



01701748201600025750010010

I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records. Christine Walker - County Clerk

AFFIDAVIT OF CORRECTION

I, Shawn Kampmann, Professional Land Surveyor No. 2883, being duly sworn, depose and say that I am the surveyor of record for Ashland Medical Plaza Condominium filed on August 6, 2015 as Survey No. 21780 in the office of the Jackson County Surveyor.

The following corrections to typographical errors on said Ashland Medical Plaza Condominium on Sheet 2 of 4 are as follows:

- 1. The measured distance of the south line at the southwest corner of UNIT 101 shown on the plat as " 48.37' ", is hereby corrected to read " 20.25' ".
- 2. The measured distance of the north line at the northwest corner of UNIT 201 shown on the plat as " 24.67' ", is hereby corrected to read " 13.53' ".

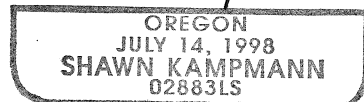
No present fee owners of the properties have been materially affected by this affidavit as no monuments were established by Survey No. 21780.

Surveyor:

Shawn Kampmann PLS
Polaris Land Surveying LLC
P.O. Box 459
Ashland, Oregon 97520



Shawn Kampmann



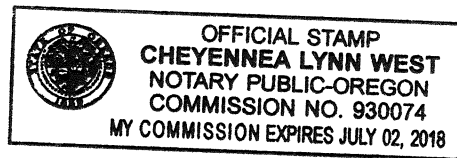
Renewal Date: 6/30/17

NOTARY CERTIFICATE

STATE OF OREGON)
) ss
COUNTY OF JACKSON)

Signed and sworn to before me on this 9th day of October, 2015 by Shawn Kampmann.

Cheyennea West
Notary Public for the State of Oregon



I, Scott Fein, do hereby certify that said Affidavit of Correction for Ashland Medical Plaza Condominium filed as Survey No. 21780 has been examined by me and that it complies with requirements of ORS 209.255(1)(b).

Approved *January 26⁹ 2016*, 2015.

Scott Fein
Scott Fein, Jackson County Surveyor

**** RECEIVED ****
 Date 8/6/15 By PB
 This survey consists of
4 sheet(s) Map
6 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

**ASHLAND MEDICAL PLAZA
 CONDOMINIUM**

LOCATED IN

**LOT 3, OF ASHLAND MEDICAL CENTER
 A PLANNED COMMUNITY**

LYING SITUATE WITHIN

**NORTHEAST QUARTER OF SECTION 5,
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
 CITY OF ASHLAND, JACKSON COUNTY, OREGON**

FOR

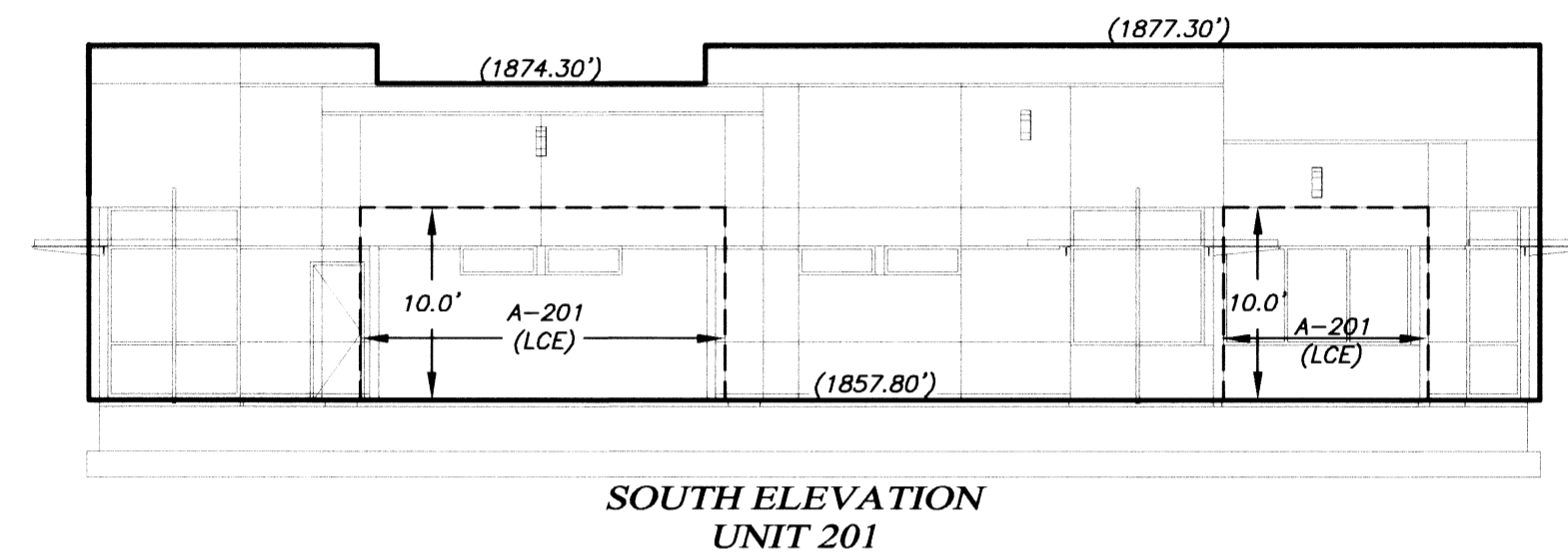
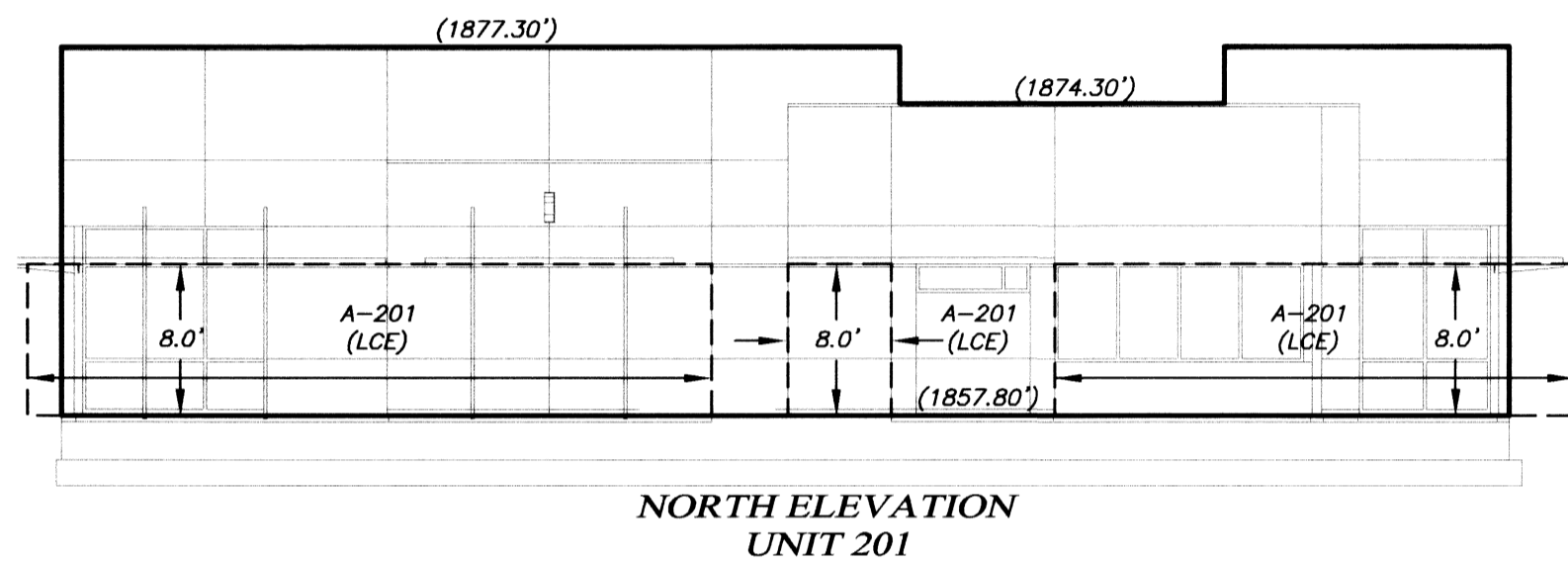
ASHLAND MEDICAL PLAZA, LLC

638 North Main Street
 Ashland, Oregon 97520

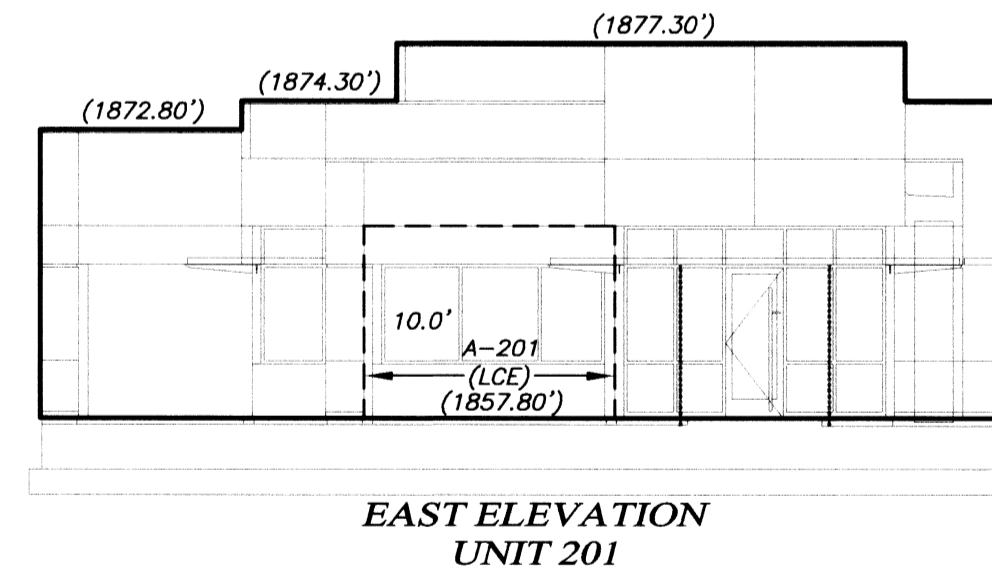
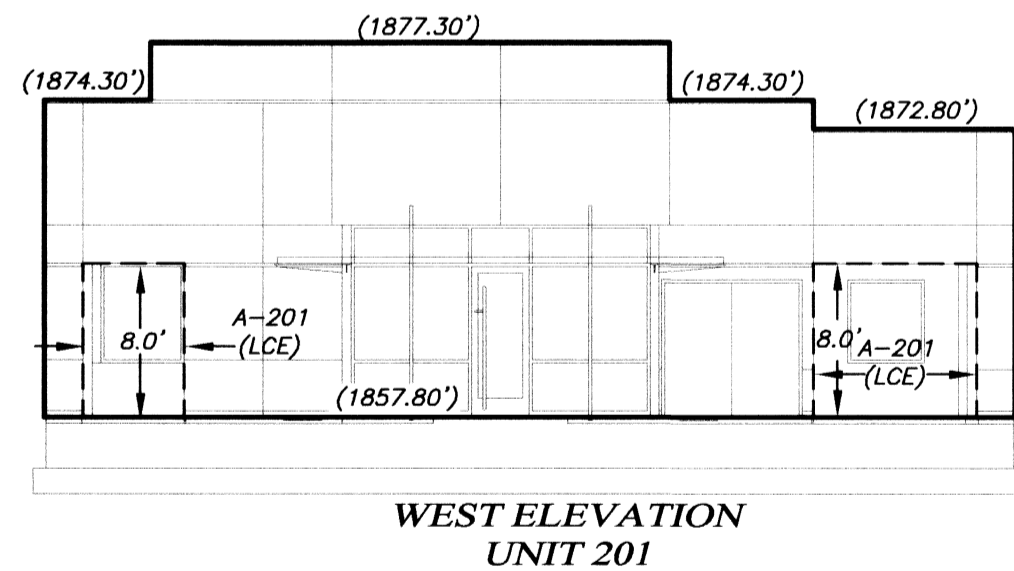
ELEVATIONS

LEGEND

—————	UNIT BOUNDARY
- - - - -	LIMITED COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
A - #	ACCESS / LANDSCAPE AREA LCE APPURTENANT TO THE UNIT AS DESCRIBED
(1483.00')	VERTICAL ELEVATION (TYPICAL)
10.00'	VERTICAL DISTANCE (TYPICAL)



SCALE: 1" = 10'



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Shawn Kampmann

OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2017

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) EXTERIOR UNIT BOUNDARY IS THE EXTERIOR SURFACES OF EXISTING BUILDING.
- 4) THE BASIS OF VERTICAL CONTROL FOR THIS SURVEY IS CITY OF ASHLAND BENCHMARK NO. 17, A BRASS CAP LOCATED ON THE TOP OF CONCRETE CURB AT THE SOUTHEAST CORNER OF NORTH MAIN STREET AND NURSERY STREET. BENCHMARK ELEVATION = 1889.13 FEET.

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

SK
 SURVEYOR

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

DATE: JANUARY 30, 2015
 PROJECT NO. 882-14

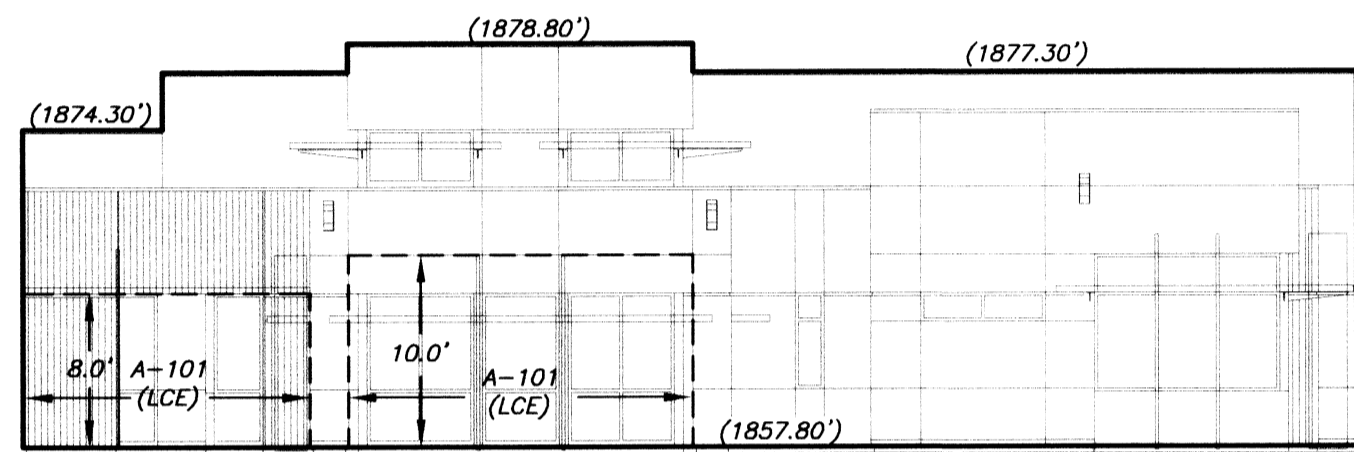
**** RECEIVED ****
 Date 8/6/15 By PB
 This survey consists of
4 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

**ASHLAND MEDICAL PLAZA
 CONDOMINIUM**
 LOCATED IN
**LOT 3, OF ASHLAND MEDICAL CENTER
 A PLANNED COMMUNITY**
 LYING SITUATE WITHIN
 NORTHEAST QUARTER OF SECTION 5,
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
 CITY OF ASHLAND, JACKSON COUNTY, OREGON
 FOR
ASHLAND MEDICAL PLAZA, LLC
 638 North Main Street
 Ashland, Oregon 97520

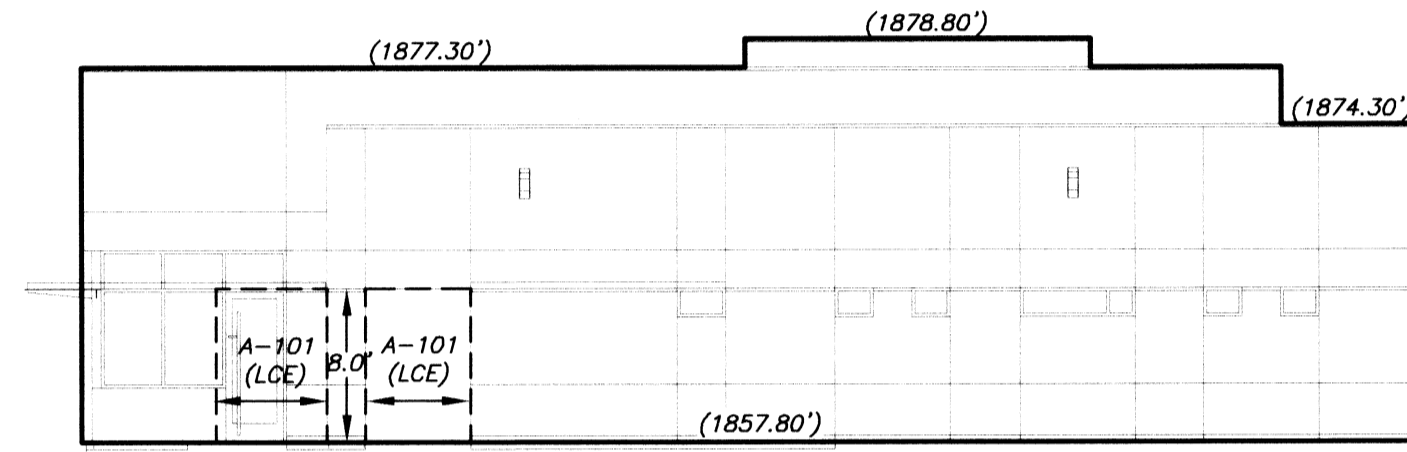
ELEVATIONS

LEGEND

—————	UNIT BOUNDARY
-----	LIMITED COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
A - #	ACCESS / LANDSCAPE AREA LCE APPURTENANT TO THE UNIT AS DESCRIBED
(1483.00')	VERTICAL ELEVATION (TYPICAL)
10.00'	VERTICAL DISTANCE (TYPICAL)

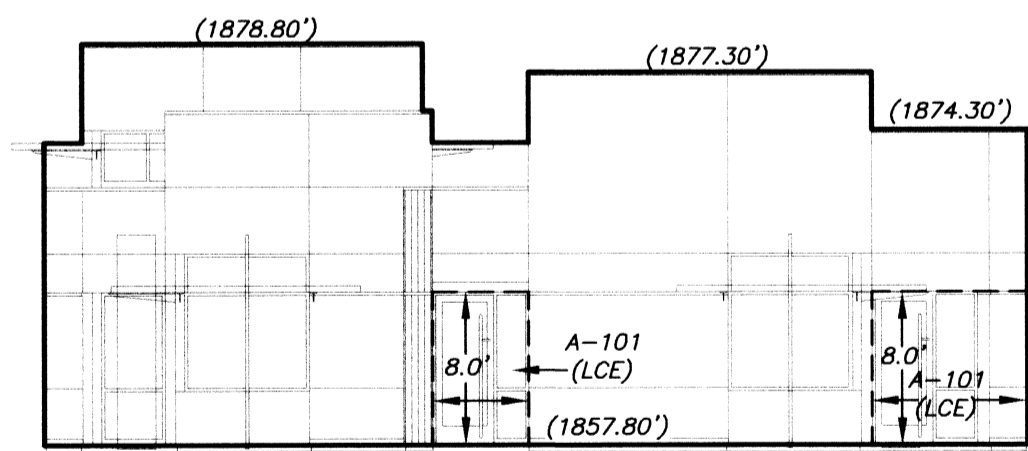


**NORTH ELEVATION
 UNIT 101**

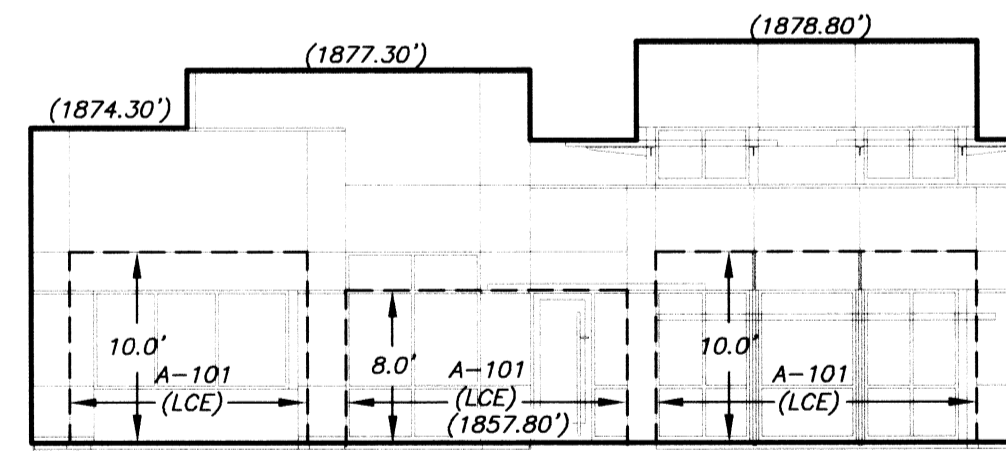


**SOUTH ELEVATION
 UNIT 101**

SCALE: 1" = 10'



**WEST ELEVATION
 UNIT 101**



**EAST ELEVATION
 UNIT 101**

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Shawn Kampmann

OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2017

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) EXTERIOR UNIT BOUNDARY IS THE EXTERIOR SURFACES OF EXISTING BUILDING.
- 4) THE BASIS OF VERTICAL CONTROL FOR THIS SURVEY IS CITY OF ASHLAND BENCHMARK NO. 17, A BRASS CAP LOCATED ON THE TOP OF CONCRETE CURB AT THE SOUTHEAST CORNER OF NORTH MAIN STREET AND NURSERY STREET. BENCHMARK ELEVATION = 1889.13 FEET.

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

SL
 SURVEYOR

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

DATE: JANUARY 30, 2015
 PROJECT NO. 882-14

TABLE OF CURVES					
FLAG	Δ	R	A	T	CHORD
(1)	01°56'13"	1831.27'	61.91'	30.96'	S 30°26'22" E - 61.91'

PLAN VIEW

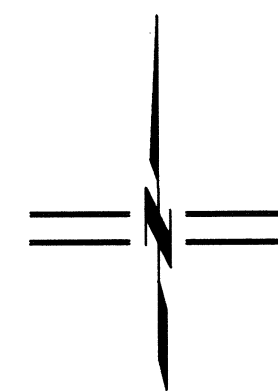
ASHLAND MEDICAL PLAZA
CONDOMINIUM

LOCATED IN
LOT 3, OF ASHLAND MEDICAL CENTER
A PLANNED COMMUNITY

LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
ASHLAND MEDICAL PLAZA, LLC

638 North Main Street
Ashland, Oregon 97520



SCALE: 1" = 10'

LEGEND

- PROPERTY BOUNDARY
- UNIT BOUNDARY
- LIMITED COMMON ELEMENT
- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- SQ. FT. SQUARE FEET
- A-# ACCESS & LANDSCAPE AREA LCE APPURTENANT TO THE UNIT AS DESCRIBED
- 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "HARDEY ENG. & ASSOC." PER S/N 17979 (RECOVERED)
- TACK IN LEAD PLUG w/ BRASS WASHER STAMPED "LS 1069" PER S/N 17979 (RECOVERED)
- CONDOMINIUM UNIT FOOTPRINT
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT

* Affidavit of Correction Doc # 2016-002575
Scott Fein, CS 01/29/2016
SURVEY NOTES

- 1) ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.
- 2) UNIT HORIZONTAL DIMENSIONS ARE THE EXTERIOR SURFACES OF THE EXISTING BUILDING INCLUDING THE CONCRETE FOUNDATION AND FOOTINGS.
- 3) ALL OF THE LAND AND THE BUILDING ARE GCE EXCEPT FOR UNITS AND LCE'S SHOWN HEREON.
- 4) THE EXTERIOR OF BUILDING SHOWN HEREON IS MEASURED TO THE OUTSIDE OF THE BUILDING FOOTPRINT.

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

SL
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

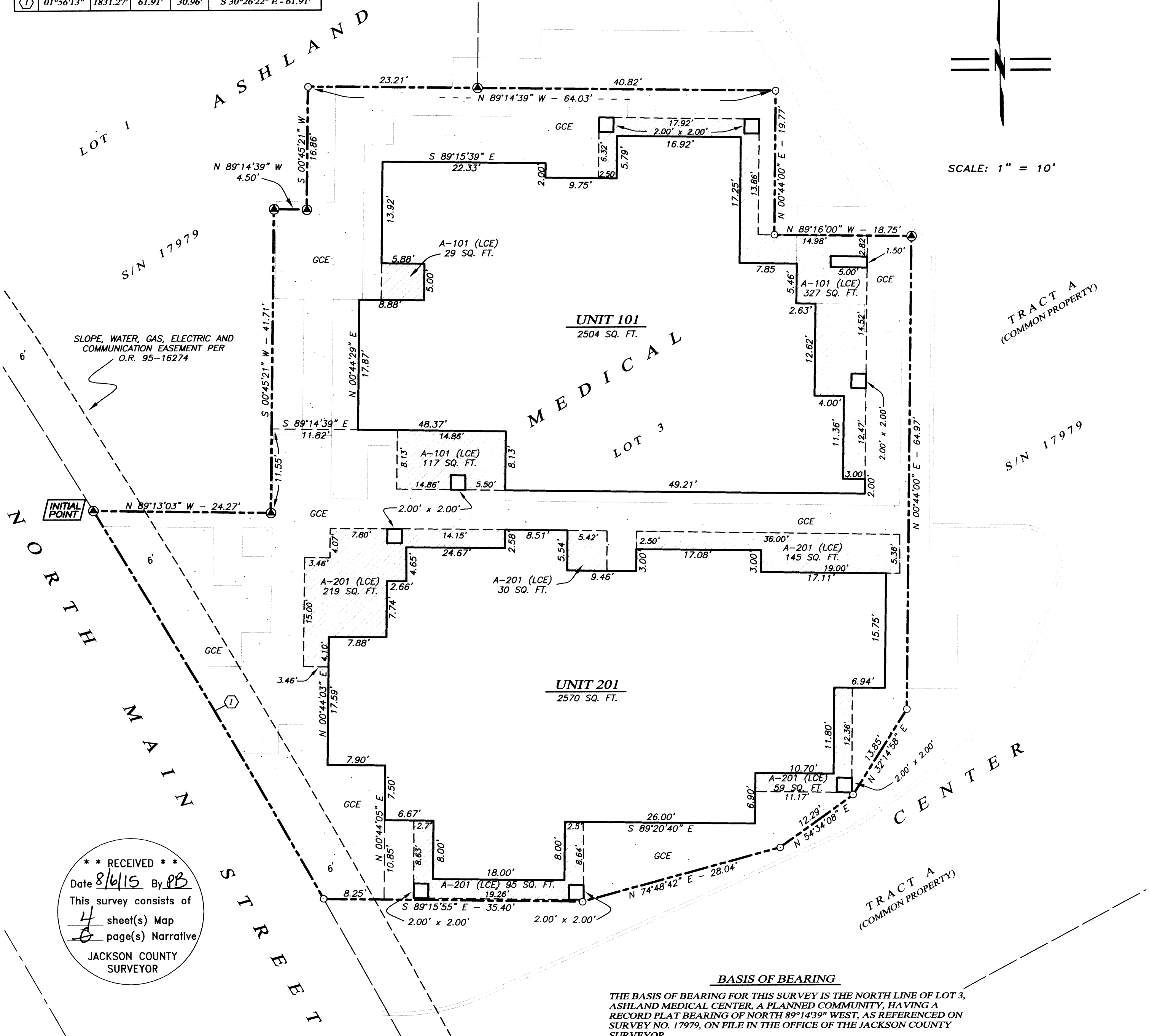
Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2017

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

DATE: JANUARY 30, 2015
PROJECT NO. 882-14



BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF LOT 3, ASHLAND MEDICAL CENTER, A PLANNED COMMUNITY, HAVING A RECORD PLAT BEARING OF NORTH 89°14'39" WEST, AS REFERENCED ON SURVEY NO. 17979, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

** RECEIVED **
Date 8/6/15 By PB
This survey consists of
4 sheet(s) Map
6 page(s) Narrative
JACKSON COUNTY
SURVEYOR

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT ASHLAND MEDICAL PLAZA, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LANDS HEREON DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND DOES HEREBY DECLARE THAT THE PROPERTY AND IMPROVEMENTS CALLED HEREIN, ASHLAND MEDICAL PLAZA 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 100.627. ASHLAND MEDICAL CENTER IS A CLASS 1 PLANNED COMMUNITY AS DEFINED IN O.R.S. 94.550(3).

Signature of Mark Greenberg, Member
Signature of Marilyn Schreiber, Member
MARK GREENBERG, MEMBER
MARILYN SCHREIBER, MEMBER

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED MARK GREENBERG, THIS 13 DAY OF July, 2015, AS MEMBER OF ASHLAND MEDICAL PLAZA, LLC, AN OREGON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: Dawn Caldwell
NOTARY PUBLIC, STATE OF OREGON, Jackson County
COMMISSION NO. 929834
MY COMMISSION EXPIRES: 06/25/18

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED MARILYN SCHREIBER, THIS 10 DAY OF July, 2015, AS MEMBER OF ASHLAND MEDICAL PLAZA, LLC, AN OREGON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME: Kris Mini Fenton
NOTARY PUBLIC, STATE OF OREGON, Jackson County
COMMISSION NO. 933133
MY COMMISSION EXPIRES: 10-15-2018

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 ASHLAND MEDICAL PLAZA 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 10th DAY OF July, 2015.
Signature of Shawn Kampmann
SHAWN KAMPMANN, PLS 2883

** RECEIVED **
Date 8/6/15 By PB
This survey consists of
4 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

ASHLAND MEDICAL PLAZA CONDOMINIUM

LOCATED IN

LOT 3, ASHLAND MEDICAL CENTER A PLANNED COMMUNITY

LYING SITUATE WITHIN

NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

ASHLAND MEDICAL PLAZA, LLC

638 North Main Street Ashland, Oregon 97520

SHEET INDEX

- SHEET 1 APPROVALS & CERTIFICATIONS
SHEET 2 PLAT BOUNDARY, PLAN VIEW
SHEET 3 ELEVATION VIEWS, UNIT 101
SHEET 4 ELEVATION VIEWS, UNIT 201

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF 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.

LOT 3 OF ASHLAND MEDICAL CENTER, A PLANNED COMMUNITY IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 29, PAGE 50 OF PLAT RECORDS.

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

Signature of Shawn Kampmann
SURVEYOR

THE DECLARATION OF CONDOMINIUM OWNERSHIP, COVENANTS, CONDITIONS AND RESTRICTIONS HAS BEEN RECORDED IN INSTRUMENT NO. 2015-026879 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

THE BYLAWS OF ASHLAND MEDICAL PLAZA CONDOMINIUM HAVE BEEN RECORDED IN INSTRUMENT NO. 2015-026879 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED WITHIN THE FIRST AMERICAN TITLE COMPANY OF OREGON ORDER NO. 7169-2322318 DATED SEPTEMBER 17, 2014, ARE EITHER BLANKET IN NATURE, OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE ARE NOT SHOWN GRAPHICALLY ON THIS PLAT.

PERMANENT EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: AS DESCRIBED IN VOLUME 133, PAGE 90, IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY.

RECORDING:

FILED FOR RECORD THIS 6th DAY OF August, 2015 AT 2:13 O'CLOCK P.M. AND RECORDED IN VOLUME 41, PAGE 11 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Signature of Christine D. Helmer, County Clerk
Signature of Carmen W. Alderman, Deputy

APPROVALS:

EXAMINED AND APPROVED THIS 30th DAY OF July, 2015

Signature of Bradley F. Barber, Ashland City Surveyor

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF August, 2015.

Signature of Dottie Walker, Deputy Tax Collector
DATE 8.6.15

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 6 DAY OF August, 2015.

Signature of Adam Kline, Assessor
DATE 8/6/15

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

PURPOSE: TO SURVEY AND PLAT "ASHLAND MEDICAL PLAZA CONDOMINIUM" LOCATED IN LOT 3, ASHLAND MEDICAL CENTER, A PLANNED COMMUNITY, RECORDED ON NOVEMBER 5, 2003 IN VOLUME 29, PAGE 50 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING A LEICA TCRP 1203 ROBOTIC ELECTRONIC TOTAL STATION AND RANGING PRISMS, I SURVEY LOT 3 OF "ASHLAND MEDICAL PLAZA CONDOMINIUM" AS SHOWN HEREON. ALL LOT CORNER MONUMENTS FOR SAID LOT 3 WERE RECOVERED AND FIT COMPARABLY WITH THE PLAT RECORD DENOTED ON SURVEY NO. 17979 ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, AND WERE HELD FOR POSITION FOR THIS SURVEY.

REGISTERED PROFESSIONAL LAND SURVEYOR

Signature of Shawn Kampmann

OREGON JULY 14, 1998 SHAWN KAMPMANN 2883 LS

RENEWAL DATE: 6/30/2017

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

DATE: JANUARY 30, 2015 PROJECT NO. 882-14