

PINE STREET CONDOMINIUM

LYING SITUATE WITHIN

THE SOUTHWEST QUARTER OF SECTION 15 TOWNSHIP 36 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN CITY OF ROGUE RIVER, JACKSON COUNTY, OREGON

FOR

THE RUBY S. BENNETT TRUST

P.O. Box 10 Grants Pass, Oregon

SHEET INDEX

- SHEET 1 APPROVALS AND CERTIFICATIONS
SHEET 2 PLAT BOUNDARY
SHEET 3 PLAN AND 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 HEREBON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

THE WEST 200 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT 20.0 FEET EAST OF THE WEST SECTION LINE OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, AND 1512.0 FEET NORTH FROM THE CORNER COMMON TO SECTIONS 15, 16, 21 AND 22, SAID TOWNSHIP AND RANGE; THENCE NORTH 82.5 FEET; THENCE EAST 304.0 FEET; THENCE SOUTH 82.5 FEET; THENCE WEST 304.0 FEET TO THE TRUE POINT OF BEGINNING.

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

PURPOSE: TO CREATE A CONDOMINIUM PLAT FOR "PINE STREET CONDOMINIUM" ON THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2006-005076 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 15 IN TOWNSHIP 36 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF ROGUE RIVER, JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRP 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS, I SURVEY THE LAND AS SHOWN HEREBON. THE SUBJECT PROPERTY BOUNDARY WAS PREVIOUSLY SURVEYED IN 2003 BY MAX HULL IN THE PERFORMANCE OF SURVEY NO. 17665, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. I RECOVERED ALL OF THE PROPERTY CORNER MONUMENTS, AS WELL AS STREET CENTERLINE MONUMENTS AT THE INTERSECTION OF PINE STREET WITH THIRD AND FOURTH STREETS, ALL FOUND IN GOOD CONDITION AND WHICH FIT WELL WITH THE SURVEY RECORD.

SURVEY NOTE:

THE FOLLOWING ENCUMBRANCES DESCRIBED BELOW, ARE EITHER NOT APPLICABLE TO THE SUBJECT PROPERTY, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, THEREFORE ARE NOT SHOWN GRAPHICALLY ON THIS PLAT.

DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN THE CITY OF ROGUE RIVER AND DANIEL CHARBONNEAU, DOCUMENT NO. 2002-61855 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

APPROVALS

EXAMINED AND APPROVED THIS 6th DAY OF JULY, 2010.

Kerry K. Bradshaw JACKSON COUNTY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 100.110 AS OF THIS 9th DAY OF July, 2009, 2010

Amanda Alamo, deputy TAX ASSESSOR

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 100.110 HAVE BEEN PAID AS OF July 9, 2010.

Care Iverson, deputy TAX COLLECTOR

RECORDING:

FILED FOR RECORD THIS 9th DAY OF JULY, 2010 AT 2:50 O'CLOCK PM AND RECORDED IN VOLUME 36, PAGE 6, OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

CHRISTINE WALKER COUNTY CLERK KAREN ALONZO DEPUTY

THE DECLARATION OF CONDOMINIUM OWNERSHIP HAS BEEN RECORDED IN INSTRUMENT NO. 2010-021707 OF THE OFFICIAL RECORDS OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

THE BYLAWS OF PINE STREET CONDOMINIUM HAVE BEEN RECORDED IN INSTRUMENT NO. 2010-021707 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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: 6/30/2011

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

DATE: JULY 8, 2009 PROJECT NO. 542-09

FILE: SURVEYS\542-09\PINE STREET CONDOMINIUM.DWG SHEET 1 of 3

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE RUBY S. BENNETT TRUST w/d JANUARY 23, 2006, IS THE OWNER OF THE LANDS HEREBON DESCRIBED AND DO HEREBY DECLARE THAT THE PROPERTY AND IMPROVEMENTS HEREIN CALLED "PINE STREET 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 CHAPTER 100.005 TO 100.625.

Wayne Voigt TRUSTEE WAYNE VOIGT, SUCCESSOR TRUSTEE

ACKNOWLEDGEMENT

STATE OF OREGON ) JACKSON COUNTY )

PERSONALLY APPEARED THE ABOVE NAMED WAYNE VOIGT, SUCCESSOR TRUSTEE, THIS 13th DAY OF June, 2010, ON BEHALF AND AUTHORITY OF THE RUBY BENNETT TRUST w/d JANUARY 23, 2006, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Jacian Carnes NOTARY PUBLIC - OREGON Jacian Carnes COMMISSION NO. 423468 MY COMMISSION EXPIRES December 15, 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 "PINE STREET 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 24th DAY OF May, 2010.

Shawn Kampmann SHAWN KAMPMANN, PLS 2883

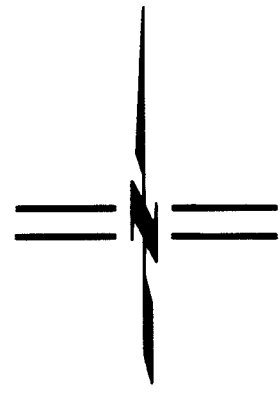
\*\* RECEIVED \*\* Date 7-9-10 By AB This survey consists of 3 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

**PINE STREET CONDOMINIUM**

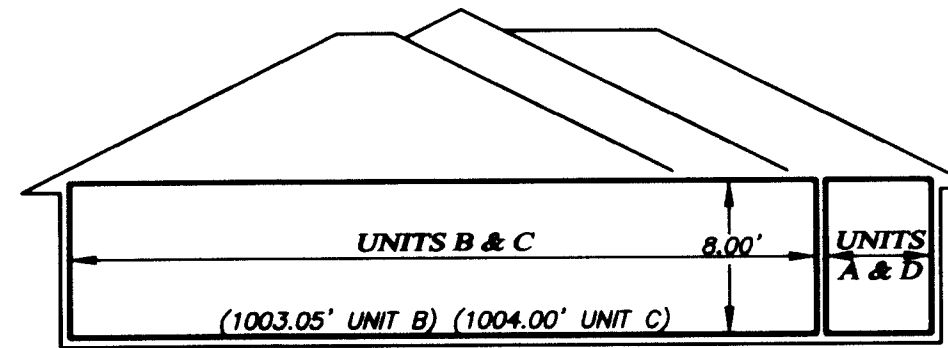
LYING SITUATE WITHIN  
 THE SOUTHWEST QUARTER OF SECTION 15  
 TOWNSHIP 36 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN  
 CITY OF ROGUE RIVER, JACKSON COUNTY, OREGON

FOR  
**THE RUBY S. BENNETT TRUST**

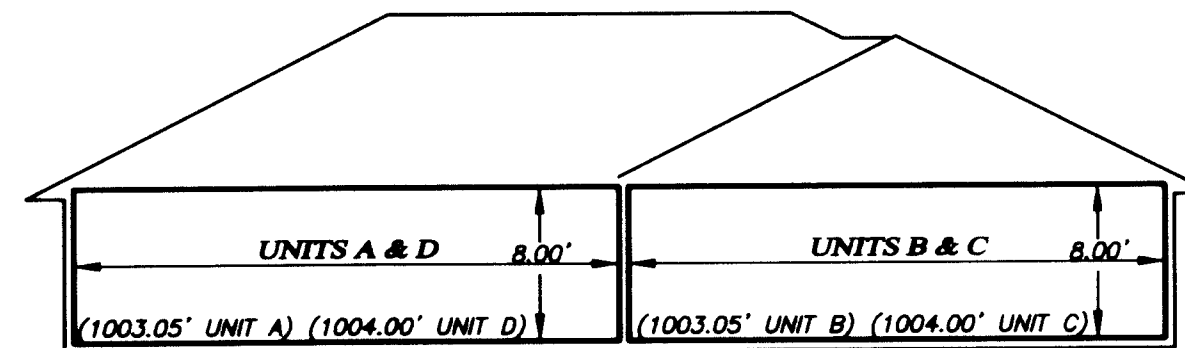
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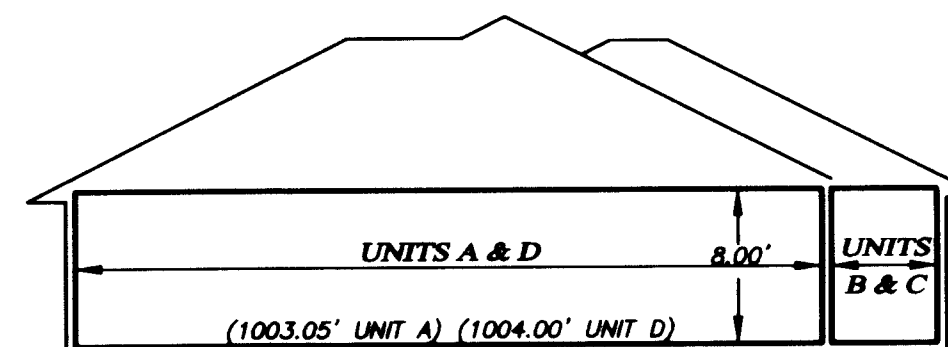
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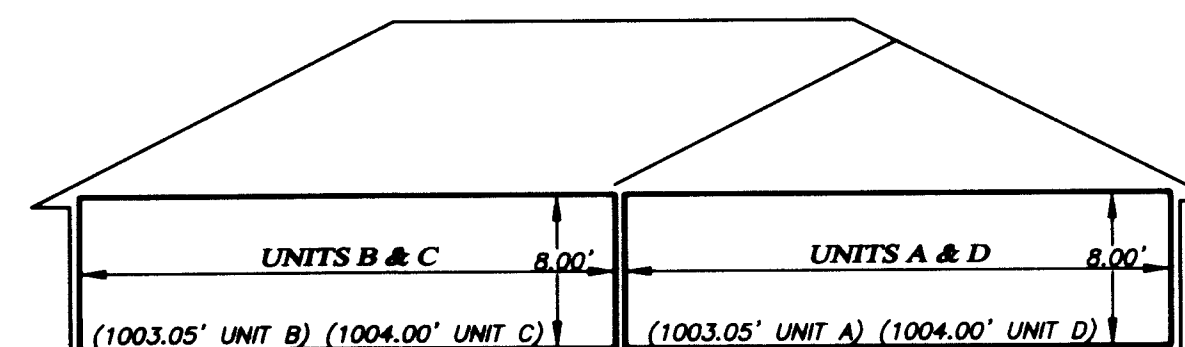
**NORTH ELEVATION**



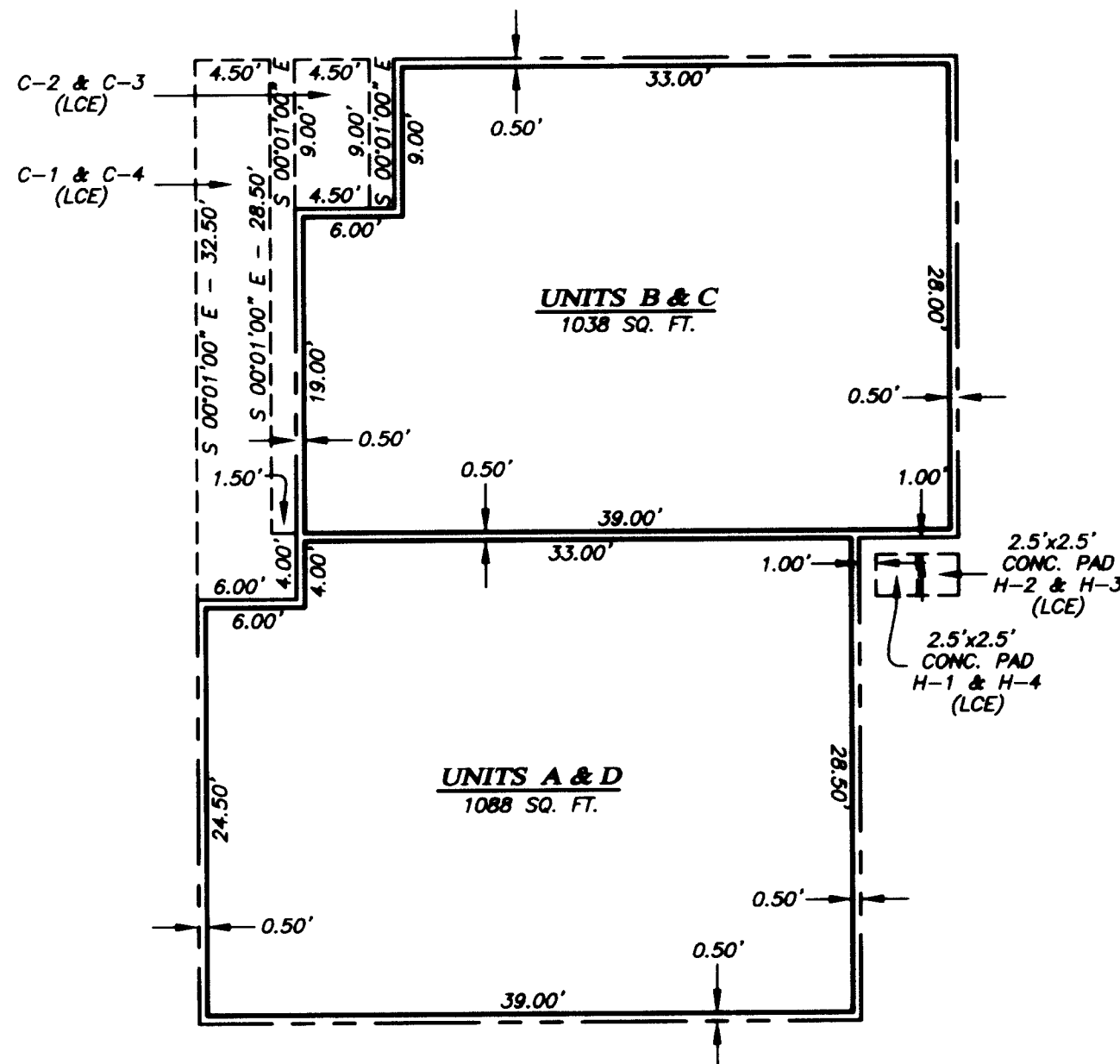
**EAST ELEVATION**



**SOUTH ELEVATION**



**WEST ELEVATION**



**FLOOR PLAN VIEW**

**LEGEND**

- EXTERIOR CONCRETE FOUNDATION LINE
- ===== UNIT BOUNDARY
- GCE BOUNDARY
- LCE BOUNDARY
- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- SQ. FT. SQUARE FEET
- C-LCE CONCRETE WALKWAY - LCE
- G-LCE GARAGE - LCE
- P-LCE OUTDOOR PARKING SPACE - LCE
- H-LCE CONCRETE PAD w/ HVAC SYSTEMS - LCE
- (1003.05') UNIT BOUNDARY ELEVATION (TYPICAL)

**NOTES**

- 1) ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.
- 2) EXTERIOR BUILDING DIMENSIONS ARE MEASURED TO THE OUTSIDE OF CONCRETE FOUNDATION AND THE WOOD STUD WALLS.
- 3) INTERIOR HORIZONTAL UNIT DIMENSIONS ARE MEASURED TO THE FACE OF THE INTERIOR STUD WALLS.
- 4) ALL OF THE LAND IS GCE EXCEPT FOR UNITS AND LCE'S SHOWN HEREBON.
- 5) UNIT ELEVATIONS SHOWN ARE MEASURED FROM THE TOP OF THE CONCRETE SLAB FLOOR TO THE BOTTOM OF THE WOOD CEILING JOISTS.
- 6) THE BASIS OF VERTICAL CONTROL FOR THIS SURVEY IS A RAILROAD SPIKE IN POWER POLE NO. R1374 ON SOUTH SIDE OF FOOTHILL BOULEVARD AT THE INTERSECTION WITH WEST EVANS CREEK ROAD DENOTED AS RM-2 ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 410098 0001 B WITH AN EFFECTIVE DATE OF JANUARY 2, 1981. BENCHMARK ELEVATION - 997.27 FEET, BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, ADJUSTED IN 1956 (NGVD 29/56).

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: 6/30/2011

SURVEYED BY:

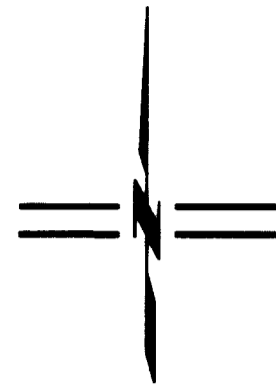
**POLARIS LAND SURVEYING LLC**  
 P.O. BOX 459  
 ASHLAND, OREGON 97520  
 (541) 482-5009

DATE: JULY 8, 2009  
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 0 page(s) Narrative  
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 SURVEYOR

PLAT BOUNDARY

F O U R T H  
S T R E E T



SCALE: 1" = 20'

**PINE STREET CONDOMINIUM**  
LYING SITUATE WITHIN  
THE SOUTHWEST QUARTER OF SECTION 15  
TOWNSHIP 36 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN  
CITY OF ROGUE RIVER, JACKSON COUNTY, OREGON  
FOR  
**THE RUBY S. BENNETT TRUST**  
P.O. Box 10  
Grants Pass, Oregon

LEGEND

- 1-1/4" DIAMETER BRASS CAP IN ASPHALT PER S/N 10871 & 17665 (RECOVERED)
- ⊗ 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "HULL RS 901" PER S/N 11173 & 17665 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "HULL RS 901" PER S/N 10871 & 17665 IN FENCELINE (RECOVERED)
- 5/8" IRON PIN, NO MARKINGS, PER S/N 10015 & 17665 (RECOVERED)
- PROPERTY LINE
- - - BUILDING FOUNDATION LINE
- BOUNDARY LINE
- CENTERLINE
- - - LIMITED COMMON ELEMENT LINE
- S/N JACKSON COUNTY SURVEYOR FILE NUMBER
- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- C-LCE CONCRETE WALKWAY AND PORCH - LCE
- G-LCE GARAGE - LCE
- P-LCE OUTDOOR PARKING SPACE - LCE
- H-LCE CONCRETE PAD w/ HVAC SYSTEMS - LCE

NOTES

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*Shawn Kampmann*  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Shawn Kampmann*

OREGON  
JULY 14, 1998  
SHAWN KAMPMANN  
2883 LS

RENEWAL DATE: 6/30/2011

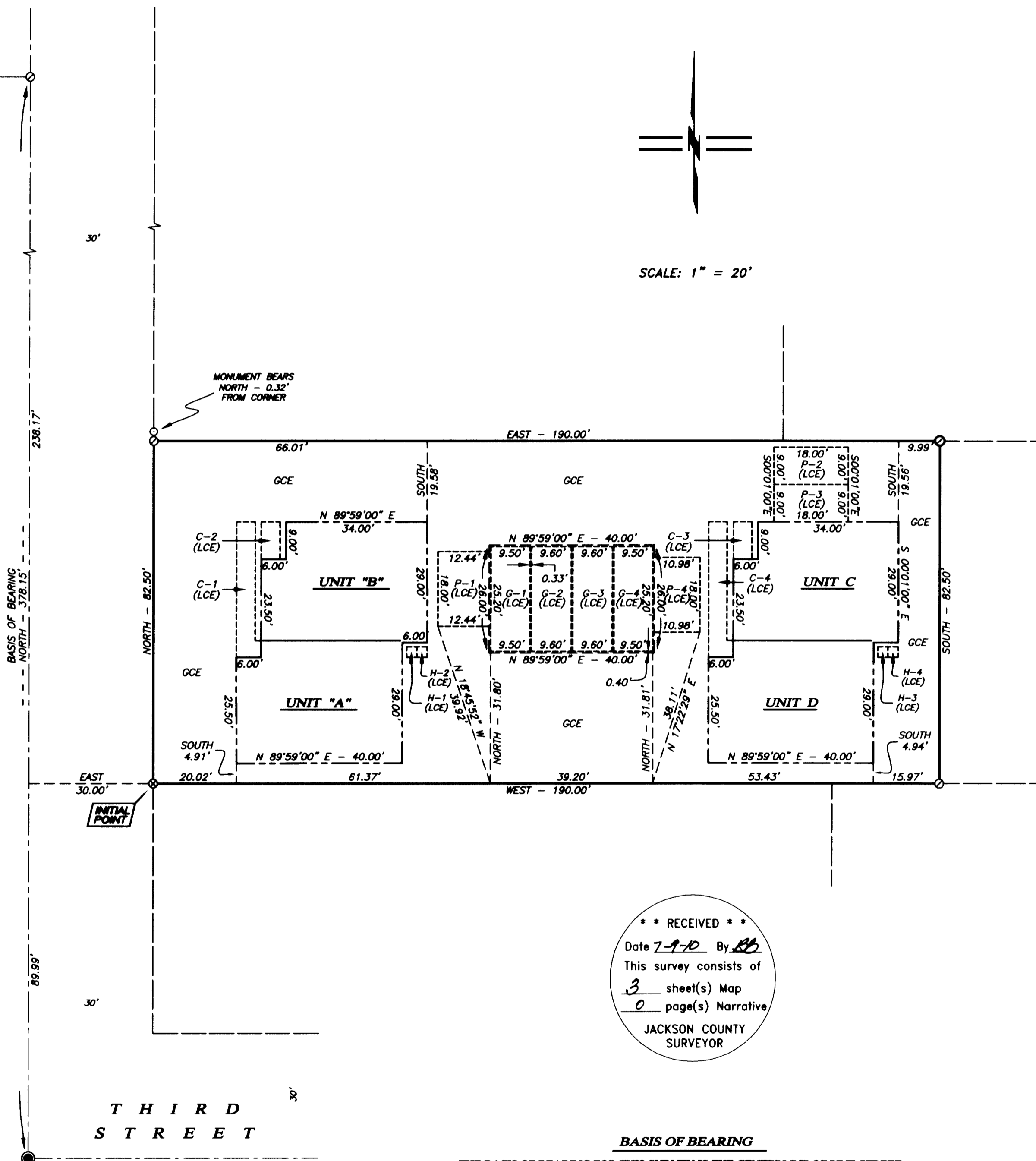
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BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF PINE STREET,  
HAVING A RECORD PLAT BEARING OF NORTH, AS REFERENCED ON SURVEY NO.  
17665, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.



BASIS OF BEARING  
NORTH - 378.15'

INITIAL POINT

T H I R D  
S T R E E T