

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT ONE WEST MAIN, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE BUILDING UNIT CREATED BY SUPPLEMENTAL PLAT NO. 1 TO EVERGREEN WAY MASTER CONDOMINIUM, RECORDED ON JULY 24, 2014 AS DOCUMENT NO. 2014-019137 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON. THE DESCRIPTIONS OF THE PROPERTY AND IMPROVEMENTS HEREIN ARE TRUE AND CORRECT, AND ONE WEST MAIN CONDOMINIUM, A REPLAT OF THE BUILDING UNIT IN SUPPLEMENTAL PLAT NO. 1 TO EVERGREEN WAY MASTER CONDOMINIUM IS APPROVED, AND SAID PROPERTY HAS BEEN SUBMITTED TO THE 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 100.627.

Brian McEMORE, MANAGER
ONE WEST MAIN, LLC, AN OREGON LIMITED LIABILITY COMPANY
STEPHEN M. GAMBEE, MANAGER
ONE WEST MAIN, LLC, AN OREGON LIMITED LIABILITY COMPANY
JEFFREY R. BLUM, MANAGER
ONE WEST MAIN, LLC, AN OREGON LIMITED LIABILITY COMPANY

ONE WEST MAIN CONDOMINIUM
A REPLAT OF THE "BUILDING UNIT"
SUPPLEMENTAL PLAT NO. 1

OF
EVERGREEN WAY MASTER CONDOMINIUM
LYING SITUATE WITHIN
NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR
One West Main, LLC
823 Alder Creek Drive
Medford, Oregon 97504

** RECEIVED **
Date 11/25/14 By PB
This survey consists of
8 sheet(s) Map
8 page(s) Narrative
JACKSON COUNTY
SURVEYOR

SHEET INDEX

- SHEET 1 SIGNATURE & CERTIFICATIONS
SHEET 2 CONDOMINIUM PLAT BOUNDARY
SHEET 3 BUILDING PLAN VIEW (FIRST FLOOR)
SHEET 4 BUILDING PLAN VIEW (SECOND FLOOR)
SHEET 5 BUILDING PLAN VIEW (THIRD FLOOR)
SHEET 6 BUILDING PLAN VIEW (FOURTH FLOOR)
SHEET 7 BUILDING ELEVATION VIEWS (8th STREET & MAIN STREET)
SHEET 8 BUILDING ELEVATION VIEWS (FIR ST. & EVERGREEN WAY)

APPROVALS:

EXAMINED AND APPROVED THIS 13 DAY OF November, 2014.

MEDFORD CITY SURVEYOR

TAX COLLECTORS CERTIFICATE:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF NOVEMBER 25TH, 2014.

Anna Crawford, Deputy ASSESSOR 11/25/2014 DATE
Patty Miller, Deputy TAX COLLECTOR 11.25.14 DATE

RECORDING:

FILED FOR RECORD THIS 25th of November, 2014 AT 10:22 O'CLOCK
A.M. AND RECORDED IN VOLUME 420, PAGE 17, OF THE PLAT RECORDS
OF JACKSON COUNTY, OREGON.

Christine D. Walker COUNTY CLERK
Sonya J. Morgan DEPUTY

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

PURPOSE: TO SURVEY "ONE WEST MAIN CONDOMINIUM," A REPLAT OF THE BUILDING UNIT IN SUPPLEMENTAL PLAT NO. 1 TO EVERGREEN WAY MASTER CONDOMINIUM, RECORDED JULY 24, 2014 IN VOLUME 40, PAGE 10 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 21527 FOR SUPPLEMENTAL PLAT NO. 1 TO EVERGREEN WAY MASTER CONDOMINIUM, I SURVEY ONE WEST MAIN CONDOMINIUM AS SHOWN ON THIS PLAT. PROPERTY CORNER MONUMENTS ESTABLISHED FOR EVERGREEN WAY MASTER CONDOMINIUM AND RECOVERED DURING THE PERFORMANCE OF SURVEY NO. 20806 & 21360 BY THIS OFFICE, WERE DESTROYED BY RECENT CONSTRUCTION AND I RE-ESTABLISH THE RECORD CORNER POSITIONS, AS SHOWN HEREON.

SURVEYORS 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 PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES ONE WEST MAIN CONDOMINIUM, SUPPLEMENTAL PLAT NO. 2 TO EVERGREEN WAY MASTER CONDOMINIUM:

BUILDING UNIT OF SUPPLEMENTAL PLAT NO. 1: RECLASSIFICATION OF VARIABLE PROPERTY, TRACT "D" TO EVERGREEN WAY MASTER CONDOMINIUM, AS SET FORTH ON THE PLAT AND DECLARATION RECORDED IN VOLUME 40, PAGE 10 PLAT RECORDS AND DEFINED IN THE RESTATED DECLARATION AND BYLAWS OF THE EVERGREEN WAY MASTER CONDOMINIUM AND PLAT AMENDMENT RECORDED NOVEMBER 7, 2013 IN DOCUMENT NO. 2013-038152 AND BY SUPPLEMENTAL DECLARATION OF THE EVERGREEN WAY MASTER CONDOMINIUM AND SUPPLEMENTAL PLAT NO. 1, RECORDED JULY 24, 2014 IN DOCUMENT NO. 2014-019137 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; SAID EVERGREEN WAY MASTER CONDOMINIUM WAS ORIGINALLY SET FORTH ON THE PLAT AND DECLARATION RECORDED IN VOLUME 34 PAGE 50 AND AMENDED BY PLAT AND DECLARATION RECORDED IN VOLUME 39 PAGE 12 PLAT RECORDS, JACKSON COUNTY, OREGON.

TOGETHER WITH AN UNDIVIDED FRACTIONAL OWNERSHIP OF THE GENERAL COMMON ELEMENTS OF SAID CONDOMINIUM AS SET FORTH IN SAID DECLARATION, AND IN ANY SUBSEQUENT AMENDMENTS, AS APPURTENANT THERETO.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, GENERAL UTILITY AND ACCESS, PARKING AND SECURITY GATES, ELEVATORS AND STAIRWAYS, ACCESS STRIP AND ANY OTHER MATTERS MORE FULLY SET FORTH IN THE RESTATED DECLARATION, RECORDED IN SAID DOCUMENT NO. 2013-038152, AND IN ANY SUBSEQUENT AMENDMENTS, AS APPURTENANT THERETO.

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann

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: AUGUST 18, 2014
PROJECT NO. 786-13

FILE: SURVEYS\786-13\EVERGREEN CONDOMINIUM.DWG SHEET 1 of 8

ACKNOWLEDGEMENTS

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED BRIAN McEMORE, ON THIS 7 DAY OF November, 2014 AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Dena Lyn Smith
NOTARY PUBLIC-OREGON Dena Lyn Smith
COMMISSION NO. 468502
MY COMMISSION EXPIRES: May 17, 2016

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED STEPHEN M. GAMBEE, ON THIS 7 DAY OF November, 2014 AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Dena Lyn Smith
NOTARY PUBLIC-OREGON Dena Lyn Smith
COMMISSION NO. 468502
MY COMMISSION EXPIRES: May 17, 2016

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED JEFFREY R. BLUM, ON THIS 6 DAY OF November, 2014 AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Laurie A. Miller
NOTARY PUBLIC-OREGON Laurie A. Miller
COMMISSION NO. 454372
MY COMMISSION EXPIRES: Jan. 20, 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 ONE WEST MAIN CONDOMINIUM, A REPLAT OF THE BUILDING UNIT OF SUPPLEMENTAL PLAT NO. 1 TO EVERGREEN WAY MASTER CONDOMINIUM, FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS AND THAT THE CONSTRUCTION OF THE BUILDING AS DEPICTED ON THIS PLAT HAS BEEN COMPLETED.

DATED THIS 5th DAY OF November, 2014.

Shawn Kampmann
SHAWN KAMPMANN, PLS 2883

BY A WARRANTY DEED RECORDED AS INSTRUMENT NO. 2013-033789 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, ONE WEST MAIN, LLC, BECAME THE FEE TITLE OWNER OF THE BUILDING UNIT PURSUANT TO SAID DEED AND THE AMENDED AND RESTATED DECLARATION AND BYLAWS OF THE EVERGREEN WAY MASTER CONDOMINIUM, PLAT AMENDMENT AND SUPPLEMENTAL DECLARATION AND SUPPLEMENTAL PLAT NO. 1, RECORDED AS INSTRUMENT NO. 2014-019137 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. "ONE WEST MAIN CONDOMINIUM" IS HEREBY CREATED AS SHOWN HEREON.

Assessor's Map No. 37 1W 30 BC, Tax Lot 80003

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE COMPANY OF OREGON ORDER NO. 7169-2236071, DATED NOVEMBER 5, 2014, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RECORDED IN DOCUMENT NO. 2004-067900, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.
EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES & APPURTENANCES, RECORDED IN DOCUMENT NO. 2007-057276, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.
TERMS, PROVISIONS, COVENANTS, CONDITIONS, DEFINITIONS, OPTIONS, OBLIGATIONS AND RESTRICTIONS CONTAINED IN MASTER CONDOMINIUM DECLARATION AND AS MAY BE CONTAINED IN THE BYLAWS ADOPTED PURSUANT TO SAID DECLARATION, RECORDED IN DOCUMENT NO. 2008-034855, OFFICIAL RECORDS, JACKSON COUNTY, OREGON, AND MODIFICATION AND/OR AMENDMENT BY INSTRUMENT OF FIRST AMENDMENT, RECORDED IN DOCUMENT NO. 2008-034856, AND SPECIAL DECLARANT RIGHTS TRANSFERRED TO ONE WEST MAIN, LLC, BY WARRANTY DEED RECORDED AS DOCUMENT NO. 2013-033789.
THE BY LAWS, INCLUDING THE TERMS AND PROVISIONS THEREOF OF EVERGREEN WAY MASTER CONDOMINIUM RECORDED IN DOCUMENT NO. 2013-038152, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.
REGULATIONS AND ASSESSMENTS OF EVERGREEN WAY MASTER CONDOMINIUM ASSOCIATION, A NON-PROFIT CORPORATION, RECORDED IN DOCUMENT NO. 2013-038152, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.
REGULATIONS AND ASSESSMENTS OF EVERGREEN WAY BUILDING ASSOCIATION RECORDED IN DOCUMENT NO. 2013-038152, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.
THE EVERGREEN PROJECT AGREEMENT FOR DISPOSITION AND DEVELOPMENT OF PROPERTY RECORDED IN DOCUMENT NO. 2012-038999, OFFICIAL RECORDS, JACKSON COUNTY, OREGON. THE LIEN OF ABOVE AGREEMENT WAS SUBORDINATED TO THE LIEN OF THE TRUST DEED TO UMPQUA BANK RECORDED AS DOCUMENT NO. 2013-033790 BY SUBORDINATION AGREEMENT & CONSENT RECORDED AS DOCUMENT NO. 2013-033802, OFFICIAL RECORDS.
BUILDING SITE IMPROVEMENT AGREEMENT INCLUDING TERMS AND PROVISIONS THEREOF RECORDED AS DOCUMENT NO. 2013-023197, OFFICIAL RECORDS.
TRUST DEED, SECURITY AGREEMENT, ASSIGNMENT OF LEASES & RENTS & FIXTURE FILING TO UMPQUA BANK RECORDED IN DOCUMENT NO. 2013-033790, OFFICIAL RECORDS.
EASEMENT FOR INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF IMPROVEMENTS GRANTED BY MURA TO ONE WEST MAIN, LLC RECORDED AS DOCUMENT NO. 2013-27822, OFFICIAL RECORDS.
UNRECORDED LEASE DATED SEPTEMBER 12, 2013 AND A PURCHASE AND SALE AGREEMENT DATED MARCH 4, 2013, DISCLOSED BY SUBORDINATION AND ATTORNMEN AGREEMENT RECORDED AS DOCUMENT NO. 2013-033791, OFFICIAL RECORDS. (AFFECTS SECOND FLOOR)
UNRECORDED LEASE DATED SEPTEMBER 11, 2013 AND A PURCHASE AND SALE AGREEMENT DATED MARCH 4, 2013, DISCLOSED BY SUBORDINATION AND ATTORNMEN AGREEMENT RECORDED AS DOCUMENT NO. 2013-033792, OFFICIAL RECORDS. (AFFECTS THIRD FLOOR)
UNRECORDED LEASE DATED SEPTEMBER 12, 2013 AND A PURCHASE AND SALE AGREEMENT DATED MARCH 4, 2013, DISCLOSED BY SUBORDINATION AND ATTORNMEN AGREEMENT RECORDED AS DOCUMENT NO. 2013-033793, OFFICIAL RECORDS. (AFFECTS FOURTH FLOOR)

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

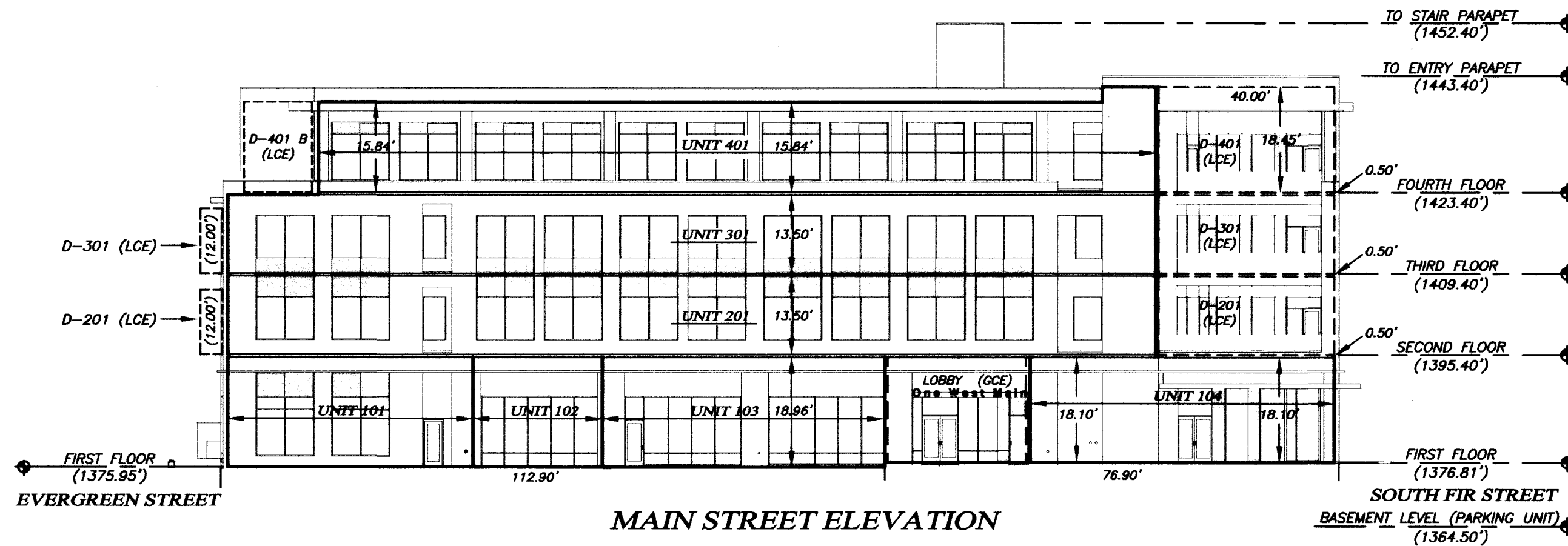
Shawn Kampmann
SURVEYOR

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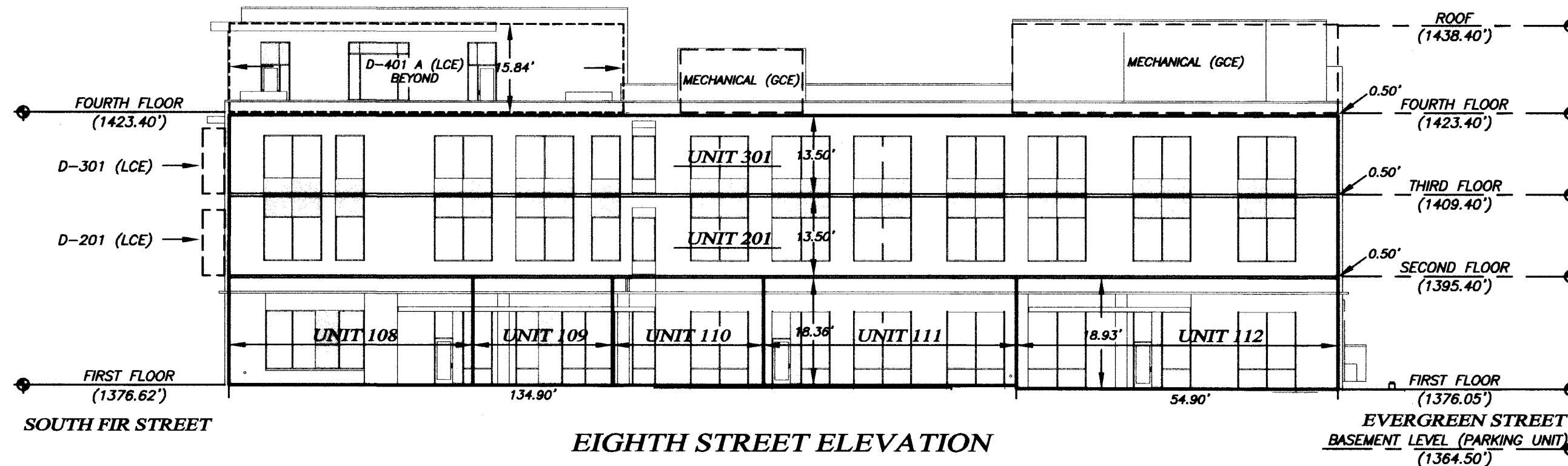
ONE WEST MAIN CONDOMINIUM
A REPLAT OF THE "BUILDING UNIT"
SUPPLEMENTAL PLAT NO. 1
 OF
EVERGREEN WAY MASTER CONDOMINIUM
 LYING SITUATE WITHIN
 NORTHWEST QUARTER OF SECTION 30,
 TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
 CITY OF MEDFORD, JACKSON COUNTY, OREGON
 FOR
One West Main, LLC
 823 Alder Creek Drive
 Medford, Oregon 97504

ELEVATIONS

<u>LEGEND</u>	
—————	UNIT BOUNDARY
-----	GENERAL COMMON ELEMENT
- - - - -	LIMITED COMMON ELEMENT
GCE	GENERAL COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
D - #	DECK AREA LCE ASSOCIATED WITH UNIT
(1483.00')	VERTICAL ELEVATION (TYPICAL)
192.00'	HORIZONTAL DISTANCE (TYPICAL)



SCALE: 1" = 20'



SURVEY NOTES

- 1) ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.
- 2) ALL OF THE LAND IS GCE EXCEPT FOR UNITS AND LCE AS SHOWN HEREON.
- 3) OUTSIDE BUILDING DIMENSIONS ARE TO EXTERIOR OF THE STEEL FRAMING.
- 4) THE BASIS OF VERTICAL CONTROL FOR THIS SURVEY IS THE CITY OF MEDFORD VERTICAL DATUM. PROJECT BENCHMARK IS A .38 CALIBER SHELL CASING REFERENCE POINT IN THE HANDICAP RAMP OF THE SIDEWALK LOCATED AT THE SOUTHERN CORNER OF EIGHTH STREET AND FIR STREET. PROJECT BENCHMARK ELEVATION = 1376.76 FEET PER S/N 21360.

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Shawn Kampmann
 SURVEYOR

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Shawn Kampmann

OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2015

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

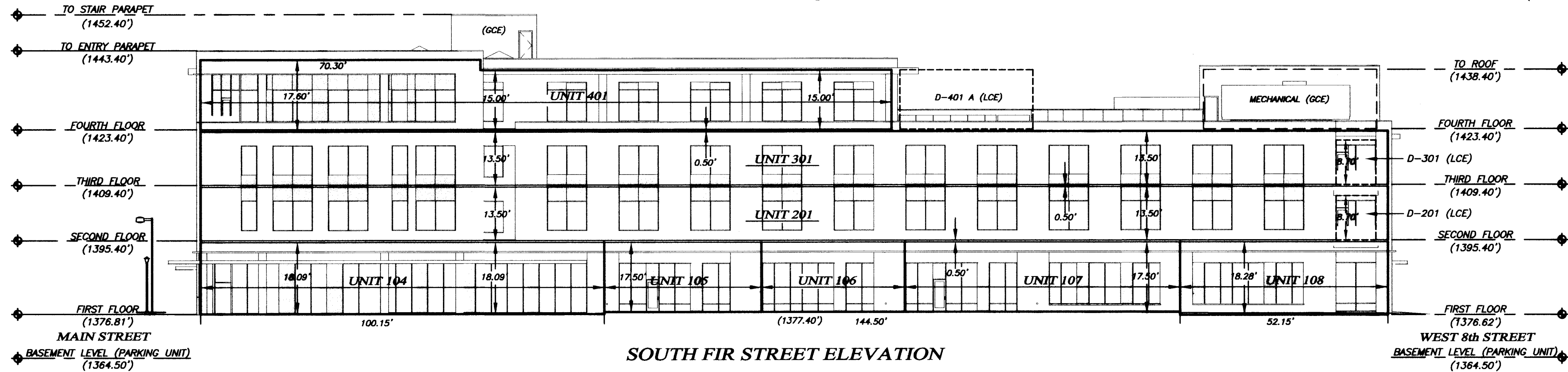
DATE: AUGUST 18, 2014
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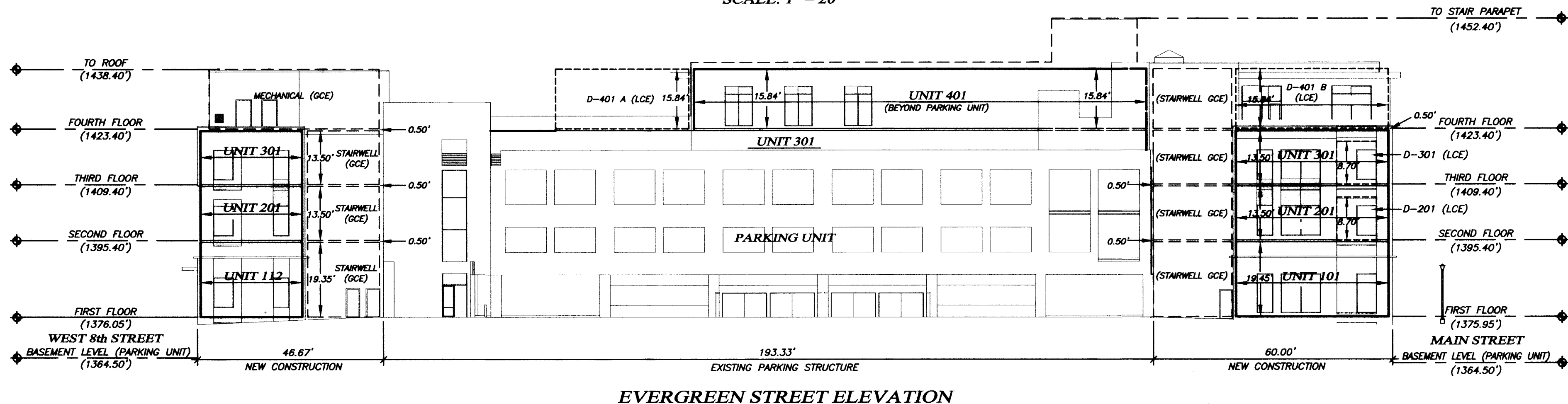
ONE WEST MAIN CONDOMINIUM
A REPLAT OF THE "BUILDING UNIT"
SUPPLEMENTAL PLAT NO. 1
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 CITY OF MEDFORD, JACKSON COUNTY, OREGON
 FOR
One West Main, LLC
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 Medford, Oregon 97504

ELEVATIONS

LEGEND	
—————	UNIT BOUNDARY
- - - - -	GENERAL COMMON ELEMENT
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GCE	GENERAL COMMON ELEMENT
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 (541) 482-5009

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Assessor's Map No. 37 1W 30 BC, Tax Lot 80003

POLARIS LAND SURVEYING

FILE: SURVEYS1786-131OMW CONDO.DWG

SHEET 7 of 8

ONE WEST MAIN CONDOMINIUM
A REPLAT OF THE "BUILDING UNIT"
SUPPLEMENTAL PLAT NO. 1

OF
EVERGREEN WAY MASTER CONDOMINIUM

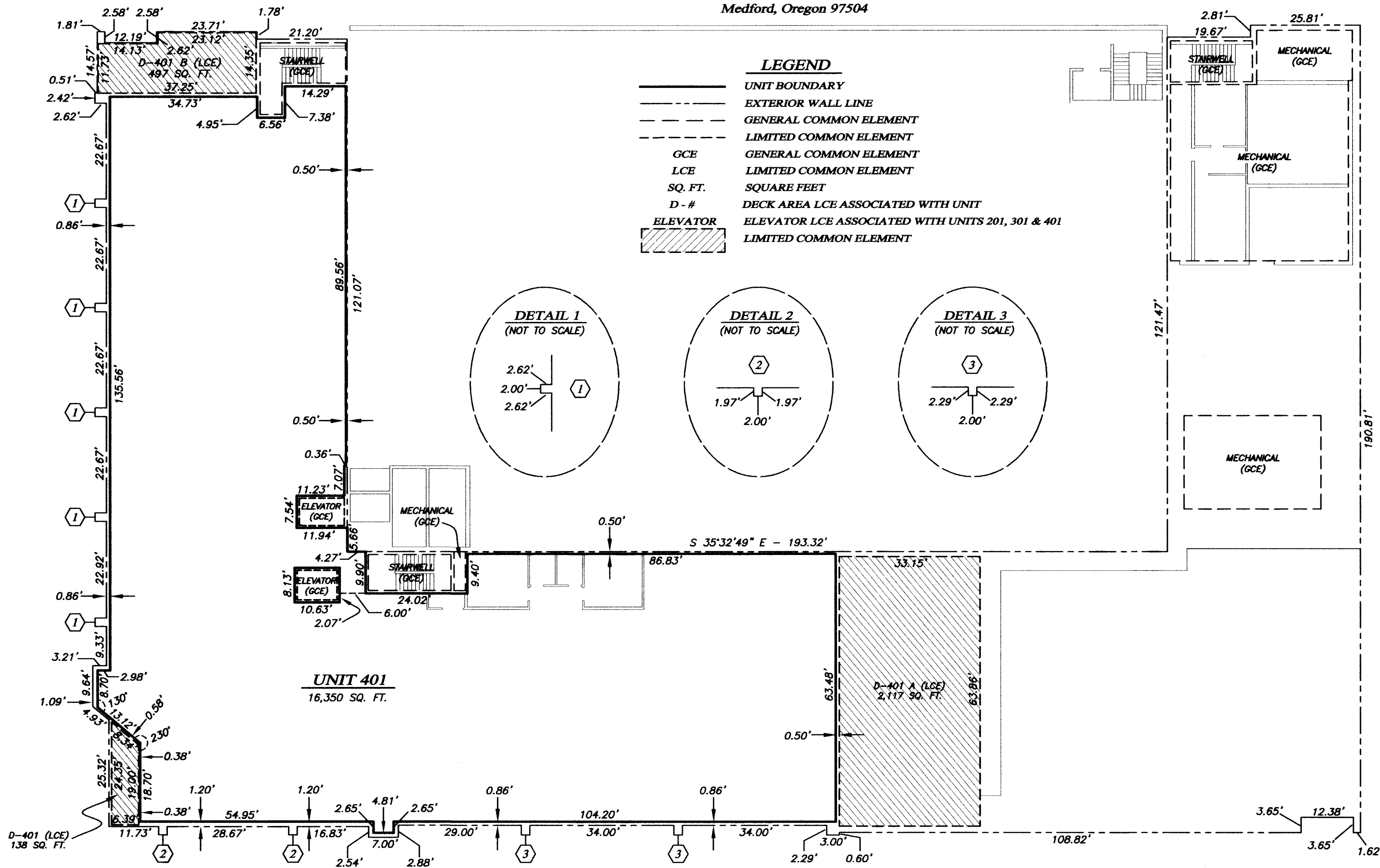
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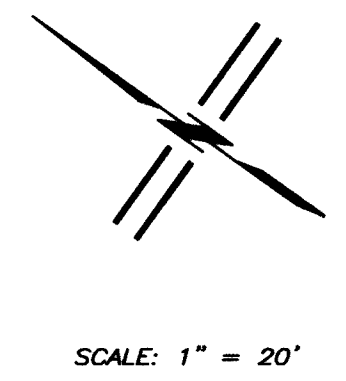
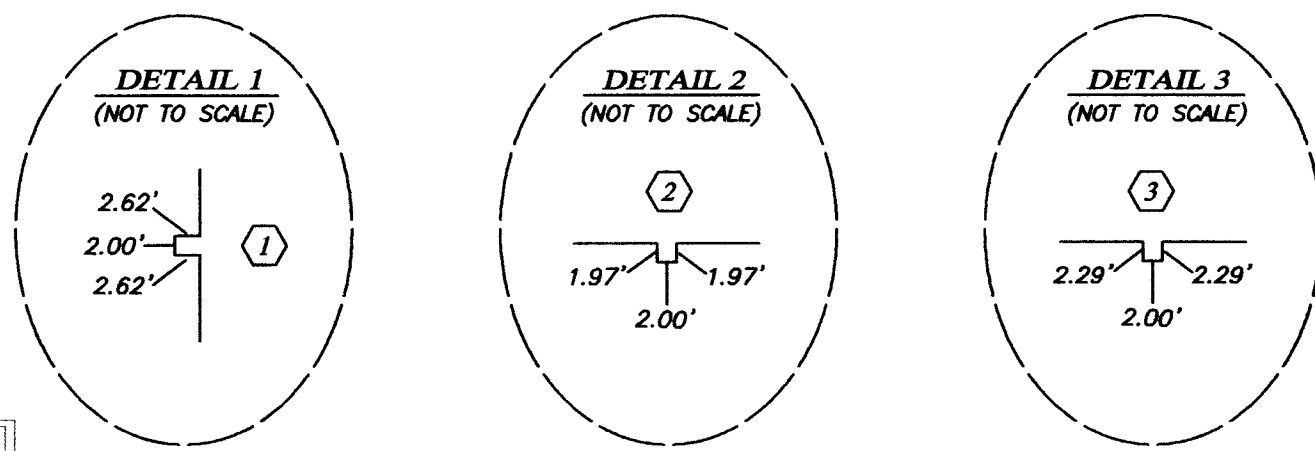
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SURVEYOR

PLAN VIEW



LEGEND
UNIT BOUNDARY
EXTERIOR WALL LINE
GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT
GCE GENERAL COMMON ELEMENT
LCE LIMITED COMMON ELEMENT
SQ. FT. SQUARE FEET
D-# DECK AREA LCE ASSOCIATED WITH UNIT
ELEVATOR ELEVATOR LCE ASSOCIATED WITH UNITS 201, 301 & 401
LIMITED COMMON ELEMENT



- SURVEY NOTES**
- 1) ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.
 - 2) ALL OF THE LAND IS GCE EXCEPT FOR UNITS AND LCE AS SHOWN HEREBON.
 - 3) OUTSIDE BUILDING DIMENSIONS ARE TO EXTERIOR OF THE STEEL FRAMING.
 - 4) THE BASIS OF VERTICAL CONTROL FOR THIS SURVEY IS THE CITY OF MEDFORD VERTICAL DATUM. PROJECT BENCHMARK IS A .38 CALIBER SHELL CASING REFERENCE POINT IN THE HANDICAP RAMP OF THE SIDEWALK LOCATED AT THE SOUTHERN CORNER OF EIGHTH STREET AND FIR STREET. PROJECT BENCHMARK ELEVATION = 1376.76 FEET PER S/N 21360.

FOURTH FLOOR

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: 6/30/2015

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
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ONE WEST MAIN CONDOMINIUM A REPLAT OF THE "BUILDING UNIT" SUPPLEMENTAL PLAT NO. 1

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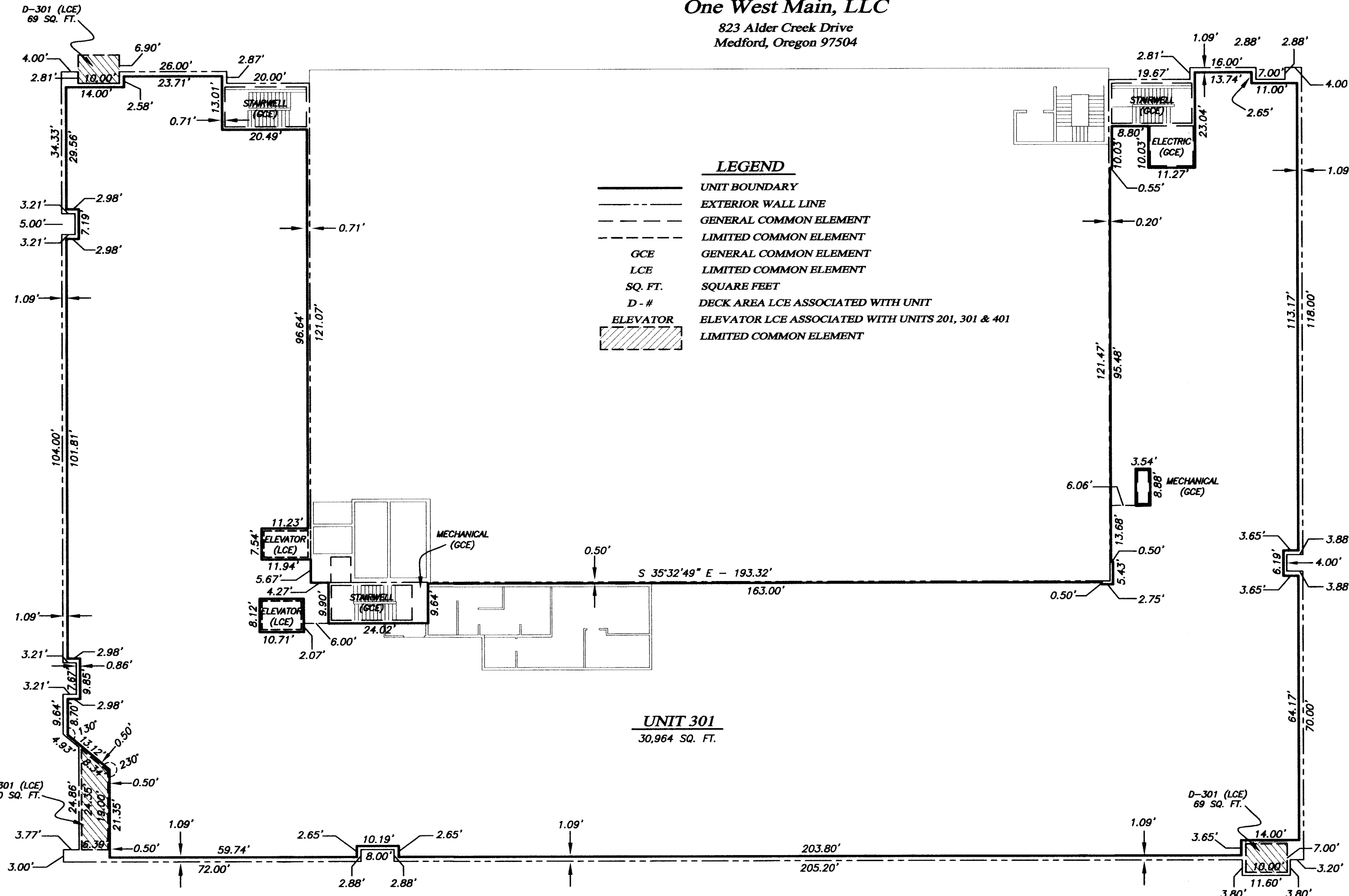
NORTHWEST QUARTER OF SECTION 30,
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LEGEND

- UNIT BOUNDARY
- EXTERIOR WALL LINE
- - - GENERAL COMMON ELEMENT
- - - LIMITED COMMON ELEMENT
- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- SQ. FT. SQUARE FEET
- D - # DECK AREA LCE ASSOCIATED WITH UNIT
- ELEVATOR ELEVATOR LCE ASSOCIATED WITH UNITS 201, 301 & 401
- ▨ LIMITED COMMON ELEMENT

UNIT 301
30,964 SQ. FT.

SURVEY NOTES

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THIRD FLOOR

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Shawn Kampmann
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1988
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2015

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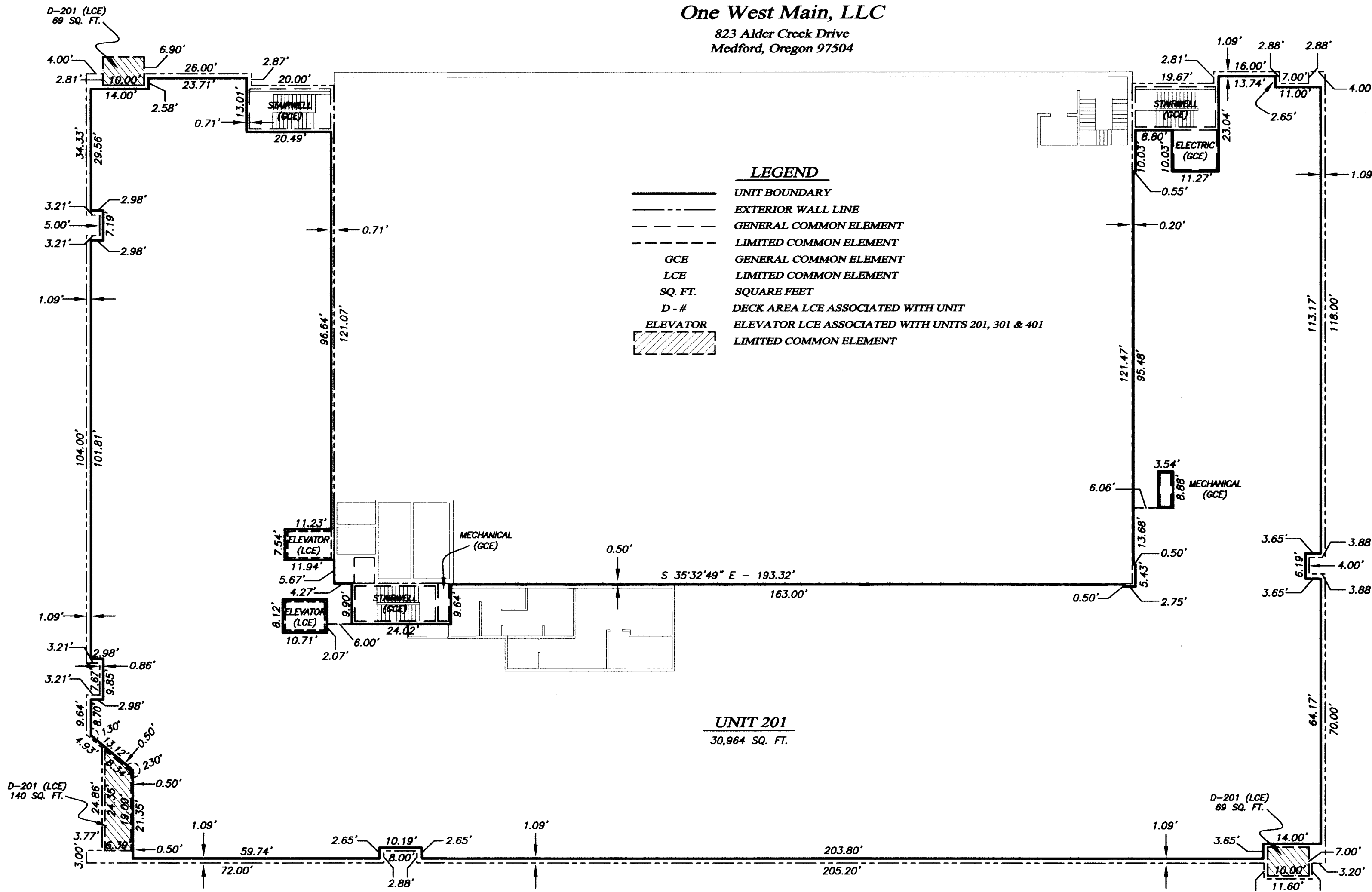
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PLAN VIEW



LEGEND

	UNIT BOUNDARY
	EXTERIOR WALL LINE
	GENERAL COMMON ELEMENT
	LIMITED COMMON ELEMENT
GCE	GENERAL COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
SQ. FT.	SQUARE FEET
D - #	DECK AREA LCE ASSOCIATED WITH UNIT
	ELEVATOR
	ELEVATOR LCE ASSOCIATED WITH UNITS 201, 301 & 401
	LIMITED COMMON ELEMENT

UNIT 201
 30,964 SQ. FT.

SECOND FLOOR

SURVEY NOTES

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- 4) THE BASIS OF VERTICAL CONTROL FOR THIS SURVEY IS THE CITY OF MEDFORD VERTICAL DATUM. PROJECT BENCHMARK IS A .38 CALIBER SHELL CASING REFERENCE POINT IN THE HANDICAP RAMP OF THE SIDEWALK LOCATED AT THE SOUTHERN CORNER OF EIGHTH STREET AND FIR STREET. PROJECT BENCHMARK ELEVATION = 1376.76 FEET PER S/N 21360.

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: 6/30/2015

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

DATE: AUGUST 18, 2014
 PROJECT NO. 786-13

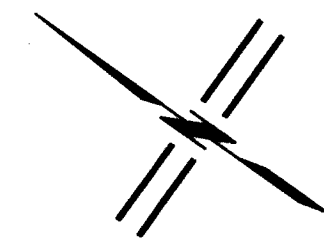
ONE WEST MAIN CONDOMINIUM
A REPLAT OF THE "BUILDING UNIT"
SUPPLEMENTAL PLAT NO. 1

OF
EVERGREEN WAY MASTER CONDOMINIUM
LYING SITUATE WITHIN

NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR
One West Main, LLC

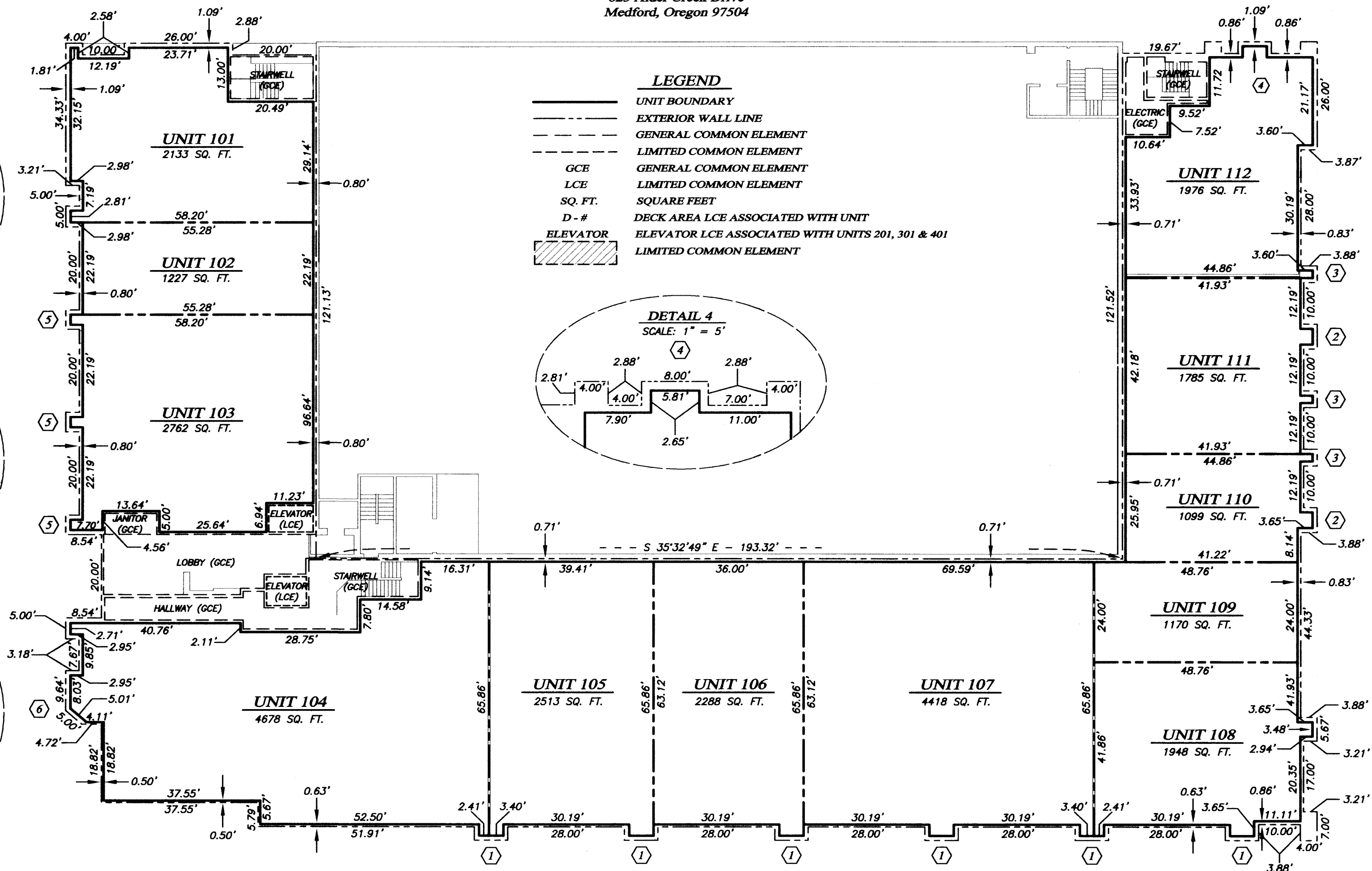
823 Alder Creek Drive
Medford, Oregon 97504



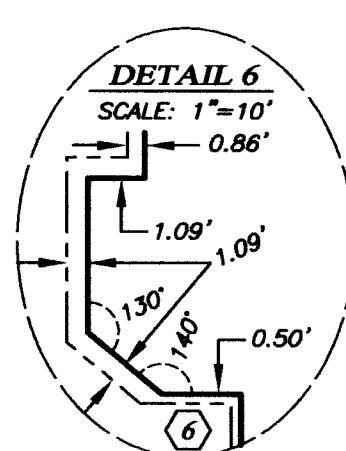
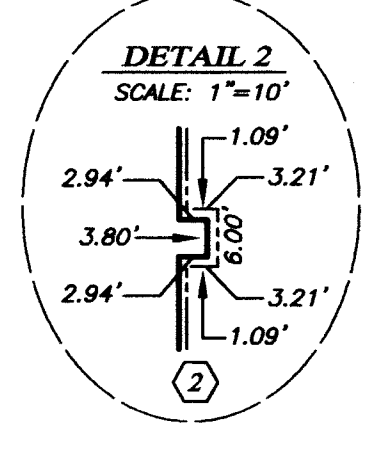
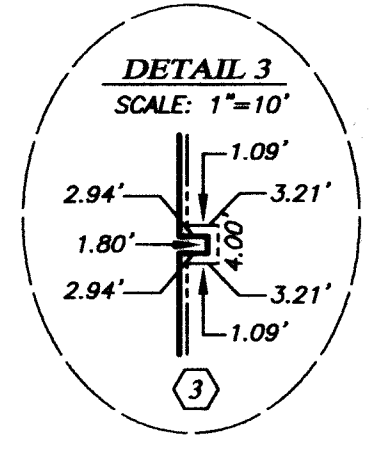
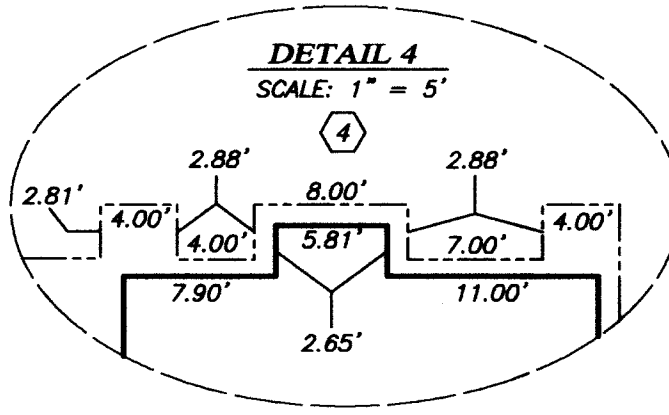
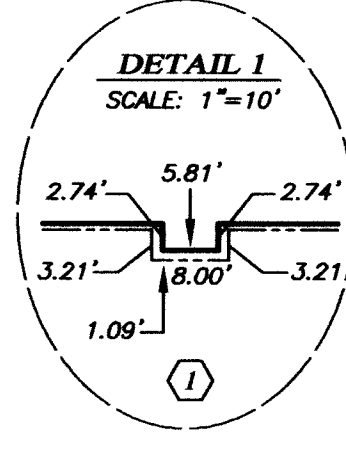
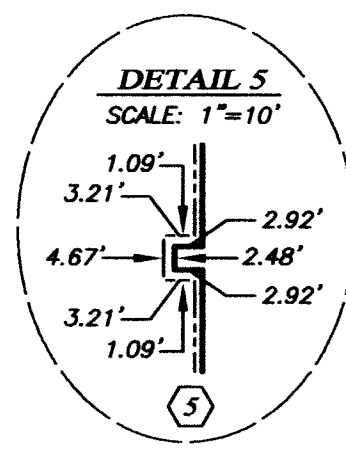
SCALE: 1" = 20'

**** RECEIVED ****
Date 11/25/14 By PB
This survey consists of
8 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

PLAN VIEW



LEGEND
UNIT BOUNDARY
EXTERIOR WALL LINE
GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT
GCE GENERAL COMMON ELEMENT
LCE LIMITED COMMON ELEMENT
SQ. FT. SQUARE FEET
D-# DECK AREA LCE ASSOCIATED WITH UNIT
ELEVATOR ELEVATOR LCE ASSOCIATED WITH UNITS 201, 301 & 401
LIMITED COMMON ELEMENT



SURVEY NOTES

- 1) ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.
- 2) ALL OF THE LAND IS GCE EXCEPT FOR UNITS AND LCE AS SHOWN HEREON.
- 3) OUTSIDE BUILDING DIMENSIONS ARE TO EXTERIOR OF THE STEEL FRAMING.
- 4) THE BASIS OF VERTICAL CONTROL FOR THIS SURVEY IS THE CITY OF MEDFORD VERTICAL DATUM. PROJECT BENCHMARK IS A .38 CALIBER SHELL CASING REFERENCE POINT IN THE HANDICAP RAMP OF THE SIDEWALK LOCATED AT THE SOUTHERN CORNER OF EIGHTH STREET AND FIR STREET. PROJECT BENCHMARK ELEVATION = 1376.76 FEET PER S/N 21360.

FIRST FLOOR

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: 6/30/2015

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

DATE: AUGUST 18, 2014
PROJECT NO. 786-13

FILE: SURVEYS\786-13\OWM CONDO.DWG SHEET 3 of 8

Assessor's Map No. 37 1W 30 BC, Tax Lot 80003

**** RECEIVED ****
 Date 11/25/14 By FB
 This survey consists of
8 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

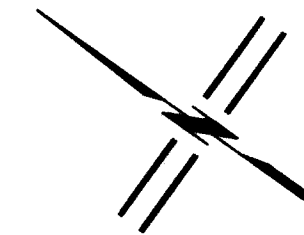
ONE WEST MAIN CONDOMINIUM
A REPLAT OF THE "BUILDING UNIT"
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 CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR
One West Main, LLC

823 Alder Creek Drive
 Medford, Oregon 97504

CONDOMINIUM BOUNDARY



SCALE: 1" = 30'

LEGEND

- ⊙ CENTERLINE INTERSECTION FROM CITY OF MEDFORD .38 SHELL REFERENCE POINTS PER S/N 13529 & 20806 (RECORD)
- TACK IN LEAD PLUG w/ 3/4" BRASS WASHER STAMPED "LS 1069" HARDEY ENG. & ASSOC." PER S/N 20170 & 20806 (RECOVERED)
- 1" BERTSEN COPPER DISK w/ 1.5" STEM DRILLED AND SET FLUSH IN CONCRETE STAMPED "POLARIS PLS 2883" (ESTABLISHED)
- BOUNDARY LINE OF "ONE WEST MAIN CONDOMINIUM" PER BUILDING UNIT, SUPPLEMENTAL PLAT NO. 1 & S/N 21527
- - - - INTERIOR UNIT BOUNDARY LINE
- PROPERTY BOUNDARY LINE
- CENTERLINE
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- W.C. WITNESS CORNER REFERENCE MONUMENT
- GCE GENERAL COMMON ELEMENT PER THIS PLAT
- E-GCE GENERAL COMMON ELEMENT PER S/N 20170 & 21360
- () SURVEY RECORD DATA PER S/N 13529 (LEWIS)
- { } SURVEY RECORD DATA PER S/N 16009 & 20170 (HARDEY)
- [] GENERAL COMMON ELEMENT [GCE] PER THIS PLAT
- [] GENERAL COMMON ELEMENT [GCE] PER S/N 20170 & 21360
- [] ONE WEST MAIN CONDOMINIUM BUILDING FOOTPRINT

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF WEST MAIN STREET HAVING A RECORD PLAT BEARING OF NORTH 54°30'00" EAST, AS REFERENCED ON SURVEY NO. 13529, 20170, 20806 & 21527, ON FILE IN THE OFFICE OF THE 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

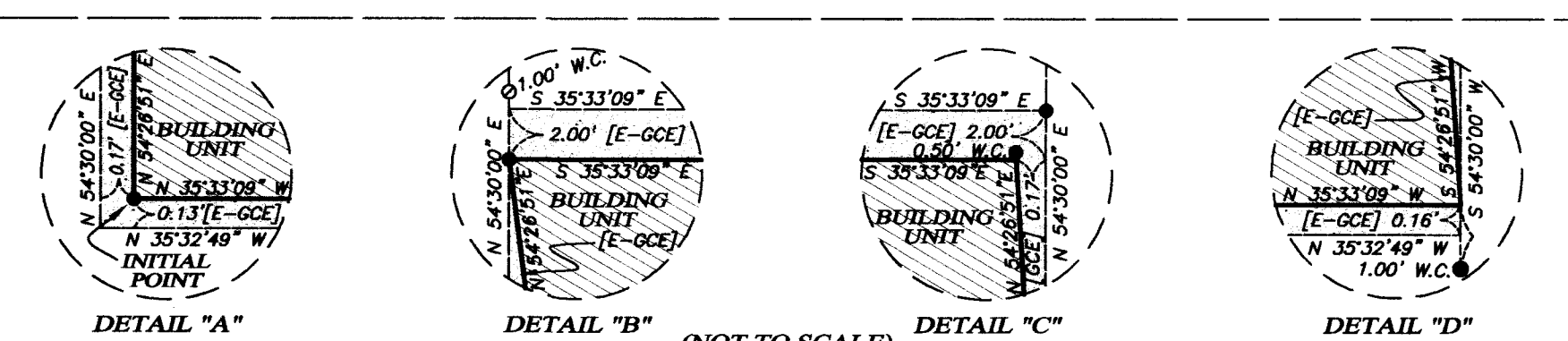
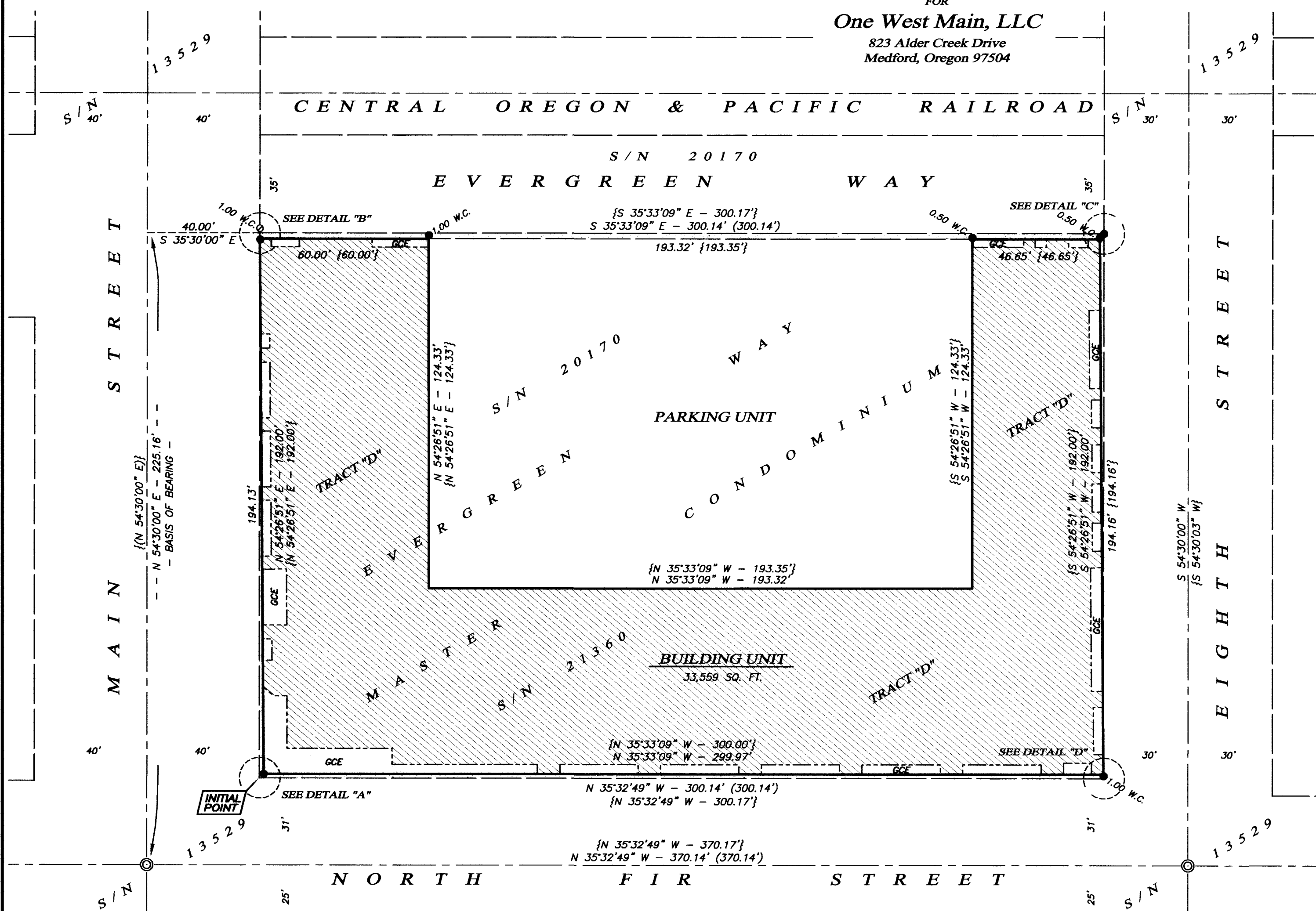
OREGON
 JULY 14, 1988
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2015

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

DATE: AUGUST 18, 2014
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FILE: SURVEYS\786-13\OWM CONDO.DWG SHEET 2 of 8



Assessor's Map No. 37 1W 30 BC, Tax Lot 80003