

APPROVALS:

EXAMINED AND APPROVED this 19th day of December, 2008.

Jan Holman, Ashland City Surveyor

EXAMINED AND APPROVED as required by ORS 100.110 as of JANUARY 5, 2009.

Walter Debra, Assessor, Department of Assessment

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 100.110 have been paid as of January 5, 2009.

Karen W. Meade, Deputy Tax Collector

ASHLAND NORTH MAIN STREET CONDOMINIUM

In Lot 6 of COOLIDGE ADDITION & located in the N.E. 1/4 of Section 5, T.39S., R.1E., W.M. City of Ashland Jackson County, Oregon

RECORDING

Filed for record this 5th day of January 2009 at 2:12 o'clock P.M., and recorded in Volume 35, of Plats at Page 1 of records of Jackson County, Oregon & Document No. 2009-000124, ORJCO.

Christine J. Walker, County Clerk

Carman D. Helmer, Deputy

Declaration Submitting Ashland North Main Street Condominium to Condominium Ownership recorded as Doc. 2009-000125, ORJCO.

By-Laws of the Ashland North Main Street Condominium Unit Owners Association, Inc. recorded as Doc. 2009-000125, ORJCO.

INDEX TO SHEETS

Table with 2 columns: SHEET # and DESCRIPTION. SHEET 1: SIGNATURE SHEET; SHEET 2: OVERALL & PLAN VIEWS; SHEET 3: ELEVATION VIEWS

SURVEY FOR:

RON DELUCA, 228 MORNINGSIDE DRIVE, ASHLAND, OR 97520

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS, 816 WEST EIGHTH STREET, MEDFORD, OREGON 97501

DATE:

OCTOBER 8, 2008

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 Northwest corner of Lot 2 in Block 35 of COOLIDGE ADDITION, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the North line thereof, South 89°55'57" East, 85.51 feet; thence South 00°11'36" East, 44.00 feet; thence South 89°55'57" East, 85.32 feet to the East line of said Lot 2 and the INITIAL POINT OF BEGINNING; thence along the East line of said Block 35, South 00°02'49" West, 40.76 feet to the Southwest corner of TRACT C described in Document No. 2006-044572, Official Records of Jackson County, Oregon; thence along the South line thereof, North 89°55'22" East, 138.57 feet to the Southeast corner thereof; thence along the Westerly line of North Main Street, North 29°47'18" West, 2.34 feet; thence North 28°09'11" West, 65.02 feet to the Northeast corner of said TRACT C; thence along the North line thereof the following three courses: South 87°34'58" West, 67.88 feet to an angle point; thence North 63°18'02" West, 23.00 feet to an angle point; thence North 89°58'02" West, 18.31 feet to the Northwest corner of said TRACT C; thence along the West line of said Block 35, South 00°02'49" West, 26.27 feet to the initial point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs, OREGON JULY 17, 1988 JAMES E. HIBBS 2234 RENEWAL DATE 6-30-09

DECLARATION

Know all men by these presents that I, RONALD L. DELUCA, am the owner of the real property shown on Sheets 2 and 3 and more particularly described in the Surveyor's Certificate, and do hereby make, establish and declare that this Plat is a correct representation of the land as laid out by me as ASHLAND NORTH MAIN STREET CONDOMINIUM, and do 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. Ashland North Main Street Condominium shall be subject to (1) the Declaration Submitting Ashland North Main Street Condominium to Condominium Ownership and (2) the By-Laws of the Ashland North Main Street Condominium Unit Owners Association, Inc. to be recorded simultaneously with this Plat.

Ronald L. Deluca, RONALD L. DELUCA

STATE OF OREGON), ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named Ronald L. Deluca and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 19th day of November, 2008.

Karen L. Lafitte, Notary Public - Oregon, Commission No. 402231, My Commission Expires March 10, 2010

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 ASHLAND NORTH MAIN STREET CONDOMINIUM. The controlling document being Doc. 2006-044572, ORJCO.

PROCEDURE: The exterior of the parent tract was monumented by FS6645. Made ties to existing monuments as shown hereon to control this retracement Survey. Made ties to building and improvements as shown on Sheet 2. The existing control was elevated to match City of Ashland BM "MAPLE & ROCK (WLY)".

RECEIVED stamp: DATE 1-5-09 BY BB, This survey consists of: 3 sheet(s) Map, 0 page(s) Narrative, JACKSON COUNTY SURVEYOR, SHEET 1 OF 3

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT. James E. Hibbs, SURVEYOR

SURVEY FOR:

RON DELUCA
228 MORNINGSIDE DRIVE
ASHLAND, OR 97520

SURVEY BY:

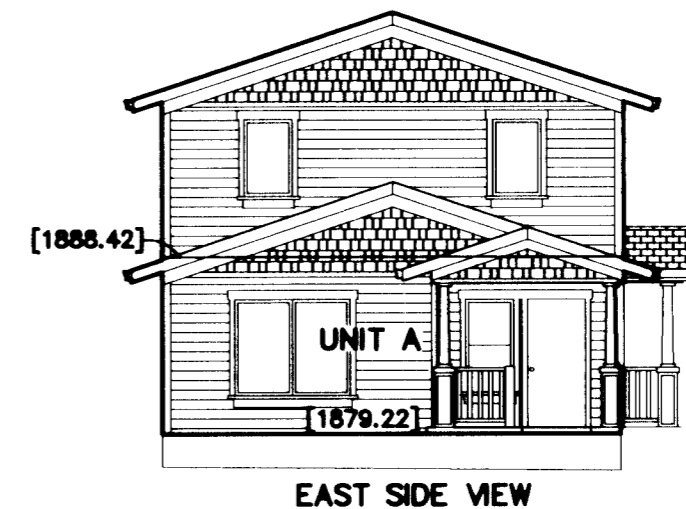
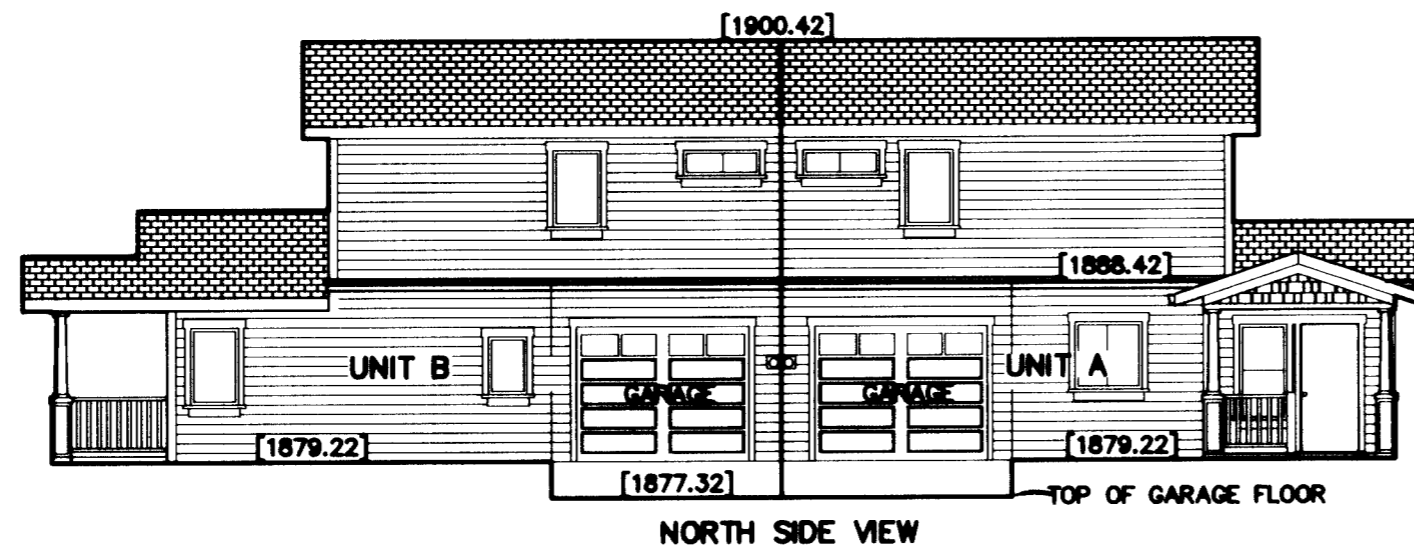
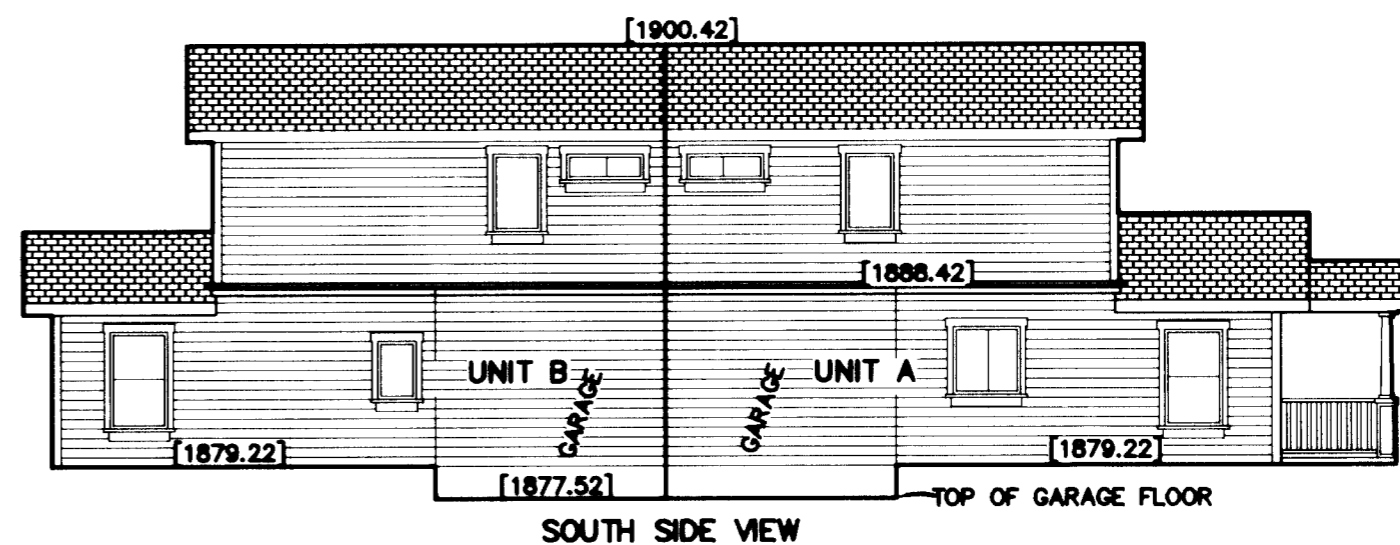
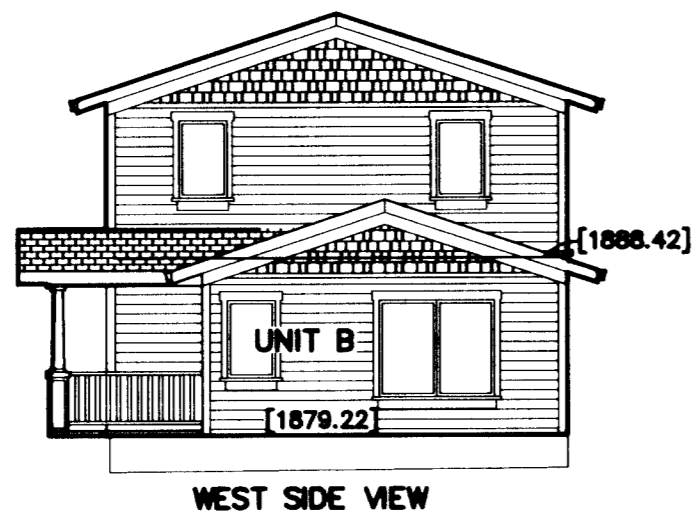
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET

ASHLAND NORTH MAIN STREET CONDOMINIUM

In Lot 6 of COOLIDGE ADDITION & located in
the N.E. 1/4 of Section 5, T.39S., R.1E., W.M.
City of Ashland Jackson County, Oregon

DATE:

OCTOBER 8, 2008



NOTE REGARDING ALL UNITS:
SEE SECTION 4.3 OF DECLARATION FOR DESCRIPTION OF UNIT BOUNDARIES.

LEGEND:

[] = ELEVATION BASED ON CITY OF ASHLAND BM "MAPLE & ROCK (W'LY)".

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

James E. Hibbs
SURVEYOR



REGISTERED
PROFESSIONAL
LAND SURVEYOR

James E. Hibbs

OREGON
JULY 17, 1988
JAMES E. HIBBS
2234

RENEWAL DATE 6-30-09

• • RECEIVED • •

DATE 1-5-07 BY *bb*

This survey consists of:

3 sheet(s) Map

0 page(s) Narrative

JACKSON COUNTY
SURVEYOR

SHEET 3 OF 3
06192FM

SURVEY FOR:

RON DELUCA
228 MORNINGSID DRIVE
ASHLAND, OR 97520

SURVEY BY:

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PHONE: (541) 772-2782
EMAIL: L.FRIAR@CHARTER.NET
WWW.FRIARANDASSOCIATES.COM

ASHLAND NORTH MAIN STREET CONDOMINIUM

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the N.E. 1/4 of Section 5, T.39S., R.1E., W.M.
City of Ashland Jackson County, Oregon

DATE:
OCTOBER 8, 2008

NOTE REGARDING ALL UNITS:

UNIT AREAS SHOWN HEREON ARE COMPUTED TO THE OUTSIDE OF THE SIDING 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. SEE SECTION 4.3 OF DECLARATION FOR DESCRIPTION OF UNIT BOUNDARIES.

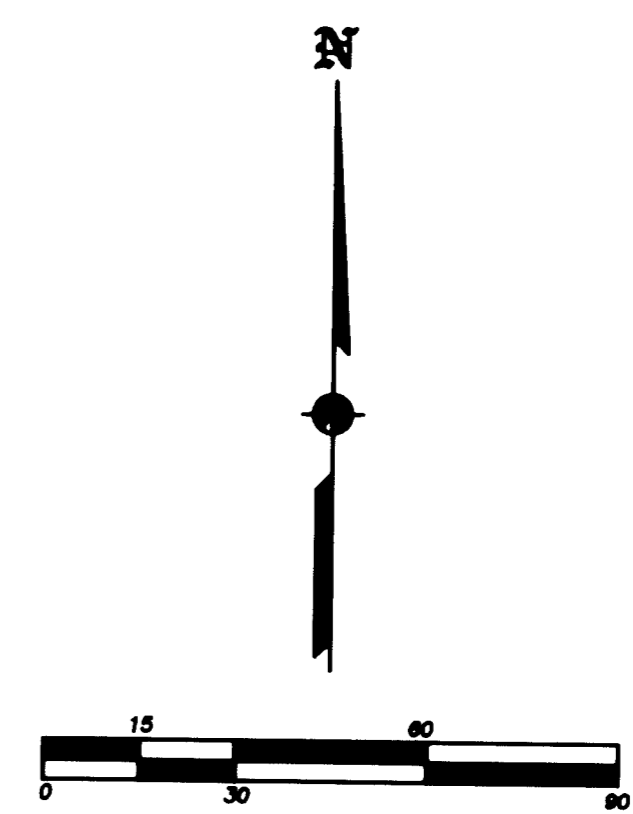
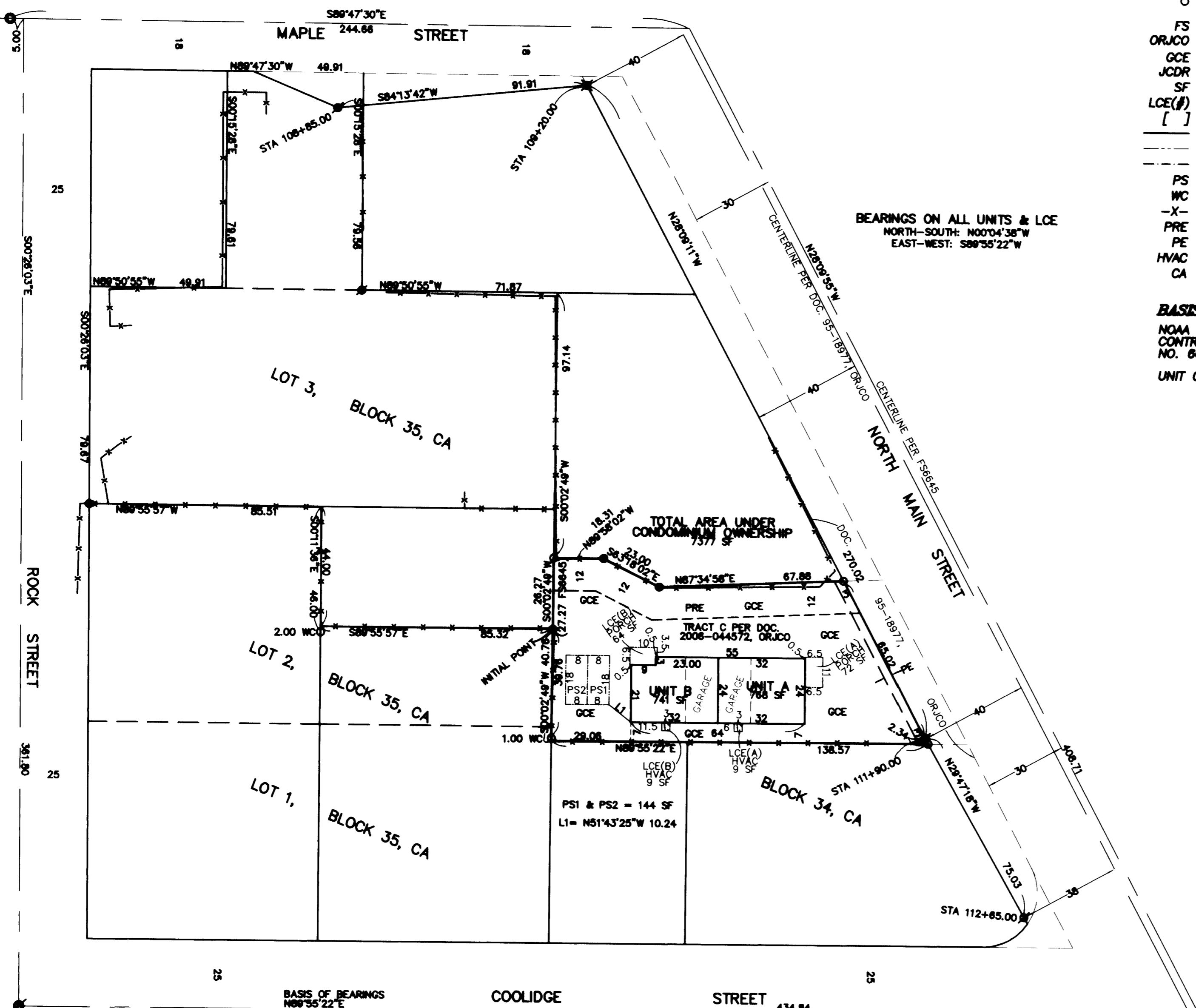
LEGEND:

- = FD. 3" BRASS CAPPED MONUMENT IN MONUMENT WELL SEE FS6645.
- ⊙ = FD. 3" BRASS CAPPED MONUMENT IN MONUMENT WELL PER FS17502.
- = FD. 1/2" IRON PIN & PLASTIC CAP MKD. RLS759 PER FS6645.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. DA EDWARDS LS2339 PER FS14818.
- ⊗ = FD. BRASS SCREW & WASHER MKD. OTAK CONTROL PER FS15400.
- = FD. 5/8" IRON PIN & ALUM. CAP MKD. OTAK INC PER FS15400.
- ⊗ = FD. 5/8" IRON PIN & ALUM. CAP MKD. OREGON STATE HWY DEPT RW PER FS15088.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- FS = FILED SURVEY #.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- GCE = GENERAL COMMON ELEMENT.
- JCDR = JACKSON COUNTY DEED RECORDS.
- SF = SQUARE FEET.
- LCE(#)= LIMITED COMMON ELEMENT (UNIT NO.)
- [] = ELEVATION BASED ON CITY OF ASHLAND BM "MAPLE & ROCK (W'LY)".
- — — = EXTERIOR OF SIDING AT GROUND LEVEL.
- — — = LCE BOUNDARY.
- — — = GCE BOUNDARY.
- PS = PARKING SPACE (LCE).
- WC = WITNESS CORNER.
- X- = FENCE LINE.
- PRE = PERPETUAL ROAD EASEMENT PER DOC. 87-23481, ORJCO.
- PE = EASEMENT FOR SLOPES AND VARIOUS UTILITY FACILITIES PER DOC. 95-18977, ORJCO.
- HVAC = HEATING, VENTILATING AND AIR CONDITIONING PAD. (LCE)
- CA = COOLIDGE ADDITION.

BASIS OF BEARINGS:

NOAA TRUE BEARING AT N-S CENTERLINE OF SECTION 5. THE REFERENCE LINE FOR BEARING CONTROL SURVEY IS THE MONUMENTED CENTERLINE OF COOLIDGE STREET SHOWN ON SURVEY NO. 6645 AND AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'



391E05DA TL6500

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

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
Jan S Bluffs
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Jan S Bluffs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-08

RECEIVED
DATE 1-5-09 BY *HB*
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR