

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT WE, ANTHONY HENTHORN AND WENDY SUE FULLERTON, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND DO HEREBY DECLARE THAT THE PROPERTY AND IMPROVEMENTS, HEREIN CALLED SOUTH MOUNTAIN CONDOMINIUM, ARE TRUE AND CORRECT, AND DO 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 100.005 TO 100.625. I HEREBY DEDICATE TO THE CITY OF ASHLAND THE FIRE APPARATUS ACCESS EASEMENT AS SHOWN HEREON.

Anthony Henthorn
ANTHONY HENTHORN

STATE OF OREGON )
JACKSON COUNTY )SS

PERSONALLY APPEARED THE ABOVE NAMED ANTHONY HENTHORN, ON THIS 17 DAY OF July, 2008 AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

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

Wendy Sue Fullerton
WENDY SUE FULLERTON

STATE OF OREGON )
JACKSON COUNTY )SS

PERSONALLY APPEARED THE ABOVE NAMED WENDY SUE FULLERTON, ON THIS 17 DAY OF July, 2008 AND ACKNOWLEDGED THE FORGOING TO BE HER VOLUNTARY ACT AND DEED.

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

SURVEYOR'S CERTIFICATE OF COMPLETION

I, SHAWN KAMPMANN, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT OF THE SOUTH MOUNTAIN 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 15th DAY OF July, 2008.

Shawn Kampmann
SHAWN KAMPMANN, PLS 2883

\*\* RECEIVED \*\*
Date 2-18-09 By BB
This survey consists of 4 sheet(s) Map 0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SOUTH MOUNTAIN CONDOMINIUM

LOCATED IN
SOUTHWEST QUARTER OF SECTION 10
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
ANTHONY HENTHORN

142-146 MOUNTAIN AVENUE
ASHLAND, OREGON 97520

SHEET INDEX

SHEET 1 SIGNATURE SHEET
SHEET 2 PLAT & PLAN BOUNDARIES
SHEET 3 UNIT 1 - ELEVATIONS
SHEET 4 UNIT 2 & 3 - ELEVATIONS

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF 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.

BEGINNING AT A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF THE NORTH 50.00 FEET OF LOT 30 OF THE HOMESTEAD ASSOCIATION TO THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID COUNTY; THENCE SOUTH 89°56'07" EAST, 227.65 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER OF THE NORTH 50.00 FEET OF SAID DESCRIBED LOT 30; THENCE NORTH 00°08'00" EAST, ALONG THE EAST LINE OF SAID LOT 30, A DISTANCE OF 49.42 FEET, FROM WHICH A 5/8 INCH IRON PIN MONUMENTING THE NORTH LINE OF SAID DESCRIBED LOT 30 PER SURVEY NO. 11087, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, BEARS SOUTH 89°55'28" WEST, 1.30 FEET; THENCE SOUTH 89°55'28" WEST, 121.26 FEET TO A 5/8 INCH IRON PIN, MONUMENTING SAID NORTH LINE OF LOT 30, PER SAID SURVEY NO. 11087; THENCE SOUTH 89°51'46" WEST, 106.34 FEET TO A 5/8 INCH IRON PIN MONUMENTING THE NORTHWEST CORNER OF SAID LOT 30, PER SAID SURVEY NO. 11087; THENCE SOUTH 00°12'17" WEST, ALONG THE EAST LINE OF SOUTH MOUNTAIN AVENUE, A DISTANCE OF 48.75 FEET TO THE INITIAL POINT OF BEGINNING.

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

PURPOSE: TO CREATE A CONDOMINIUM PLAT OF "SOUTH MOUNTAIN CONDOMINIUM" ON THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 00-13946 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF ASHLAND, OREGON.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE IN THE PERFORMANCE OF SURVEY NO. 19440, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY THE TRACT AND UNIT BOUNDARIES FOR SOUTH MOUNTAIN CONDOMINIUM AS SHOWN HEREON.

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

Shawn Kampmann
SURVEYOR

APPROVALS

EXAMINED AND APPROVED THIS 12 DAY OF Feb., 2008.

Jam Wilson
ASHLAND CITY SURVEYOR

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

February 18, 2008

Tom Wright, Deputy
ASSESSOR, DEPT. OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 100.110 HAVE BEEN PAID AS OF February 18, 2008

Karen W. Meade, Deputy
TAX COLLECTOR

RECORDING:

FILED FOR RECORD THIS 18 DAY OF FEBRUARY, 2008 AT 2:16 O'CLOCK P.M. AND RECORDED IN VOLUME 35, PAGE 5, 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 HAVE BEEN RECORDED IN INSTRUMENT NO. 2008 5360 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

THE BYLAWS OF SOUTH MOUNTAIN CONDOMINIUM HAVE BEEN RECORDED IN INSTRUMENT NO. 2008 5360 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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: MARCH 12, 2008
PROJECT NO. 395-06



**BASIS OF BEARING**

TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 10 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 NORTH LINE OF DONATION LAND CLAIM NO. 39, HAVING A RECORD BEARING OF NORTH 89°59'41" EAST, AS REFERENCED ON SURVEY NO. 19440, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

**SOUTH MOUNTAIN CONDOMINIUM**

LOCATED IN  
SOUTHWEST QUARTER OF SECTION 10  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

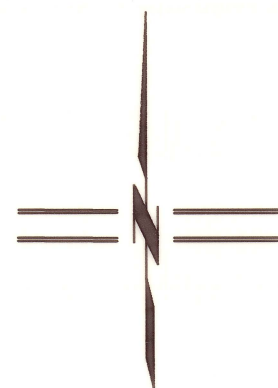
**ANTHONY HENTHORN**

142-146 MOUNTAIN AVENUE  
ASHLAND, OREGON 97520

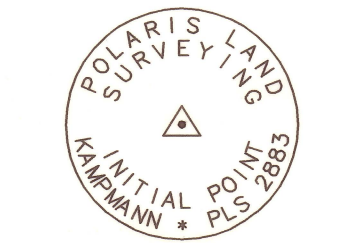
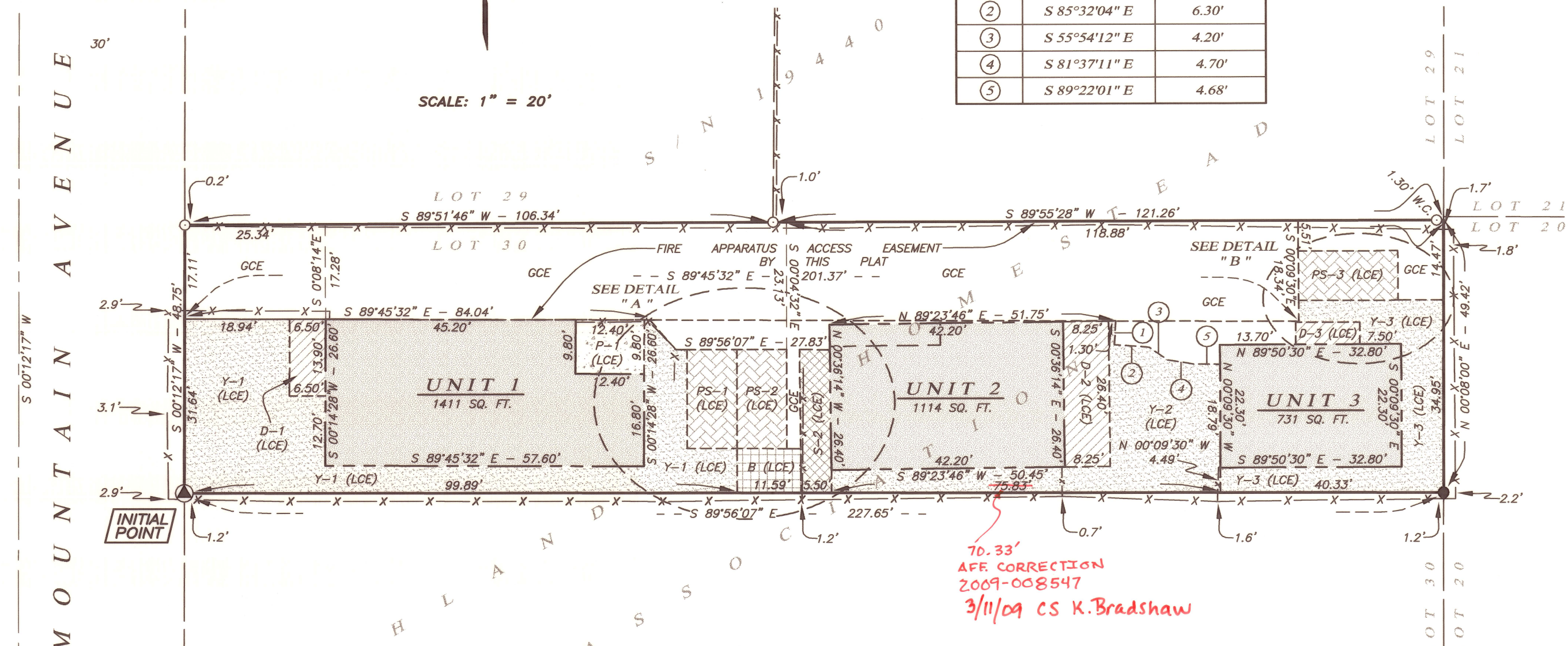
**LEGEND**

- 5/8"x 30" IRON PIN w/ 2" ALUMINUM CAP "INITIAL POINT" MARKED PER MONUMENT DETAIL (ESTABLISHED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "KAUBLE PLS 1822" PER S/N 11087 (RECOVERED)
- 5/8"x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (RECOVERED)
- — — — — PROPERTY LINE
- — — — — BOUNDARY LINE
- - - - - EXTERIOR FOUNDATION STEM WALL
- - - - - LCE BOUNDARY
- - - - - CENTERLINE
- X - X - FENCELINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- S/N JACKSON COUNTY SURVEYOR FILE NUMBER
- F.F. FINISHED FLOOR
- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- W.C. WITNESS CORNER, AS DESCRIBED
- SQ. FT. SQUARE FEET
- B-# BICYCLE STORAGE AREA LCE
- D-# DECK AREA LCE ASSOCIATED WITH UNIT (TYPICAL)
- P-# PATIO AREA LCE ASSOCIATED WITH UNIT (TYPICAL)
- PS-# PARKING SPACE LCE
- S-# STORAGE AREA LCE ASSOCIATED WITH UNIT (TYPICAL)
- Y-# YARD AREA LCE ASSOCIATED WITH UNIT (TYPICAL)
- [Pattern] EXISTING BUILDING
- [Pattern] BICYCLE STORAGE AREA LCE
- [Pattern] DECK AREA LCE
- [Pattern] PATIO AREA LCE
- [Pattern] PARKING SPACE LCE
- [Pattern] STORAGE AREA LCE
- [Pattern] YARD AREA LCE

FLAG	BEARING	DISTANCE
①	S 03°12'43" W	4.30'
②	S 85°32'04" E	6.30'
③	S 55°54'12" E	4.20'
④	S 81°37'11" E	4.70'
⑤	S 89°22'01" E	4.68'



SCALE: 1" = 20'

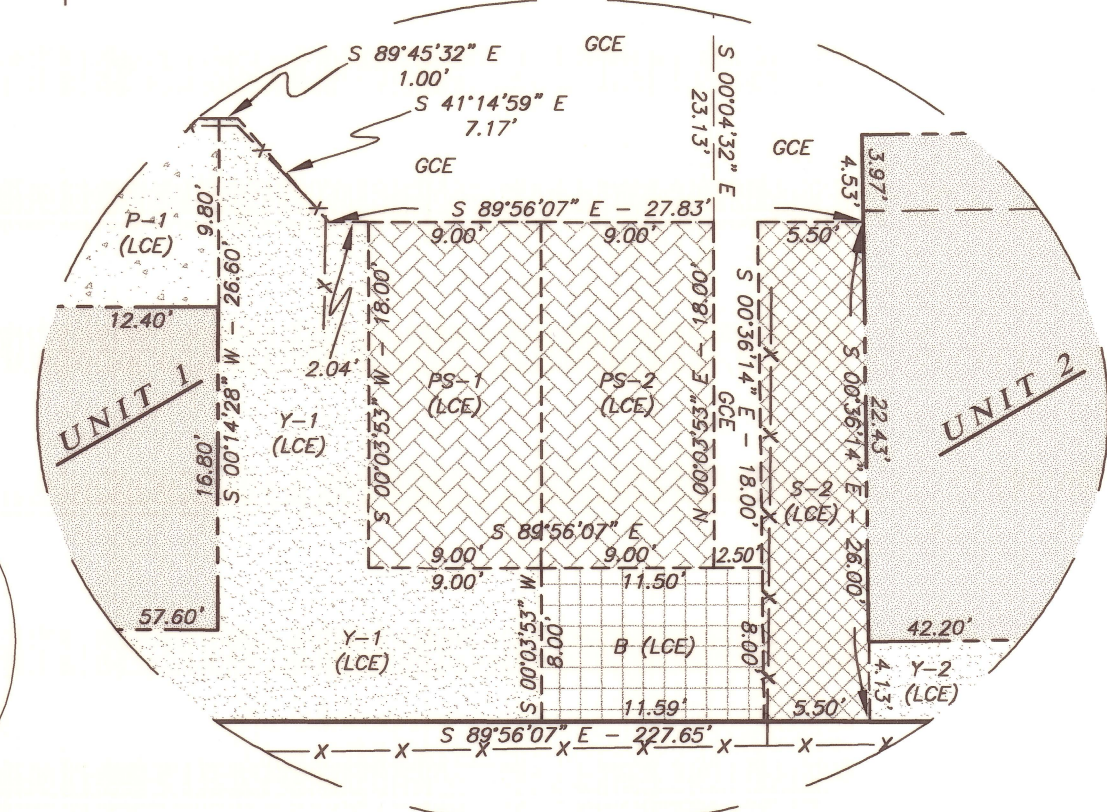


MONUMENT DETAIL  
2" ALUMINUM CAP ON  
5/8"x 30" IRON PIN

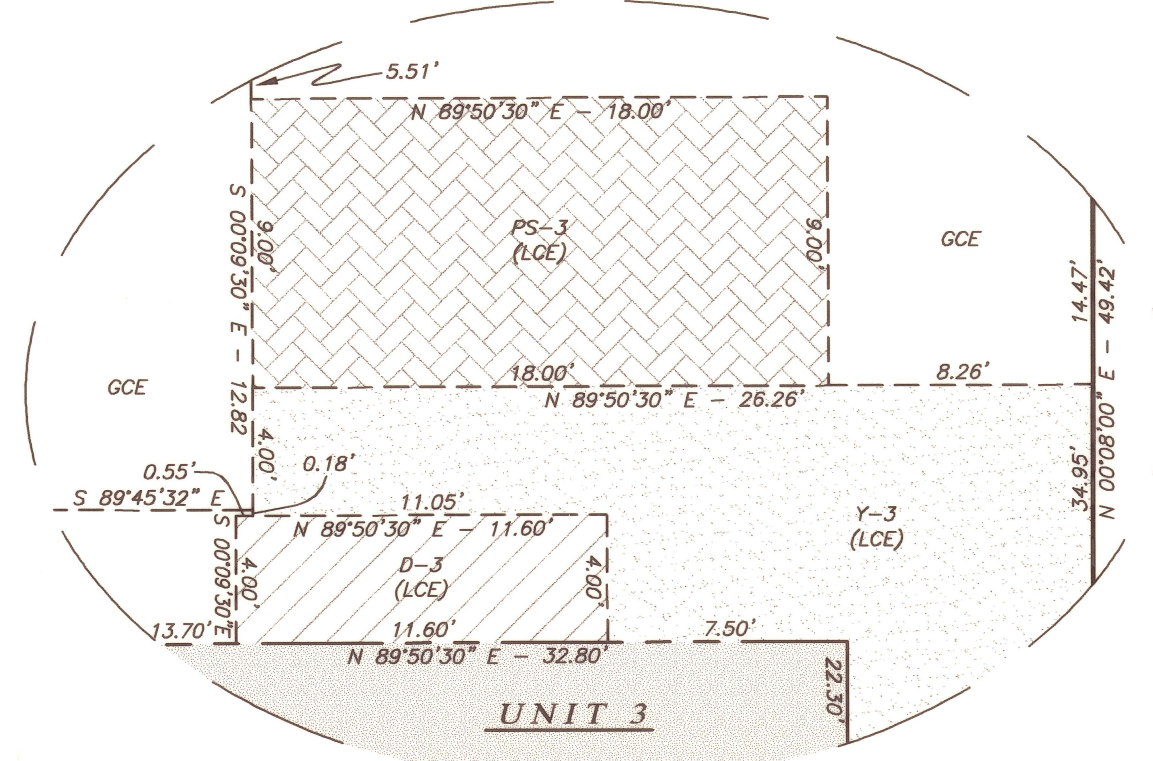
**SURVEY NOTES**

- 1) THE BASIS OF VERTICAL CONTROL FOR THIS SURVEY IS A CITY OF ASHLAND BENCHMARK LOCATED IN THE TOP OF A CONCRETE CURB AT THE NORTHWEST CORNER OF THE INTERSECTION OF EAST MAIN STREET WITH MOUNTAIN AVENUE. BENCHMARK ELEVATION = 1903.48' BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, ADJUSTED IN 1956 (NGVD 2956).
- 2) ALL INTERIOR ANGLES ARE 90° (OR 270°) UNLESS NOTED OTHERWISE.
- 3) THE UNIT BOUNDARIES ARE TO THE EXTERIOR OF BUILDING WALLS AND ROOF, INCLUDING THE CONCRETE FOUNDATION TO A POINT 2.00 FEET BELOW THE LOWEST FINISHED FLOOR ELEVATION.

**DETAIL "A"**  
SCALE: 1" = 10'



**DETAIL "B"**  
SCALE: 1" = 6'



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

*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: MARCH 12, 2008  
PROJECT NO. 395-06

\*\* RECEIVED \*\*  
Date 2-18-09 By *BB*  
This survey consists of  
4 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

Assessor's Map No. 39 1E 10 CB, Tax Lot 4200



**NOTES:**

- 1) THE BASIS OF VERTICAL CONTROL FOR THIS SURVEY IS A CITY OF ASHLAND BENCHMARK LOCATED IN THE TOP OF A CONCRETE CURB AT THE NORTHWEST CORNER OF THE INTERSECTION OF EAST MAIN STREET WITH MOUNTAIN AVENUE. BENCHMARK ELEVATION = 1903.48' BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, ADJUSTED IN 1956 (NGVD 29/56).
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### SOUTH MOUNTAIN CONDOMINIUM

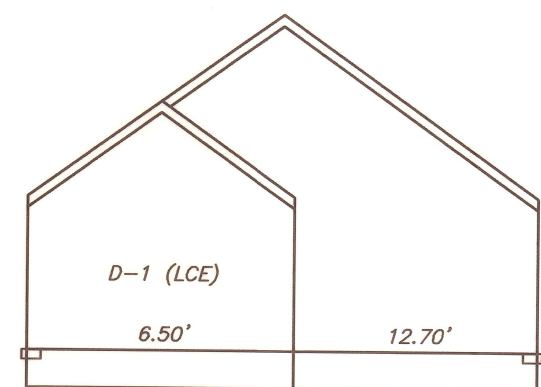
LOCATED IN

SOUTHWEST QUARTER OF SECTION 10  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

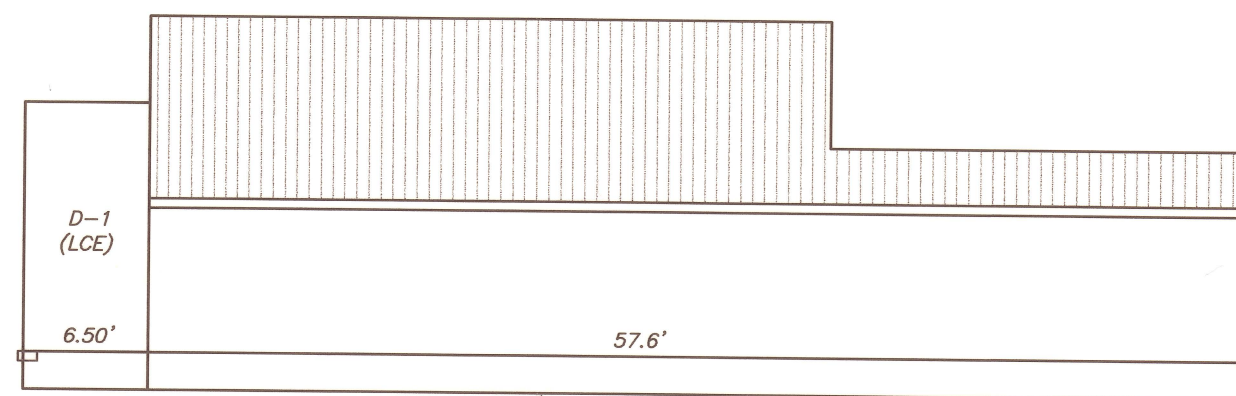
FOR

**ANTHONY HENTHORN**

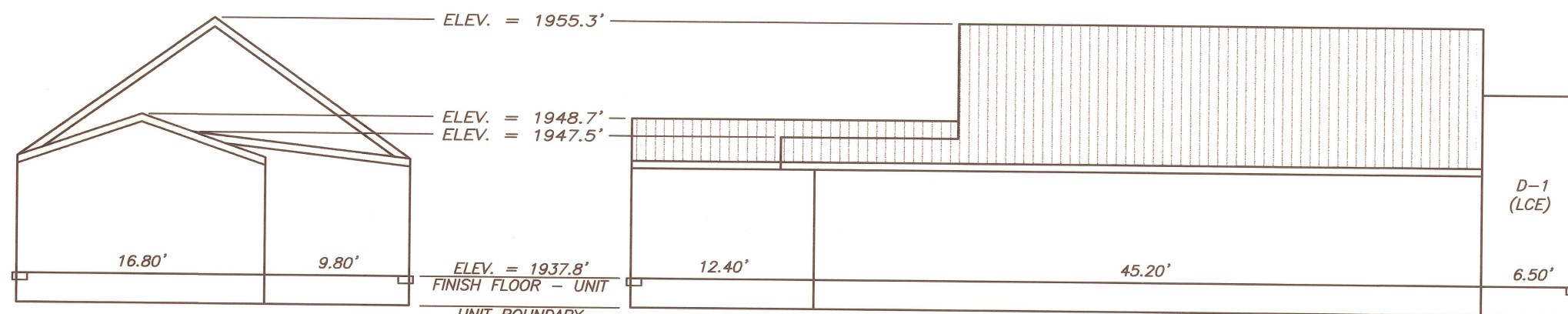
142-146 MOUNTAIN AVENUE  
ASHLAND, OREGON 97520



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

NORTH ELEVATION

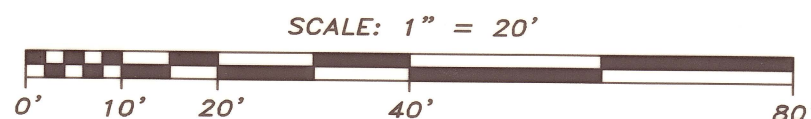
UNIT 1  
NOT TO SCALE

\*\* RECEIVED \*\*

Date 2-18-09 By SB

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4 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

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: MARCH 12, 2008  
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**NOTES:**

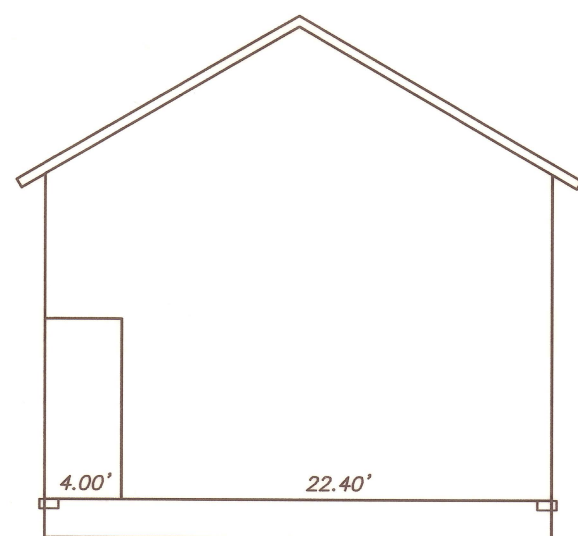
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**SOUTH MOUNTAIN CONDOMINIUM**

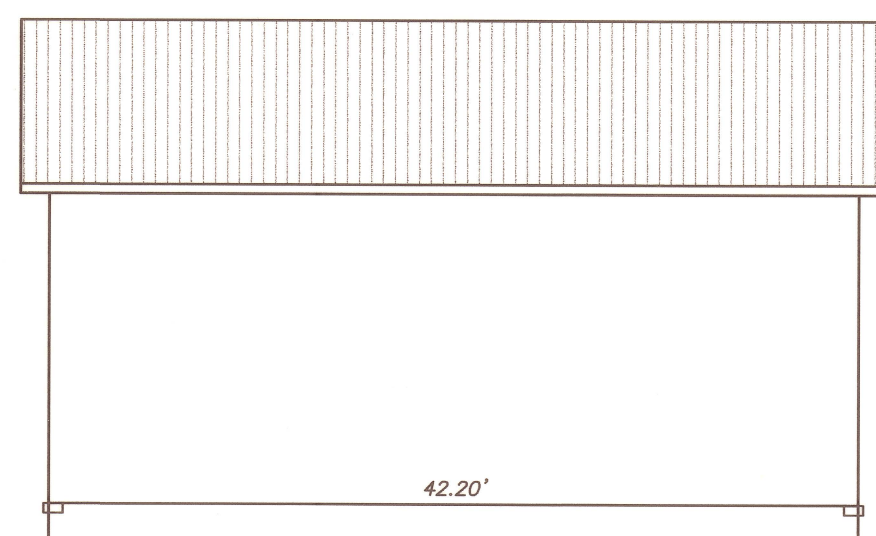
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 CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR  
**ANTHONY HENTHORN**

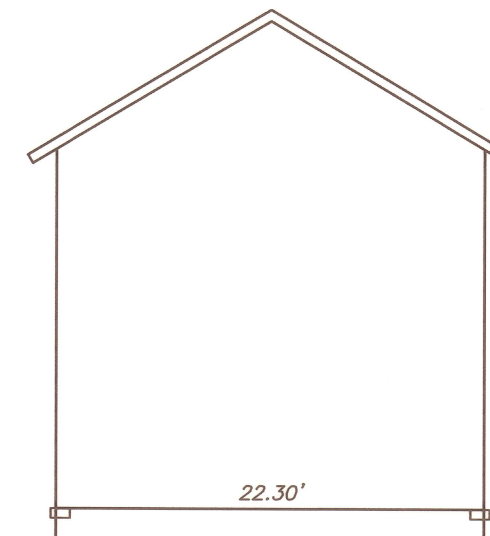
142-146 MOUNTAIN AVENUE  
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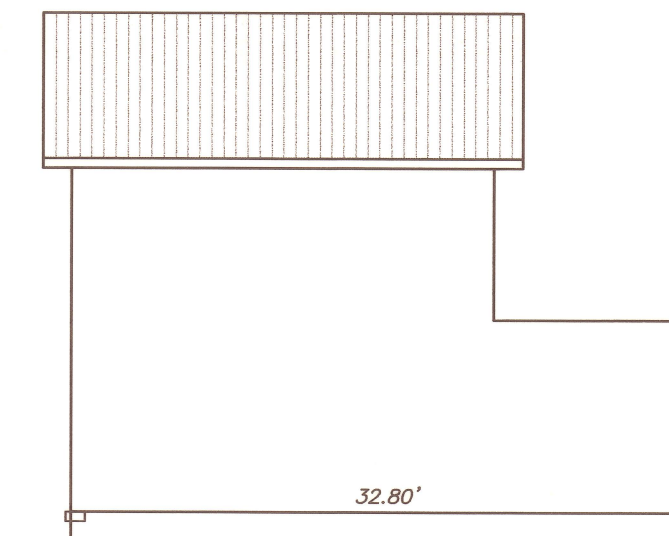
WEST ELEVATION



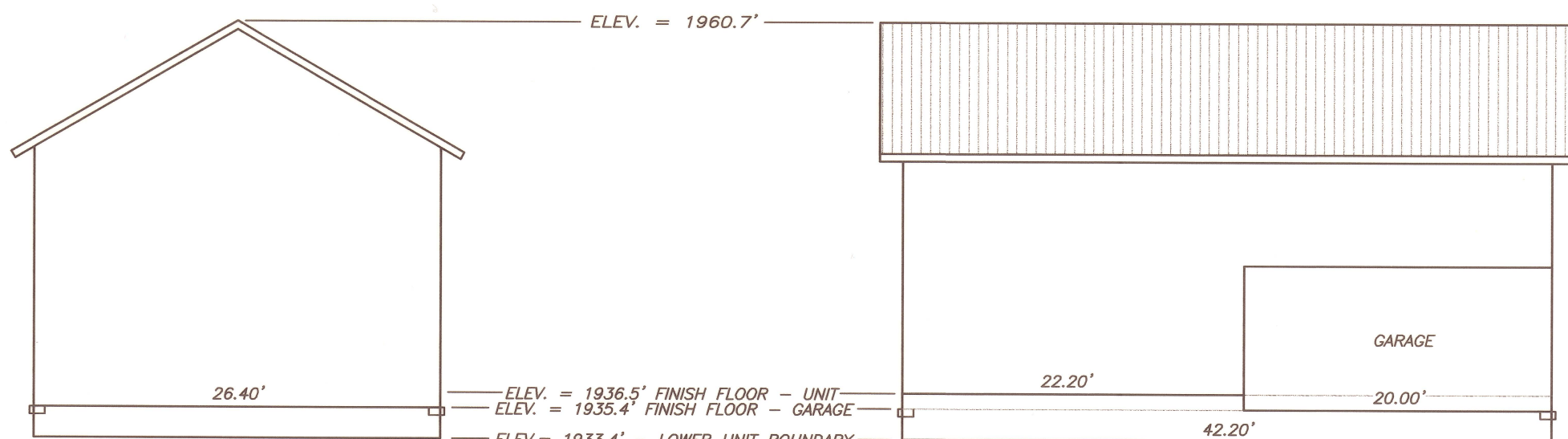
SOUTH ELEVATION



WEST ELEVATION



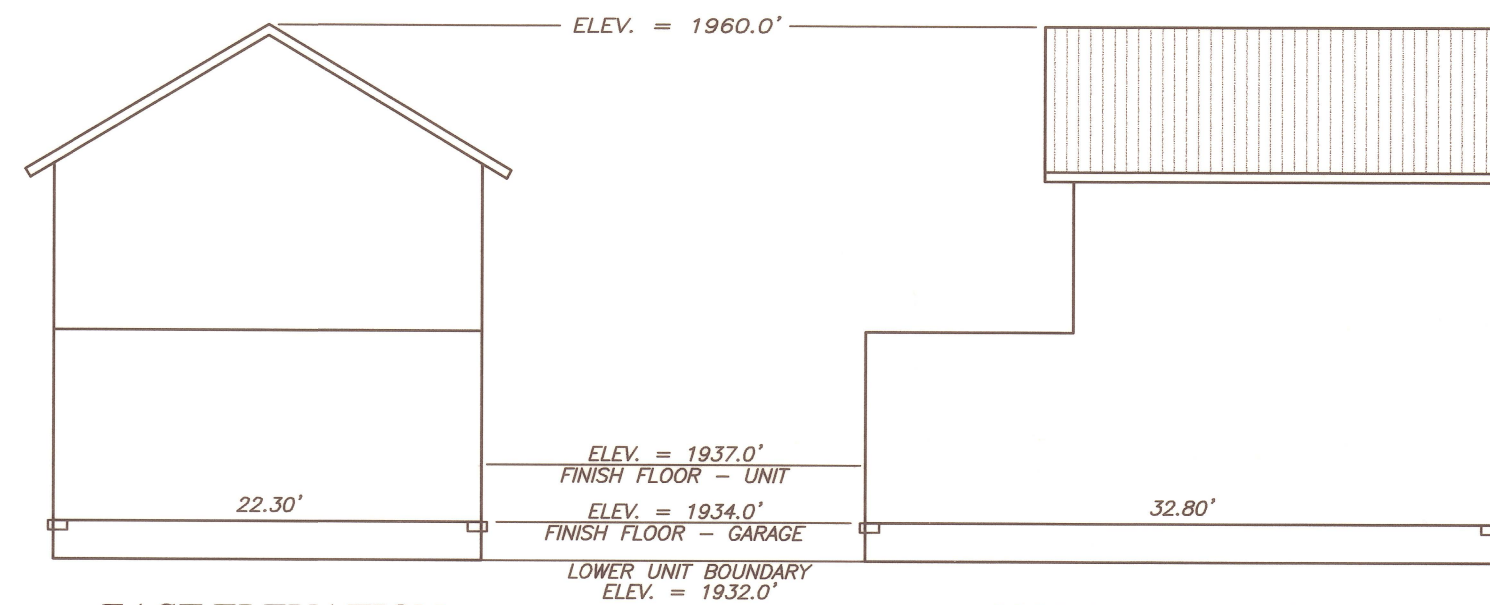
SOUTH ELEVATION



EAST ELEVATION

NORTH ELEVATION

**UNIT 2**  
NOT TO SCALE



EAST ELEVATION

NORTH ELEVATION

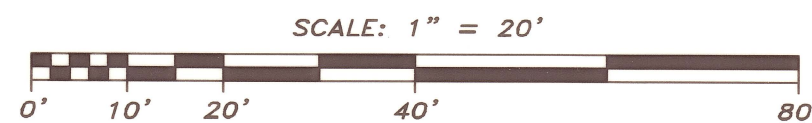
**UNIT 3**  
NOT TO SCALE

**\*\* RECEIVED \*\***  
 Date 2-18-09 By SB  
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0 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Shawn Kampmann*  
 OREGON  
 JULY 14, 1998  
 SHAWN KAMPMANN  
 2883 LS

RENEWAL DATE: 6/30/2009



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

*Shawn Kampmann*  
 SURVEYOR

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

DATE: MARCH 12, 2008  
 PROJECT NO. 395-06





I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.  
Christine Walker - County Clerk

20321

**AFFIDAVIT OF CORRECTION**

I, Shawn Kampmann, Professional Land Surveyor No. 2883, being duly sworn, depose and say that I am the surveyor of record for South Mountain Condominium, recorded February 18, 2009 in Volume 35, Page 5 of the Plat Records of Jackson County, Oregon and filed as Survey No. 20321 in the office of the Jackson County Surveyor.

The following correction to Sheet 2 of said plat is as follows:

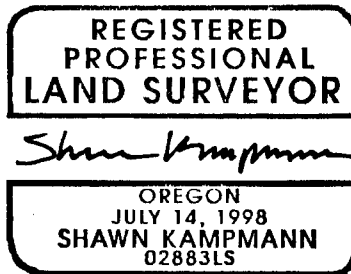
- 1. The measured distance between building ties shown on the plat as 75.83' which is found along the south property boundary adjacent to Unit 2, is hereby corrected to read 70.33'.

The present fee owner of the property materially affected by this affidavit is as follows:

Anthony Henthorn & Wendy Fullerton  
P.O. Box 698  
Ashland, Oregon 97520

Surveyor:

Shawn Kampmann P.L.S.  
Polaris Land Surveying  
P.O. Box 459  
Ashland, Oregon 97520



Renewal Date: 6/30/09

NOTARY CERTIFICATE

STATE OF OREGON )  
 ) ss  
COUNTY OF JACKSON )

Signed and sworn to before me on this 24th day of February, 2009 by Shawn Kampmann.

*Laurie A. Miller*  
Notary Public for the State of Oregon



I, Kerry Bradshaw, do hereby certify that said Affidavit of Correction for South Mountain Condominium has been examined by me and that it complies with requirements of ORS 100.115(12)(a) and 92.170(1)(b)

Approved FEBRUARY 26, 2009.

*Kerry K. Bradshaw*  
Kerry Bradshaw, Jackson County Surveyor

