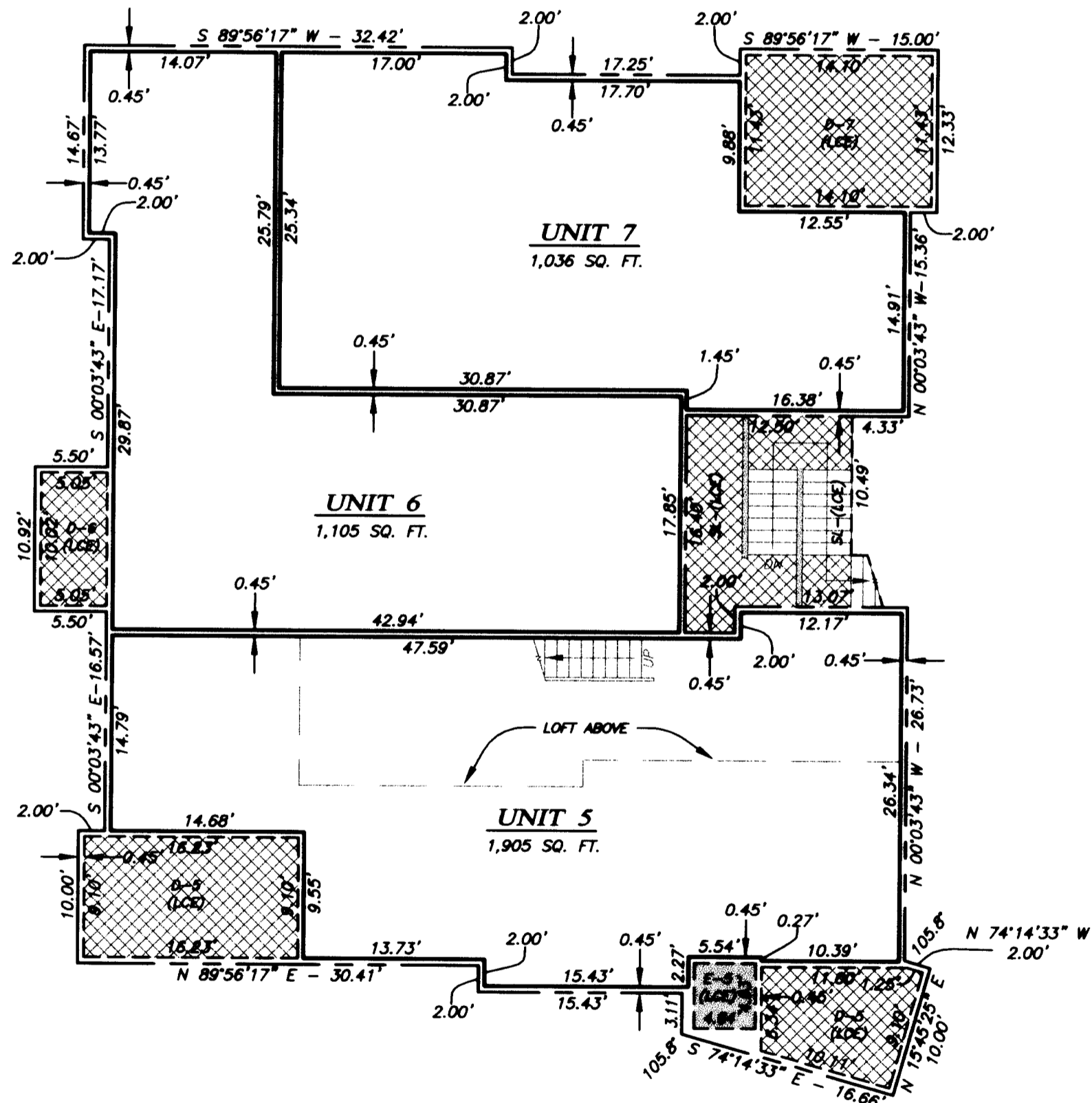
PLAN VIEW

NOTES

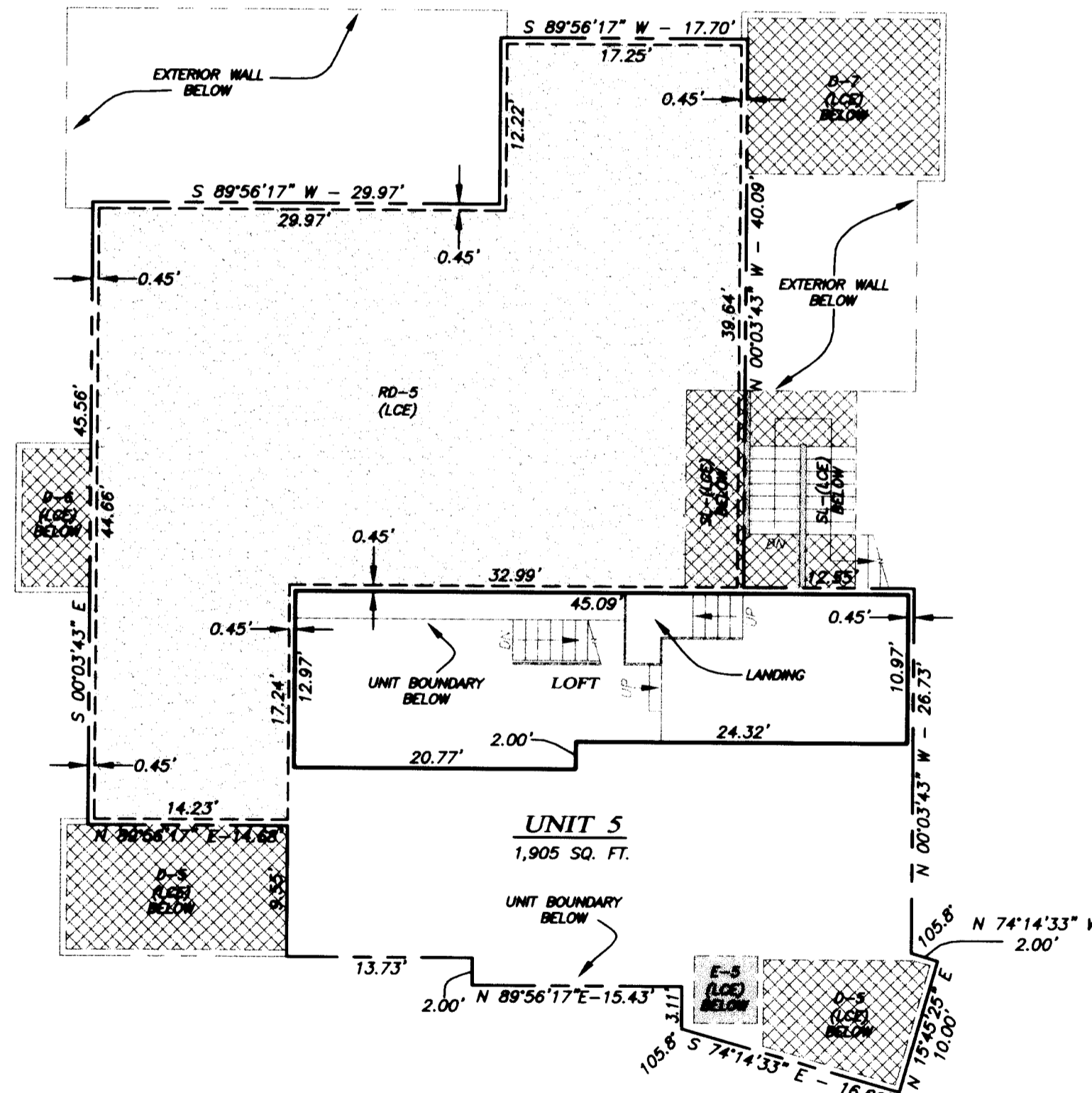
- 1) ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.
- 2) ALL EXTERIOR HORIZONTAL DIMENSIONS ARE MEASURED TO THE OUTSIDE OF THE WOOD FRAME WALL.
- 3) INTERIOR HORIZONTAL UNIT DIMENSIONS ARE MEASURED TO THE WALL INTERIOR WOOD STUD FACE.
- 4) ALL OF THE LAND IS GCE EXCEPT FOR UNITS AND LCE'S SHOWN HEREON.

LEGEND

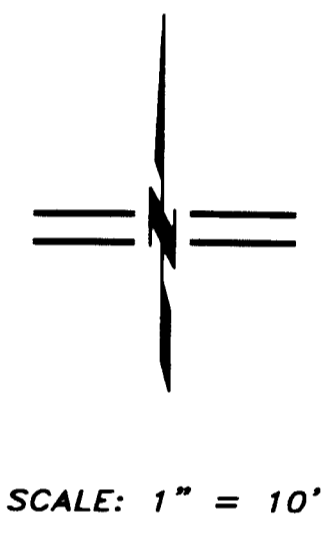
---	EXTERIOR WOOD STICK FRAME WALL
---	EXTERIOR WOOD FRAME WALL BELOW
---	UNIT BOUNDARY
---	LCE BOUNDARY
---	GCE BOUNDARY
GCE	GENERAL COMMON ELEMENTS
LCE	LIMITED COMMON ELEMENTS
SQ. FT.	SQUARE FEET
D-#	DECK - LCE ASSOCIATED WITH THE UNIT (TYPICAL)
E-5	PRIVATE ELEVATOR - LCE ASSOCIATED WITH UNIT 5
RD-5	ROOFTOP DECK - LCE ASSOCIATED WITH UNIT 5
SL	STAIRWAY AND LANDING - LCE
[Pattern]	ROOFTOP DECK (LCE)
[Pattern]	DECK & LANDING (LCE)
[Pattern]	PRIVATE ELEVATOR (LCE)



SECOND FLOOR
UNITS 5, 6, & 7



LOFT & ROOF
UNIT 5



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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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Shawn Kampmann
SURVEYOR

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

DATE: SEPTEMBER 26, 2008
PROJECT NO. 490-08

ASSESSOR'S MAP NO. 39 1E 09 AB, TAX LOT 6600

POLARIS LAND SURVEYING

FILE: SURVEYS\490-08\LA ROSA CONDOMINIUM.DWG SHEET 4 of 6

PLAN VIEW

LA ROSA CONDOMINIUM

LOCATED IN

LOT 1, NEW ADDITION

LYING SITUATE WITHIN

NORTHEAST QUARTER OF SECTION 9

TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

LA ROSA HOLDINGS, LLC

208 OAK STREET, SUITE 110
ASHLAND, OREGON 97520

NOTES

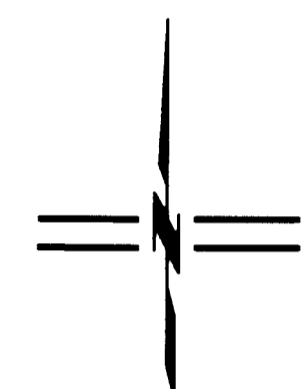
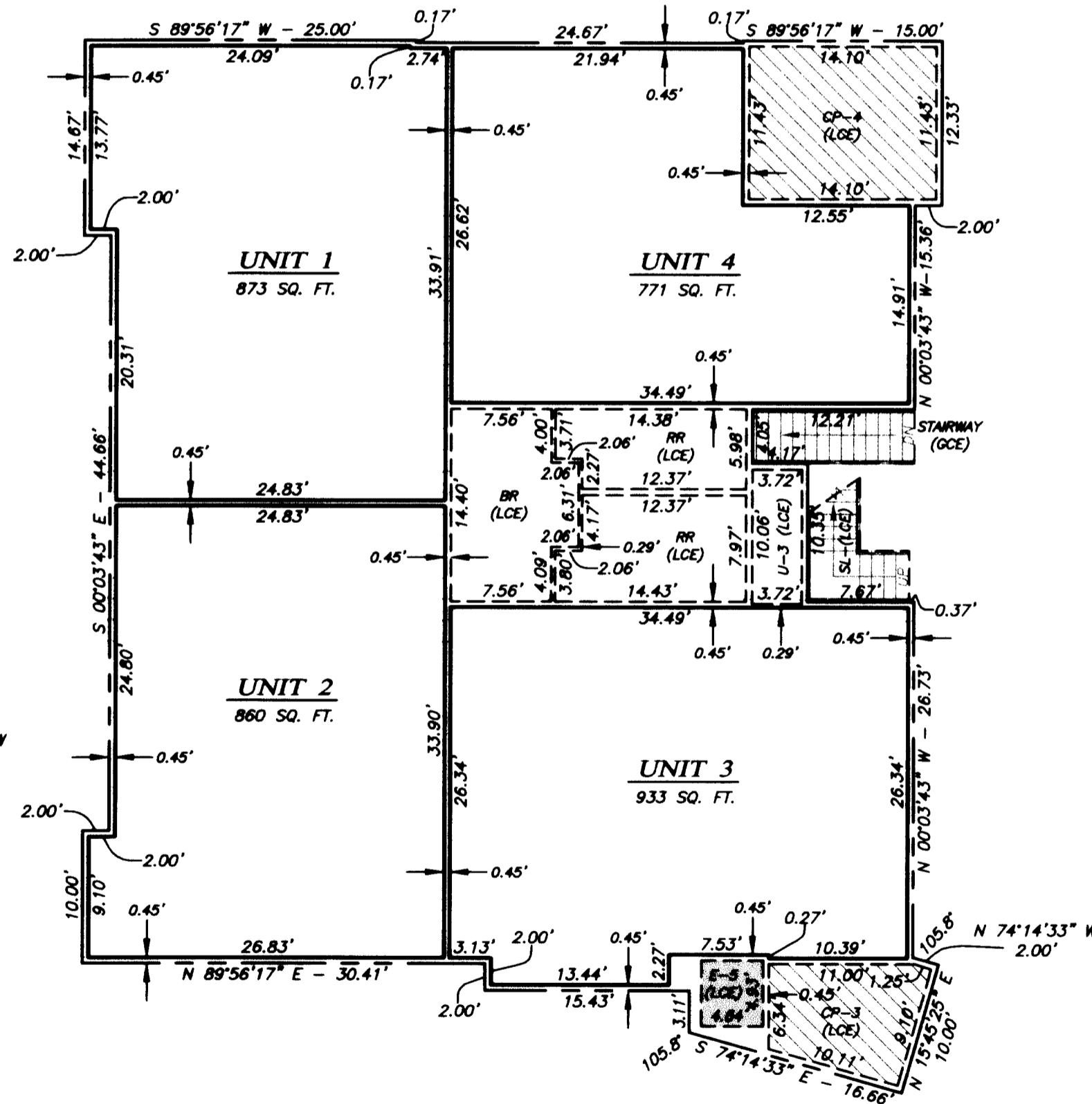
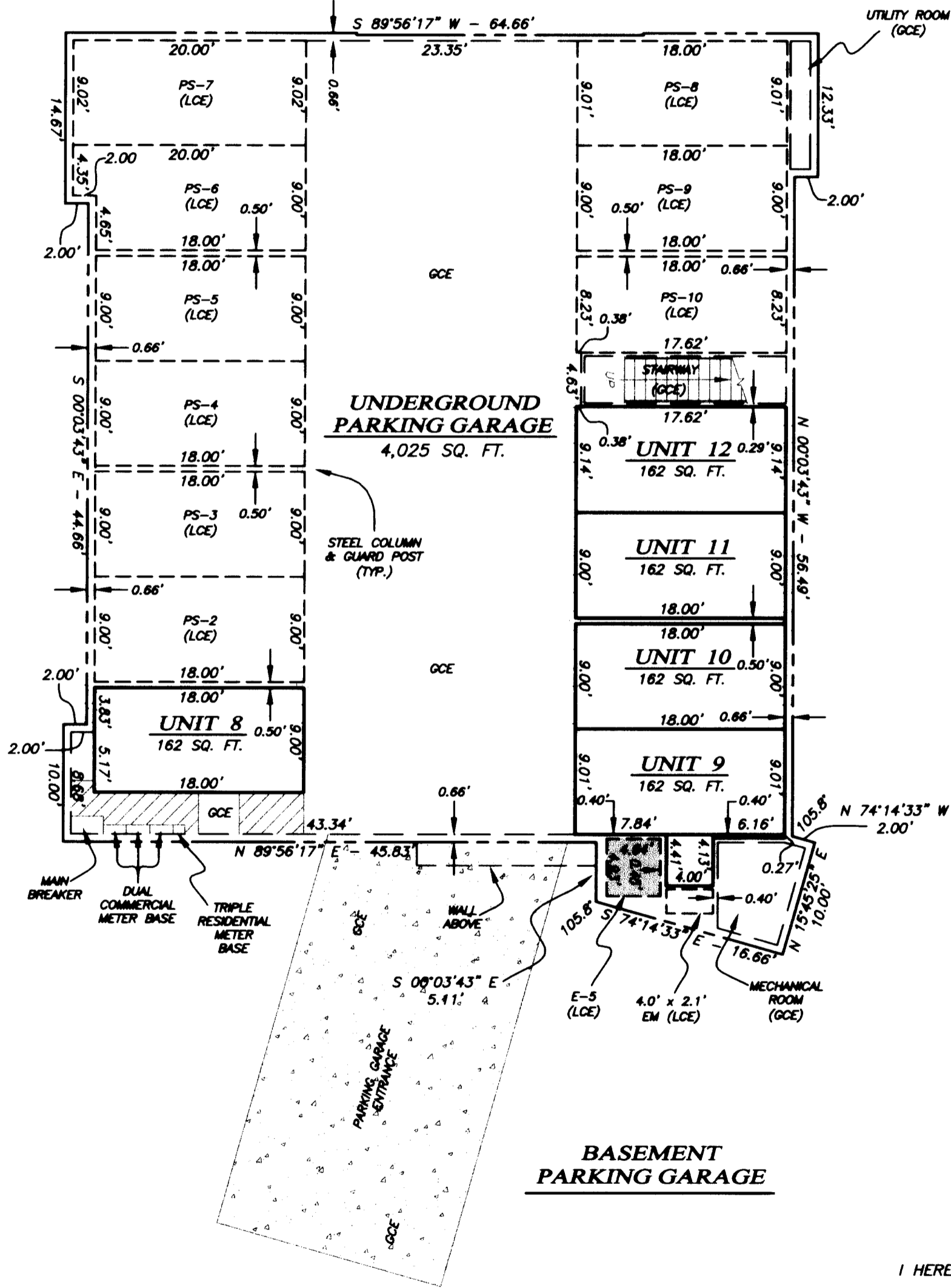
- 1) ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.
- 2) LOWER LEVEL EXTERIOR HORIZONTAL DIMENSIONS ARE MEASURED TO THE OUTSIDE OF CONCRETE BLOCK FOUNDATION WALL.
- 3) MAIN LEVEL EXTERIOR HORIZONTAL DIMENSIONS ARE MEASURED TO THE OUTSIDE OF THE WOOD FRAME WALL.
- 4) INTERIOR HORIZONTAL UNIT DIMENSIONS ARE MEASURED TO THE WALL'S INTERIOR CONCRETE BLOCK FACE, WOOD STUD FACE, OR METAL STUD FACE.
- 5) ALL OF THE LAND IS GCE EXCEPT FOR UNITS AND LCE'S SHOWN HEREON.

LEGEND

- EXTERIOR CONCRETE BLOCK FOUNDATION WALL
- EXTERIOR WOOD FRAME WALL
- UNIT BOUNDARY
- EASEMENT LINE
- LCE BOUNDARY
- GCE BOUNDARY
- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- SQ. FT. SQUARE FEET
- BR BREAK ROOM - LCE
- CP - # COVERED PORCH - LCE ASSOCIATED WITH UNIT
- E - 5 PRIVATE ELEVATOR - LCE ASSOCIATED WITH UNIT
- EM ELEVATOR MECHANICAL ROOM - LCE
- PS - # UNDERGROUND PARKING GARAGE SPACE - LCE
- RR RESTROOM - LCE
- SL STAIRWAY AND LANDING - LCE
- U - 3 UTILITY ROOM - LCE ASSOCIATED WITH UNIT 3

LEGEND

- [Pattern] PRIVATE ELEVATOR - LCE
- [Pattern] COVERED PORCH - LCE
- [Pattern] NO PARKING AREA
- [Pattern] CONCRETE SURFACE



SCALE: 1" = 10'

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(541) 482-5009

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PLAT BOUNDARY

BASIS OF BEARING

TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 9 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 CENTERLINE OF CLEAR CREEK DRIVE, HAVING A RECORD PLAT BEARING OF SOUTH 89°57'42" EAST, AS REFERENCED ON SURVEY NO. 17196, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

PLAT NOTE

1) ALL BUILDING TIES ARE MEASURED AT RIGHT ANGLES TO THE PROPERTY LINE.

SCALE: 1" = 20'

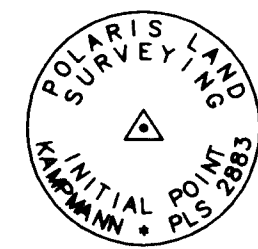
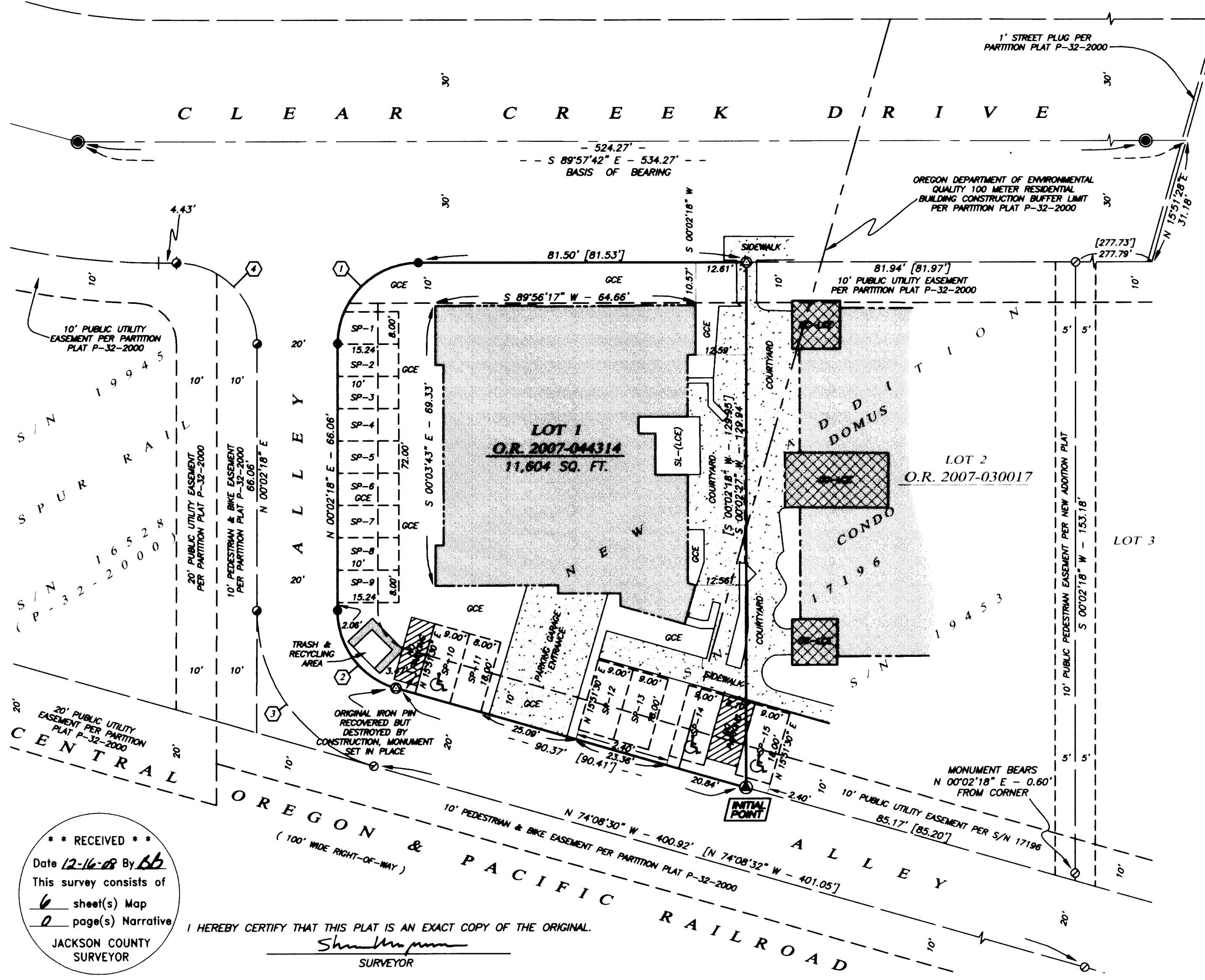
LA ROSA CONDOMINIUM

LOCATED IN
LOT 1, NEW ADDITION
 LYING SITUATE WITHIN
 NORTHEAST QUARTER OF SECTION 9
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
 CITY OF ASHLAND, JACKSON COUNTY, OREGON
 FOR
LA ROSA HOLDINGS, LLC
 208 OAK STREET, SUITE 110
 ASHLAND, OREGON 97520

LEGEND

- 2-1/2" BRASS CAP IN MONUMENT WELL MARKED "L.S. 2023" PER S/N 17196 (RECOVERED)
- 5/8" IRON PIN w/ RED PLASTIC CAP MARKED "D. HUCK, L.S. 2023" PER S/N 16528 & 17196 (RECOVERED)
- 5/8" IRON PIN w/ ORANGE PLASTIC CAP MARKED "OSMUS, PLS 2464" PER S/N 19945 (RECOVERED)
- 5/8" IRON PIN - NO MARKINGS - BENT IN THE NORTH EASTERLY DIRECTION PER S/N 16528 (RECOVERED)
- 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP MARKED "INITIAL POINT - KAMPMANN PLS 2883" (ESTABLISHED)
- 3/8" x 1" CONCRETE (MAG) NAIL AND 1" BRASS WASHER STAMPED "LS 2883" (ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY LINE
- BOUNDARY LINE
- - - EASEMENT LINE
- - - CENTERLINE
- - - LCE BOUNDARY
- - - EXTERIOR CONCRETE BLOCK FOUNDATION WALL
- - - BUILDING TIE (MEASURED AT RIGHT ANGLES TO PROPERTY LINE)
- - - 100 METER BUFFER LIMIT PER PARTITION PLAT P-32-2000
- [] PLAT RECORD PER "NEW ADDITION" SUBDIVISION SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- S/N OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- DC - LCE DOMUS CONDO - LCE
- SL STAIRWAY AND LANDING - LCE
- SP - # SURFACE PARKING SPACE
- ▭ BUILDING FOOTPRINT
- ▭ CONCRETE SURFACE
- ▭ DOMUS CONDO LCE

TABLE OF CURVES					
FLAG	Δ	R	A	T	CHORD
①	90°00'00"	20.00'	31.42'	20.00'	S 45°02'18" W - 28.28'
②	74°10'50"	20.00'	25.89'	15.12'	N 37°03'07" W - 24.12'
③	74°10'48"	40.00'	51.79'	30.24'	N 37°03'06" W - 48.25'
④	90°00'00"	20.00'	31.42'	20.00'	N 44°57'42" W - 28.28'



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

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: SEPTEMBER 26, 2008
 PROJECT NO. 490-08

FILE: SURVEYS\490-08\LA ROSA CONDOMINIUM.DWG SHEET 2 of 6

**** RECEIVED ****
 Date 12-16-08 By Bb
 This survey consists of
6 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

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

ASSESSOR'S MAP NO. 39 1E 09 AB, TAX LOT 6600