

CITY OF ASHLAND APPROVAL:

EXAMINED AND APPROVED this 23rd day of February, 2012.

Jan Holman, City Surveyor

JACKSON COUNTY APPROVALS:

EXAMINED AND APPROVED this 11/11 day of 11/11/11, 2011.

County Surveyor

EXAMINED AND APPROVED as required by ORS 100.110 as of MARCH 7, 2012.

William Johnson, Deputy Assessor, Department of Assessment

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

march 7, 2012.

Patty Budzinski, Deputy Tax Collector

DECLARATION

Know all men by these presents that TTW, LLC, an Oregon Limited Liability Company, is the owner in fee of the real property shown on Sheets 2, 3 & 4, more particularly described in the Surveyor's Certificate, and does hereby make, establish and declare that this Plat is a correct representation of the land as laid out by us as THE PRENTISS CONDOMINIUM, and does 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 and shall be subject to (1) the Declaration of Condominium Ownership for The Prentiss Condominium and (2) the By-Laws of the Association of Unit Owners of The Prentiss Condominium to be recorded simultaneously with this Plat. TTW, LLC does hereby dedicate to the City of Ashland for public use the Public Utility Easement (PUE) as shown on Sheet 3.

SIDNEY THOMPSON, BROWN, Co-Trustee Lou-Sid Trust UAD August 14, 2006 sole member of TTW, LLC

STATE OF OREGON) COUNTY OF JACKSON)

PERSONALLY appeared the above named Sidney Thompson Brown, Co-Trustee of Lou-Sid Trust UAD August 14, 2006, sole member of TTW, LLC, an Oregon limited liability company and acknowledged the foregoing instrument to be her voluntary act and deed.

Dated this 23rd day of February, 2012.

Senya Watkins, Notary Public - Oregon Commission No. 421421 My Commission Expires nov 21 2012.

THE PRENTISS CONDOMINIUM

Lots 11 & 12, Block "C" RAILROAD ADDITION & in the N.E. 1/4 of Sec. 9, T.39 S., R.1 E., W.M. City of Ashland Jackson County, Oregon

Table with 2 columns: SHEET # and DESCRIPTION. Includes SIGNATURE SHEET, OVERALL VIEW, UNIT PLAN VIEWS, and UNIT ELEVATION VIEWS.

SURVEY FOR:

TTW, LLC 117 ALMOND STREET ASHLAND, OR 97520

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS P.O. BOX 1947 PHOENIX, OREGON 97535 PHONE: (541) 772-2782 EMAIL: LJFRIAR@CHARTER.NET

DATE:

DECEMBER 19, 2012

DECLARANT ADDRESS:

TTW, LLC 117 ALMOND STREET ASHLAND, OR 97520

RECORDING

Filed for record this 7th day of March, 2012, at 1:54 o'clock P.M., and recorded in Volume 38, of Plats at Page 2, of records of Josephine County, Oregon & Document No. 2012-006843, ORJCO.

Christine D. Walker, County Clerk; Carmen D. Helman, Deputy

Declaration of Condominium Ownership, Covenants, Conditions and Restrictions recorded as Doc. 2012-006844, ORJCO.

By-Laws of the Association of Unit Owners of The Prentiss Condominium recorded as Doc. 2012-006844, ORJCO.

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:

Lots 11 and 12, Block "C" RAILROAD ADDITION, in the City of Ashland, Jackson County, Oregon, according to the official plat thereof, now of record.

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, except as noted.

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

PURPOSE: To survey the exterior boundary and depict the Unit, LCE and GCE boundaries of THE PRENTISS CONDOMINIUM, being in Lots 11 & 12, Block "C" of the RAILROAD ADDITION in the City of Ashland.

PROCEDURE: From control and monuments established by and tied to during FS13071 & 17332, made ties to monuments per FS20221, which I held for the exterior boundary, and improvements as shown hereon. The existing control was elevated to match City of Ashland BM # 63 (NGVD 1929 ADJUSTED). Ties were made using Trimble R6 G.P.S. receivers and Nikon Auto Level.

REGISTERED PROFESSIONAL LAND SURVEYOR James E. Hibbs, OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWAL DATE 6-30-13

RECEIVED DATE 3-7-12 BY This survey consists of: 4 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

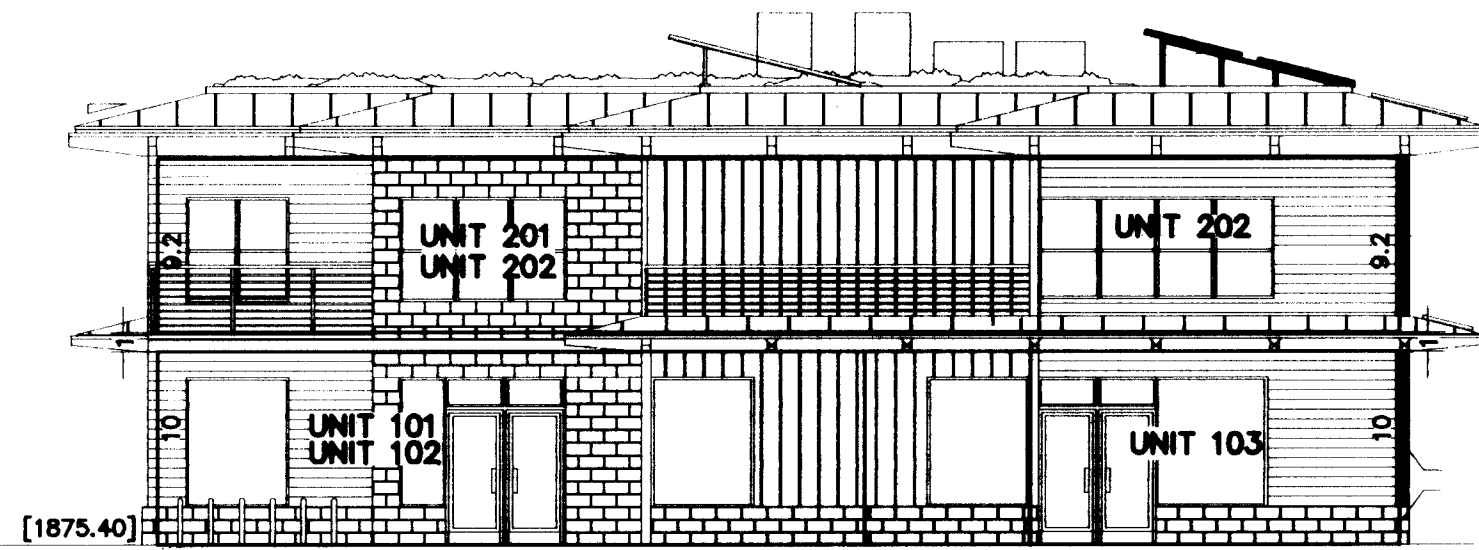
I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT. James E. Hibbs SURVEYOR

**THE PRENTISS CONDOMINIUM**  
 Lots 11 & 12, Block "C" RAILROAD ADDITION &  
 in the N.E. 1/4 of Sec. 9, T.39 S., R.1 E., W.M.  
 City of Ashland Jackson County, Oregon

**SURVEY FOR:**  
 TTW, LLC  
 117 ALMOND STREET  
 ASHLAND, OR 97520

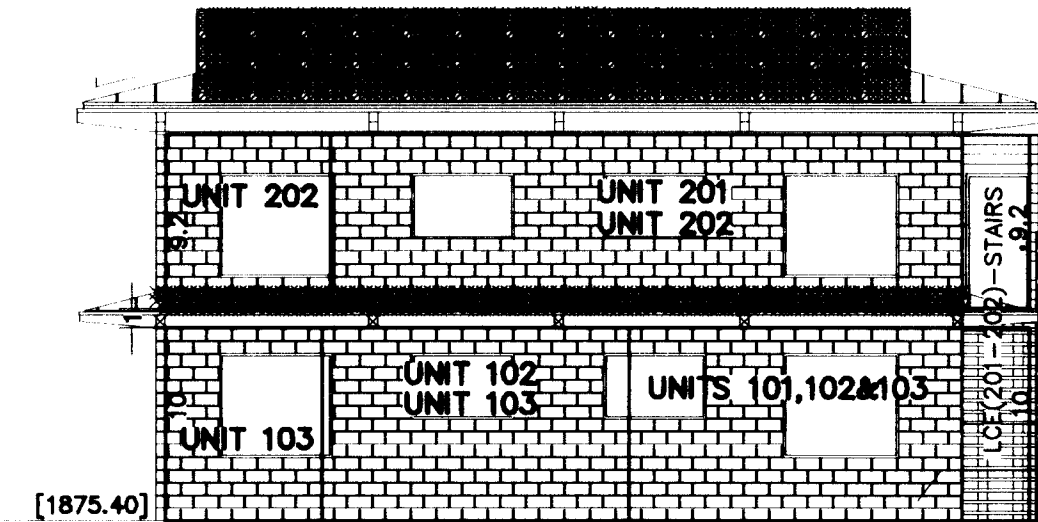
**SURVEY BY:**  
 L.J. FRIAR & ASSOCIATES, P.C.  
 CONSULTING LAND SURVEYORS  
 P.O. BOX 1947  
 PHOENIX, OREGON 97535  
 PHONE: (541) 772-2782  
 EMAIL: LJFRIAR@CHARTER.NET

**DATE:**  
 DECEMBER 19, 2012



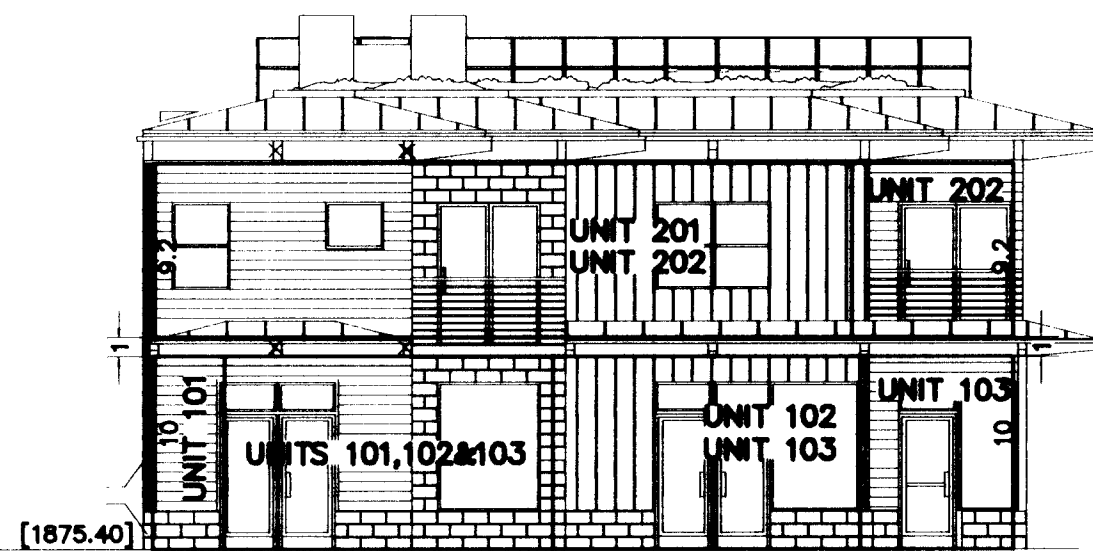
**WEST SIDE VIEW**

NOTE REGARDING GROUND FLOOR UNITS:  
 THE UNIT BOUNDARIES AND AREAS SHOWN HEREON ARE TO THE FACE OF STUD WALLS, BOTTOM OF CEILING JOISTS AND TOP OF CONCRETE FLOOR AND INCLUDES WINDOW AND WINDOW FRAMES. SEE DECLARATION FOR FURTHER DETAILS ON UNIT OWNERSHIP BOUNDARIES. THE AREAS SHOWN ARE NOT INTENDED TO BE USED FOR PURPOSES OF ADVERTISING THE UNITS FOR SALE.

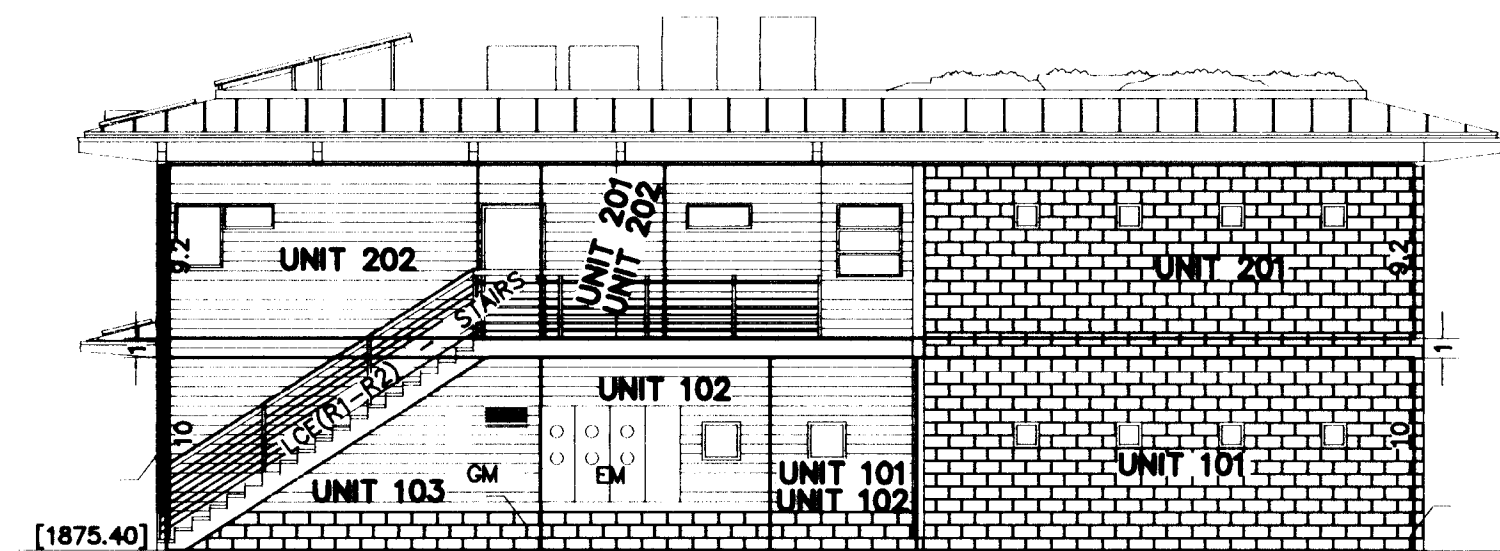


**SOUTH SIDE VIEW**

NOTE REGARDING GROUND FLOOR UNITS:  
 THE UNIT BOUNDARIES AND AREAS SHOWN HEREON ARE TO THE FACE OF STUD WALLS, BOTTOM OF CEILING JOISTS AND TOP OF CONCRETE FLOOR AND INCLUDES WINDOW AND WINDOW FRAMES. SEE DECLARATION FOR FURTHER DETAILS ON UNIT OWNERSHIP BOUNDARIES. THE AREAS SHOWN ARE NOT INTENDED TO BE USED FOR PURPOSES OF ADVERTISING THE UNITS FOR SALE.



**NORTH SIDE VIEW**



**EAST SIDE VIEW**



SEE LEGEND ON SHEET 2

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, 1986  
 JAMES E. HIBBS  
 2234  
 RENEWAL DATE 6-30-13

RECEIVED  
 DATE 3-7-12 BY [Signature]  
 This survey consists of:  
 4 sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

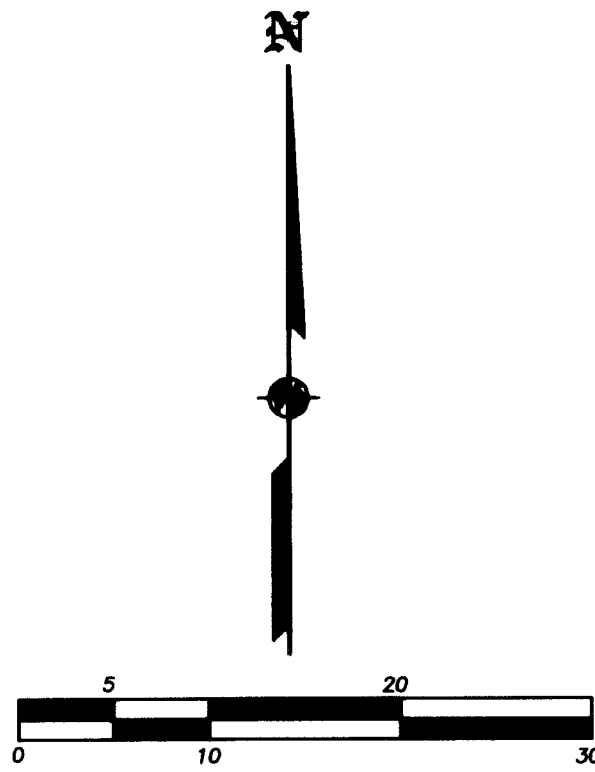
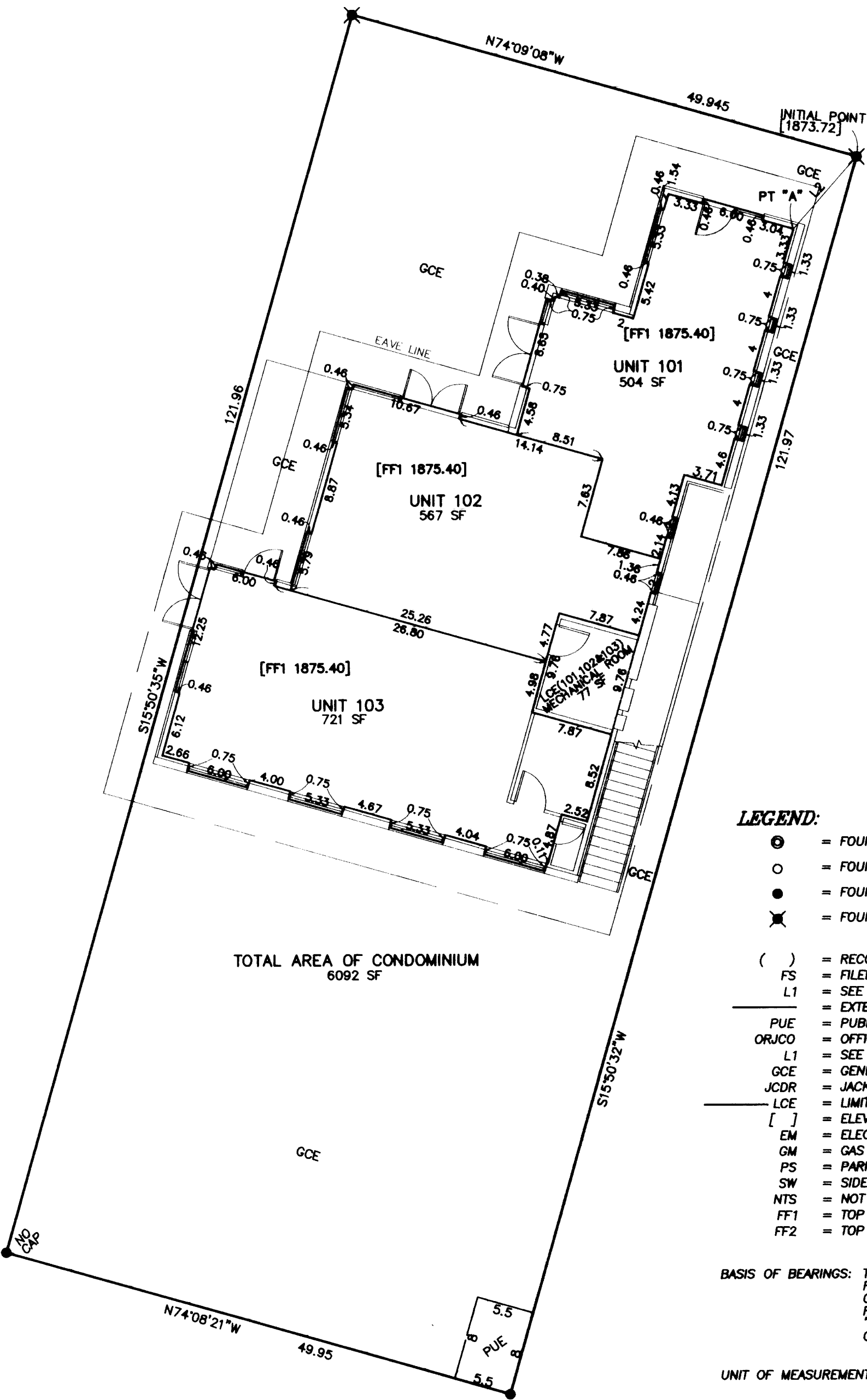
GROUND FLOOR PLAN VIEW

THE PRENTISS CONDOMINIUM  
Lots 11 & 12, Block "C" RAILROAD ADDITION &  
in the N.E. 1/4 of Sec. 9, T.39 S., R.1 E., W.M.  
City of Ashland Jackson County, Oregon

SURVEY FOR:  
TTW, LLC  
117 ALMOND STREET  
ASHLAND, OR 97520

SURVEY BY:  
L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
P.O. BOX 1947  
PHOENIX, OREGON 97535  
PHONE: (541) 772-2782  
EMAIL: LJFRIAR@CHARTER.NET

DATE:  
DECEMBER 19, 2012



COURSE DATA TABLE

NUM	DISTANCE	BEARING
L1	8.00	S74°09'36"E
L2	9.14	S41°23'09"W

NOTE ON UNIT BEARINGS:  
N-S BEARINGS = N15°51'10"E  
E-W BEARINGS = S74°08'50"E

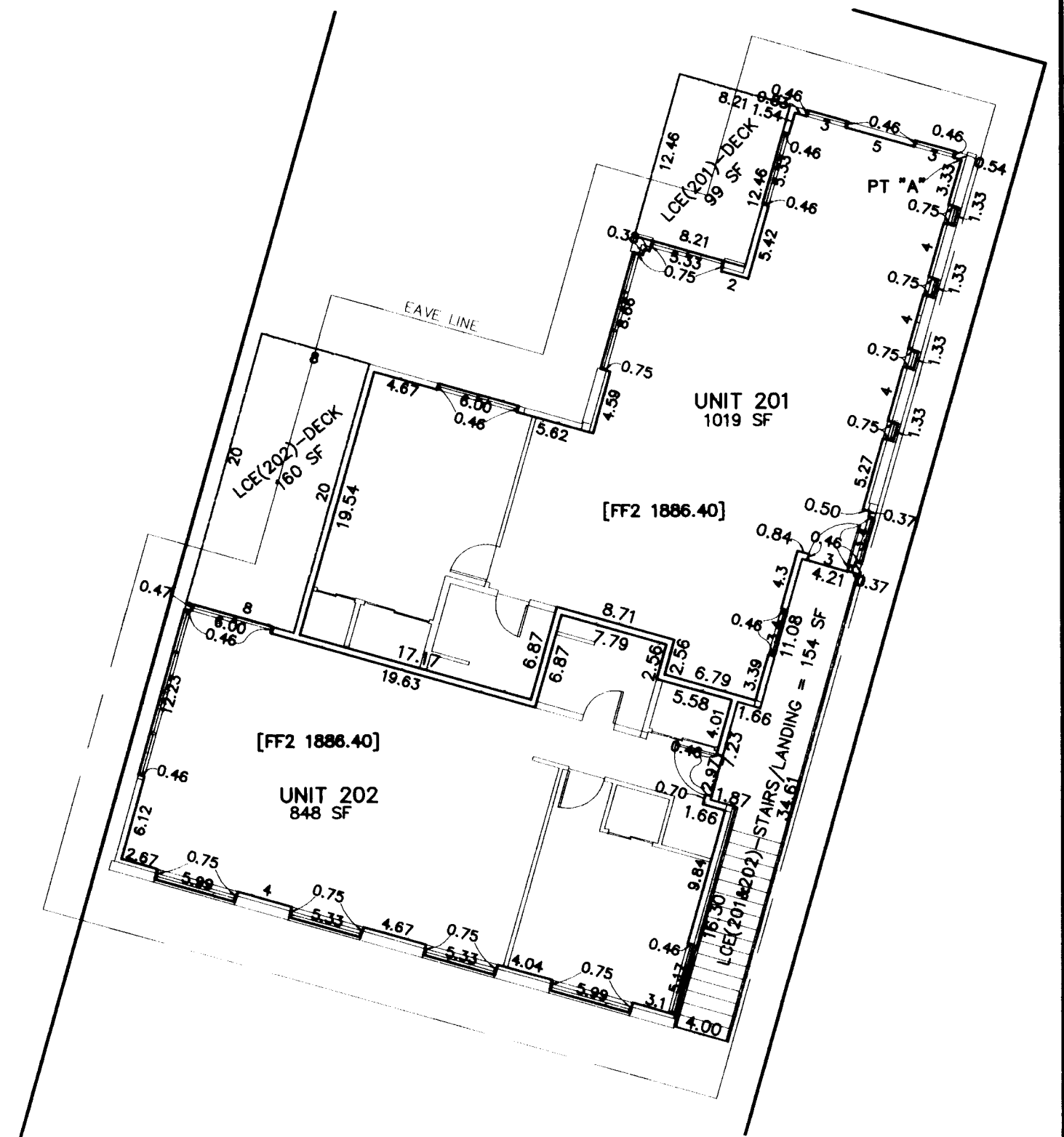
LEGEND:

- ⊙ = FOUND MONUMENT IN MONUMENT WELL AS SHOWN FOR STREET INTERSECTION.
- = FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. PER FS13071 OR 17332.
- = FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. PLS2653 ALSPACH PER FS20221.
- ⊗ = FOUND BRASS WASHER MKD. PLS2653 IN LEAD PLUG IN SIDEWALK PER FS20221.
- ( ) = RECORD DATA PER RAILROAD ADDITION TO THE TOWN OF ASHLAND PLAT.
- FS = FILED SURVEY #.
- L1 = SEE COURSE DATA TABLE.
- = EXTERIOR BUILDING LINE = UNIT BOUNDARY.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- ORJCO = OFFICIAL RECORDS OF JOSEPHINE COUNTY, OREGON.
- L1 = SEE COURSE DATA TABLE.
- GCE = GENERAL COMMON ELEMENT.
- JCDR = JACKSON COUNTY DEED RECORDS.
- LCE = LIMITED COMMON ELEMENT.
- [ ] = ELEVATION BASED ON ASHLAND BM #63.
- EM = ELECTRICAL METERS.
- GM = GAS METERS.
- PS = PARKING SPACE.
- SW = SIDEWALK.
- NTS = NOT TIED THIS SURVEY.
- FF1 = TOP OF CONCRETE FLOOR & UNIT BOUNDARY.
- FF2 = TOP OF FLOOR JOISTS & UNIT BOUNDARY.

BASIS OF BEARINGS: TRUE BEARING AT THE N-S- CENTERLINE OF SECTION 9 AS DERIVED FROM THE NOAA NET ESTABLISHED IN 1968 AND ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE LINE FOR BEARING CONTROL WAS TAKEN FROM CENTERLINE MONUMENTS ALONG "4TH" STREET AND AS REFERENCED ON SURVEY NO. 13071 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

UNIT OF MEASUREMENT: FEET SCALE: SHEET 2: 1"= 40' SHEETS 3 & 4: 1"=10'

SECOND FLOOR PLAN VIEW



NOTE REGARDING SECOND FLOOR UNITS:  
THE UNIT BOUNDARIES AND AREAS SHOWN HEREON ARE TO THE FACE OF STUD WALLS, BOTTOM OF CEILING JOISTS AND TOP OF FLOOR JOISTS AND INCLUDES WINDOWS AND WINDOW FRAMES. SEE DECLARATION FOR FURTHER DETAILS ON UNIT OWNERSHIP BOUNDARIES. THE AREAS SHOWN ARE NOT INTENDED TO BE USED FOR PURPOSES OF ADVERTISING THE UNITS FOR SALE.

NOTE REGARDING GROUND FLOOR UNITS:  
THE UNIT BOUNDARIES AND AREAS SHOWN HEREON ARE TO THE FACE OF STUD WALLS, BOTTOM OF CEILING JOISTS AND TOP OF CONCRETE FLOOR AND INCLUDES WINDOW AND WINDOW FRAMES. SEE DECLARATION FOR FURTHER DETAILS ON UNIT OWNERSHIP BOUNDARIES. THE AREAS SHOWN ARE NOT INTENDED TO BE USED FOR PURPOSES OF ADVERTISING THE UNITS FOR SALE.

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
James E. Hills  
OREGON  
JULY 17, 1988  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-13

\*\* RECEIVED \*\*  
DATE 3-7-12 BY [Signature]  
This survey consists of:  
4 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

# THE PRENTISS CONDOMINIUM

Lots 11 & 12, Block "C" RAILROAD ADDITION &  
in the N.E. 1/4 of Sec. 9, T.39 S., R.1 E., W.M.  
City of Ashland Jackson County, Oregon

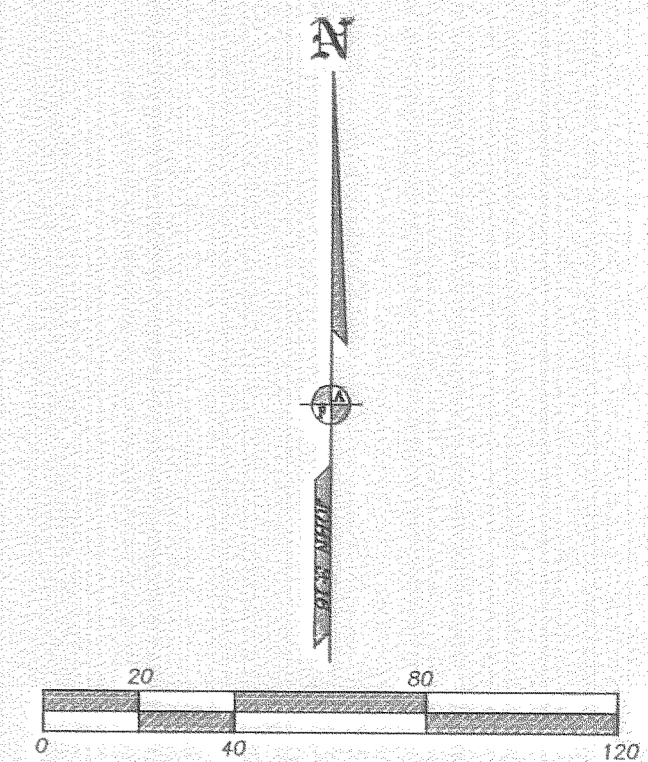
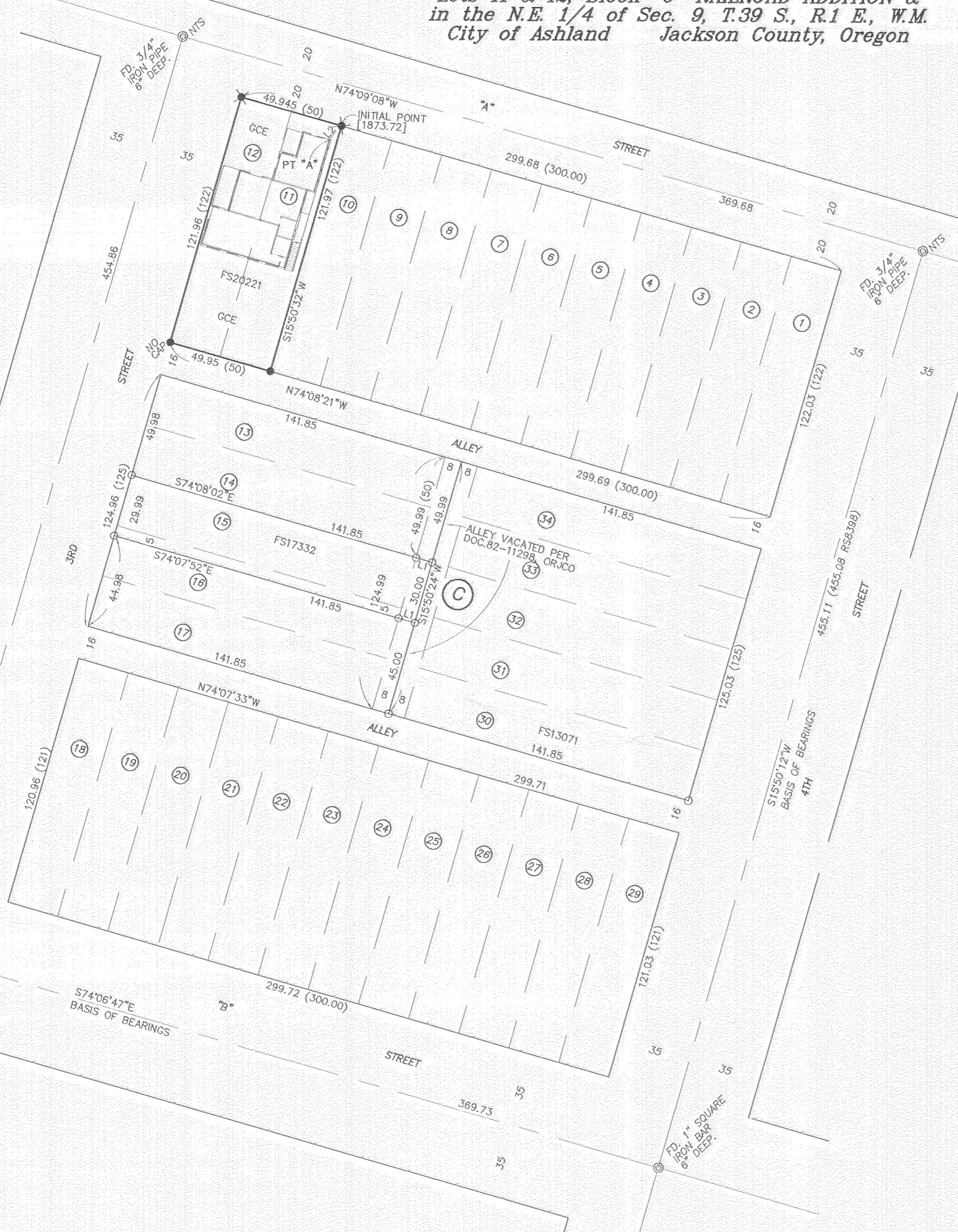
**SURVEY FOR:**  
TTW, LLC  
117 ALMOND STREET  
ASHLAND, OR 97520

**SURVEY BY:**  
L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
P.O. BOX 1947  
PHOENIX, OREGON 97535  
PHONE: (541) 772-2782  
EMAIL: LJFRIAR@CHARTER.NET

**DATE:**  
DECEMBER 19, 2012

**COURSE DATA TABLE**

NUM	DISTANCE	BEARING
L1	8.00	S74°09'36"E
L2	9.14	S41°23'09"W



**LEGEND:**

- ⊙ = FOUND MONUMENT IN MONUMENT WELL AS SHOWN FOR STREET INTERSECTION.
- = FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. PER FS13071 OR 17332.
- = FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. PLS2653 ALSPACH PER FS20221.
- ⊗ = FOUND BRASS WASHER MKD. PLS2653 IN LEAD PLUG IN SIDEWALK PER FS20221.
- ( ) = RECORD DATA PER RAILROAD ADDITION TO THE TOWN OF ASHLAND PLAT.
- FS = FILED SURVEY #.
- L1 = SEE COURSE DATA TABLE.
- = EXTERIOR BUILDING LINE = UNIT BOUNDARY.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- ORJCO = OFFICIAL RECORDS OF JOSEPHINE COUNTY, OREGON.
- L1 = SEE COURSE DATA TABLE.
- GCE = GENERAL COMMON ELEMENT.
- JCDR = JACKSON COUNTY DEED RECORDS.
- LCE = LIMITED COMMON ELEMENT.
- [ ] = ELEVATION BASED ON ASHLAND BM #63.
- EM = ELECTRICAL METERS.
- GM = GAS METERS.
- PS = PARKING SPACE.
- SW = SIDEWALK.
- NTS = NOT TIED THIS SURVEY.
- FF1 = TOP OF CONCRETE FLOOR & UNIT BOUNDARY.
- FF2 = TOP OF FLOOR JOISTS & UNIT BOUNDARY.

**BASIS OF BEARINGS:** TRUE BEARING AT THE N-S- CENTERLINE OF SECTION 9 AS DERIVED FROM THE NOAA NET ESTABLISHED IN 1968 AND ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE LINE FOR BEARING CONTROL WAS TAKEN FROM CENTERLINE MONUMENTS ALONG "4TH" STREET AND AS REFERENCED ON SURVEY NO. 13071 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

UNIT OF MEASUREMENT: FEET      SCALE: SHEET 2: 1"= 40'    SHEETS 3 & 4: 1"=10'

391E09AB TL10100

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.  
*James E. Hibbs*  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
*James E. Hibbs*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-13

\*\* RECEIVED \*\*

DATE 3-7-12 BY 48

This survey consists of:  
4 sheet(s) Map  
0 page(s) Narrative

JACKSON COUNTY SURVEYOR

SHEET 2 OF 4    11190FM