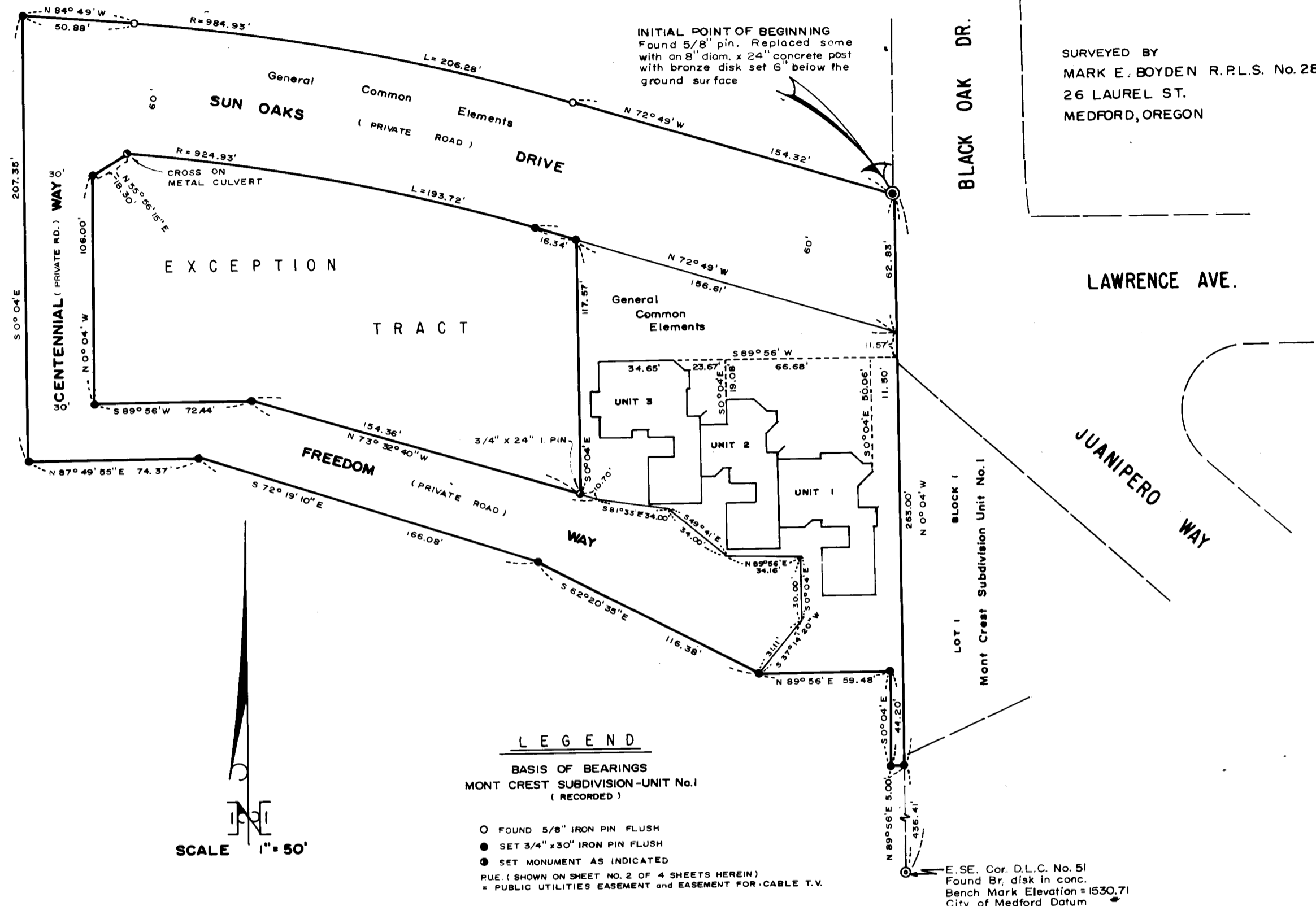


# SUN OAKS, PHASE I

A CONDOMINIUM

IN THE CITY OF MEDFORD  
LOCATED IN THE NE 1/4 OF SEC. 32 AND THE NW 1/4  
OF SEC. 33, D.L.C. No. 51, T.37S.R.1W., W.M., JACKSON COUNTY, OREGON

SHEET 1 OF 4



SURVEYED BY  
MARK E. BOYDEN R.P.L.S. No. 281  
26 LAUREL ST.  
MEDFORD, OREGON

### DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT R-M-R ASSOCIATES, INC. AN OREGON CORPORATION, AND THE U.S. NATIONAL BANK OF OREGON, A NATIONAL BANKING ASSOCIATION, DO HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAPS TO BE TRUE AND CORRECT MAPS OF THE LAND OWNED AND LAID OUT BY THEM AS "SUN OAKS, PHASE I, A CONDOMINIUM" SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREUNTO ANNEXED, AND THEY DO HEREBY COMMIT SAID LAND TO THE OPERATION OF THE CONDOMINIUM LAW AS LAID OUT IN CHAPTER 91, OREGON REVISED STATUTES.

WE ALSO DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE PUBLIC UTILITIES EASEMENTS (P.U.E.) AS SHOWN ON SHEET 2 (OF 4 SHEETS) OF THE HEREIN ANNEXED MAPS

R-M-R ASSOCIATES, INC.  
PRESIDENT *R. D. Josephson*  
SECRETARY *Robert C. Robertson*

U.S. NATIONAL BANK OF OREGON

ASSISTANT VICE PRESIDENT *[Signature]*

### ACKNOWLEDGEMENTS

STATE OF OREGON SS  
COUNTY OF JACKSON

THIS CERTIFIES THAT ON THIS 26 DAY OF February, 1976, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED L. D. JOSEPHSON AND ROBERT C. ROBERTSON, WHO FIRST BEING DULY SWORN DID SAY THAT HE THE SAID L. D. JOSEPHSON IS THE PRESIDENT AND THAT HE THE SAID ROBERT C. ROBERTSON IS THE SECRETARY OF R-M-R ASSOCIATES, INC. AND THAT THEIR SIGNATURES AND THE CORPORATE SEAL AFFIXED TO THE FOREGOING INSTRUMENT BY AUTHORITY OF ITS BOARD OF DIRECTORS WAS THE FREE ACT AND DEED OF SAID CORPORATION.

*Barbara J. Finstrom*  
NOTARY PUBLIC for the STATE of OREGON

MY COMMISSION EXPIRES 4-20-79

STATE OF OREGON SS  
COUNTY OF MULTNOMAH

THIS CERTIFIES THAT ON THIS 17 DAY OF Feb., 1976, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED J. M. HEMSTREET, WHO FIRST BEING DULY SWORN DID SAY THAT HE THE SAID J. M. HEMSTREET IS THE ASSISTANT VICE PRESIDENT OF THE U.S. NATIONAL BANK OF OREGON, AND THAT HIS SIGNATURE BY AUTHORITY OF ITS BOARD OF DIRECTORS WAS THE FREE ACT AND DEED OF SAID CORPORATION

NOTARY PUBLIC for the STATE of OREGON

MY COMMISSION EXPIRES \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

STATE OF OREGON SS  
COUNTY OF JACKSON

I, MARK E. BOYDEN, DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, BEING DULY SWORN, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND HEREON SHOWN AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

COMMENCING AT THE EAST-SOUTHEAST CORNER OF DONATION LAND CLAIM NUMBER 51, TOWNSHIP 37 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE ALONG THE EAST BOUNDARY OF SAID CLAIM, NORTH 0°04' WEST, (RECORD = NORTH 0°00' WEST), 699.41 FEET TO A 8" DIAMETER BY 24" CONCRETE POST WITH BRONZE DISK SET 6" BELOW THE GROUND SURFACE FOR THE INITIAL POINT OF BEGINNING; THENCE NORTH 72°49' WEST, (RECORD = NORTH 72°50' WEST), 154.32 FEET; THENCE 206.28 FEET ON THE ARC OF A 984.93 FOOT RADIUS CURVE LEFT (THE LONG CHORD BEARS NORTH 78°49' WEST, 205.91 FEET); THENCE NORTH 84°49' WEST, (RECORD = NORTH 84°50' WEST), 50.88 FEET; THENCE SOUTH 0°04' EAST, 207.35 FEET; THENCE SOUTH 89°56' EAST, 59.48 FEET; THENCE SOUTH 0°04' EAST, 44.20 FEET; THENCE NORTH 89°56' EAST, 5.00 FEET TO THE SAID EAST BOUNDARY OF SAID CLAIM; THENCE ALONG SAID CLAIM BOUNDARY NORTH 0°04' WEST, 263.00 FEET TO THE INITIAL POINT OF BEGINNING.

EXCEPTING THEREFROM: COMMENCING AT THE EAST-SOUTHEAST CORNER OF DONATION LAND CLAIM NUMBER 51, TOWNSHIP 37 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE ALONG THE EAST BOUNDARY OF SAID CLAIM, NORTH 0°04' WEST, 636.58 FEET; THENCE NORTH 72°49' WEST, 156.61 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°04' EAST, 117.57 FEET; THENCE NORTH 73°32'40" WEST, 154.36 FEET; THENCE SOUTH 89°56' WEST, 72.44 FEET; THENCE NORTH 0°04' WEST, 106.00 FEET; THENCE NORTH 85°56' EAST, 18.30 FEET; THENCE 193.72 FEET ON THE ARC OF A 924.93 FOOT RADIUS CURVE RIGHT (THE LONG CHORD BEARS SOUTH 78°49' EAST, 193.36 FEET); THENCE SOUTH 72°49' EAST, 16.34 FEET TO THE TRUE POINT OF BEGINNING.

SAID EXCEPTION TRACT AS HEREINBEFORE DESCRIBED, BEING SUBJECT TO THE DEDICATED PUBLIC UTILITY EASEMENTS AND EASEMENT FOR CABLE T.V. AS SHOWN ON THE ANNEXED MAP.

*Mark E. Boyden*  
SURVEYOR

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 DAY OF April, 1976

*Patricia Watson*  
NOTARY PUBLIC for the STATE of OREGON

MY COMMISSION EXPIRES THE 6 DAY OF August, 1979.

### APPROVALS

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW WHICH WILL BECOME A LIEN DURING THE 1976 CALENDAR YEAR HAVE BEEN PAID.

DATE April 15, 1976

*Ray E. Stewart*  
DIRECTOR of ASSESSMENT and TAXATION

FILED FOR RECORD THIS THE 27th DAY OF April, 1976, AT 4:09 O'CLOCK P. M. AND RECORDED IN VOLUME 12 OF PLATS AT PAGE 58 OF RECORDS OF JACKSON COUNTY, OREGON

BY: *Ruby G. Poling*  
DEPUTY

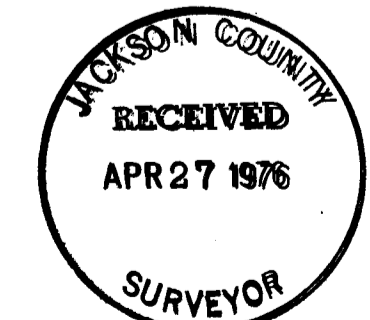
*Harry Chapman*  
COUNTY CLERK

APPROVED THIS 17th DAY OF Feb., 1976 MANAGER, BUILDING and PLANNING DIVISION, COMMUNITY DEVELOPMENT DEPARTMENT CITY OF MEDFORD

BY: *Richard A. Miller*

APPROVED THIS 17 DAY OF Feb, 1976  
DIRECTOR OF PUBLIC WORKS, CITY OF MEDFORD

BY: *William J. Scraggins* 6341



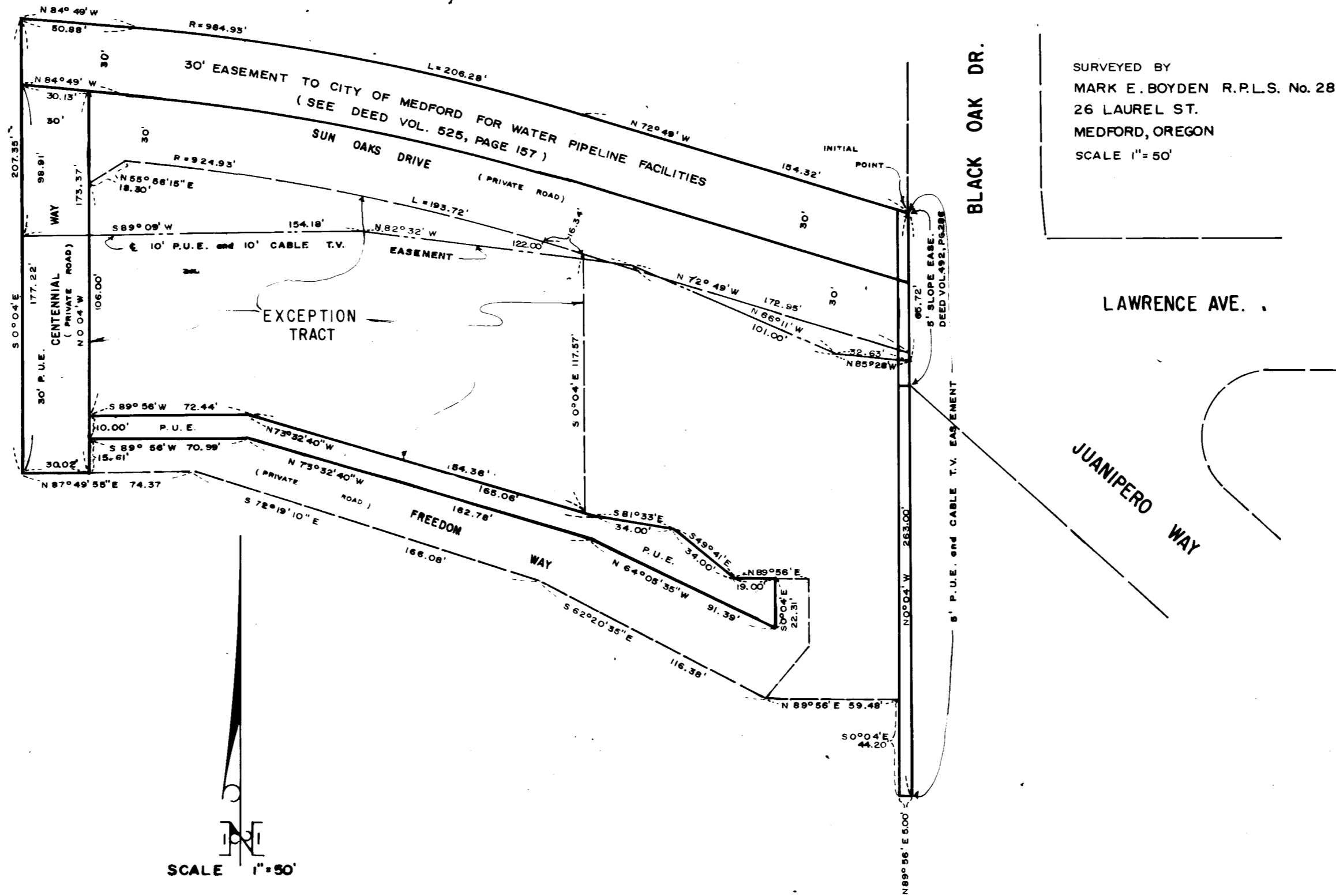
6341

# SUN OAKS, PHASE I

A CONDOMINIUM

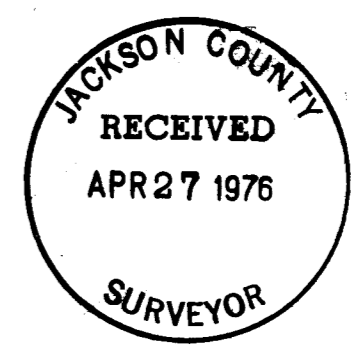
IN THE CITY OF MEDFORD  
LOCATED IN THE NE 1/4 OF SEC. 32 AND THE NW 1/4  
OF SEC. 33, D.L.C. No. 51, T. 37 S. R. 1 W., W.M., JACKSON COUNTY, OREGON

SHEET 2 OF 4



SURVEYED BY  
 MARK E. BOYDEN R.P.L.S. No. 281  
 26 LAUREL ST.  
 MEDFORD, OREGON  
 SCALE 1" = 50'

SCALE 1" = 50'



*Mark E. Boyden*  
 SURVEYOR

6341

74/139



6341

# SUN OAKS, PHASE I

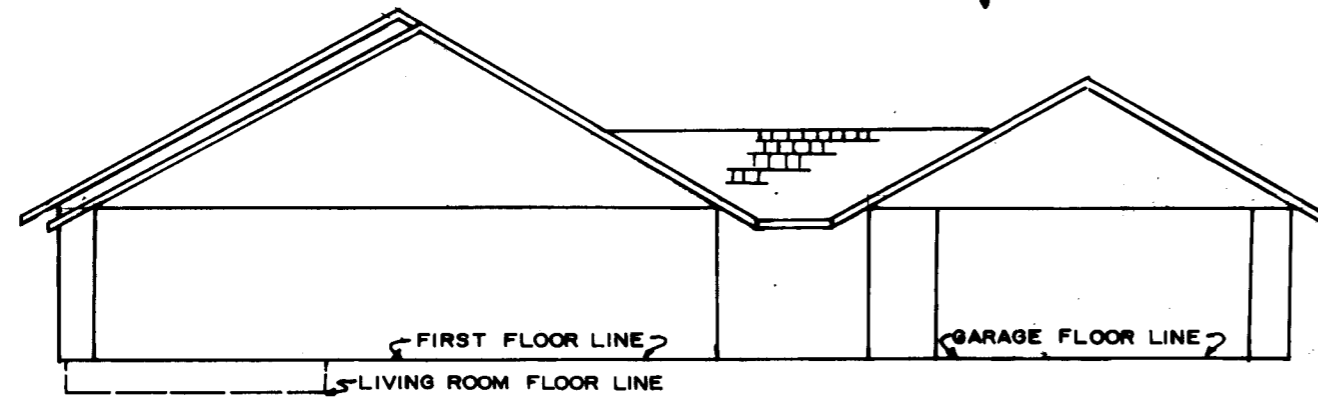
A CONDOMINIUM

IN THE CITY OF MEDFORD

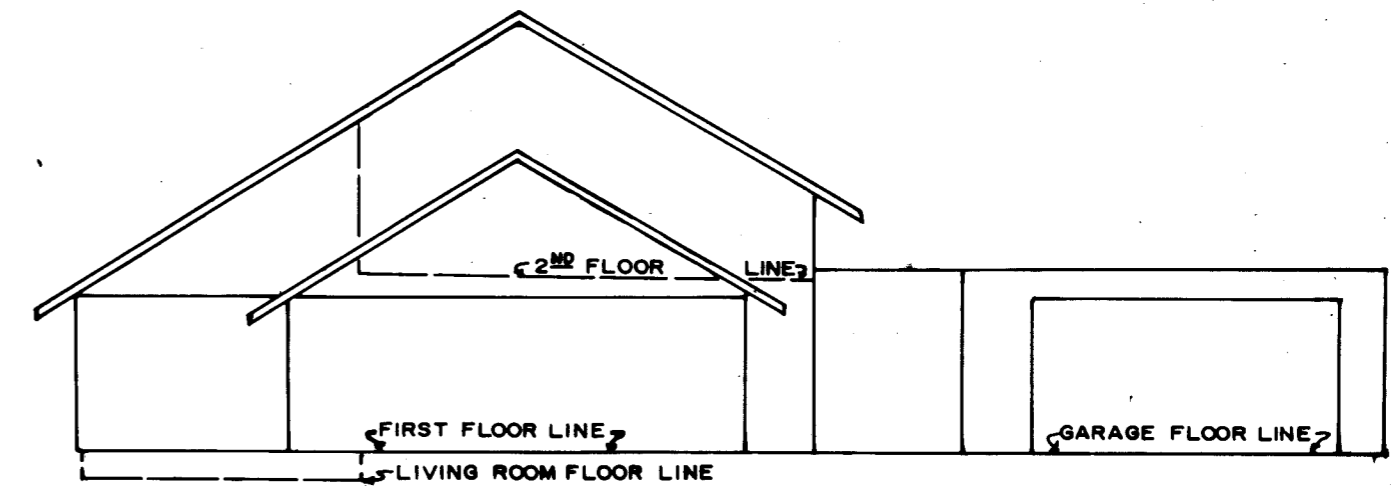
LOCATED IN THE NE 1/4 OF SEC. 32 AND THE NW 1/4 OF SEC. 33, D.L.C. No. 51, T.37S.R.1W., W.M., JACKSON COUNTY, OREGON

SHEET 4 OF 4

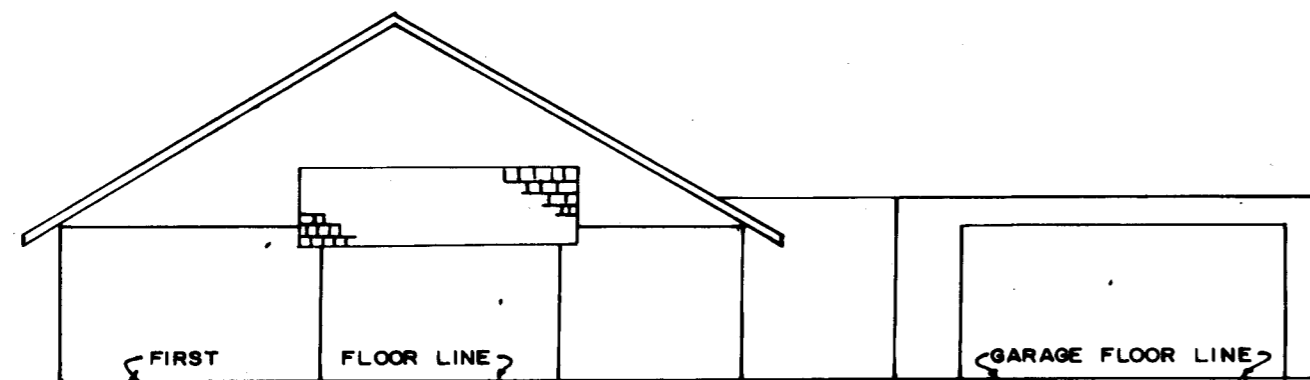
SURVEYED BY  
MARK E. BOYDEN R.P.L.S. No. 281  
26 LAUREL ST.  
MEDFORD, OREGON  
SCALE 1"=10'



TYPICAL UNIT SECTION No. 1



TYPICAL UNIT SECTION No. 2



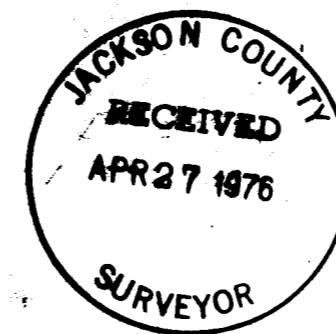
TYPICAL UNIT SECTION No. 3

### TABLE OF ELEVATIONS

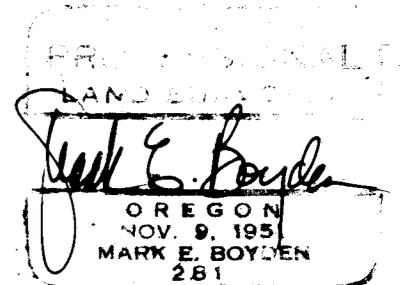
UNIT No.	LIVING ROOM	FIRST FLOOR	2 FLOOR	GARAGE FLOOR
1	1469.57	1471.07	-----	1470.95
2	1466.54	1468.04	1476.98	1467.84
3	-----	1466.05	-----	1465.93

NOTE:

Floor elevations are to City of Medford datum.  
Bench Mark - Concrete monument with bronze disk  
ESE. Cor. D.L.C. No. 51, T. 37 S. R. 1 W., W.M., City  
of Medford B.M. No. 5 - 32, Elev. = 1950.71



6341



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