

CHELSEA OAKS CONDOMINIUM

SITUATED IN
NE 1/4 OF SEC. 14, TWP. 39S., R. 1E.W.M.
JACKSON COUNTY OREGON

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT Van Vleet & Assoc. Inc., an Oregon Corporation, Wayne G. and Elke R. Kees, husband and wife, and Gene A. and Kathleen Holt, husband and wife, 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 "CHELSEA OAKS 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.

IN WITNESS WHEREOF, Van Vleet & Assoc. Inc., an Oregon Corporation, pursuant to a resolution of its Board of Directors, duly and legally adopted, has caused these presents to be signed by its officers.

Leo A. Zupan President
John A. Zupan Vice President

STATE OF OREGON)
County of Jackson) ss

Aug 13 A.D. 19 77

Personally appeared the above named Leo A. Zupan, President and John A. Zupan, Vice President of Van Vleet & Assoc. Inc., an Oregon Corporation, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Notary Public for Oregon
My Commission Expires 4-15-78

IN WITNESS WHEREOF, we have set our hands and seals this 4 day of August 19 77

Wayne G. Kees Elke R. Kees
WAYNE G. KEES ELKE R. KEES

STATE OF CALIFORNIA)
County of Shasta) ss

August 4 A.D. 19 77

Personally appeared the above named Wayne G. and Elke R. Kees, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Notary Public for California
My Commission Expires 2-2-80

IN WITNESS WHEREOF, we have set our hands and seals this 3rd day of August 19 77

Gene A. Holt Kathleen Holt
GENE A. HOLT KATHLEEN HOLT

STATE OF OREGON)
County of Jackson) ss

3 August A.D. 19 77

Personally appeared the above named Gene A. and Kathleen Holt, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Notary Public for Oregon
My Commission Expires 11-15-78

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 1977 calendar year have been paid.

Date: OCTOBER 3, 1977

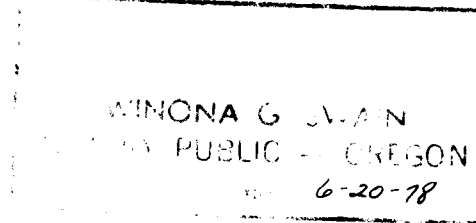
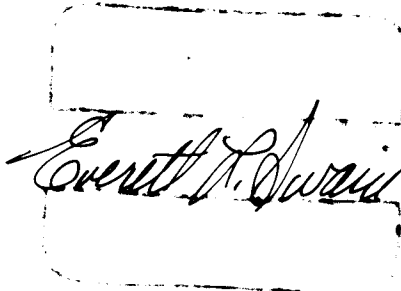
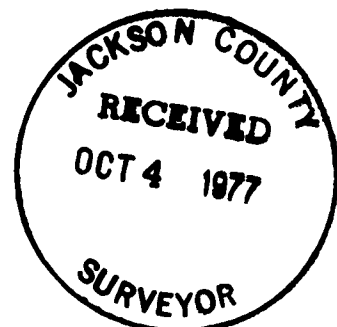
Director of Assessment & Taxation

SURVEYOR'S CERTIFICATE

STATE OF OREGON ss
County of Jackson

I, Everett L. Swain, duly Registered Professional Land 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 section corner common to Sections 11, 12, 13 and 14, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon; thence South, 1,759.76 feet and West, 389.72 feet to a 6 inch diameter by 24 inch concrete monument with a 3 inch diameter bronze disk situated on the Easterly right of way of Twin Pines Circle, said point being common to Lots 66 and 67 of the Greensprings Subdivision, as now recorded, for the initial point of CHELSEA OAKS CONDOMINIUM; thence leaving said right of way, North 81°13'24" East (P.R. North 81°16' East) 93.075 feet to a found 5/8 inch iron pin; thence leaving said common boundary line, North 63°21'47" East (record North 63°21' East, 78.94 feet) 78.98 feet to a found 5/8 inch iron pin situated at the corner common to Lots 72 and 73 of the Greensprings Subdivision, Extension No. 1, as now recorded; thence leaving said common corner, South 54°37'52" East, 25.00 feet to a found 5/8 inch iron pin; thence South 82°28'03" East, 60.04 feet to a found 5/8 inch iron pin; thence North 72°16'50" East, 32.00 feet to a found 5/8 inch iron pin situated in the boundary line common to Lots 73 and 74 of the Greensprings Subdivision, Extension No. 1, as now recorded; thence South 17°43'11" East (P.R. South 17°34'10" East) along the boundary line common to Lots 73 and 74, 113.01 feet to a found 5/8 inch iron pin situated at the corner common to said Lots 73 and 74; thence South 63°18'55" West (P.R. South 63°21' West) 254.265 feet to a found 5/8 inch iron pin situated on the Easterly right of way of Twin Pines Circle and common to Lots 69 and 70 of the Greensprings Subdivision, as now recorded; thence North 26°37'38" West (P.R. North 26°39' West, 130.38 feet) 130.40 feet to a found 5/8 inch iron pin; thence along the arc of a 230.00 foot radius curve to the right, the central angle is 17 degrees 55 minutes and 03 seconds (the long chord bears North 17°40'06.5" West, 71.635 feet) 71.925 feet (P.R. radius = 230 feet; arc = 71.92 feet) to the initial point.



Everett L. Swain
Surveyor

Subscribed and sworn to before me this 3rd day of August 1977.

Winona G. Swain
Notary Public for the State of Oregon
My commission expires 6-20-78

Filed for record this the 3rd day of October 1977, at 4:42 o'clock P.M. and recorded in Volume 13 of plats at page 16 of Records of Jackson County, Oregon.

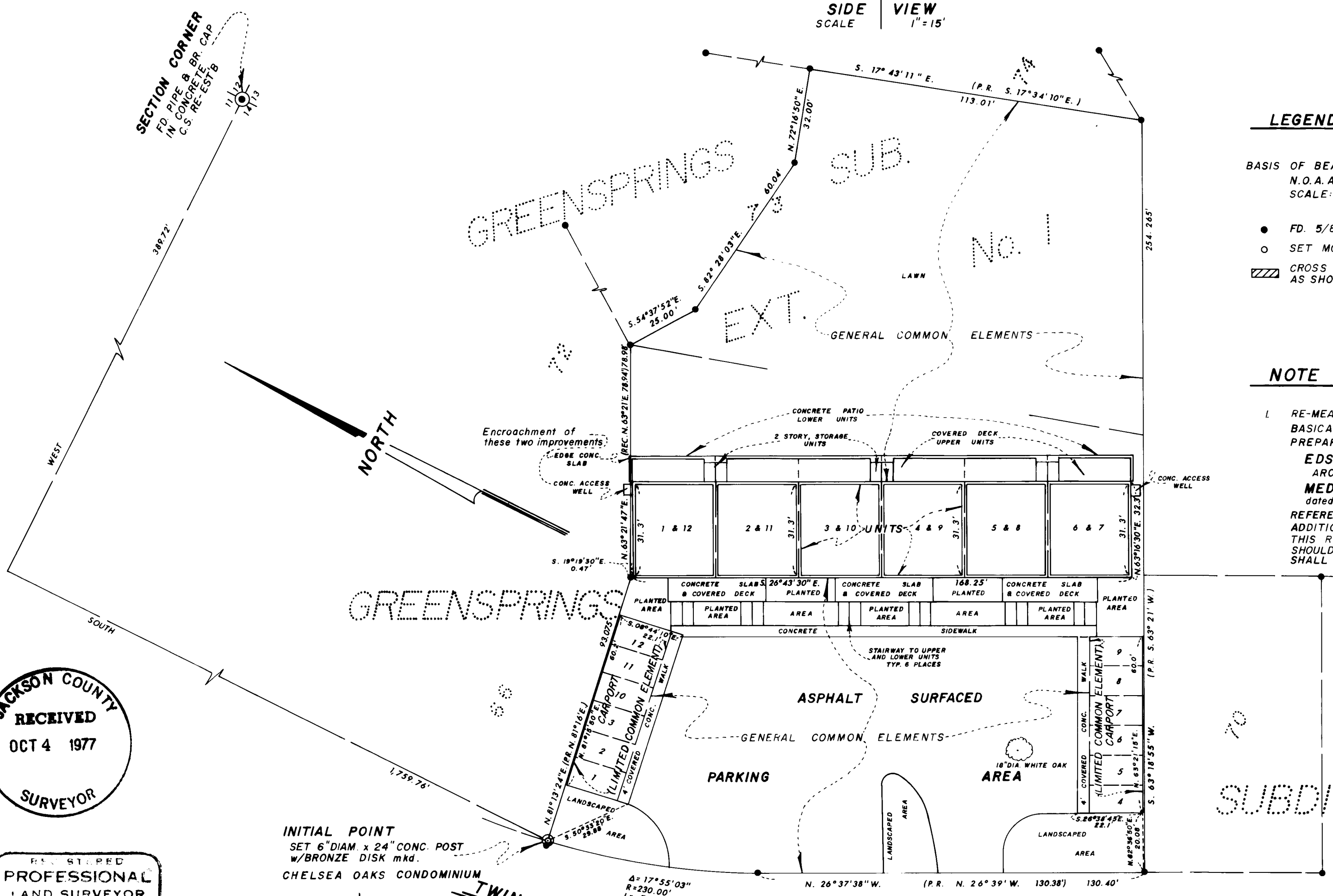
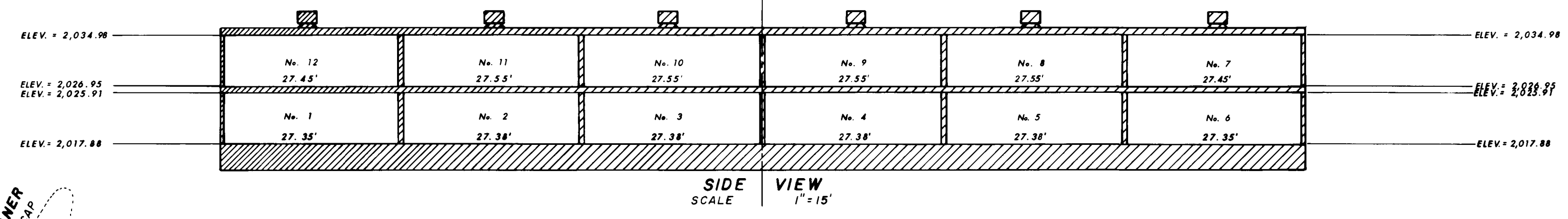
Harry Chipman
County Clerk

Pauline E. McCormack
Deputy

DECLARATION see O.R. No. 77-20608
 FLOOR PLAN see O.R. No. 77-20608

CHELSEA OAKS CONDOMINIUM

SITUATED IN
 NE 1/4 OF SEC. 14, TWP. 39S., R. 1E.W.M.
 JACKSON COUNTY OREGON



LEGEND

- BASIS OF BEARING:
 N.O.A.A. TRUE BEARING AT N-S ϕ OF SEC. 14
 SCALE: 1" = 30'
- FD. 5/8 INCH IRON PIN
 - SET MONUMENT AS SHOWN
 - ▨ CROSS HATCHING DONOTES "GENERAL COMMON ELEMENTS" AS SHOWN BY THE SIDE VIEW.

NOTE

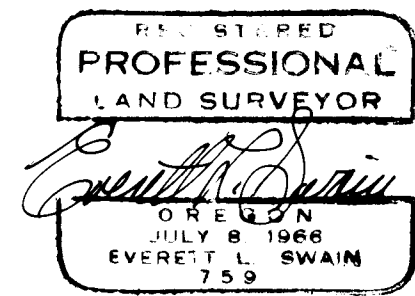
1. RE-MEASURED DISTANCES OF THE UNITS AND RELATED IMPROVEMENTS BASICALLY AGREE WITH THOSE VALUES SHOWN ON THOSE "BUILDING PLANS" PREPARED BY:
EDSON & PAPPAS
 ARCHITECTS
MEDFORD, OREGON
 dated: 3/1/64 & 6/6/64
 REFERENCE IS HEREBY MADE TO THOSE PLANS FOR ADDITIONAL INFORMATION AND SAID PLANS ARE, BY THIS REFERENCE, INCORPORATED HEREIN. IF RECONSTRUCTION SHOULD BECOME NECESSARY, THE ARCHITECTS' BUILDING PLANS SHALL PREVAIL.
2. AN ELEV. RELATIONSHIP BETWEEN THIS SURVEY & THE "BUILDING PLANS" SHOWS A CEILING ELEV. OF THE LOWER UNITS TO BE AS FOLLOWS:

SURVEY	ELEV. = 2,025.91
BLD'G PLANS	ELEV. = 2,025.0
3. ALL CARPORT STALLS SHALL BE EQUAL IN SIZE, BEING APPROX. 10'x18' IN OVERALL DIMENSION.

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT.
Everett L. Swain
 Surveyor

ELEVATION DATUM

BRASS DISK AT CORNER OF SIDEWALK NEXT TO THE ADMINISTRATION BUILDING AT THE ASHLAND AIRPORT.
 DISK mkd: T 548
 CITY OF ASHLAND
 Elev. = 1884.11



INITIAL POINT
 SET 6" DIAM x 24" CONC. POST
 W/BRONZE DISK mkd.
 CHELSEA OAKS CONDOMINIUM

INITIAL POINT
 1977 R.P.L.S. 759

$\Delta = 17^{\circ}55'03''$
 $R = 230.00'$
 $L = 71.925'$
 $CH = N. 17^{\circ}40'06.5'' W. 71.635'$
 PLAT REC.
 $R = 230'$
 $L = 71.92'$