

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT FALCON HEIGHTS COMMUNITY BUILDERS 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 "FALCON FOUR 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.

RUSSELL E. DALE, MANAGER
FALCON HEIGHTS COMMUNITY BUILDERS LLC

ACKNOWLEDGEMENT

STATE OF OREGON)
) SS
JACKSON COUNTY)

PERSONALLY APPEARED THE ABOVE NAMED RUSSELL E. DALE, THIS 10 DAY OF December, 2008, AS MANAGER OF FALCON HEIGHTS COMMUNITY BUILDERS LLC, AN OREGON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE [Signature]
NOTARY PUBLIC - OREGON [Signature]
COMMISSION NO. 397028
MY COMMISSION EXPIRES 9-12-09

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 "FALCON FOUR 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 11 DAY OF DECEMBER, 2008.

[Signature]
SHAWN KAMPMANN, PLS 2883

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES ARE EITHER BLANKET IN NATURE, OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE ARE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA OREGON POWER COMPANY, FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, RECORDED IN VOLUME 289, PAGE 107 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND/OR SETBACKS, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED MARCH 17, 2005, AS INSTRUMENT NO. 2005-014602 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND AMENDED AND RECORDED ON FEBRUARY 13, 2008, IN INSTRUMENT NO. 2008-005229, AND AMENDED AGAIN AND RECORDED ON FEBRUARY 19, 2008, IN INSTRUMENT NO. 2008-005827.
RESTRICTIVE COVENANT REGARDING SOLAR ACCESS STANDARDS, EXECUTED IN COMPLIANCE WITH THE CITY OF ASHLAND LAND USE ORDINANCE, RECORDED DECEMBER 2, 2005, AS INSTRUMENT NO. 2005-073291 OF 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, FOR THE IMPROVEMENT DISTRICT FOR CONSTRUCTION OF CROSSING OVER RAILROAD RIGHT OF WAY TO "A" STREET, RECORDED DECEMBER 29, 2005, AS INSTRUMENT NO. 2005-078562 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
EASEMENT FOR AN INTERCEPTOR SEWER PIPELINE DESCRIBED WITHIN VOLUME 208, PAGE 354 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
THE BYLAWS, INCLUDING THE TERMS AND PROVISIONS THEREOF OF FALCON HEIGHTS OWNERS ASSOCIATION, RECORDED MARCH 17, 2005 AS INSTRUMENT NO. 2005-014603 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
REGULATIONS AND ASSESSMENTS OF FALCON HEIGHTS HOMEOWNERS ASSOCIATION AS SET FORTH IN THE DECLARATION RECORDED MARCH 17, 2005 AS INSTRUMENT NO. 2005-014603 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

FALCON FOUR CONDOMINIUM

LYING SITUATE WITHIN

NORTHEAST QUARTER OF SECTION 9
& SOUTHEAST QUARTER OF SECTION 4
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

Falcon Heights Community Builders LLC

479 Russell Street
Ashland, Oregon

SHEET INDEX

Table with 2 columns: SHEET # and DESCRIPTION. Includes SHEET 1 APPROVALS AND CERTIFICATIONS, SHEET 2 PLAT BOUNDARY, SHEET 3 PLAN VIEW - FIRST FLOOR, SHEET 4 PLAN VIEW - SECOND FLOOR, SHEET 5 N-S ELEVATION VIEWS, SHEET 6 E-W ELEVATION VIEWS.

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 4, FALCON HEIGHTS, A PLANNED COMMUNITY IN THE CITY OF ASHLAND, OREGON, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 9 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AND BOUNDED, AS FOLLOWS, TO WIT:

BEGINNING AT A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF LOT 4, FALCON HEIGHTS, A PLANNED COMMUNITY IN THE CITY OF ASHLAND, OREGON, RECORDED ON NOVEMBER 14, 2005 IN VOLUME 31, PAGE 65 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON; THENCE NORTH 16°25'39" EAST, ALONG THE WESTERLY LINE OF SAID LOT 4, 69.82 FEET TO A 5/8 INCH IRON PIN (PLAT RECORD NORTH 16°21'52" EAST, 69.98 FEET); THENCE SOUTH 65°26'43" EAST, 13.88 FEET TO A LEAD AND TACK WITH A BRASS WASHER IN THE TOP OF A CONCRETE CURB (PLAT RECORD SOUTH 64°30'23" EAST, 13.83 FEET); THENCE NORTH 16°07'25" EAST, 47.99 FEET TO A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER OF SAID LOT 4 (PLAT RECORD NORTH 16°02'11" EAST, 48.01 FEET); THENCE SOUTH 89°57'09" EAST, 119.46 FEET TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF SAID LOT 4 (PLAT RECORD SOUTH 89°57'42" EAST, 119.57 FEET); THENCE SOUTH 15°35'10" WEST, 147.91 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER OF SAID LOT 4 (PLAT RECORD SOUTH 15°34'03" WEST, 147.85 FEET); THENCE NORTH 74°17'36" WEST, 130.28 FEET (PLAT RECORD NORTH 74°19'42" WEST, 130.20 FEET) TO THE INITIAL POINT OF BEGINNING.

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

PURPOSE: TO CREATE A CONDOMINIUM PLAT "FALCON FOUR CONDOMINIUM" ON LOT 4, FALCON HEIGHTS, A PLANNED COMMUNITY, RECORDED NOVEMBER 14, 2005 IN VOLUME 31, PAGE 65 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON.
PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRP 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED DURING THE PERFORMANCE OF SURVEY NO. 19905, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY THE LAND AS SHOWN HEREON. ORIGINAL SUBDIVISION MONUMENTS WERE RECOVERED AT ALL CORNERS OF LOT 4 OF FALCON HEIGHTS, WHICH FIT SATISFACTORY WITH THE PLAT RECORD AND WERE HELD FOR POSITION. ALL THE UNITS, GENERAL COMMON AREAS AND LIMITED COMMON AREAS WERE FIELD SURVEYED AS SHOWN HEREON.

RECEIVED
Date 3-17-09 By AB
This survey consists of
6 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

APPROVALS

EXAMINED AND APPROVED THIS 15 DAY OF December, 2008.

[Signature]
ASHLAND CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 100.110 AS OF MARCH 17, 2009.

[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 3-17, 2008.

[Signature]
TAX COLLECTOR

RECORDING:

FILED FOR RECORD THIS 17 DAY OF MARCH, 2008 AT 1:41 O'CLOCK P.M. AND RECORDED IN VOLUME 35, PAGE 7 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

[Signature] COUNTY CLERK
[Signature] DEPUTY

THE DECLARATION OF CONDOMINIUM OWNERSHIP, COVENANTS, CONDITIONS AND RESTRICTIONS HAS BEEN RECORDED IN INSTRUMENT NO. 2008-9327 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

THE BYLAWS OF FALCON FOUR CONDOMINIUM HAVE BEEN RECORDED IN INSTRUMENT NO. 2008-9327 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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

[Signature]
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

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: JUNE 30, 2008
PROJECT NO. 342-05

ELEVATION VIEW

FALCON FOUR CONDOMINIUM

LYING SITUATE WITHIN

NORTHEAST QUARTER OF SECTION 9
& SOUTHEAST QUARTER OF SECTION 4
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

Falcon Heights Community Builders LLC

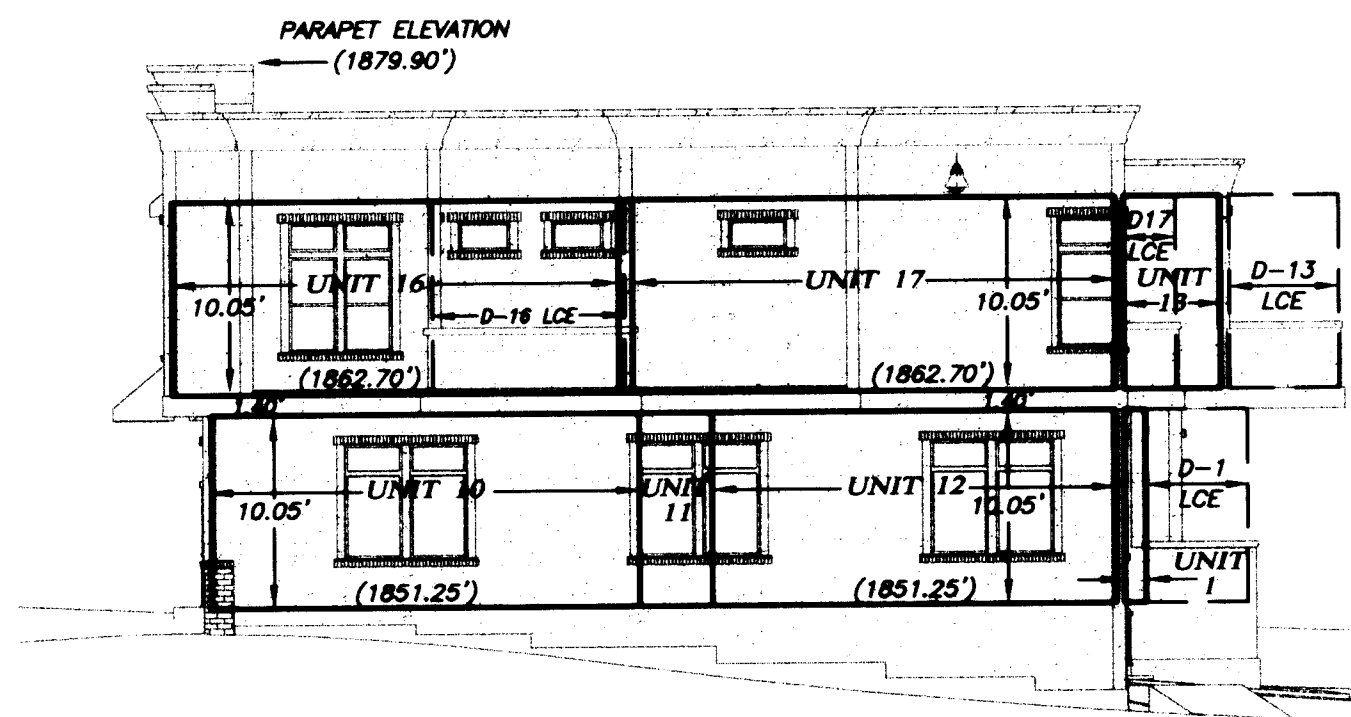
479 Russell Street
Ashland, Oregon

LEGEND

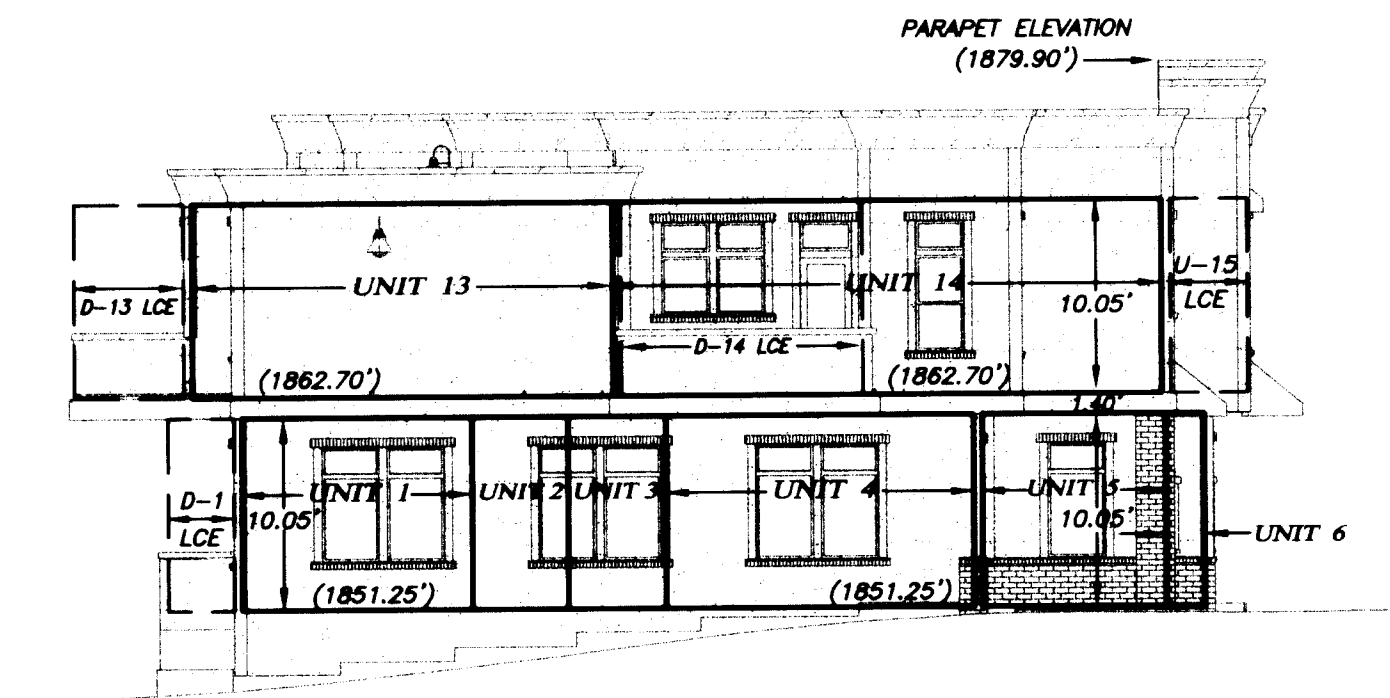
—————	UNIT BOUNDARY
- - - - -	LCE BOUNDARY
GCE	GENERAL COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
S-#	STORAGE AREA LCE, AS DESCRIBED (TYPICAL)
D-#	DECK AREA LCE, ASSOCIATED WITH UNIT (TYPICAL)
U-#	UTILITY ROOM LCE, ASSOCIATED WITH UNIT (TYPICAL)
P-#	PARKING SPACE, AS DESCRIBED (TYPICAL)
SH-#	STAIRWAY AND HALLWAY LCE (TYPICAL)
ST-#	STAIRWAY AND LANDING LCE (TYPICAL)
(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 FOR UNIT LOWER LIMITS.
(B) BOTTOM OF CEILING JOISTS OR TRUSSES FOR UNIT UPPER LIMITS.
(C) UNIT HORIZONTAL LIMITS ARE TO FACE OF WOOD FRAMED STUD 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 BRASS DISK IN THE TOP OF THE CONCRETE CURB LOCATED AT THE NORTHWEST CORNER OF NORTH MOUNTAIN AVENUE & EAST MAIN STREET. BENCHMARK ELEVATION = 1903.48' BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, ADJUSTED IN 1956 (NGVD 29/56).



EAST ELEVATION



WEST ELEVATION

** RECEIVED **
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JACKSON COUNTY
SURVEYOR

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[Signature]
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

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: JUNE 30, 2008
PROJECT NO. 342-05

ELEVATION VIEW

FALCON FOUR CONDOMINIUM

LYING SITUATE WITHIN

NORTHEAST QUARTER OF SECTION 9
& SOUTHEAST QUARTER OF SECTION 4
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

Falcon Heights Community Builders LLC

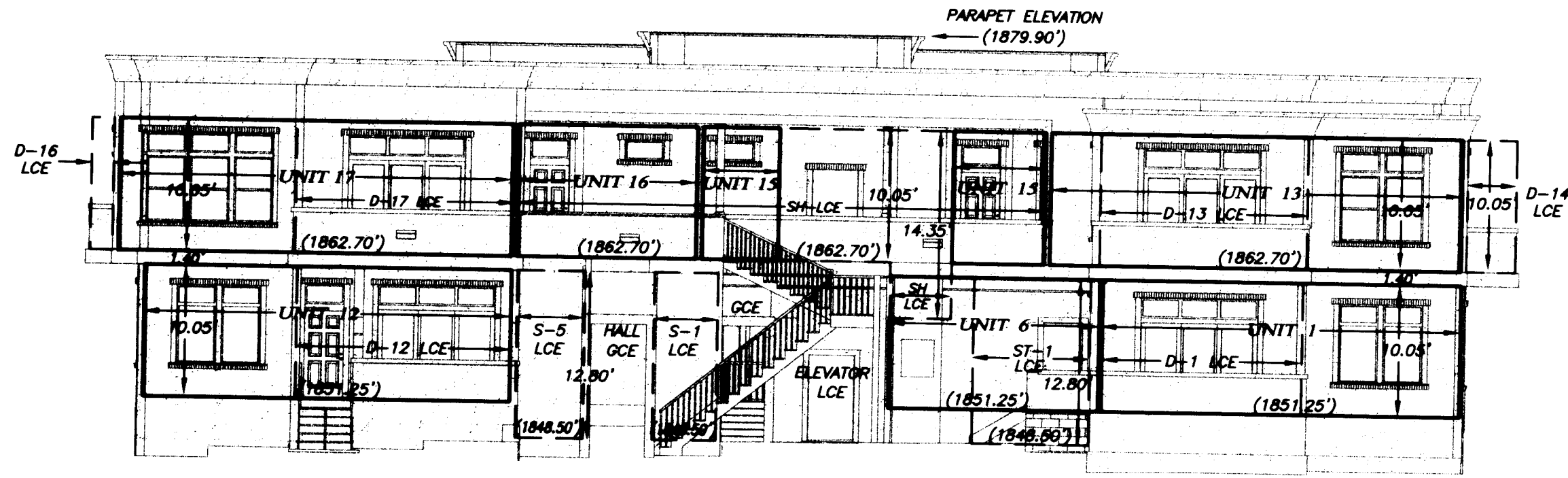
479 Russell Street
Ashland, Oregon

LEGEND

———	UNIT BOUNDARY
- - - -	LCE BOUNDARY
GCE	GENERAL COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
S-#	STORAGE AREA LCE, AS DESCRIBED (TYPICAL)
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(1944.14')	UNIT BOUNDARY ELEVATION (TYPICAL)

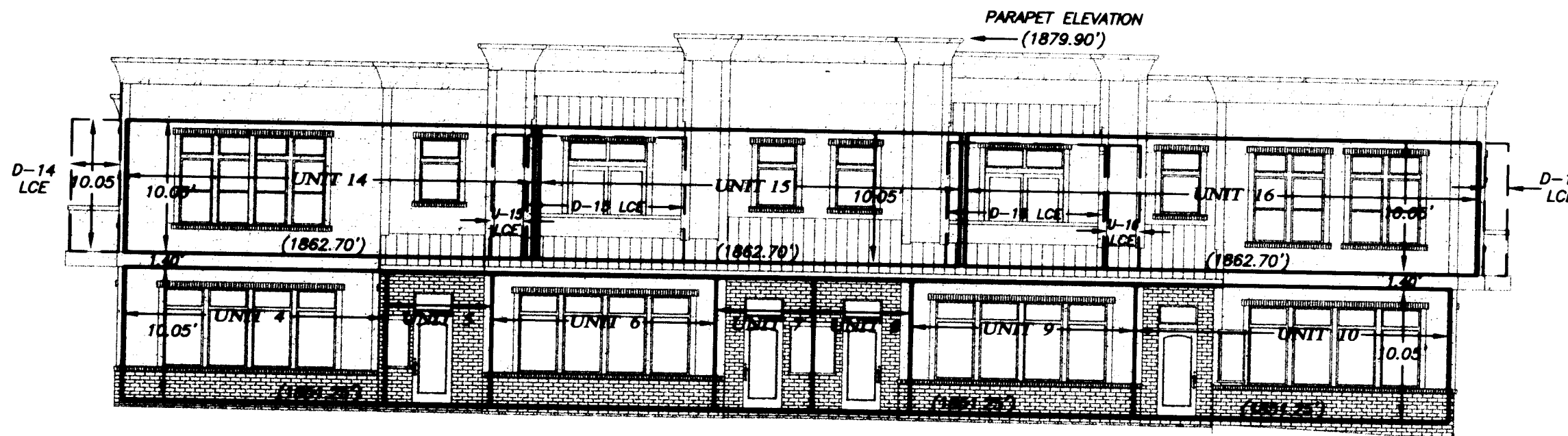
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NORTH ELEVATION

SCALE: 1" = 10'



SOUTH ELEVATION

SCALE: 1" = 10'

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: JUNE 30, 2008
PROJECT NO. 342-05

PLAN VIEW

FALCON FOUR CONDOMINIUM

LYING SITUATE WITHIN

NORTHEAST QUARTER OF SECTION 9 & SOUTHEAST QUARTER OF SECTION 4 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

Falcon Heights Community Builders LLC

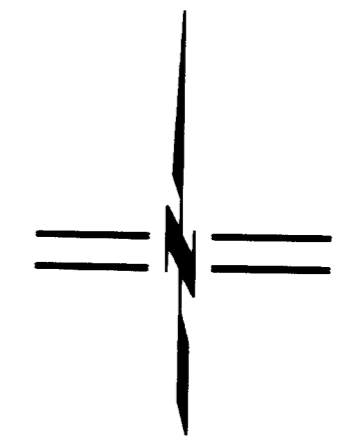
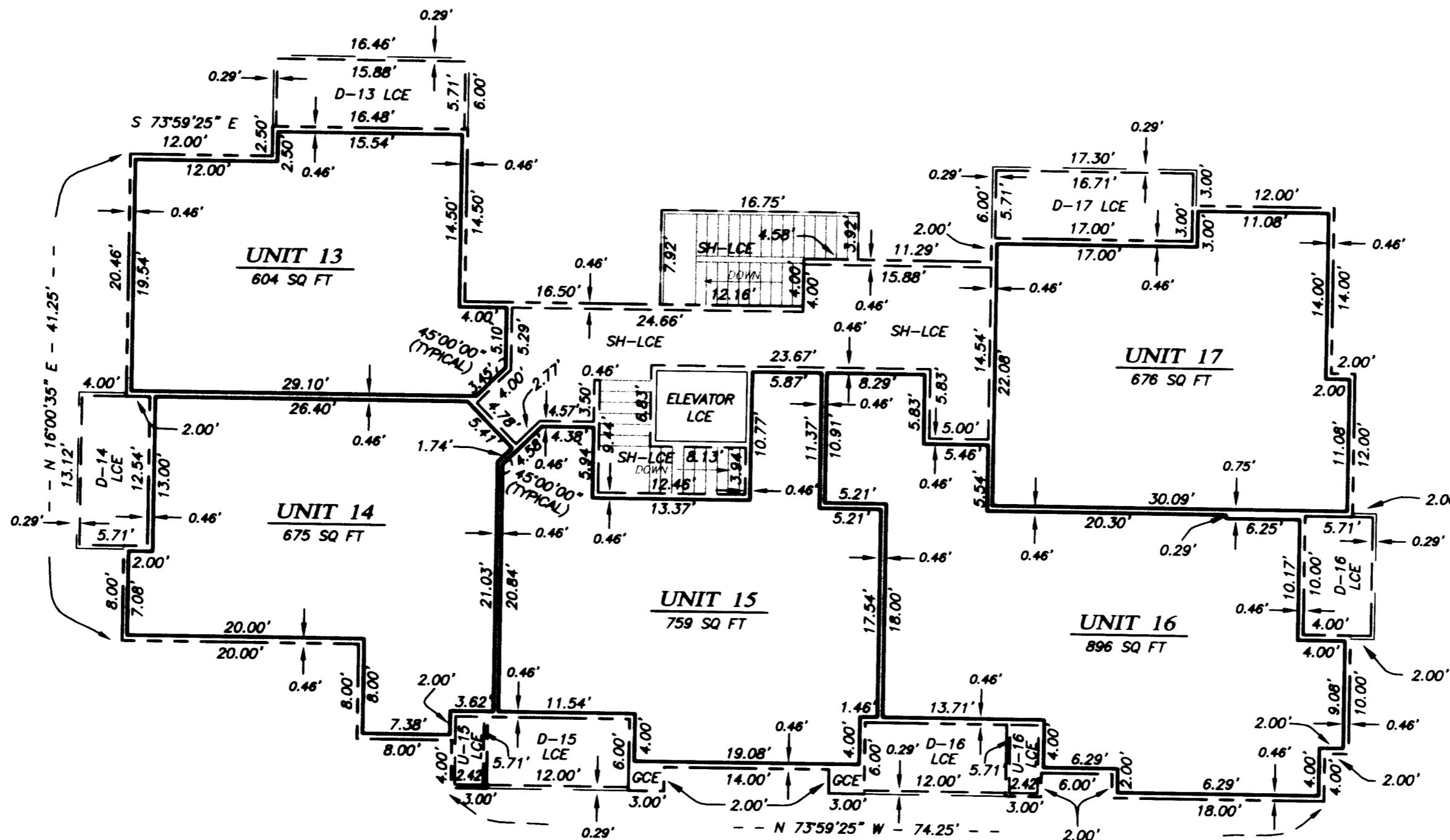
479 Russell Street Ashland, Oregon

LEGEND

- EXTERIOR FACE OF WOOD STUD FRAMED WALL
--- UNIT BOUNDARY
--- LCE BOUNDARY
--- GCE BOUNDARY
GCE GENERAL COMMON ELEMENT
LCE LIMITED COMMON ELEMENT
S-# STORAGE AREA LCE, AS DESCRIBED (TYPICAL)
D-# DECK AREA LCE, ASSOCIATED WITH UNIT (TYPICAL)
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SH-# STAIRWAY AND HALLWAY LCE (TYPICAL)
ST-# STAIRWAY AND LANDING LCE (TYPICAL)

NOTES

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SCALE: 1" = 10'

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann

OREGON JULY 14, 1998 SHAWN KAMPMANN 2883 LS

RENEWAL DATE: 6/30/2009

SECOND FLOOR UNITS 13 - 17

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: JUNE 30, 2008 PROJECT NO. 342-05

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PLAN VIEW

FALCON FOUR CONDOMINIUM

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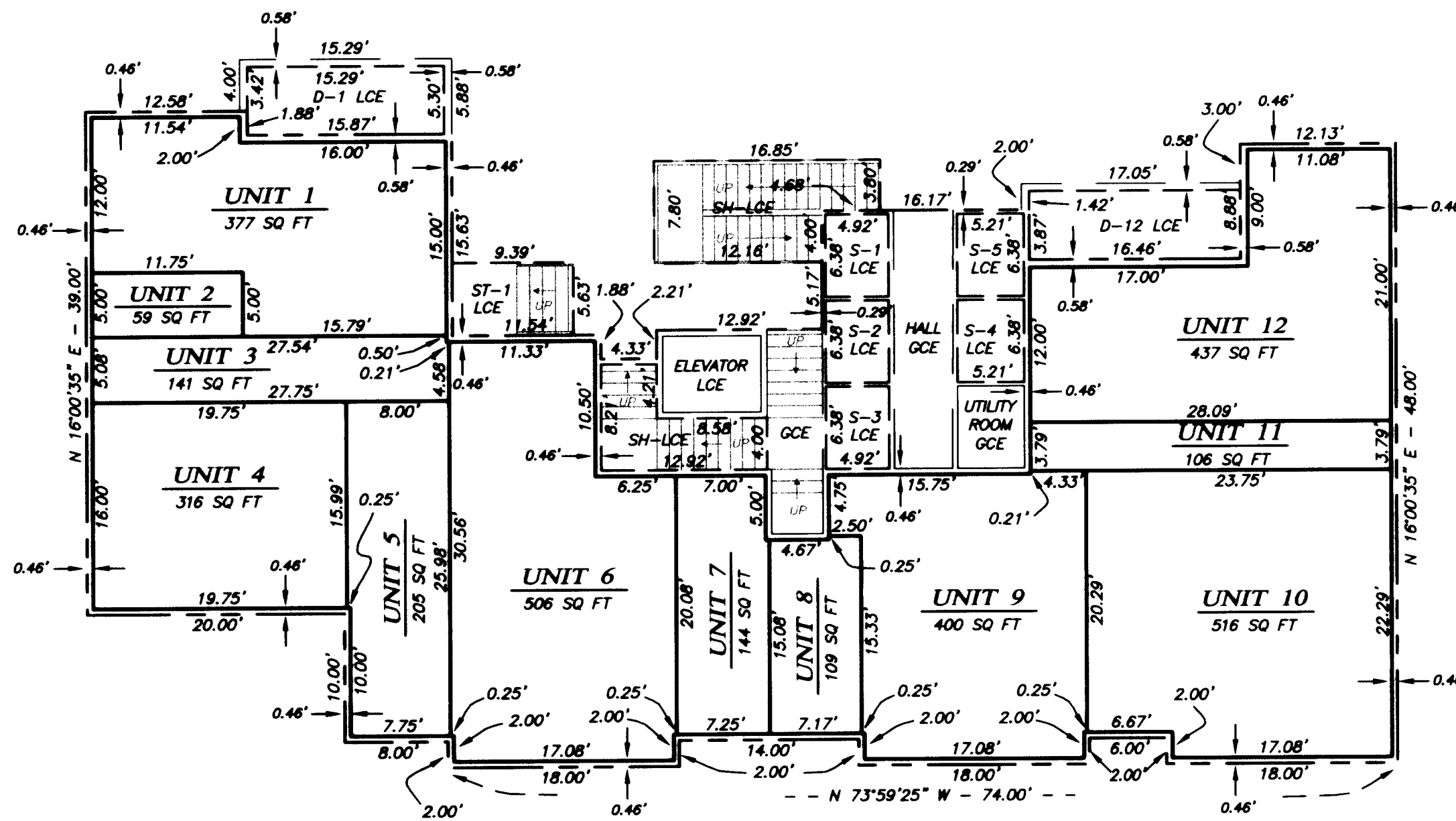
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LEGEND

- EXTERIOR FACE OF WOOD STUD FRAMED WALL
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- LCE BOUNDARY
- GCE BOUNDARY
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FIRST FLOOR
UNITS 1 - 12

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
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SHAWN KAMPMANN
2883 LS

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Shawn Kampmann
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PLAT BOUNDARY

FALCON FOUR CONDOMINIUM

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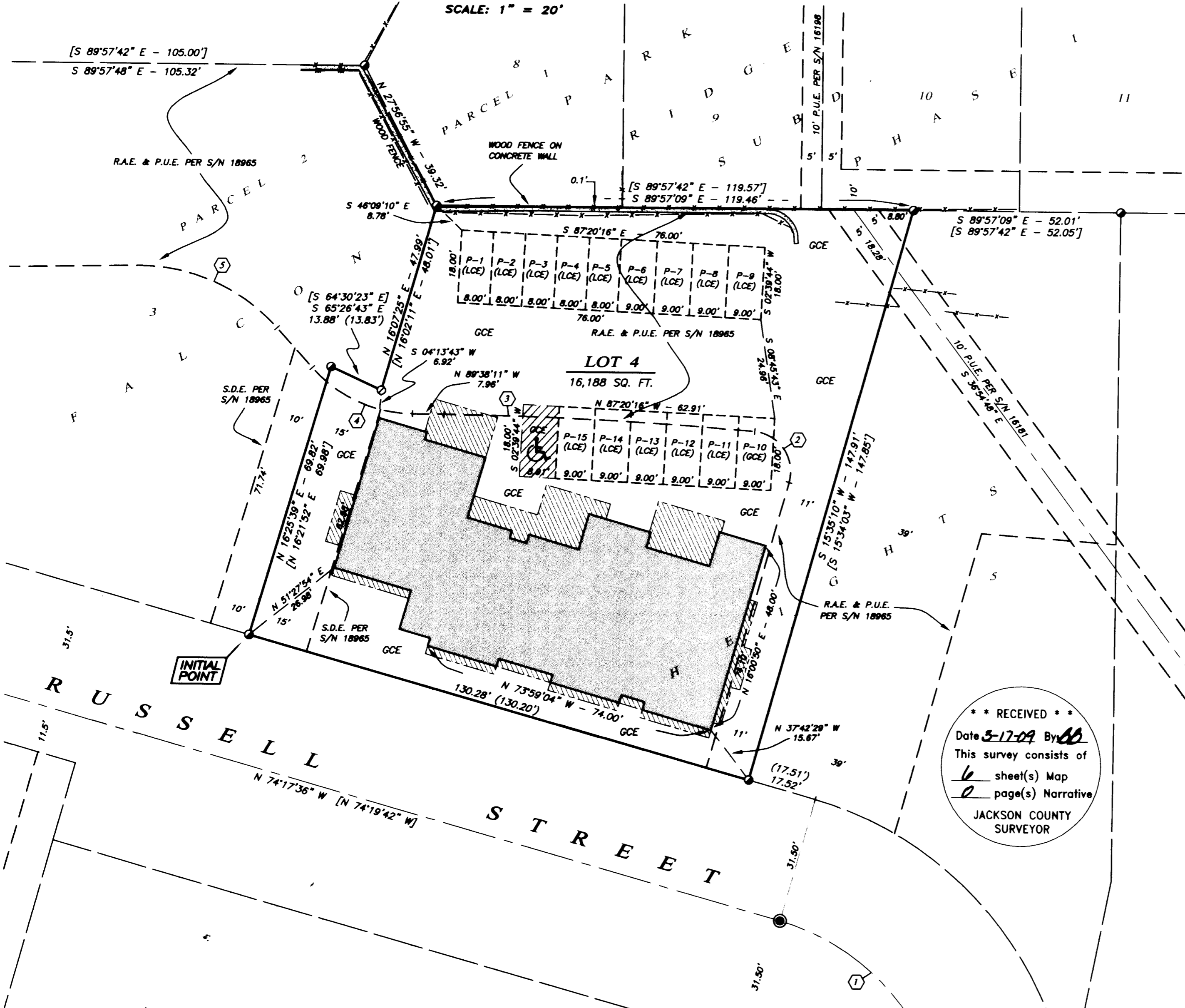
LEGEND

- 2" BRASS CAPPED IRON PIPE IN MONUMENT WELL PER FALCON HEIGHTS, S/N 18695 (RECOVERED)
- 5/8 IRON PIN w/ YELLOW PLASTIC CAP MARKED "L.J. FRIAR & ASSOC." PER FALCON HEIGHTS, S/N 18695 (RECOVERED)
- 5/8 IRON PIN (NO CAP OR OTHER MARKINGS) PER FALCON HEIGHTS, S/N 18695 (RECOVERED)
- PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- - - EASEMENT LINE
- - - LCE BOUNDARY
- - - GCE BOUNDARY
- - - EXTERIOR BUILDING WALL
- x-x-x- EXISTING FENCE LINE
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- SDE STORM DRAINAGE EASEMENT PER FALCON HEIGHTS
- RAE RECIPROCAL ACCESS EASEMENT PER FALCON HEIGHTS
- P-# PARKING SPACES, AS DESIGNATED
- [] PLAT RECORD DATA PER FALCON HEIGHTS
- [] FIRST FLOOR BUILDING FOOTPRINT
- [] SECOND FLOOR BUILDING FOOTPRINT
- [] CONCRETE RETAINING WALL

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

Shawn Kampmann
SURVEYOR

SCALE: 1" = 20'



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 EAST LINE OF DONATION LAND CLAIM NO. 42, HAVING A RECORD PLAT BEARING OF NORTH 00°07'01" WEST, AS REFERENCED ON SURVEY NO. 19905, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

TABLE OF CURVES

FLAG	Δ	R	A	T	CHORD
①	82°22'05"	58.50'	87.16'	53.95'	N 31°36'23" W - 79.32'
②	100°41'53"	10.00'	17.58'	12.07'	N 34°44'18" W - 15.40'
③	04°32'57"	981.00'	77.89'	38.96'	N 87°21'43" W - 77.87'
④	47°49'14"	34.00'	28.38'	15.07'	N 65°52'06" W - 27.56'
⑤	49°06'24"	46.00'	39.42'	21.02'	N 66°30'42" W - 38.23'

** RECEIVED **
Date 5-17-09 By dk
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