

APPROVALS:

EXAMINED AND APPROVED THIS 17 DAY OF July, 2019
Scott J. [Signature]
JACKSON COUNTY SURVEYOR

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT HABITAT FOR HUMANITY/ROGUE VALLEY, AN OREGON NON-PROFIT CORPORATION, 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, DALEY LANDING 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.

Denise A. James, Executive Director
DENISE A. JAMES, EXECUTIVE DIRECTOR
HABITAT FOR HUMANITY/ROGUE VALLEY

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED DENISE A. JAMES, THIS 17 DAY OF July, 2019, ON AUTHORITY FOR HABITAT FOR HUMANITY/ROGUE VALLEY, A NON-PROFIT CORPORATION, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME: James A. Miller
NOTARY PUBLIC, STATE OF OREGON Lauree A. Miller
COMMISSION NO. 941242
MY COMMISSION EXPIRES: July 26, 2019

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 DALEY LANDING 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 16th DAY OF July, 2019.
Shawn Kampmann
SHAUN KAMPMANN, PLS 2883

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

DALEY LANDING CONDOMINIUM

LOCATED AT
115 & 117 Dove Place
Rogue River, Oregon
LYING SITUATE WITHIN
SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 36 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN
CITY OF ROGUE RIVER, JACKSON COUNTY, OREGON
FOR
Habitat for Humanity, Rogue Valley
P.O. Box 688
Medford, Oregon 97501

SHEET INDEX

- SHEET 1 SIGNATURES & APPROVALS
SHEET 2 CONDOMINIUM PLAT BOUNDARY
SHEET 3 PLAN VIEW, UNITS 1 & 2
SHEET 4 ELEVATION VIEW, UNITS 1 & 2

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.

ALL OF LOT 6, DOVE PLACE, A PLANNED COMMUNITY SUBDIVISION IN THE CITY OF ROGUE RIVER, OREGON, RECORDED ON MAY 30, 2017 IN VOLUME 43, PAGE 7, IN THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

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

PURPOSE: TO SURVEY AND CREATE A CONDOMINIUM PLAT "DALEY LANDING CONDOMINIUM", BEING A REPLAT OF LOT 6, DOVE PLACE SUBDIVISION, AS RECORDED WITHIN DOCUMENT NO. 2017-017779 OF THE OFFICAL RECORDS IN JACKSON COUNTY, OREGON, LYING SITUATE IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 36 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, CITY OF ROGUE RIVER, JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING A LEICA TS16 ROBOTIC TOTAL STATION AND RANGING PRISMS, IN CONJUNCTION WITH A LEICA GS16 GNSS RECEIVER, I SURVEY THE LANDS AS SHOWN. MONUMENTS WERE RECOVERED FOR THE CENTERLINE OF DOVE PLACE, THE SUBDIVISION EXTERIOR BOUNDARY CORNERS AND THE PROPERTY CORNERS FOR LOT 6 PER SURVEY NO. 22256, WHICH FIT WELL WITH THE SURVEY RECORD AND HELD FOR POSITION, OR ELSE AS SHOWN.

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE COMPANY OF OREGON ORDER NO. 7169-3144411, EFFECTIVE DATE FEBRUARY 5, 2019, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- 1 AN EASEMENT TO THE CALIFORNIA OREGON POWER COMPANY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, RECORDED ON NOVEMBER 15, 1945 IN VOLUME 263, PAGE 567 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
2 RIGHT-OF-WAY EASEMENT, RECORDED ON JULY 16, 1947 IN VOLUME 283, PAGE 330 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
3 DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ROGUE RIVER AND THE ARCHDIOCESE OF PORTLAND, OREGON, RECORDED ON NOVEMBER 5, 2002 AS DOCUMENT NO. 02-59078 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
4 DECLARATION OF EASEMENT AND MAINTENANCE AGREEMENT FOR ACCESS AND STORM WATER DETENTION, RECORDED IN DOCUMENT 2019-001242 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
5 EASEMENT TO JOHN'S FAMILY TRUST FOR INGRESS AND EGRESS, RECORDED IN DOCUMENT NO. 01-46805 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

RECORDING:

FILED FOR RECORD THIS 18th DAY OF July, 2019 AT 2:01 O'CLOCK PM AND RECORDED IN VOLUME 45, PAGE 15 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker, COUNTY CLERK
Jean Shultz, DEPUTY

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF July 18, 2019.

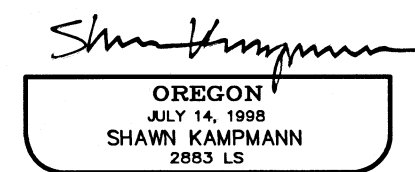
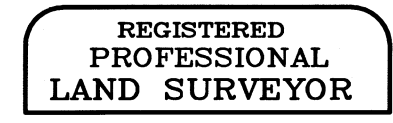
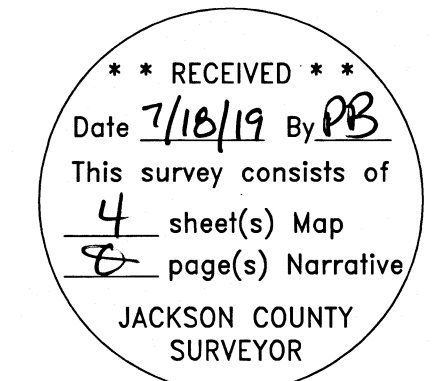
Carol Elkins - Deputy, TAX COLLECTOR
DATE 7/18/19

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 18 DAY OF July, 2019.

Adly Pump, ASSESSOR
DATE 7/18/2019

THE DECLARATION OF CONDOMINIUM OWNERSHIP, COVENANTS, CONDITIONS AND RESTRICTIONS HAS BEEN RECORDED IN INSTRUMENT NO. 2019-020650 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

THE BYLAWS OF DALEY LANDING CONDOMINIUM HAVE BEEN RECORDED IN INSTRUMENT NO. 2019-020650 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.



RENEWAL DATE: 6/30/2021

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

DATE: FEBRUARY 20, 2019
PROJECT NO. 1226-18

DALEY LANDING CONDOMINIUM

LOCATED AT
115 & 117 Dove Place
 Rogue River, Oregon
 LYING SITUATE WITHIN
 SOUTHEAST QUARTER OF SECTION 16,
 TOWNSHIP 36 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN
 CITY OF ROGUE RIVER, JACKSON COUNTY, OREGON

Habitat for Humanity, Rogue Valley

P.O. Box 688
 Medford, Oregon 97501

LEGEND

- 1-1/2" ALUMINUM CAP STAMPED
- "L.J. FRIAR & ASSOC." PER S/N 22256 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED
- "L.J. FRIAR & ASSOC." PER S/N 22256 (RECOVERED)
- 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED
- "G.D. WICKS PLS 1108" PER S/N 15265 (RECOVERED)
- PROPERTY BOUNDARY LINE
- UNIT BOUNDARY
- EXTERIOR BUILDING WALL
- BOUNDARY LINE
- CENTERLINE
- LCE LINE
- EASEMENT LINE
- PREVIOUS DEED LINE
- S/N SURVEY NUMBER, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- () SURVEY RECORD DATA PER S/N 22256
- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- Y - # YARD LCE, ASSOCIATED WITH UNIT (TYPICAL)
- PS - # PARKING SPACE LCE, ASSOCIATED WITH UNIT (TYPICAL)
- P - # PATIO LCE, ASSOCIATED WITH UNIT (TYPICAL)
- HP - # HEAT PUMP LCE, ASSOCIATED WITH UNIT (TYPICAL)
- CONDOMINIUM UNIT FOOTPRINT
- LIMITED COMMON ELEMENT (LCE)
- EXISTING EASEMENTS AS NOTED
- EXISTING EASEMENTS AS NOTED

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF DOVE PLACE, HAVING A RECORD PLAT BEARING OF NORTH 00°37'33" WEST, AS REFERENCED ON SURVEY NO. 22256 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, 1998
 SHAWN KAMPMANN
 2883 LS

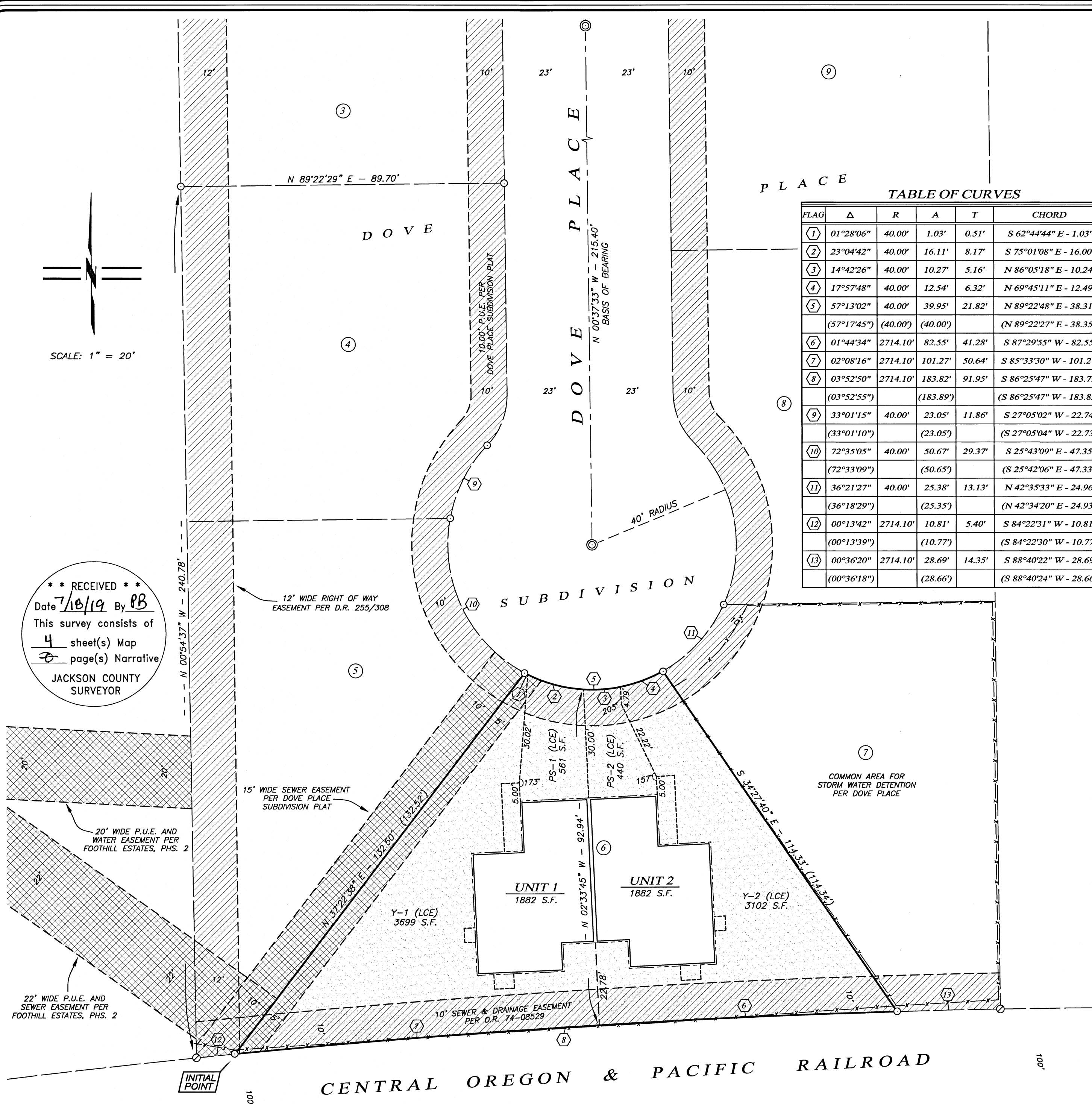
RENEWAL DATE: 6/30/2021

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

DATE: FEBRUARY 20, 2019
 PROJECT NO. 1226-18

FILE: SURVEYS\1226-18\DALEY LANDING CONDO.DWG SHEET 2 of 4

FLAG	Δ	R	A	T	CHORD
①	01°28'06"	40.00'	1.03'	0.51'	S 62°44'44" E - 1.03'
②	23°04'42"	40.00'	16.11'	8.17'	S 75°01'08" E - 16.00'
③	14°42'26"	40.00'	10.27'	5.16'	N 86°05'18" E - 10.24'
④	17°57'48"	40.00'	12.54'	6.32'	N 69°45'11" E - 12.49'
⑤	57°13'02"	40.00'	39.95'	21.82'	N 89°22'48" E - 38.31'
	(57°17'45")	(40.00')	(40.00')		(N 89°22'27" E - 38.35')
⑥	01°44'34"	2714.10'	82.55'	41.28'	S 87°29'55" W - 82.55'
⑦	02°08'16"	2714.10'	101.27'	50.64'	S 85°33'30" W - 101.27'
⑧	03°52'50"	2714.10'	183.82'	91.95'	S 86°25'47" W - 183.79'
	(03°52'55")		(183.89')		(S 86°25'47" W - 183.85')
⑨	33°01'15"	40.00'	23.05'	11.86'	S 27°05'02" W - 22.74'
	(33°01'10")		(23.05')		(S 27°05'04" W - 22.73')
⑩	72°35'05"	40.00'	50.67'	29.37'	S 25°43'09" E - 47.35'
	(72°33'09")		(50.65')		(S 25°42'06" E - 47.33')
⑪	36°21'27"	40.00'	25.38'	13.13'	N 42°35'33" E - 24.96'
	(36°18'29")		(25.35')		(N 42°34'20" E - 24.93')
⑫	00°13'42"	2714.10'	10.81'	5.40'	S 84°22'31" W - 10.81"
	(00°13'39")		(10.77')		(S 84°22'30" W - 10.77')
⑬	00°36'20"	2714.10'	28.69'	14.35'	S 88°40'22" W - 28.69'
	(00°36'18")		(28.66')		(S 88°40'24" W - 28.66')



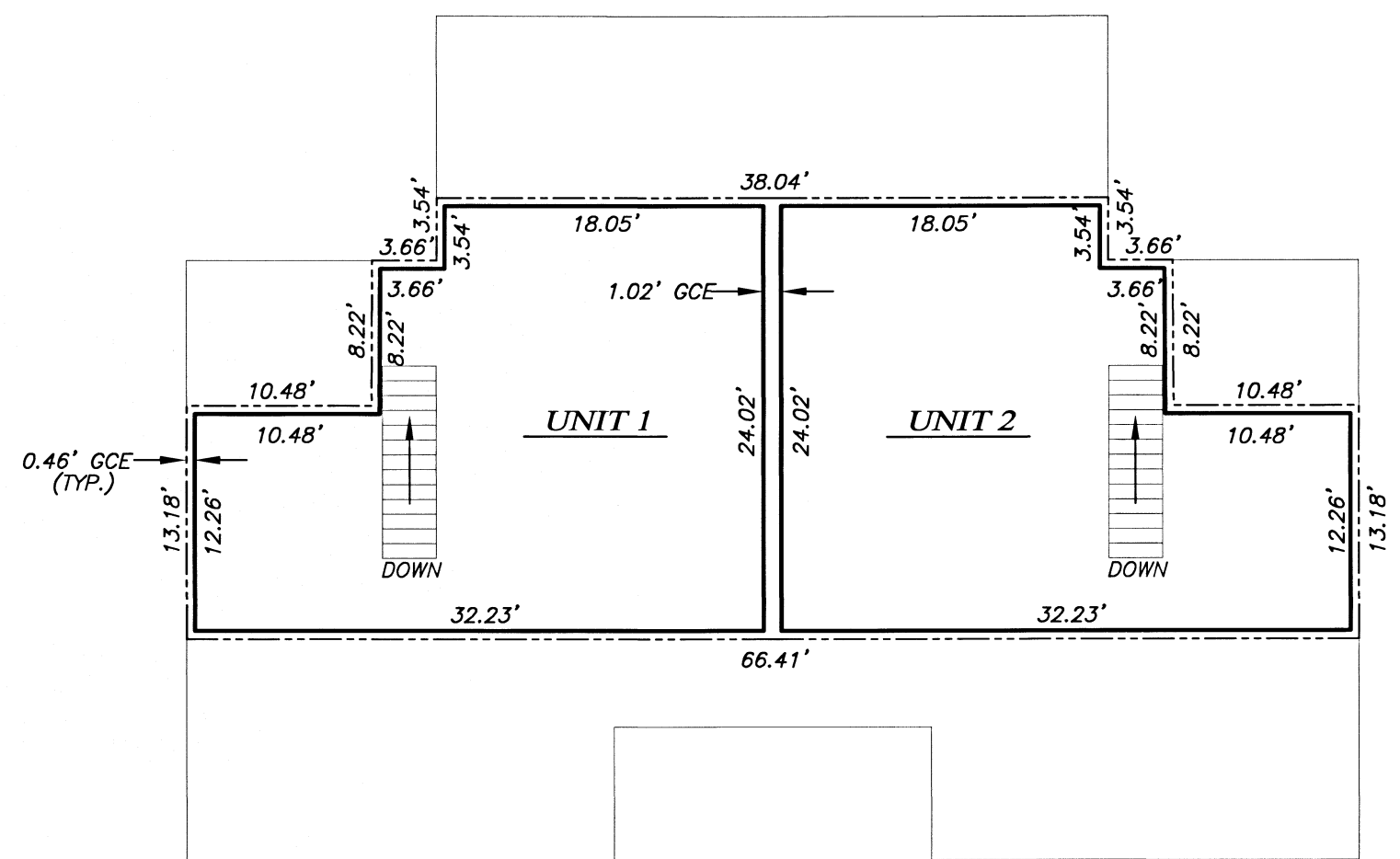
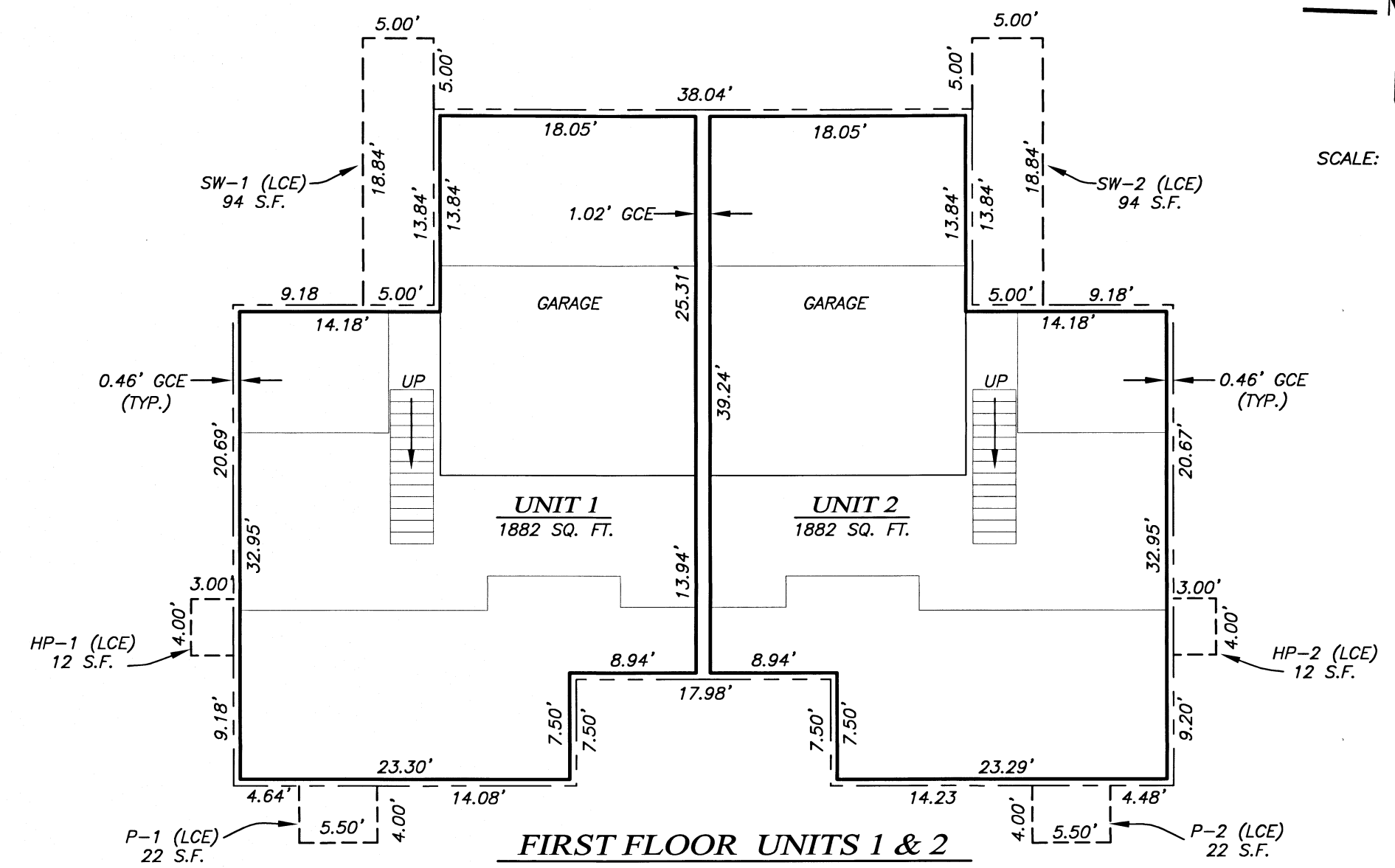
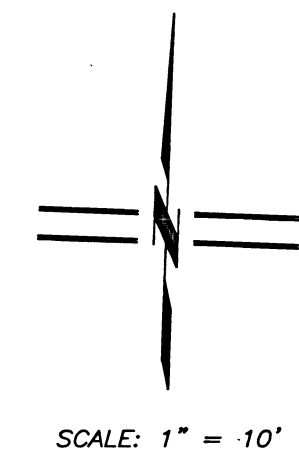
**** RECEIVED ****
 Date 7/10/19 By PB
 This survey consists of
4 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

SCALE: 1" = 20'

**** RECEIVED ****
 Date 7/18/19 By PB
 This survey consists of
4 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

DALEY LANDING CONDOMINIUM

LOCATED AT
115 & 117 Dove Place
Rogue River, Oregon
 LYING SITUATE WITHIN
 SOUTHEAST QUARTER OF SECTION 16,
 TOWNSHIP 36 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN
 CITY OF ROGUE RIVER, JACKSON COUNTY, OREGON
 FOR
Habitat for Humanity, Rogue Valley
 P.O. Box 688
 Medford, Oregon 97501



LEGEND

—————	UNIT BOUNDARY
- - - - -	LIMITED COMMON ELEMENT
- - - - -	EXTERIOR BUILDING WALL
GCE	GENERAL COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
SQ. FT.	SQUARE FEET
Y - #	YARD AREA LCE ASSOCIATED WITH UNIT
SW - #	CONCRETE SIDEWALK LCE ASSOCIATED WITH UNIT
HP - #	HEAT PUMP, ASSOCIATED WITH UNIT (TYPICAL)
PS - #	PARKING SPACE, DESIGNATED BY NUMBER (TYPICAL)
P - #	CONCRETE PATIO, ASSOCIATED WITH UNIT (TYPICAL)

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS
 RENEWAL DATE: 6/30/2021

SURVEY NOTES

- 1) ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.
- 2) UNIT HORIZONTAL DIMENSIONS ARE TO FACE OF INTERIOR WOOD STUD WALLS.
- 3) ALL OF THE LAND AND THE BUILDINGS ARE GCE EXCEPT FOR UNITS AND LCE'S SHOWN HEREON.
- 4) THE EXTERIOR OF BUILDING SHOWN HEREON IS MEASURED TO THE OUTSIDE OF THE CONCRETE FOUNDATION WALL.
- 5) THE DISTANCE BETWEEN THE EXTERIOR OF THE BUILDING AND THE INTERIOR UNIT BOUNDARY VARIES AS SHOWN.

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

 SURVEYOR

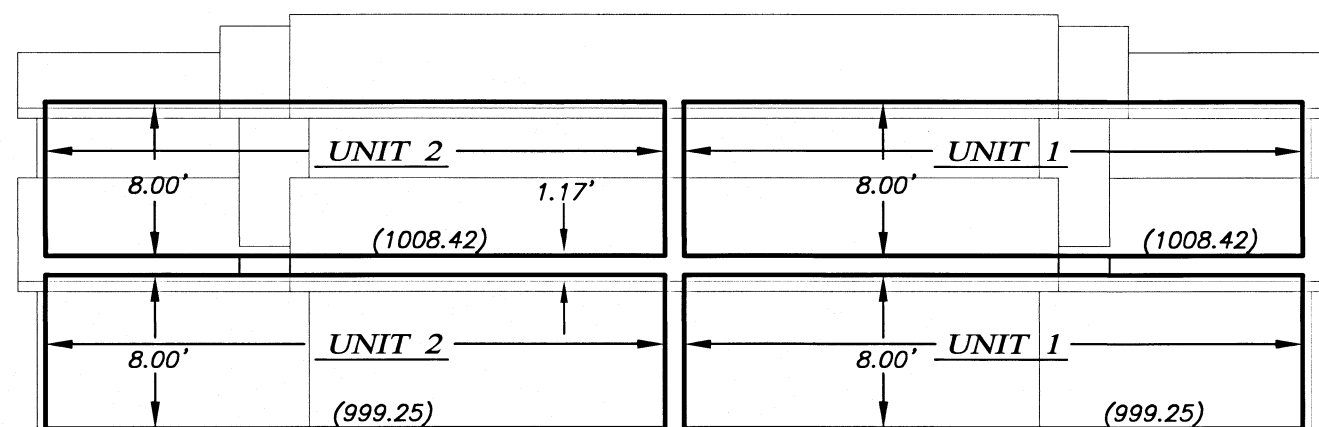
SURVEYED BY:
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 P.O. BOX 459
 ASHLAND, OREGON 97520
 (541) 482-5009
 DATE: FEBRUARY 20, 2019
 PROJECT NO. 1226-18

** RECEIVED **
 Date 7/18/19 By PB
 This survey consists of
4 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

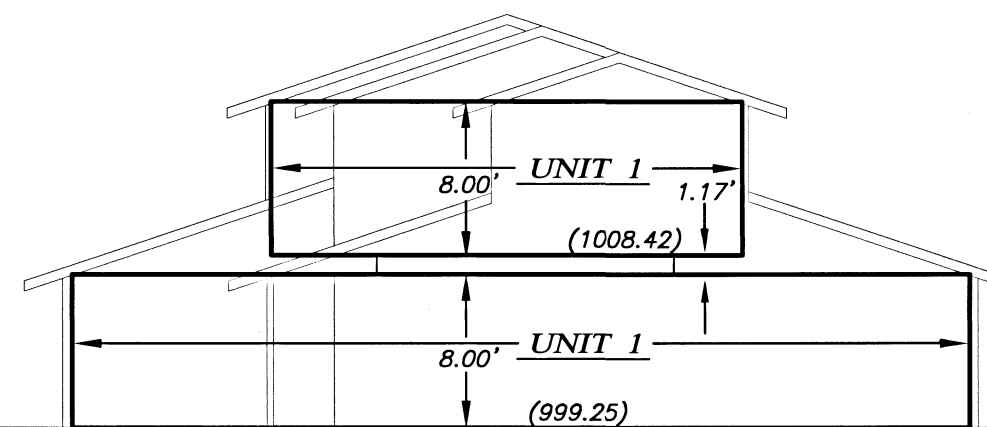
ELEVATION VIEWS

DALEY LANDING CONDOMINIUM

LOCATED AT
 115 & 117 Dove Place
 Rogue River, Oregon
 LYING SITUATE WITHIN
 SOUTHEAST QUARTER OF SECTION 16,
 TOWNSHIP 36 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN
 CITY OF ROGUE RIVER, JACKSON COUNTY, OREGON
 FOR
Habitat for Humanity, Rogue Valley
 P.O. Box 688
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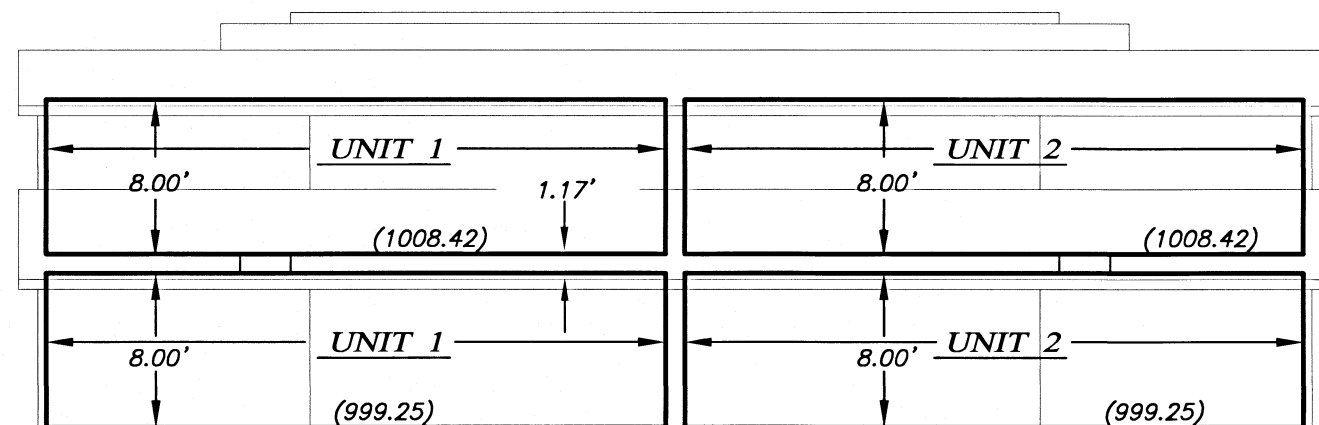
NORTH ELEVATION UNITS 1 & 2



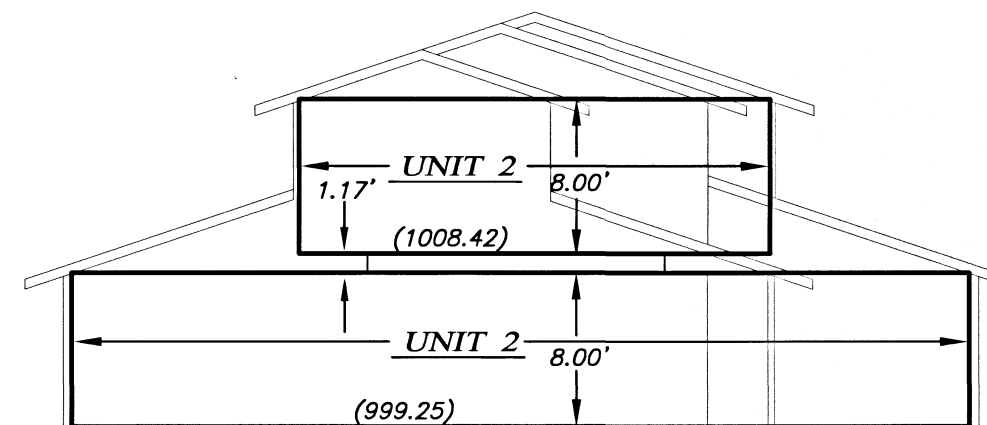
WEST ELEVATION UNIT 1

LEGEND

——— UNIT BOUNDARY
 SQ. FT. SQUARE FEET
 (1890.21') UNIT BOUNDARY ELEVATION (TYPICAL)



SOUTH ELEVATION UNITS 1 & 2



EAST ELEVATION UNIT 2

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Shawn Kampmann

OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2021

SURVEY NOTES

- 1) ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.
- 2) UNIT VERTICAL BOUNDARIES ARE AS FOLLOWS:
 (A) TOP OF PLYWOOD SUBFLOOR OR CONCRETE SLAB FOR ALL UNIT LOWER LIMITS
 (B) BOTTOM OF FLOOR JOISTS, RAFTERS OR TRUSSES FOR ALL UNIT UPPER LIMITS
- 3) THE VERTICAL CONTROL FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

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

Shawn Kampmann
 SURVEYOR

SURVEYED BY:
POLARIS LAND SURVEYING LLC
 P.O. BOX 459
 ASHLAND, OREGON 97520
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FILE: SURVEYS\1226-18\DALEY LANDING CONDO.DWG SHEET 4 of 4

Assessor's Map No. 36 4W 16 DC, Tax Lot 1105

POLARIS LAND SURVEYING