

MANZANITA ESTATES CONDOMINIUMS

SITUATED IN
SE 1/4, SEC. 5, T. 39S, R. 1E, W.M., BEING A PORTION
OF LOT 1, BLK. 24, CITY OF ASHLAND, JACKSON CO. OR.

DECLARATION

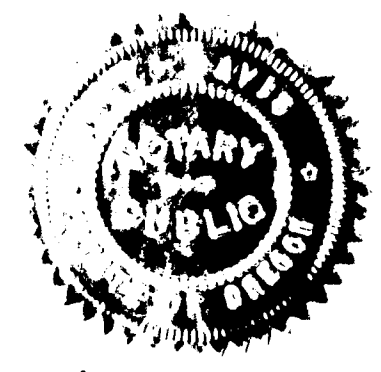
KNOW ALL MEN BY THESE PRESENTS THAT VAN VLEET ASSOCIATES, INC., IS A DULY ORGANIZED CORPORATION OF THE STATE OF OREGON, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAYED OUT BY VAN VLEET ASSOCIATES, INC., AND LAND TO BE HEREINAFTER KNOWN AS "MANZANITA ESTATES CONDOMINIUMS SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERE ONTO ANNEXED AND VAN VLEET ASSOCIATES, INC. DOES HEREBY COMMIT SAID LAND TO THE OPERATION OF THE CONDOMINIUM LAW AS SET FORTH IN CHAPTER 91 OF THE OREGON REVISED STATUTES. IN WITNESS WHEREOF, VAN VLEET ASSOCIATES, 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 AND ITS CORPORATE SEAL TO BE AFFIXED THIS 25 DAY OF Sept, 1979.

Leo A. Zupan
PRESIDENT

John A. Zupan
SECRETARY

STATE OF OREGON
COUNTY OF JACKSON
25 September A.D. 1979.

PERSONALLY APPEARED LEO A. ZUPAN AND JOHN A. ZUPAN, BEING DULY SWORN, SAID THAT THEY ARE THE PRESIDENT AND SECRETARY OF VAN VLEET ASSOCIATES INC. AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THEY ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.



John Davis
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 4/15/80

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 1979 CALENDAR YEAR HAVE BEEN PAID.
DATE: Oct 2, 1979

Roy Stewart DIRECTOR OF ASSESSMENTS & TAXATION
Mona Merdes DEPUTY

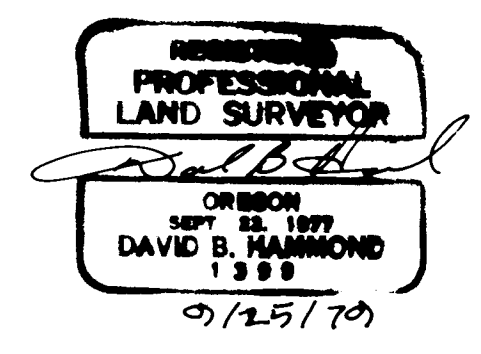
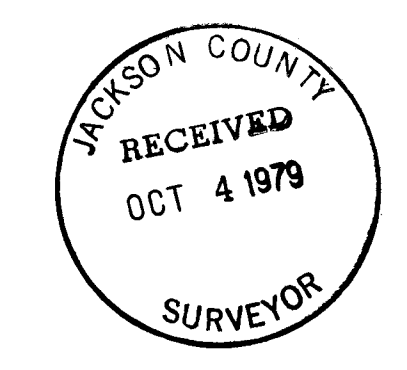
FILED FOR RECORD THIS THE 2nd DAY OF October 1979 AT 4:39 O'CLOCK P.M. AND RECORDED IN VOLUME 13 OF PLATS AT PAGE 100 OF RECORDS OF JACKSON COUNTY, OREGON.

Waldemar Jerry COUNTY CLERK
Louise E. McCarmack DEPUTY

SURVEYOR'S CERTIFICATE

STATE OF OREGON
COUNTY OF DOUGLAS

I, DAVID B. HAMMOND, 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: BEGINNING AT A 2"x3/8" GALVANIZED IRON PIPE MONUMENT WITH ATTACHED BRASS CAP FROM WHICH THE ACCEPTED NORTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN BEARS N 21° 34' 10" W - 451.71 FEET; THENCE, FROM SAID POINT OF BEGINNING N 69° 57' 53" E - 117.27 FEET TO A 3/8" IRON PIN; THENCE N 20° 02' 07" W - 67.67 FEET TO A 3/8" IRON PIN; THENCE N 69° 57' 53" E - 124.18 FEET TO A 3/8" IRON PIN; THENCE N 24° 40' 23" W - 23.09 FEET TO A 3/8" IRON PIN; THENCE S 69° 57' 53" W - 246.49 FEET TO A POINT FROM WHICH A TACK IN A LEAD PLUG WITNESS CORNER BEARS S 69° 57' 53" W - 0.50 FEET; THENCE S 24° 24' 01" E - 95.95 FEET TO THE POINT OF BEGINNING, SAID PARCEL BEING ALSO PARCEL No. 2 ON RECORD OF SURVEY No. 7422 OF THE OFFICIAL SURVEY RECORDS OF JACKSON COUNTY, OREGON.



David B. Hammond
SURVEYOR

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 DAY OF Sept, 1979.

Betty Morris
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 9/11/83

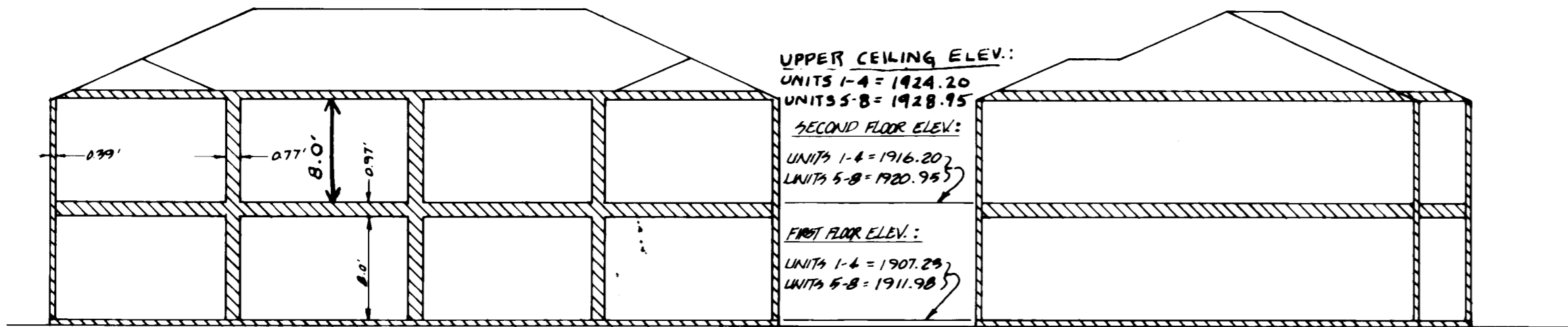
I CERTIFY THESE PLANS DEPICT THE LAYOUT OF THE UNITS IN THE BUILDINGS AS CONSTRUCTED IN MANZANITA ESTATES CONDOMINIUMS AND COMPLETED ON _____ DAY OF _____, 19____.

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 19____.

NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: _____

MANZANITA ESTATES CONDOMINIUMS

LOCATED IN
S.E. 1/4 SEC. 5, T. 39 S, R. 1 E, W.M.
BEING A PORTION OF LOT 1, BLK. 24
CITY OF ASHLAND, JACKSON COUNTY, OR.



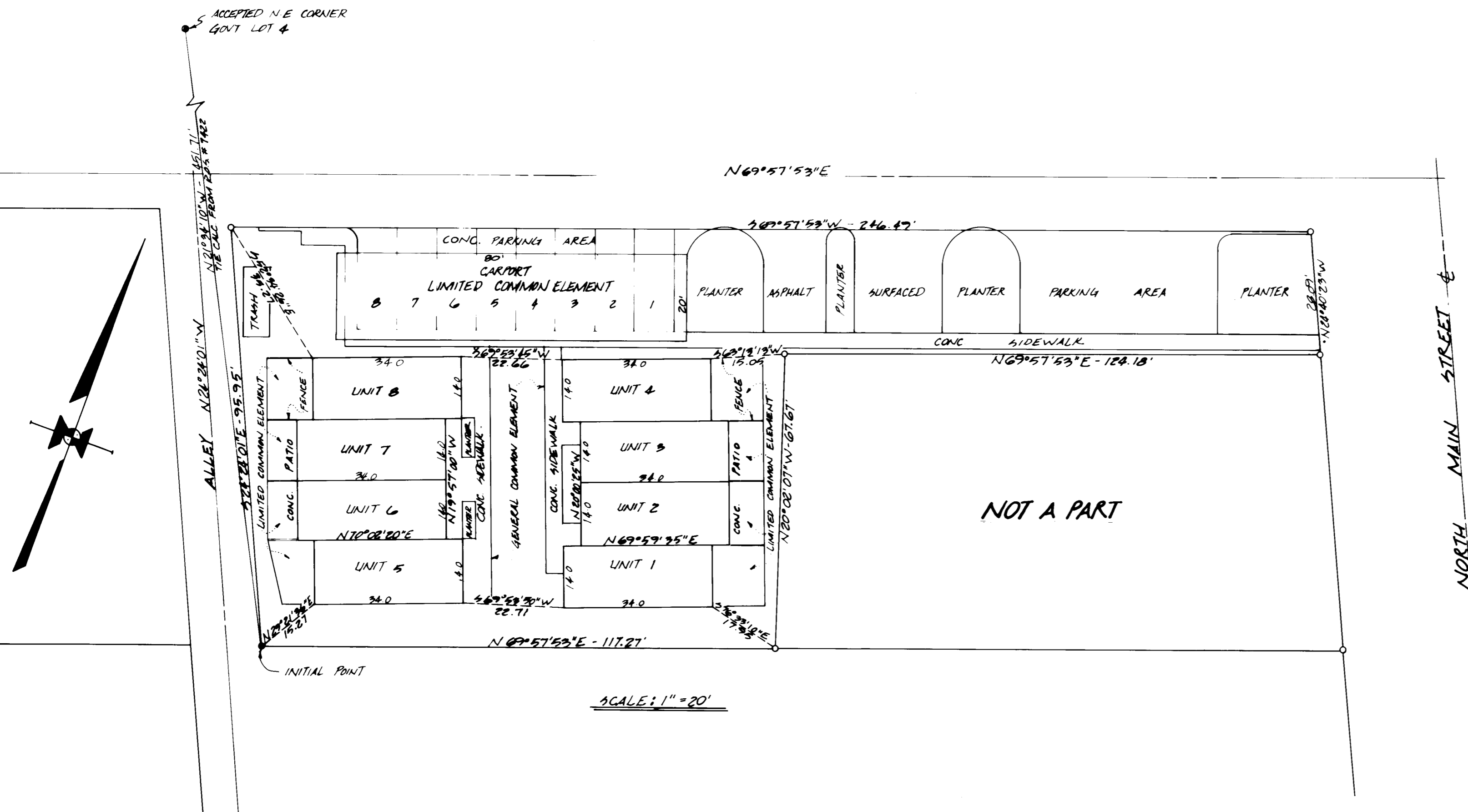
UPPER CEILING ELEV.:
UNITS 1-4 = 1924.20
UNITS 5-8 = 1928.95

SECOND FLOOR ELEV.:
UNITS 1-4 = 1916.20
UNITS 5-8 = 1920.95

FIRST FLOOR ELEV.:
UNITS 1-4 = 1907.25
UNITS 5-8 = 1911.98

NOTES:

1. BEARINGS BASED ON R.O.S. No. 7422
2. ELEVATION DATUM: CITY OF ASHLAND, OR. B.M. No 17;
2 1/2" BRASS CAP SET IN TOP OF CURB, SE CORNER @
INTERSECTION OF MAIN ST & NURSEY ST.
3. RE-MEASURED DISTANCES OF THE UNITS, AND RELATED IMPROVEMENTS
BASICALLY AGREE WITH THOSE DISTANCES SHOWN ON THOSE
"BUILDING PLANS" PREPARED BY: TONEY CONSTE.
4. ALL BUILDING LINES INTERSECT AT RIGHT ANGLES.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

David B. Hammond

OREGON
SEPT. 23, 1977
DAVID B. HAMMOND
1398
9/25/79

JACKSON COUNTY
RECEIVED
OCT 4 1979
SURVEYOR

LEGEND

- --- 2" x 3/8" GALV. IRON PIPE W/ BRASS CAP ATTACHED - SET
- --- FOUND 3/8" IRON PIN

SCALE: 1" = 20'