

APPROVALS:

EXAMINED AND APPROVED THIS 17 DAY OF September, 2020  
*[Signature]*  
JACKSON COUNTY SURVEYOR

OPPORTUNITY POINT  
CONDOMINIUM

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

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, OPPORTUNITY POINT 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.

*[Signature]*  
DENISE A. JAMES, EXECUTIVE DIRECTOR  
HABITAT FOR HUMANITY / ROGUE VALLEY

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- SHEET 1 SIGNATURES & APPROVALS
- SHEET 2 CONDOMINIUM PLAT BOUNDARY
- SHEET 3 PLAN VIEW, UNITS 1 & 2
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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 5 AND LOT 7, 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 PLAT "OPPORTUNITY POINT", A PHASED CONDOMINIUM, BEING A REPLAT OF LOT 5 AND LOT 7, DOVE PLACE, A PLANNED COMMUNITY, AS RECORDED WITHIN DOCUMENT NO. 2017-017779 OF THE OFFICIAL 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 LEICA GS16 GNSS RECEIVER, A TS16 ROBOTIC TOTAL STATION AND RANGING PRISMS, IN CONJUNCTION WITH PROJECT SURVEY CONTROL ESTABLISHED DURING THE PERFORMANCE OF SURVEY NO. 22256, I SURVEYED THE LANDS AS SHOWN. MONUMENTS WERE RECOVERED AT ALL OF THE CONDOMINIUM EXTERIOR BOUNDARY CORNERS, WHICH FIT WELL WITH THE SURVEY RECORDS AND HELD FOR POSITION, OR AS OTHERWISE SHOWN HEREON.

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN TICOR TITLE COMPANY OF OREGON ORDER NO. 470319061738, EFFECTIVE DATE JULY 22, 2020, 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.

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 OPPORTUNITY POINT 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 September, 2020.  
*[Signature]*  
SHAWN KAMPMANN, PLS 2883

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.  
*[Signature]*  
SURVEYOR

RECORDING:

FILED FOR RECORD THIS 24th DAY OF September, 2020 AT 2:56 O'CLOCK P.M. AND RECORDED IN VOLUME 46, PAGE 20 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

*[Signature]* *[Signature]*  
COUNTY CLERK DEPUTY

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 9/22, 2020.

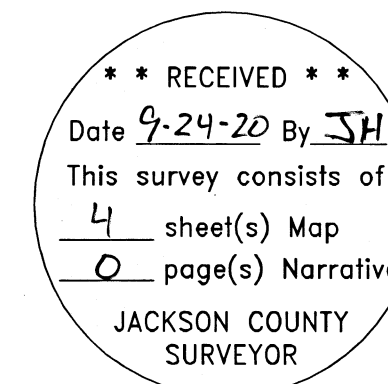
*[Signature]* deputy 9/22/2020  
TAX COLLECTOR DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 22 DAY OF SEPTEMBER, 2020.

*[Signature]* ASSESSOR 9/22/2020  
DATE

THE DECLARATION OF CONDOMINIUM OWNERSHIP, COVENANTS, CONDITIONS AND RESTRICTIONS HAS BEEN RECORDED IN INSTRUMENT NO. 2020-034775 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

THE BYLAWS OF OPPORTUNITY POINT CONDOMINIUM HAVE BEEN RECORDED IN INSTRUMENT NO. 2020-034775 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: SEPTEMBER 4, 2020  
PROJECT NO. 1226-18

# OPPORTUNITY POINT CONDOMINIUM

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

TABLE OF CURVES					
FLAG	Δ	R	A	T	CHORD
①	09°48'56"	40.00'	6.85'	3.44'	S 05°39'56" W - 6.84'
②	23°27'36"	40.00'	16.38'	8.30'	S 10°58'20" E - 16.38'
③	11°42'07"	40.00'	8.17'	4.10'	S 28°33'12" E - 8.16'
④	23°20'37"	40.00'	16.30'	8.26'	S 46°04'33" E - 16.18'
⑤	04°15'49"	40.00'	2.98'	1.49'	S 59°52'47" E - 2.98'
⑥	57°13'02"	40.00'	39.95'	21.82'	N 89°22'48" E - 38.31'
	[57°17'45"]		[40.00']		[N 89°22'27" E - 38.35']
⑦	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']
⑧	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']
⑨	33°01'15"	40.00'	23.05'	11.86'	S 27°05'02" E - 22.74'
	[33°01'10"]				[S 27°05'04" W - 22.73']
⑩	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']
⑪	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']
⑫	03°52'50"	2714.10'	183.82'	91.95'	N 86°25'47" E - 183.79'
	[03°52'55"]		[183.89']		[N 86°25'47" E - 183.85']
⑬	47°04'17"	7.00'	5.75'	3.05'	N 45°20'10" W - 5.60'
⑭	62°03'20"	11.00'	11.91'	6.62'	N 44°41'52" W - 11.34'

- 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)
  - SUBJECT PROPERTY LINE
  - UNIT BOUNDARY
  - - - EXTERIOR BUILDING WALL
  - - - BOUNDARY LINE
  - - - CENTERLINE
  - - - LCE LINE
  - - - EASEMENT LINE
  - S/N SURVEY NUMBER, JACKSON COUNTY SURVEYOR
  - O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
  - GCE GENERAL COMMON ELEMENT
  - LCE LIMITED COMMON ELEMENT
  - Y - # YARD LCE, ASSOCIATED WITH UNIT (TYPICAL)
  - D - # DRIVEWAY LCE, ASSOCIATED WITH UNIT (TYPICAL)
  - P - # PATIO LCE, ASSOCIATED WITH UNIT (TYPICAL)
  - H - # HEAT PUMP LCE, ASSOCIATED WITH UNIT (TYPICAL)
  - S - # SIDEWALK LCE, ASSOCIATED WITH UNIT (TYPICAL)
  - [ ] PLAT RECORD DATA PER DOVE PLACE SUBDIVISION
  - [ ] 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

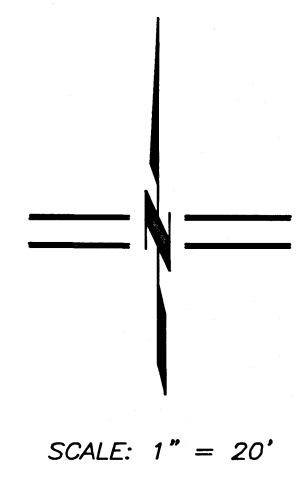
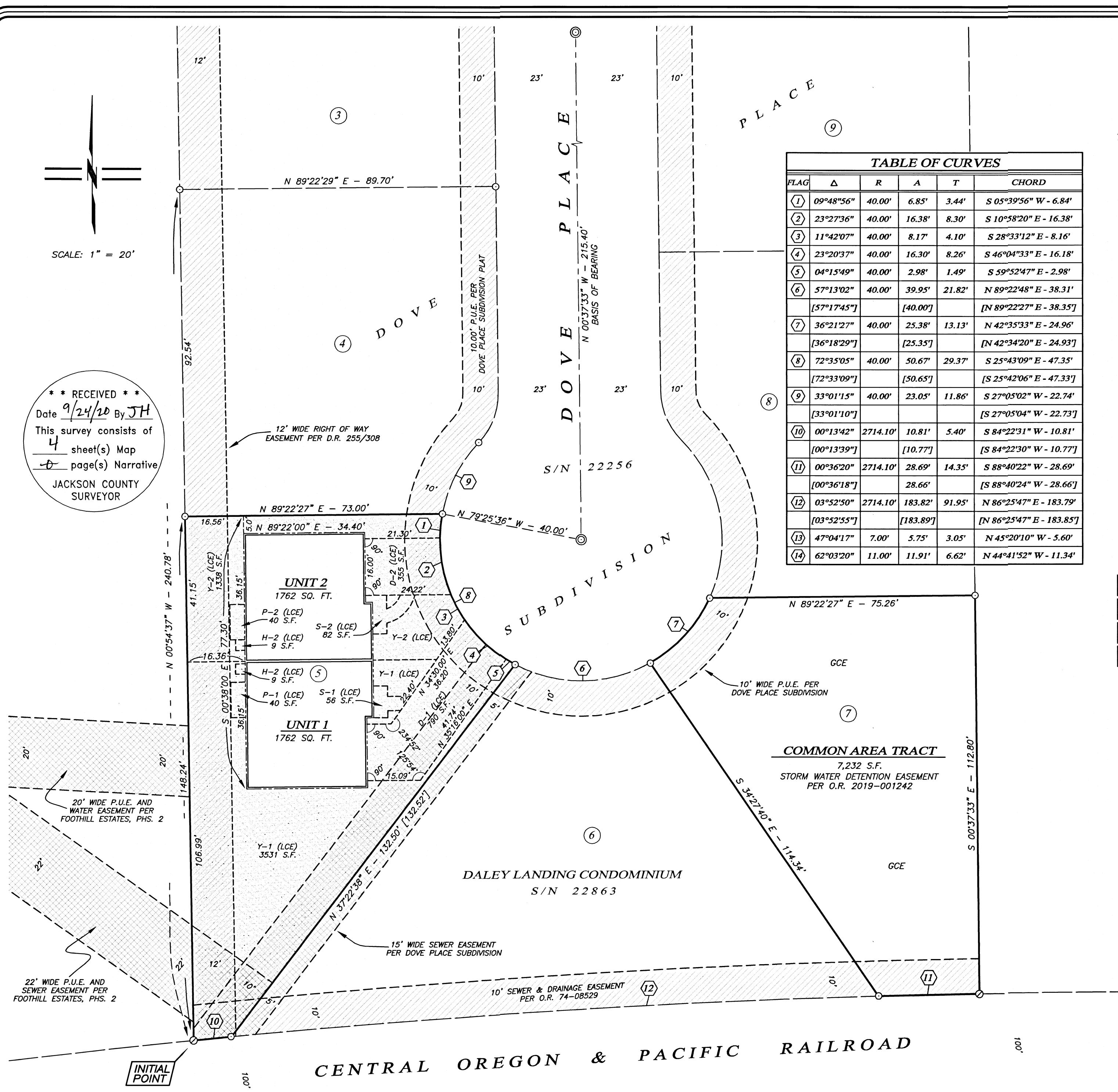
REGISTERED PROFESSIONAL LAND SURVEYOR

*Shawn Kampmann*

OREGON  
 JULY 14, 1988  
 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: SEPTEMBER 4, 2020  
 PROJECT NO. 1226-18



**\*\* RECEIVED \*\***  
 Date 9/24/20 By JH  
 This survey consists of  
4 sheet(s) Map  
0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

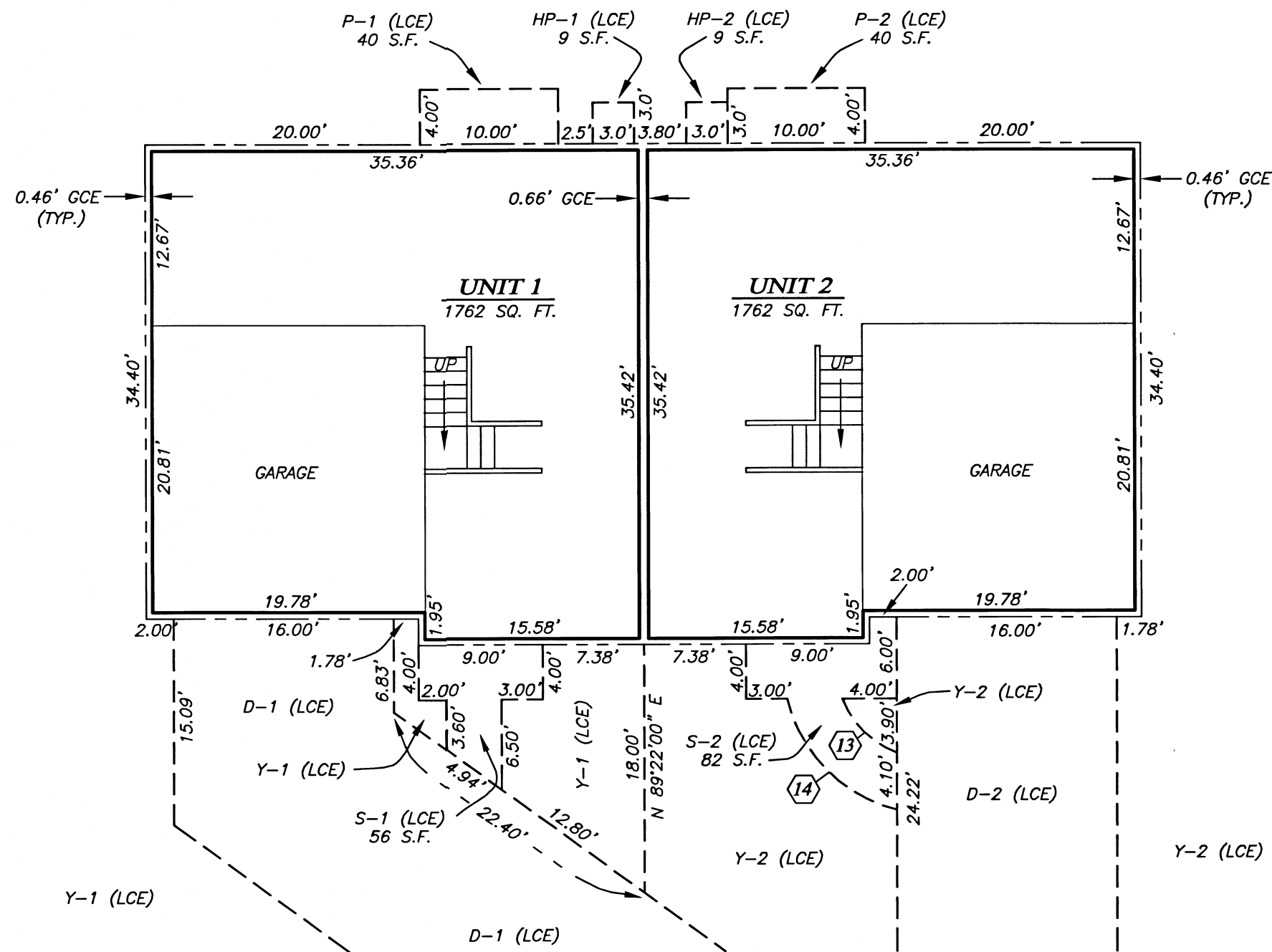
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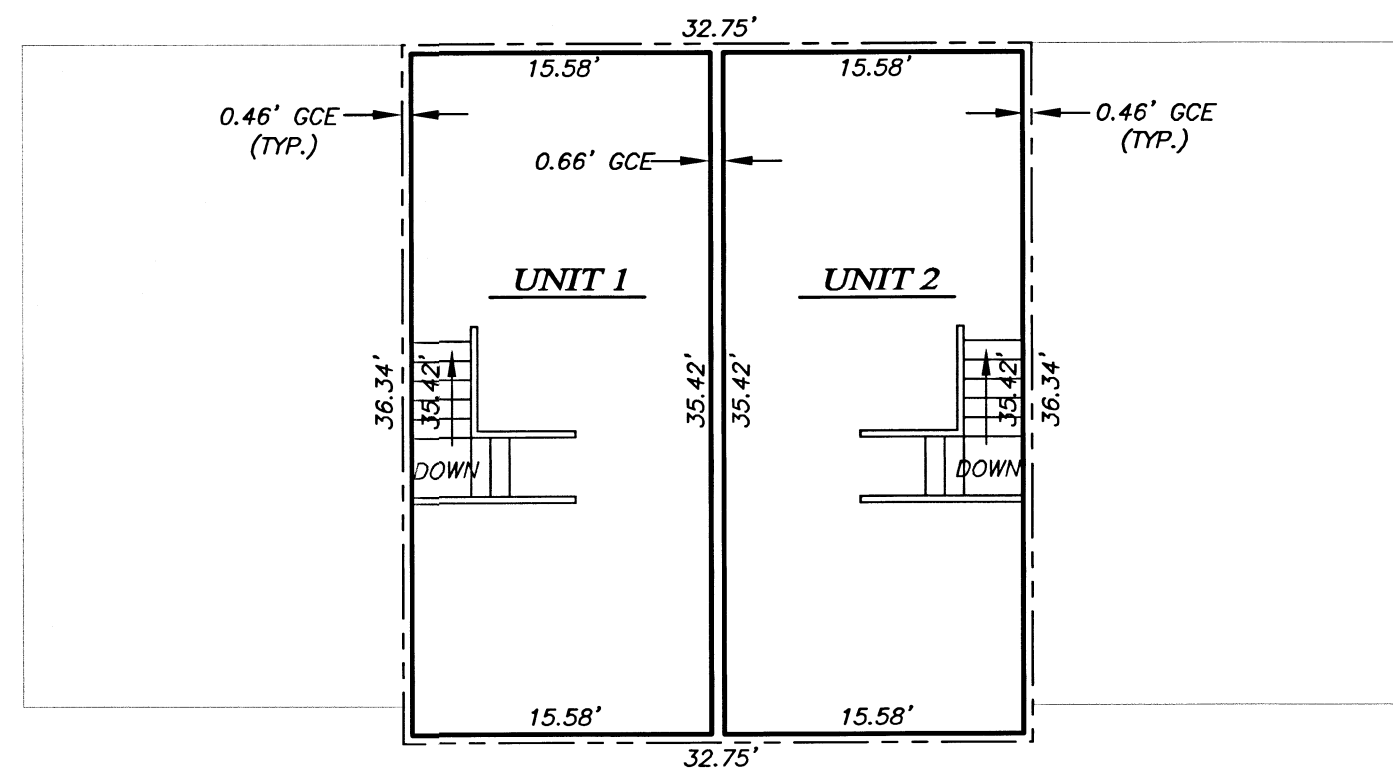
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FOR  
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P.O. Box 688  
 Medford, Oregon 97501



**FIRST FLOOR UNITS 1 & 2**



**SECOND FLOOR UNITS 1 & 2**

### LEGEND

—————	UNIT BOUNDARY
- - - - -	LIMITED COMMON ELEMENT
—————	EXTERIOR BUILDING WALL
—————	GENERAL COMMON ELEMENT
GCE	GENERAL COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
Y-#	YARD AREA LCE ASSOCIATED WITH UNIT
S-#	CONCRETE SIDEWALK LCE ASSOCIATED WITH UNIT
H-#	HEAT PUMP, ASSOCIATED WITH UNIT (TYPICAL)
D-#	DRIVEWAY LCE ASSOCIATED WITH UNIT (TYPICAL)
P-#	CONCRETE PATIO, ASSOCIATED WITH UNIT (TYPICAL)

### 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.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Shawn Kampmann*

OREGON  
 JULY 14, 1998  
 SHAWN KAMPMANN  
 2893 LS

RENEWAL DATE: 6/30/2021

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SURVEYOR

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Assessor's Map No. 36 4W 16 DC, Tax Lots 1104 & 1106

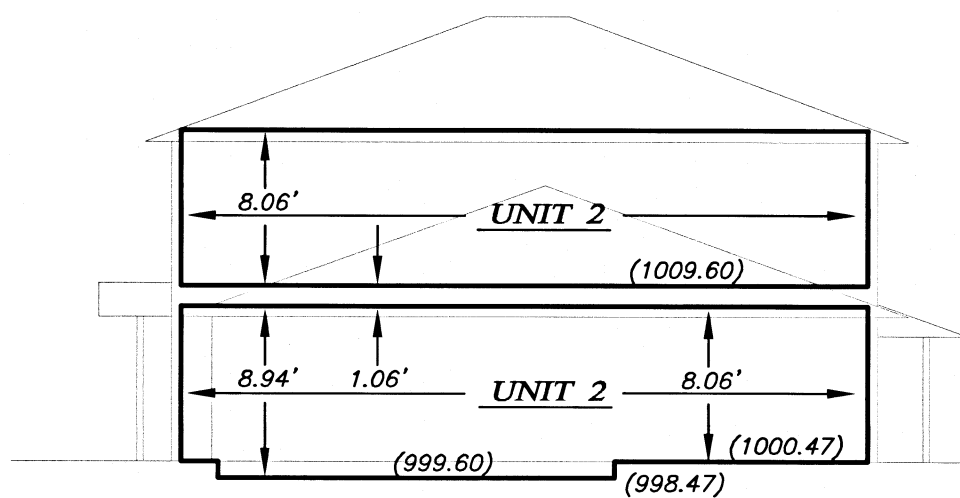
FILE: SURVEYS\1226-18\OPPORTUNITY POINT CONDO.DWG SHEET 3 of 4

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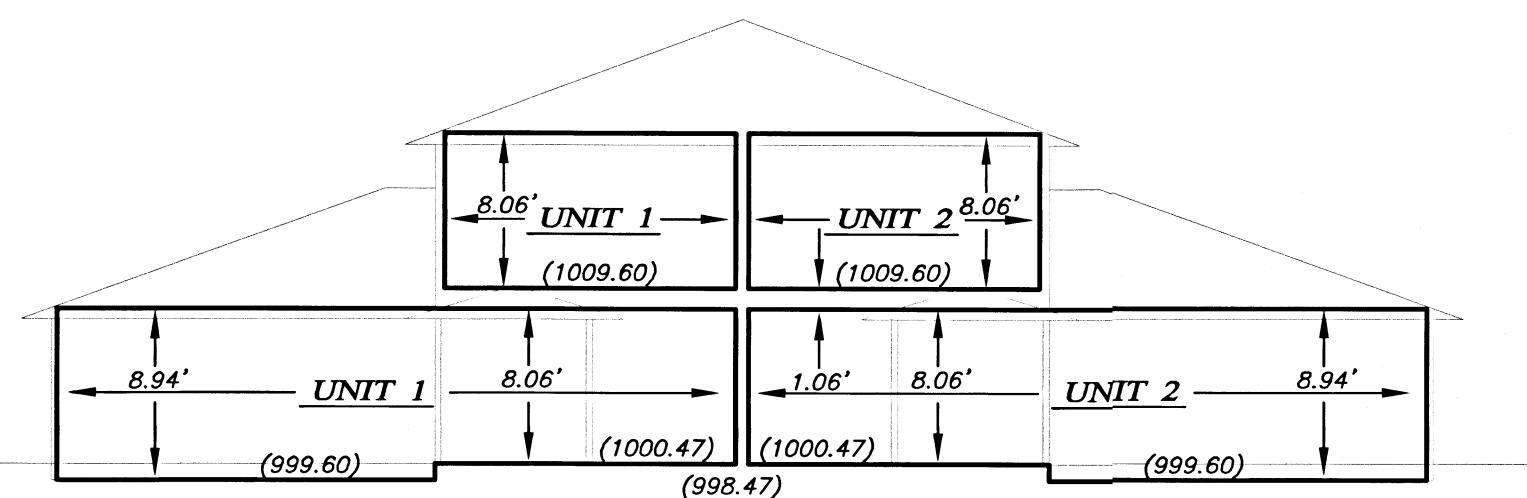
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#### ELEVATION VIEWS



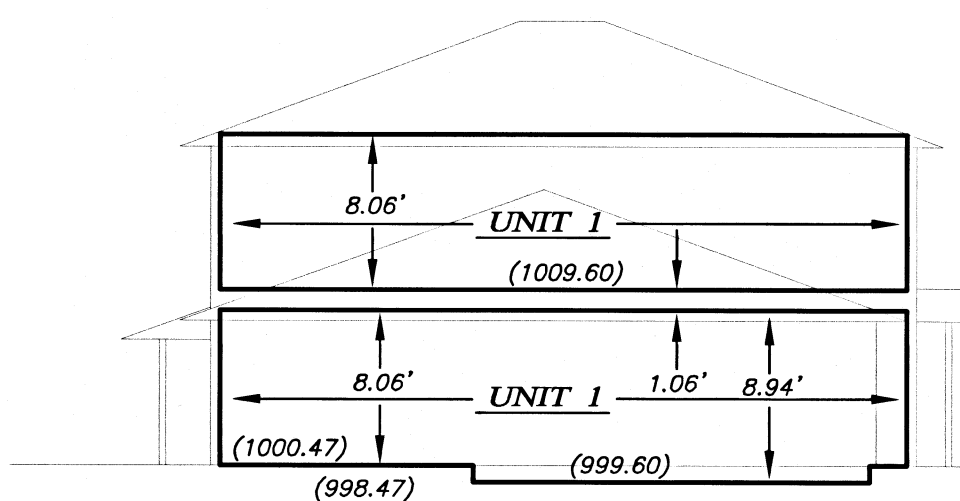
NORTH ELEVATION UNIT 2



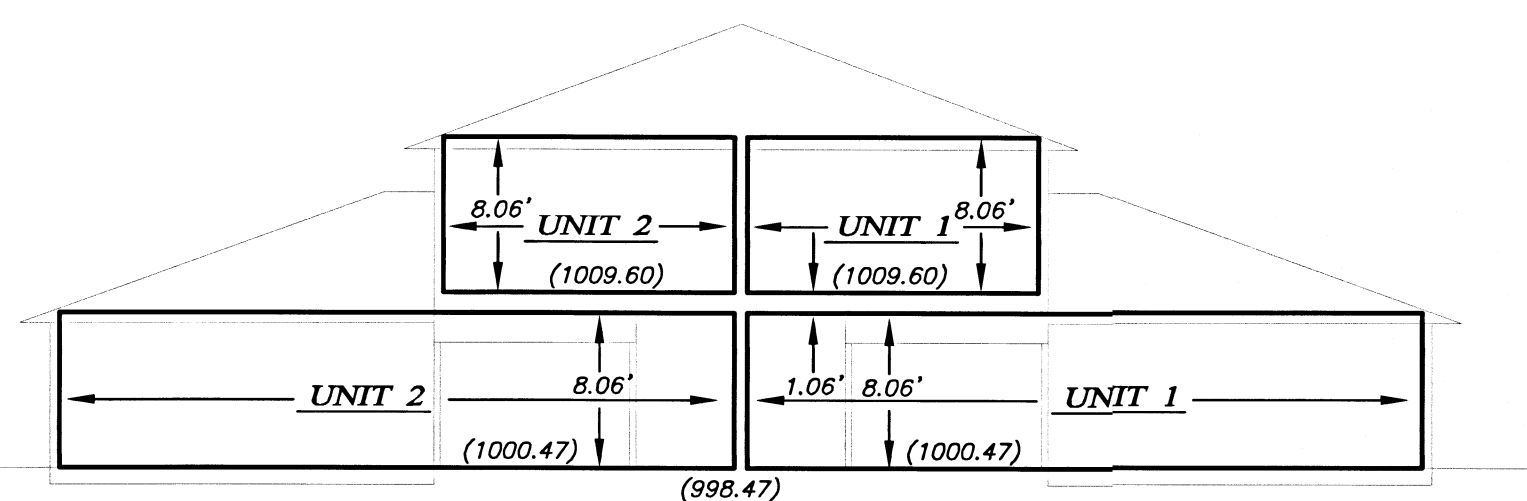
EAST ELEVATION UNITS 1 & 2

#### LEGEND

————— UNIT BOUNDARY  
 - - - - - FOUNDATION LINE  
 (1000.47) UNIT BOUNDARY ELEVATION (TYPICAL)



SOUTH ELEVATION UNIT 1



WEST ELEVATION UNITS 1 & 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

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