

ASHLANDER CONDOMINIUMS A CONDOMINIUM

SITUATED IN McCALLS ADDN. TO THE CITY OF
ASHLAND, JACKSON COUNTY, OREGON, IN THE
S.W.1/4 N.E.1/4 SECTION 9, TWP. 39S, R1E W.M.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, WILLIAM H. HAMPTON III, AND WILLIAM S. WIKHOLM, DOING BUSINESS AS JOINT VENTURE PARTNERS, DO HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED PLATS TO BE TRUE AND CORRECT PLATS OF THE LAND OWNED AND LAID OUT BY US AS, ASHLANDER CONDOMINIUMS, SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREUNTO ANNEXED, AND WE DO HEREBY COMMIT SAID LAND TO THE OPERATION OF THE CONDOMINIUM LAW AS SET FORTH IN CHAPTER 91, OREGON REVISED STATUTES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND AND SEALS THIS 27th DAY OF

April 1979 William H. Hampton III William S. Wikholt
WILLIAM H. HAMPTON III WILLIAM S. WIKHOLM

PERSONALLY APPEARED THE ABOVE NAMED WILLIAM H. HAMPTON AND WILLIAM S. WIKHOLM AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED AS JOINT VENTURE PARTNERS, BEFORE ME.

James H. O'Leary
Notary Public
April 22, 1982

SURVEYOR'S CERTIFICATE

STATE OF OREGON S.S.
COUNTY OF JACKSON

I, GEORGE R. BURRELL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, BEING FIRST DULY SWORN, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE STATUTORY MONUMENTS THE LAND SHOWN HEREON, AND THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

COMMENCING AT A 3/4" IRON PIPE LOCATED AT THE CENTERLINE INTERSECTION OF SIXTH AND EAST MAIN STREETS IN THE CITY OF ASHLAND IN SECTION 9, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE SOUTH 82°12'23" EAST ALONG THE CENTERLINE OF EAST MAIN STREET, 44.62 FEET; THENCE SOUTH 8°15'26" WEST 30.00 FEET TO A 5/8" IRON PIN SET IN CONCRETE, LOCATED ON THE SOUTHERLY RIGHT OF WAY OF SAID STREET, FOR THE INITIAL POINT OF BEGINNING, FROM WHICH THE SOUTHWEST COR. OF DONATION LAND CLAIM NO. 39, BEARS SOUTH 1391.84 FEET AND WEST 1653.56 FEET; THENCE SOUTH 8°15'26" WEST ALONG THE LINE DESCRIBED IN DOCUMENT NO. 79-00085 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, 132.28 FEET TO A 5/8" IRON PIN LOCATED AT THE TERMINUS OF SAID LINE; THENCE NORTH 89°46'48" WEST (RECORD NORTH 89°55" WEST) ALONG THE SOUTHERLY BOUNDARY OF THE TRACT DESCRIBED IN DOCUMENT NO. 78-27217 OF SAID OFFICIAL RECORDS, 274.36 FEET TO A 5/8" IRON PIN LOCATED ON THE EXISTING EASTERLY RIGHT OF WAY OF SHERMAN STREET; THENCE NORTH 00°10'55" EAST ALONG SAID EASTERLY RIGHT OF WAY, 136.28 FEET TO A 5/8" IRON PIN LOCATED ON THE SOUTHERLY RIGHT OF WAY OF EAST MAIN STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY AS FOLLOWS: SOUTH 89°50'54" EAST 250.85 FEET TO A 5/8" IRON PIN; THENCE SOUTH 82°12'23" EAST 42.39 FEET TO THE POINT OF BEGINNING.

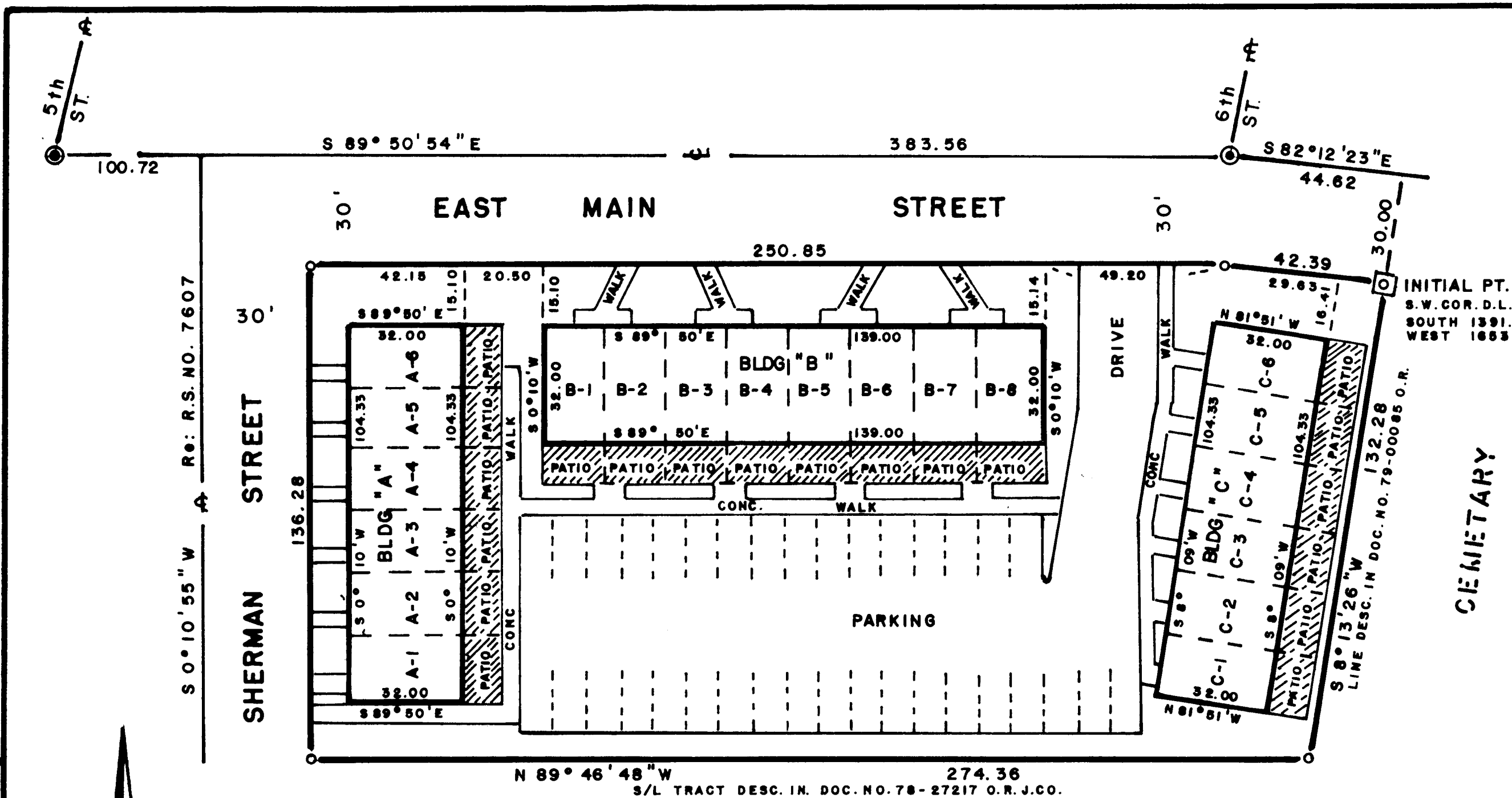
Suscribed and sworn to before me
this 11th day of APRIL 1979

George R. Burrell
PROFESSIONAL LAND SURVEYOR
7-8-79

JACKSON COUNTY
RECEIVED
MAY 25 1979
SURVEYOR

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

George Burrell
SURVEYOR



Basis of Bearings N.O.A.A. True
(From R.S. No. 6198)

- = Fd. 5/8" I. Pin (tagged R.L.S. 638) per R.S. No 7607
- ◻ = Encased fd. 5/8" I. Pin in 6"x 6" Conc. Mon.
- ⊙ = Fd. 3/4" I. Pipe in mon. case

◻ = ALL PATIOS ARE LIMITED COMMON AREA, FOR EXCLUSIVE USE BY THE ATTACHED UNIT ONLY. ALL OTHER REAL PROPERTY IS COMMON AREA, SUBJECT TO ACCESS BY ALL OWNERS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM. ALL BUILDINGS AND PHYSICAL IMPROVEMENTS ARE COMMON PROPERTY, WITH ONLY THOSE LIMITED EXCEPTIONS AS SET FORTH IN THE DECLARATION OF CONDOMINIUM DESCRIBING THE UNITS, COMMON AREA, AND LIMITED COMMON AREA.

Examined and approved this the 27th day of April, 1979 Allen A. Alamy
City Engineer

I hereby certify that all charges on the tax roll which have become a lien during the 1978-79 calendar year have been paid.

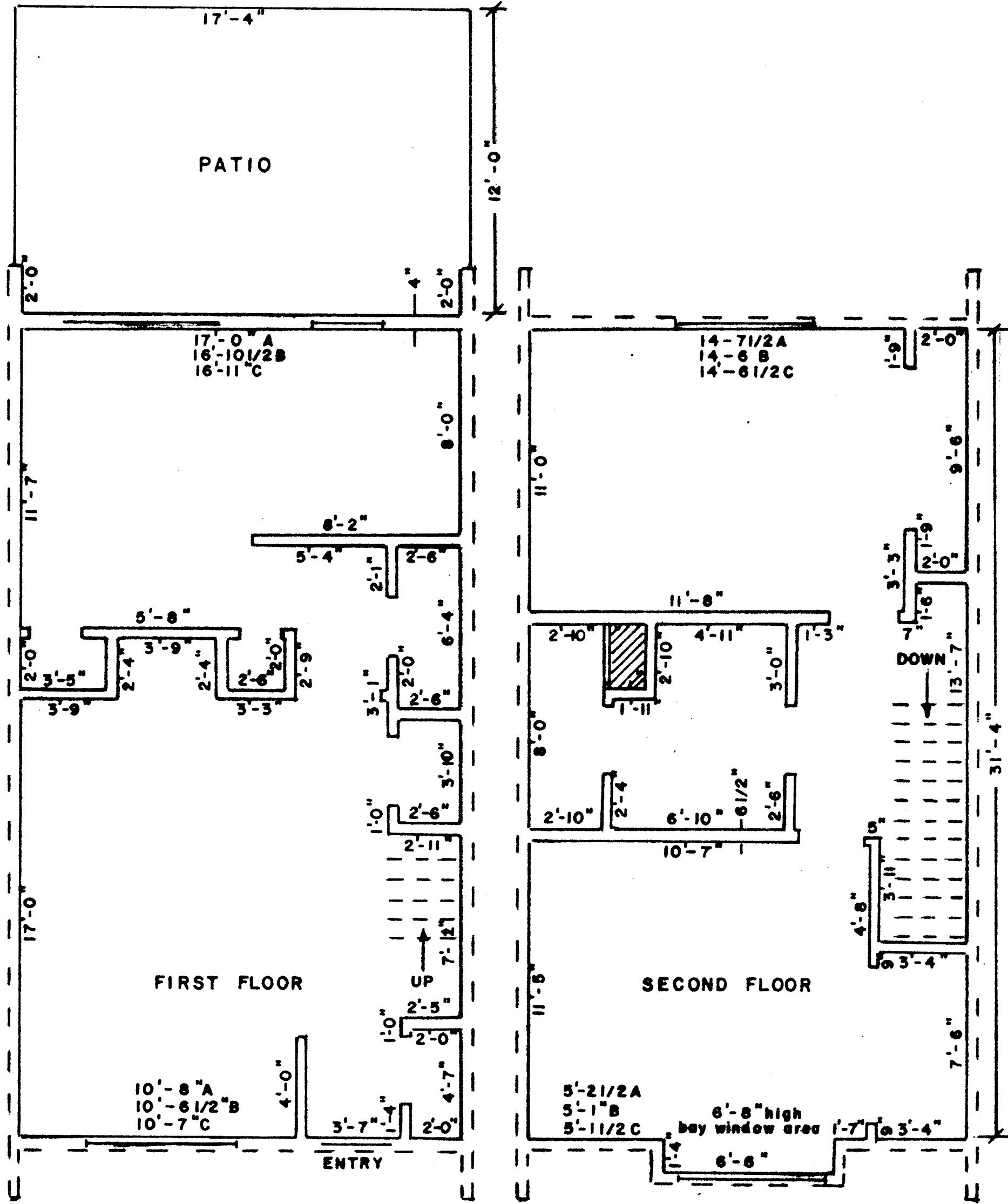
Ray E. Stewart Director of Assessment & Taxation
By: Keville M. Hill Deputy Date: May 14, 1979

Filed for record this the 25th day of May 1979 at 3:06 O'clock PM and recorded in Volume 13 of Plats at Page 85
of Records of Jackson County, Oregon. Waldene Terry County Clerk By: Thomas D. Jewett Deputy

I, Jack A. Edson, a duly Registered Architect of the State of Oregon, do hereby certify that the plans as shown on the annexed sheets fully and accurately depict the boundaries of the units, and the floors of the buildings, and that the construction of the improvements depicted on the annexed sheets and plat was completed on May 9 1979

Jack A. Edson
Architect

ASHLANDER CONDOMINIUMS

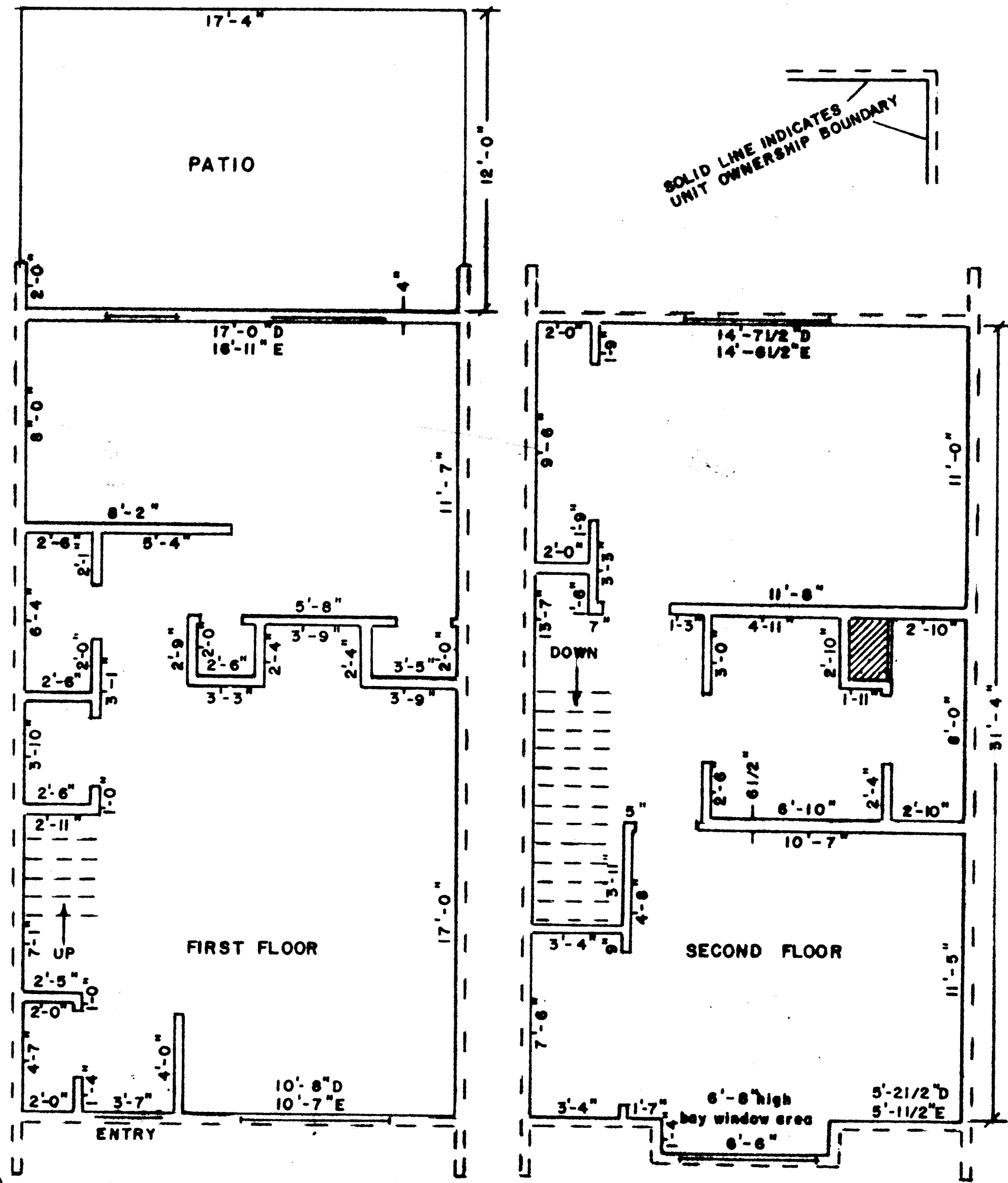


FLOOR PLAN
SCALE 1/4"=1'

ALL UNITS BLDG. "A" "B" "C" AND UNITS B-2, B-4, B-6, B-8, BLDG. "B"
WALLS ARE 4 1/2" THICK UNLESS SHOWN OTHERWISE
A = (UNITS A-1, C-1)
B = (UNITS A-2 THRU A-6) (UNITS C-2 THRU C-6) (UNIT B-8)
C = (UNITS B-2, B-4, B-6)

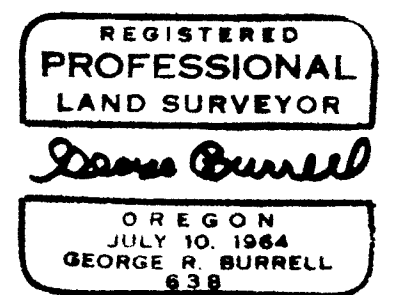


I HEREBY CERTIFY THAT THIS IS AN EXACT PHOTOCOPY OF THE ORIGINAL PLAT
Geas Burrell
SURVEYOR

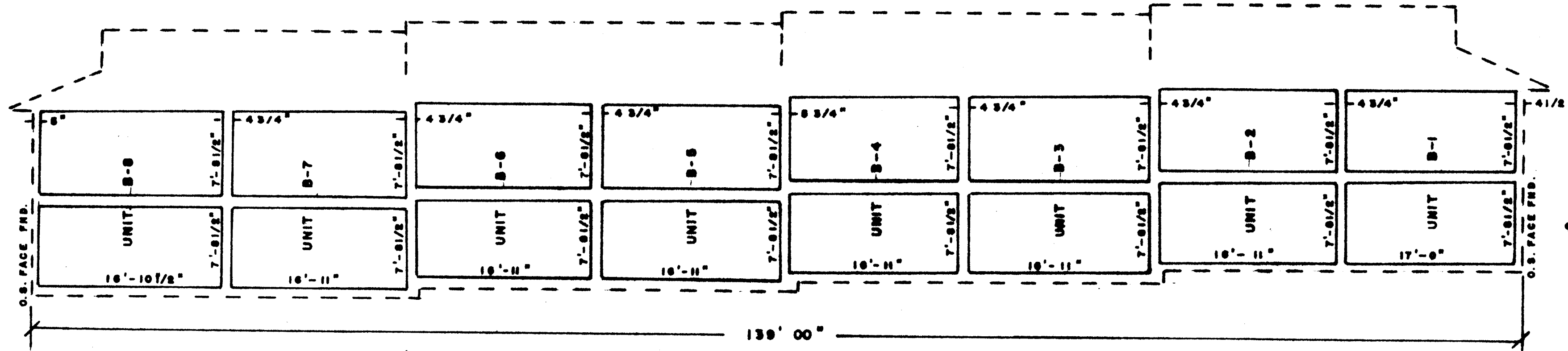


FLOOR PLAN
SCALE 1/4"=1'

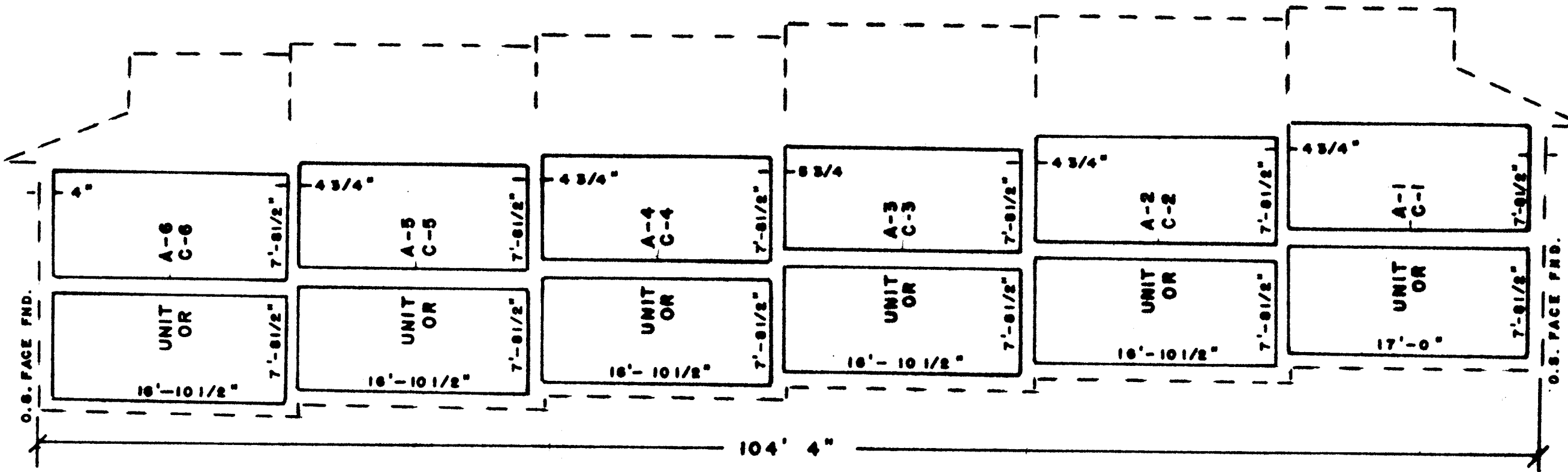
UNITS B-1, B-3, B-5, B-7, BLDG. "B"
WALLS ARE 4 1/2" THICK UNLESS SHOWN OTHERWISE
D = (UNIT B-1)
E = (UNITS B-3, B-5, B-7)



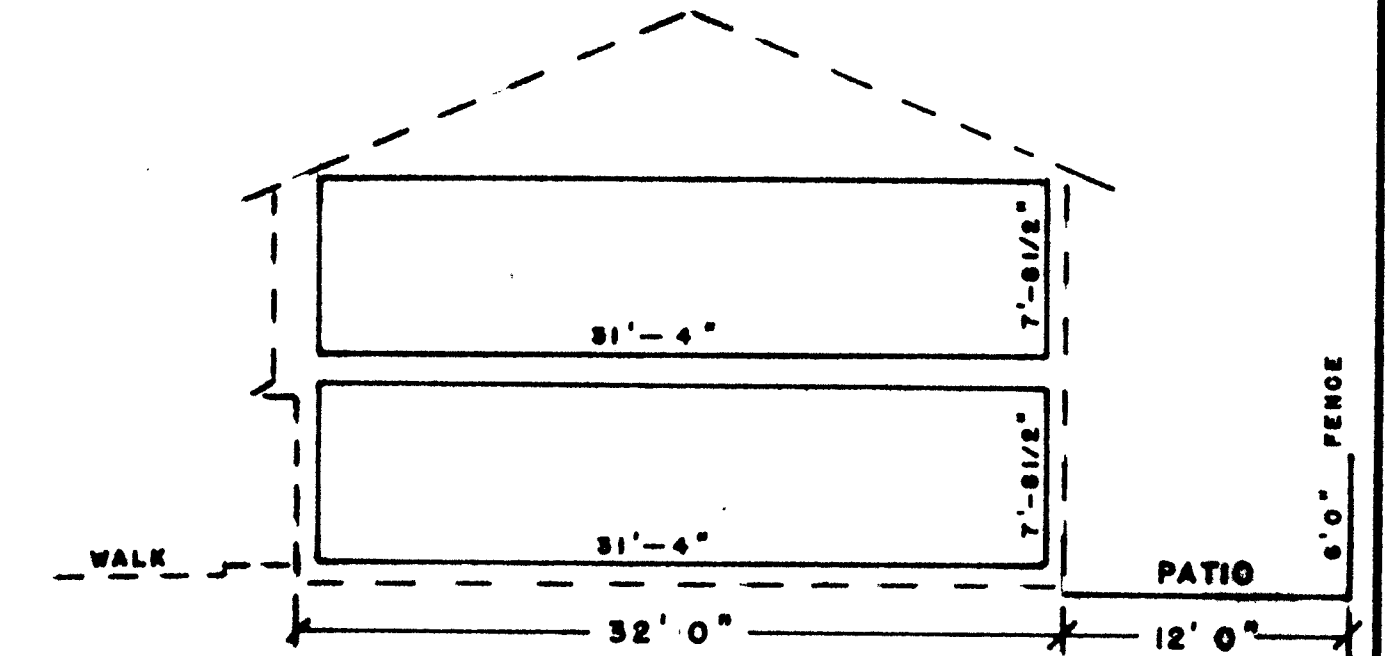
ASHLANDER CONDOMINIUMS



NORTH ELEV. OF BLDG. "B"
SCALE 1/8" = 1'



WEST ELEV. OF BLDG. "A" & "C"
SCALE 1/8" = 1'



TYPICAL END ELEV.
ALL UNITS
SCALE 1/8" = 1'

SOLID LINE INDICATES
UNIT OWNERSHIP
BOUNDARY

FLOOR ELEVATIONS

UNIT	FIRST FLOOR	SECOND FLOOR
A-1	1938.59	1947.34
A-2	37.59	46.37
A-3	36.60	45.38
A-4	35.61	44.41
A-5	54.59	43.39
A-6	33.61	42.39

FLOOR ELEVATIONS

UNIT	FIRST FLOOR	SECOND FLOOR
C-1	1934.51	1943.29
C-2	33.51	42.27
C-3	32.51	41.27
C-4	31.49	40.25
C-5	30.49	39.25
C-6	29.49	38.25

FLOOR ELEVATIONS

UNIT	FIRST FLOOR	SECOND FLOOR
B-1	1932.67	1941.42
B-2	32.67	41.42
B-3	31.66	40.40
B-4	31.66	40.40
B-5	30.65	39.37
B-6	30.65	39.37
B-7	29.64	38.37
B-8	29.64	38.37

ALL ELEVATIONS ARE IN REF. TO
CITY OF ASHLAND B.M. NO. 21
(ELEV. 1932.36) A BR. DISC IN
TOP OF CONG. CURB AT N.E. COR.
OF FIFTH AND EAST MAIN STREETS

I HEREBY CERTIFY THAT THIS IS AN EXACT
PHOTOCOPY OF THE ORIGINAL PLAT
George Burrell
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

George Burrell

OREGON
JULY 10, 1964
GEORGE R. BURRELL
538

