### **DECLARATION**

KNOW ALL PERSONS BY THESE PRESENTS, THAT MICHAEL DONOVAN, DAVID TAUB AND THE OREGON SHAKESPEARE FESTIVAL ASSOCIATION, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED AND DO HEREBY DECLARE THAT THE PROPERTY AND IMPROVEMENTS HEREIN CALLED "CAMPS BUILDING 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.

CYNTHIA RIDER, EXECUTIVE DIRECTOR

OREGON SHAKESPEARE FESTIVAL ASSOCIATION

STATE OF OREGON JACKSON COUNTY

**ACKNOWLEDGEMENT** 

PERSONALLY APPEARED THE ABOVE NAMED MICHAEL DONOVAN, THIS 25 DAY OF 210T LM DAY 2014, AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND

NOTARY SIGNATURE DAWN CALAWILL COMMISSION NO. 929834 MY COMMISSION EXPIRES 06/25/2018

### **ACKNOWLEDGEMENT**

STATE OF OREGON JACKSON COUNTY )



PERSONALLY APPEARED THE ABOVE NAMED DAVID TAUB,
THIS AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND

NOTARY PUBLIC - OREGON \_ Tonua L. Anderson 428134 COMMISSION NO. \_\_\_

MY COMMISSION EXPIRES \_\_ 6.22. 2015

# **ACKNOWLEDGEMENT**

STATE OF OREGON JACKSON COUNTY )

PERSONALLY APPEARED THE ABOVE NAMED CYNTHIA RIDER, EXECUTIVE DIRECTOR, THIS TAY OF AND AUTHORITY OF OREGON SHAKESPEARE FESTIVAL ASSOCIATION, AND ACKNOWLEDGED THE FORGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Jenya L. arderson NOTARY PUBLIC - OREGON Tonya L. Anderson 42815A7 COMMISSION NO. \_\_\_

MY COMMISSION EXPIRES 6.22.2015

OFFICIAL SEAL TONYA L ANDERSON NOTARY PUBLIC-OREGON COMMISSION NO. 458724 MY COMMISSION EXPIRES JUNE 22, 2015

OFFICIAL SEAL
TONYA L ANDERSON

NOTARY PUBLIC-OREGON COMMISSION NO. 458724

MY COMMISSION EXPIRES JUNE 22, 2015

## 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 "CAMPS BUILDING CONDOMINIUM", FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS AND THE BUILDINGS AND THAT CONSTRUCTION OF THE UNITS AND 

> Show Morning SHAWN KAMPMANN, PLS 2883

Assessor's Map No. 39 1E 09 BB, Tax Lot 14500

# CAMPS BUILDING CONDOMINIUM

LYING SITUATE WITHIN

NORTHWEST QUARTER OF SECTION 9 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN CITY OF ASHLAND, JACKSON COUNTY, OREGON

## MICHAEL DONOVAN, DAVID TAUB & OREGON SHAKESPEARE FESTIVAL

50 East Main Street Ashland, Oregon

### SHEET INDEX

SHEET 1 APPROVALS AND CERTIFICATIONS SHEET 2 PLAT BOUNDARY SHEET 3 PLAN VIEW - FIRST FLOOR SHEET 4 PLAN VIEW - SECOND FLOOR SHEET 5 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, THIS SAUD PLAT BATTE DESCRIPTION OF THE BOUNDARY I DESCRIPTION OF THE POLICY AND A DESCRIPTION OF TH AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

ALL OF TRACT A AND TRACT B DESCRIBED WITHIN INSTRUMENT NO. 94-11143 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON, TOGETHER WITH THAT BOUNDARY LINE AGREEMENT DESCRIBED WITHIN INSTRUMENT NO. 95-03446 OF SAID RECORDS, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

COMMENCING AT THE CENTERLINE INTERSECTION OF MAIN STREET AND OAK STREET IN THE CITY OF ASHLAND, AS DESIGNATED ON THE OFFICIAL MAP OF THE CITY OF ASHLAND ADOPTED BY THE CITY COUNCIL ON NOVEMBER 5, 1888; THENCE SOUTH 03°20'00" EAST, 45.35 FEET (DEED RECORD SOUTH 03°23' EAST, 45.50 FEET) TO THE NORTHEASTERLY CORNER OF TRACT A OF THE LAND DESCRIBED WITHIN INSTRUMENT NO. 94-11143 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON, THE INITIAL POINT OF BEGINNING, FROM WHICH A TWO INCH BRONZE DISK WITNESS CORNER REFERENCE MONUMENT BEARS NORTH 21°34'56" EAST, 0.50 FEET THEREFROM; THENCE SOUTH 21°34'56" WEST, ALONG THE NORTHEASTERLY LINE OF SAID TRACT A AND IT'S PROLONGATION THEREOF, A DISTANCE OF 102.28 FEET (DEED RECORD SOUTH 21°33' WEST, 100.20 FEET) TO A NAIL AND BRASS WASHER ON THE NORTH LINE OF AN ALLEY DESCRIBED WITHIN VOLUME 56, PAGE 150 OF THE DEED RECORDS IN SAID COUNTY; THENCE NORTH 56°11' 00" WEST, ALONG THAT BOUNDARY LINE AGREEMENT DESCRIBED WITHIN INSTRUMENT NO. 95-03446 OF SAID OFFICIAL RECORDS, A DISTANCE OF 46.95 FEET (DEED RECORD NORTH 56°11'17" WEST, 46.91 FEET) TO A NAIL AND BRASS WASHER; THÈNCE NORTH 21°40'26" EAST, CONTINUING ALONG SAID BOUNDARY LINE AGREEMENT, A DISTANCE OF 93.68 FEET (DEED RECORD NORTH 21°40'44" EAST, 93.68 FEET) TO THE SOUTHERLY LINE OF THAT STRIP OF LAND DESCRIBED WITHIN VOLUME 50, PAGE 272 OF SAID DEED RECORDS, FROM WHICH A NAIL AND BRASS WASHER WITNESS CORNER REFERENCE MONUMENT BEARS NORTH 21°40'26" EAST, 0.50 FEET THEREFROM; THENCE SOUTH 66°43'07" EAST, ALONG SAID DESCRIBED STRIP, A DISTANCE OF 45.76 FEET (DEED RECORD SOUTH 66°51' EAST, 45.63 FEET TO THE INITIAL

CONTAINING 4,489 SQUARE FEET OR 0.10 ACRES, MORE OR LESS.

### **SURVEY NOTES:**

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.

- INTERST OF ADJOINING OWNER IN AN UNDIVIDED ONE-HALF INTEREST IN AND TO THE EASTERLY WALL, AND GROUND THEREUNDER, OF BUILDING ON SAID PREMISES; THE WALL THEREON BEING SUBJECT TO PARTY WALL AGREEMENT RECORDED IN VOLUME 50 AND PAGE 460, DEED RECORDS OF JACKSON COUNTY, OREGON. (AFFECTS PORTION OF TRACT A)
- 2. RIGHT OF WAY FOR STAIRWAY, AND RIGHTS THEREUNDER; SAID STAIRWAY TO ADJOIN THE EASTERLY WALL; GRANTED BY INSTRUMENT RECORDED IN VOLUME 50 AND PAGE 460, DEED RECORDS OF JACKSON COUNTY, OREGON. (AFFECTS PORTION OF TRACT A)
- 3. TERMS AND PROVISIONS OF SUMMARY JUDGEMENT, RENDERED APRIL 24, 1992 IN THE STATE CIRCUIT COURT OF OREGON, FOR JACKSON COUNTY, UNDER CASE NO. 91-1608-L, ENTITLED "ALLEN SANDLER AND SALLY SANDLER, PLAINTIFF, VS. JOAN AUGUSTA BOYDEN, AKA JOAN NEIL BOYDEN, DEFENDANT".

RECORDING INFORMATION: OCTOBER 6, 1993, DOCUMENT NO. 93-33500, OFFICIAL RECORDS

- 4. CO-TENANCY AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BY AND BETWEEN OREGON SHAKESPEARE FESTIVAL ASSOCIATION AND MICHAEL DONOVAN AND DAVID TAUB, RECORDED APRIL 14, 1994 AS DOCUMENT NO, 94-14200, SAID OFFICIAL RECORDS.
- 5. MEMORANDUM OF AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BY AND BETWEEN ALLAN SANDLER, SALLY SANDLER, OREGON SHAKESPEARE FESTIVAL ASSOCIATION, MICHAEL DONOVAN AND DAVID TAUB, RECORDED NOVEMBER 10, 1994 AS DOCUMENT NO, 94-40544, SAID OFFICIAL RECORDS.
- 6. SUBJECT TO ANY ADDITIONAL MATTERS. RESTRICTIONS AND/OR EASEMENTS OVER AND ACROSS THAT PORTION ACQUIRED BY BOUNDARY AGREEMENT RECORDED AS DOCUMENT NO. 95-40544, SAID OFFICIAL RECORDS. (AFFECTS A PORTION ALONG CHAUTAUQUA WALK)

### **APPROVALS**

EXAMINED AND APPROVED THIS 2nd DAY OF October, 2014.

Bradley F. Balm ASHLAND CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 100.110 AS OF THIS 31 " DAY OF October , 2014.

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 100.110 HAVE BEEN PAID AS OF OCt. 3

## **RECORDING:**

FILED FOR RECORD THIS 3/DAY OF CONDEN, 2014 AT /: 55 O'CLOCK MAND RECORDED IN VOLUME 40, PAGE 15,

THE DECLARATION OF CONDOMINIUM OWNERSHIP HAS BEEN RECORDED IN INSTRUMENT NO. 2014 <u>038990</u> OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

THE BYLAWS OF CAMPS BUILDING CONDOMINIUM ASSOCIATION HAVE BEEN RECORDED IN INSTRUMENT NO. 2014—07 99 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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

PURPOSE: TO CREATE A CONDOMINIUM PLAT "CAMPS BUILDING CONDOMINIUM" ON THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 94-11143 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 9 IN 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, I SURVEY THE LAND AS SHOWN HEREON. THE SUBJECT PROPERTY BOUNDARY WAS DETERMINED FROM SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE IN THE PERFORMANCE OF SURVEY NO. 19206 AND SURVEY NO. 21437, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON SHAWN KAMPMANN 2883 LS

RENEWAL DATE: 6/30/2015

Date 10-31.14 By 2m This survey consists of 5\_ sheet(s) Map \_\_\_\_ page(s) Narrative, JACKSON COUNTY SURVEYOR

\* \* RECEIVED \* \*

POLARIS LAND SURVEYING LLC

P.O. BOX 459 ASHLAND, OREGON 97520 (541) 482-5009

SURVEYED BY:

DATE: MARCH 4, 2014 PROJECT NO. 530-09

FILE: SURVEYS\530-09\CAMPS CONDOMINIUM.DWG

SHEET 1 of 5

13.80

5.74

(1901.76')

## **ELEVATIONS**

# CAMPS BUILDING CONDOMINIUM

LYING SITUATE WITHIN

NORTHWEST QUARTER OF SECTION 9 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN CITY OF ASHLAND, JACKSON COUNTY, OREGON

## MICHAEL DONOVAN, DAVID TAUB & OREGON SHAKESPEARE FESTIVAL

50 East Main Street Ashland, Oregon

## **LEGEND**

EXTERIOR WALL LINE **UNIT BOUNDARY** LCE BOUNDARY LCELIMITED COMMON ELEMENT ACCESS AREA LCE ASSOCIATED WITH A-LCE UNIT (TYPICAL) STORAGE AREA LCE ASSOCIATED WITH UNIT (TYPICAL)

S-LCE (1901.06') UNIT BOUNDARY ELEVATION (TYPICAL)

### **NOTES**

1) ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

2) THE HORIZONTAL UNIT DIMENSIONS ARE MEASURED TO INSIDE OF THE EXPOSED MASONRY AND THE WOOD STUD FRAMED WALLS.
3) UNIT ELEVATIONS SHOWN ARE AS FOLLOWS:

(A) TOP OF CONCRETE SLAB FOR FIRST FLOOR LOWER LIMITS.

(C) TOP OF SUBFLOOR FOR SECOND FLOOR LOWER LIMITS. (D) BOTTOM OF CEILING JOISTS OR BOTTOM OF SKYLIGHT FRAME

4) ALL OF THE LAND IS GCE EXCEPT FOR UNITS AND LCE'S SHOWN

BENCHMARK NO. 42, A 3 1/2" DIAMETER BRASS CAP SET IN THE TOP OF A GRANITE BOULDER NEAR THE ENTRANCE TO LITHIA PARK. BENCHMARK ELEVATION = 1895.088 FEET, BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, ADJUSTED IN 1956 (NGVD 29/56).

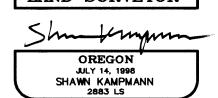
(B) BOTTOM OF WOOD TRUSSES FOR FIRST FLOOR UPPER LIMITS.

FOR SECOND FLOOR UPPER LIMITS.

5) THE VERTICAL CONTROL FOR THIS SURVEY IS THE CITY OF ASHLAND

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





RENEWAL DATE: 6/30/2015

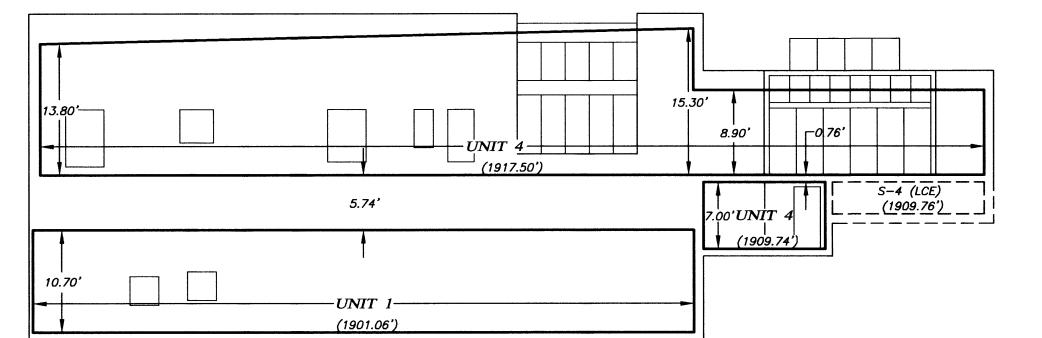
SURVEYED BY:

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

> DATE: MARCH 4, 2014 PROJECT NO. 530-09

## FILE: SURVEYS\530-09\CAMPS CONDOMINIUM.DWG

SHEET 5 of 5



# NORTHERLY ELEVATION

10.00

10.70

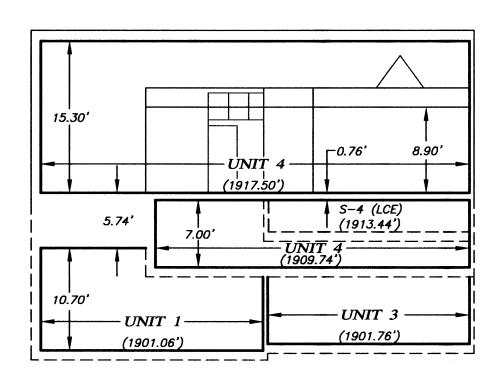
UNIT 4

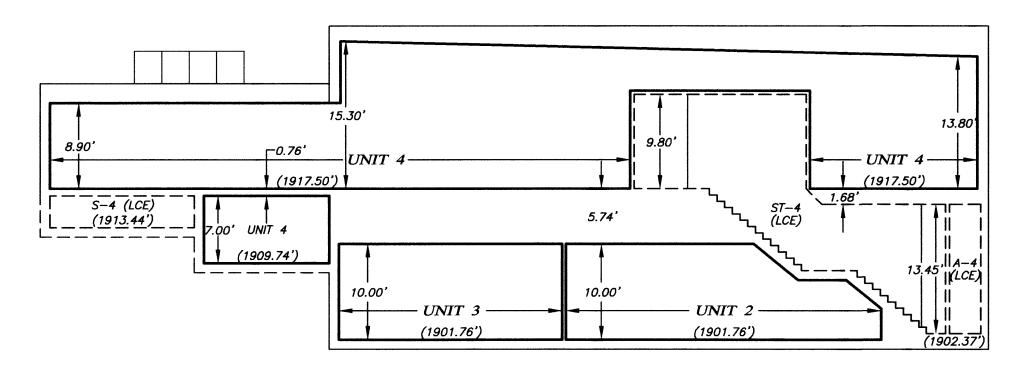
(1917.50')-

5.74

JNIT I

# WESTERLY ELEVATION

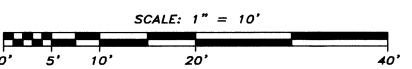




## EASTERLY ELEVATION

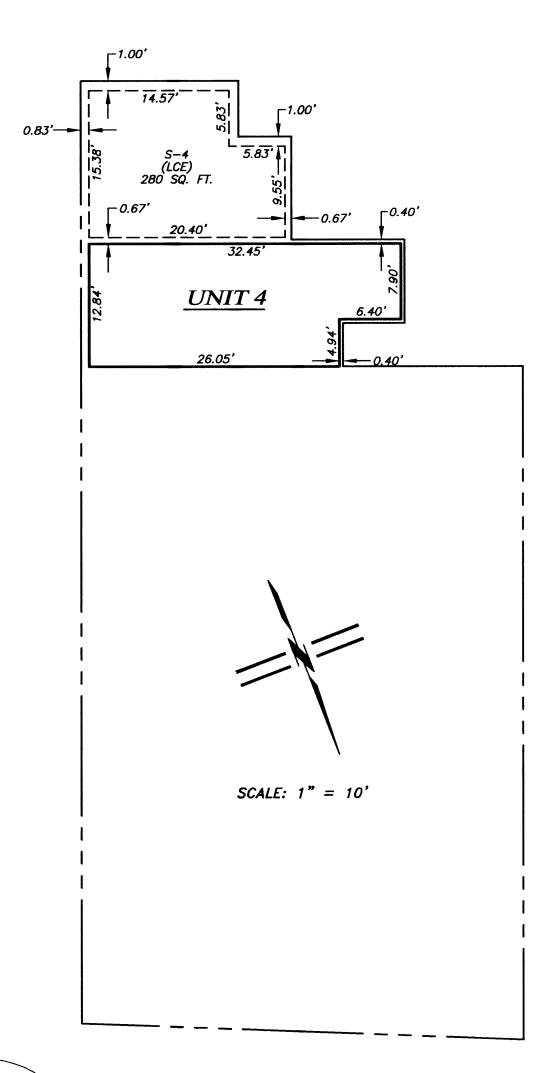
# \* RECEIVED \* Date 10.31.14 By Zng This survey consists of 5\_ sheet(s) Map \_\_\_ page(s) Narrative/ JACKSON COUNTY SURVEYOR

SOUTHERLY ELEVATION

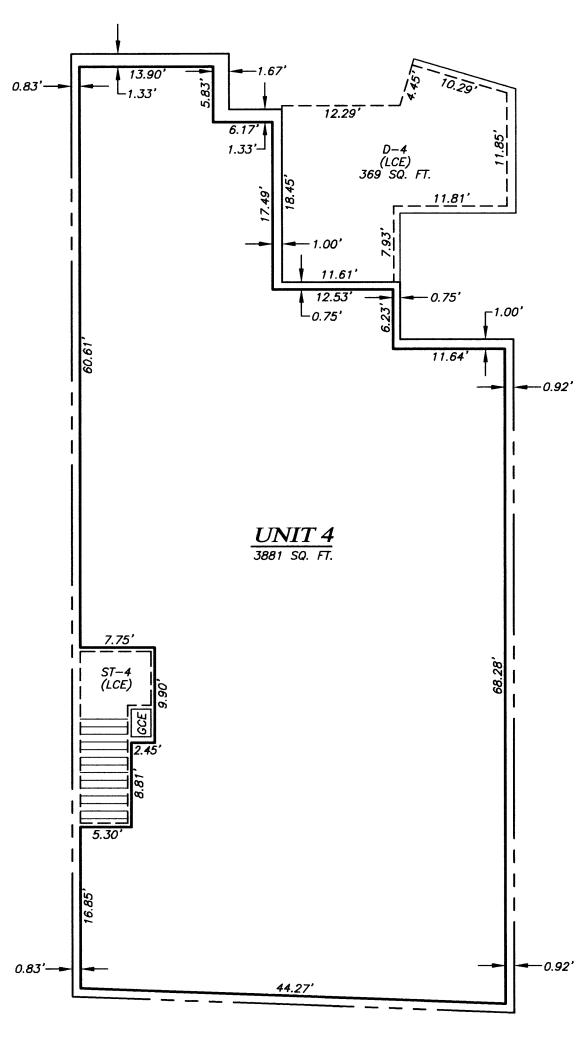


Assessor's Map No. 39 1E 09 BB, Tax Lot 14500

## INTERMEDIATE AND SECOND FLOOR PLAN VIEW







SECOND LEVEL

# CAMPS BUILDING CONDOMINIUM

LYING SITUATE WITHIN

NORTHWEST QUARTER OF SECTION 9 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN CITY OF ASHLAND, JACKSON COUNTY, OREGON

# MICHAEL DONOVAN, DAVID TAUB & OREGON SHAKESPEARE FESTIVAL

50 East Main Street Ashland, Oregon

## **LEGEND**

PROPERTY LINE EXTERIOR WALL LINE **UNIT BOUNDARY** LCE BOUNDARY **LCE** LIMITED COMMON ELEMENT

SQUARE FEET SQ. FT. ST-LCE STAIRWAY AREA LCE

DECK AREA LCE ASSOCIATED WITH UNIT

### **NOTES**

1) ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. 2) EXTERIOR BUILDING DIMENSIONS ARE MEASURED TO THE OUTSIDE OF THE MASONRY WALLS.

3) INTERIOR HORIZONTAL UNIT DIMENSIONS ARE MEASURED TO THE INSIDE FACE OF THE MASONRY WALL ALONG THE EXTERIOR BUILDING PERIMETER AND THE FACE OF THE INTERIOR WOOD OR METAL STUD FRAMED WALLS WITHIN THE INTERIOR OF THE

4) ALL OF THE LAND IS GCE EXCEPT FOR UNITS AND LCE'S AS SHOWN HEREON.

UNIT AREA TABLE		
UNIT #	AREA DESIGNATION	SQUARE FOOTAGE
UNIT 4	INTERMEDIATE FLOOR	385 SQ. FT.
UNIT 4	SECOND FLOOR	3496 SQ. FT.
UNIT 4	TOTAL	3881 SQ. FT.

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

Show Manymore SURVEYOR !

> REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 14, 1998 SHAWN KAMPMANN 2883 LS

RENEWAL DATE: 6/30/2015

SURVEYED BY:

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

> DATE: MARCH 4, 2014 PROJECT NO. 530-09

FILE: SURVEYS\530-09\CAMPS CONDOMINIUM.DWG

SHEET 4 of 5

Assessor's Map No. 39 1E 09 BB, Tax Lot 14500

\* \* RECEIVED \*

Date 10.31.14 By m

This survey consists of

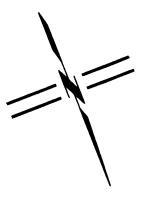
\_\_O\_\_\_ page(s) Narrative/

JACKSON COUNTY SURVEYOR

\_5\_ sheet(s) Map

= POLARIS LAND SURVEYING ===

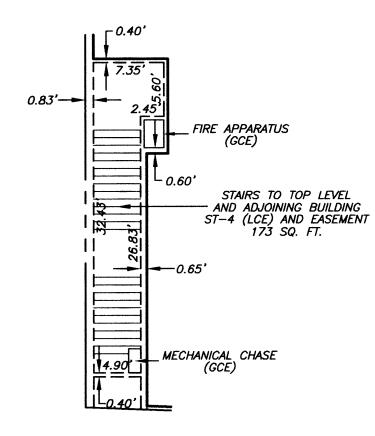
### FIRST FLOOR PLAN VIEW



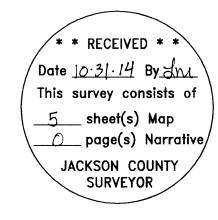
SCALE: 1" = 10'



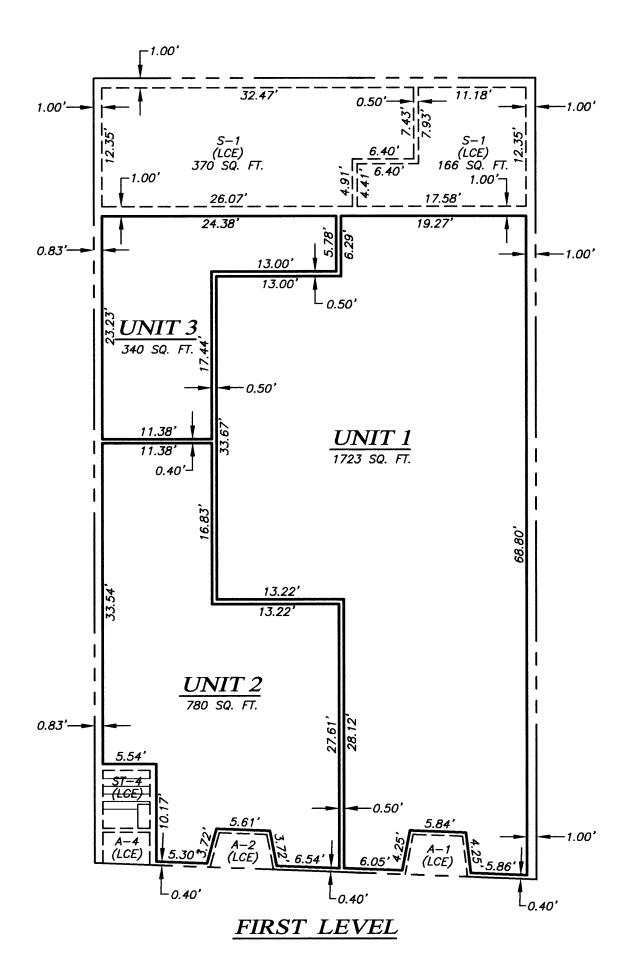
DETAIL OF ACCESS AREAS SCALE: 1" = 8'



**DETAIL OF STAIRWAY** SCALE: 1" = 10'



Assessor's Map No. 39 1E 09 BB, Tax Lot 14500



# CAMPS BUILDING CONDOMINIUM

LYING SITUATE WITHIN

NORTHWEST QUARTER OF SECTION 9 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN CITY OF ASHLAND, JACKSON COUNTY, OREGON

## MICHAEL DONOVAN, DAVID TAUB & OREGON SHAKESPEARE FESTIVAL

50 East Main Street Ashland, Oregon

### **LEGEND**

GCE

PROPERTY LINE EXTERIOR WALL LINE UNIT BOUNDARY GCE BOUNDARY LCE BOUNDARY GENERAL COMMON ELEMENT LIMITED COMMON ELEMENT SQUARE FEET

LCESQ. FT. STAIRWAY AREA LCE ASSOCIATED WITH ST - # UNIT (TYPICAL)

STORAGE AREA LCE ASSOCIATED WITH S - # UNIT (TYPICAL) ACCESS AREA LCE ASSOCIATED WITH A - # UNIT (TYPICAL)

## **NOTES**

1) ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. 2) EXTERIOR BUILDING DIMENSIONS ARE MEASURED TO THE

OUTSIDE OF THE MASONRY WALLS.

3) INTERIOR HORIZONTAL UNIT DIMENSIONS ARE MEASURED TO THE INSIDE FACE OF THE MASONRY WALL ALONG THE EXTERIOR BUILDING PERIMETER AND THE FACE OF THE INTERIOR WOOD OR METAL STUD FRAMED WALLS WITHIN THE INTERIOR OF THE BUILDING.

4) ALL OF THE LAND IS GCE EXCEPT FOR UNITS AND LCE'S AS SHOWN HEREON.

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



PROFESSIONAL LAND SURVEYOR

OREGON JULY 14, 1998 SHAWN KAMPMANN 2883 LS

RENEWAL DATE: 6/30/2015

SURVEYED BY:

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

> DATE: MARCH 4, 2014 PROJECT NO. 530-09

FILE: SURVEYS\530-09\CAMPS CONDOMINIUM.DWG SHEET 3 of 5

