

# SHADOW COURT - PHASE I

## A CONDOMINIUM

LOCATED IN

N.W. 1/4, SECTION 19, TOWNSHIP 37, SOUTH, RANGE 1 WEST, WILLAMETTE  
MERIDIAN, CITY OF MEDFORD, JACKSON COUNTY, OREGON

### DECLARATION

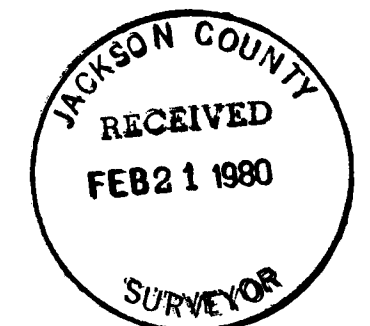
KNOW ALL MEN BY THESE PRESENTS that Van Wey - Schleining Homes, Incorporated, does hereby make, establish and declare the annexed map to be a true and correct map of the land owned and laid out by us as Shadow Court, Phase I, a condominium, said land being more particularly described in the Surveyor's Certificate hereunto annexed. We also dedicate, to the public, the public utility easements shown on the annexed map.

*John Schleining*  
JOHN SCHLEINING  
SECRETARY

Subscribed and sworn to before me this 25<sup>th</sup> day of January, 1980.

Personally appeared John Schleining who, being duly sworn, said that he is the secretary of Van Wey - Schleining Homes, Incorporated, and that the foregoing instrument was signed on behalf of said corporation by authority of its board of directors, and he acknowledged said instrument to be his voluntary act and deed.

*Carolyn Farness*  
CAROLYN FARNESS  
NOTARY PUBLIC - OREGON  
MY COM. EXPIRES 10-20-83



### SURVEYOR'S CERTIFICATE

STATE OF OREGON } SS  
County of Jackson }

I, Dennis N. Hoffbuhr, a duly registered Surveyor of the State of Oregon, being first 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 said plat is a correct representation of the same, and the following is an accurate description of the boundary:

Lots 7 and 8, Block 1 of Shadow Court Professional Park, Unit No. 2, according to the Official Plat thereof, now of record in Jackson County, Oregon.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Subscribed and sworn to before me this 25<sup>th</sup> day  
January, 1980.

*Carolyn Farness*  
CAROLYN FARNESS  
NOTARY PUBLIC - OREGON  
MY COM. EXPIRES 10-20-83

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
DENNIS N. HOFFBUHR  
1640

Filed for record this the 21<sup>st</sup> day of February, 1980,  
at 12:00 O'clock P.M. and recorded in Volume 14 of  
Plats at page 14 of Records of Jackson County, Oregon.

I hereby certify that all charges on the tax roll which  
have a lien for this calendar year have been paid.  
Examined and approved this 19 day of February, 1980.

*Ruby A. Poling* *Thaddeus Terry*  
Deputy County Clerk

*Gene Herder* *Ray Stewart*  
Deputy Director of Assessment & Taxation

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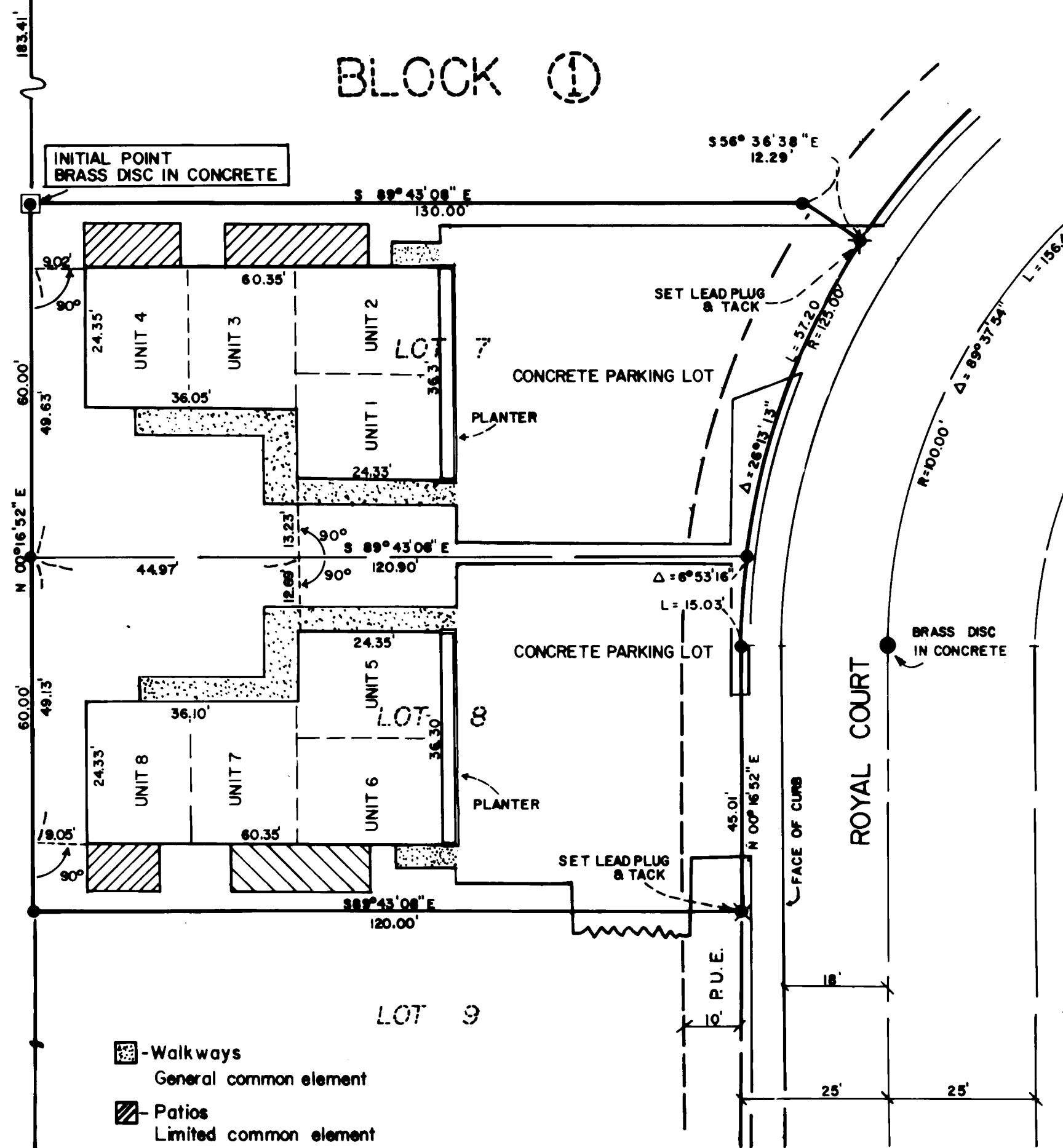
found initial pt. Shadow Court  
Professional Park unit 2  
brass disc in concrete.

SHADOW COURT PROFESSIONAL PARK

UNIT NO. 2

LOT 6

BLOCK ①



- Walkways  
General common element
- Patios  
Limited common element
- Landscaping & Parking  
General common element

**Vertical Control:**

City of Medford bench mark No. A-123  
Brass Disc, elevation = 1341.84 located  
in top of curb at west side of intersection  
Spring street & Royal avenue.

HOFFBUHR SURVEYING, INC. MEDFORD, OREGON  
SCALE: 1" = 20' JANUARY 25, 1980  
BASIS OF BEARING - SHADOW COURT  
PROFESSIONAL PARK, UNIT No. 2

- = FD. 5/8" iron pin
- = SET 5/8" iron pin with surkop

I certify this plat to be an  
exact photocopy of the original.

SURVEYOR

8238

SURVEY NO. 8238

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

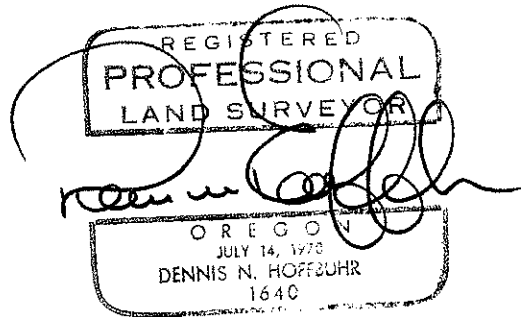
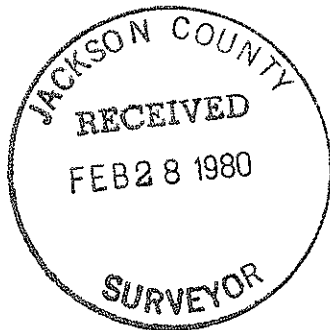
SURVEY FOR: Van Wey - Schleining Homes, Inc.  
4305 Pioneer Road  
Medford, Oregon 97501

LOCATION: Northwest one-quarter (1/4), Section 19, Township  
37 South, Range 1 West, Willamette Meridian,  
Jackson County, Oregon

PURPOSE: To survey and monument the exterior boundary of  
Shadow Court Condominium, Phase I

PROCEDURE: Utilizing control established by Shadow Court  
Professional Park, Unit No. 2, the boundaries of Lots 7 and 8 of  
said subdivision were monumented as shown on the attached plat.  
Basis of bearing--Shadow Court Professional Park, Unit No. 2

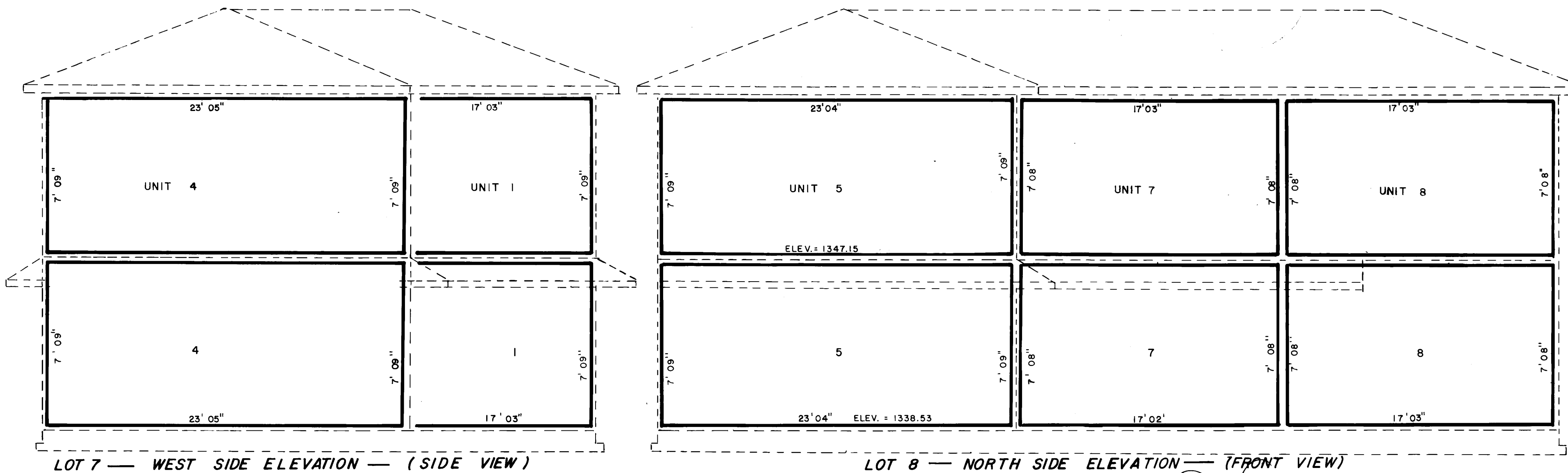
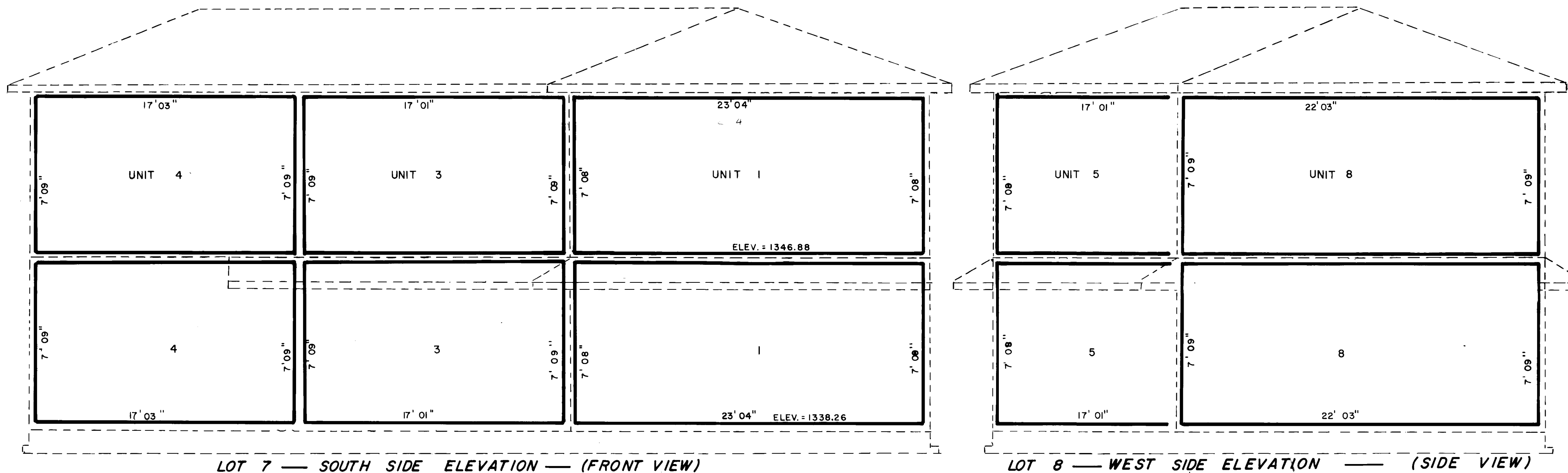
February 27, 1980



Dennis N. Hoffbuhr  
Hoffbuhr Surveying, Inc.

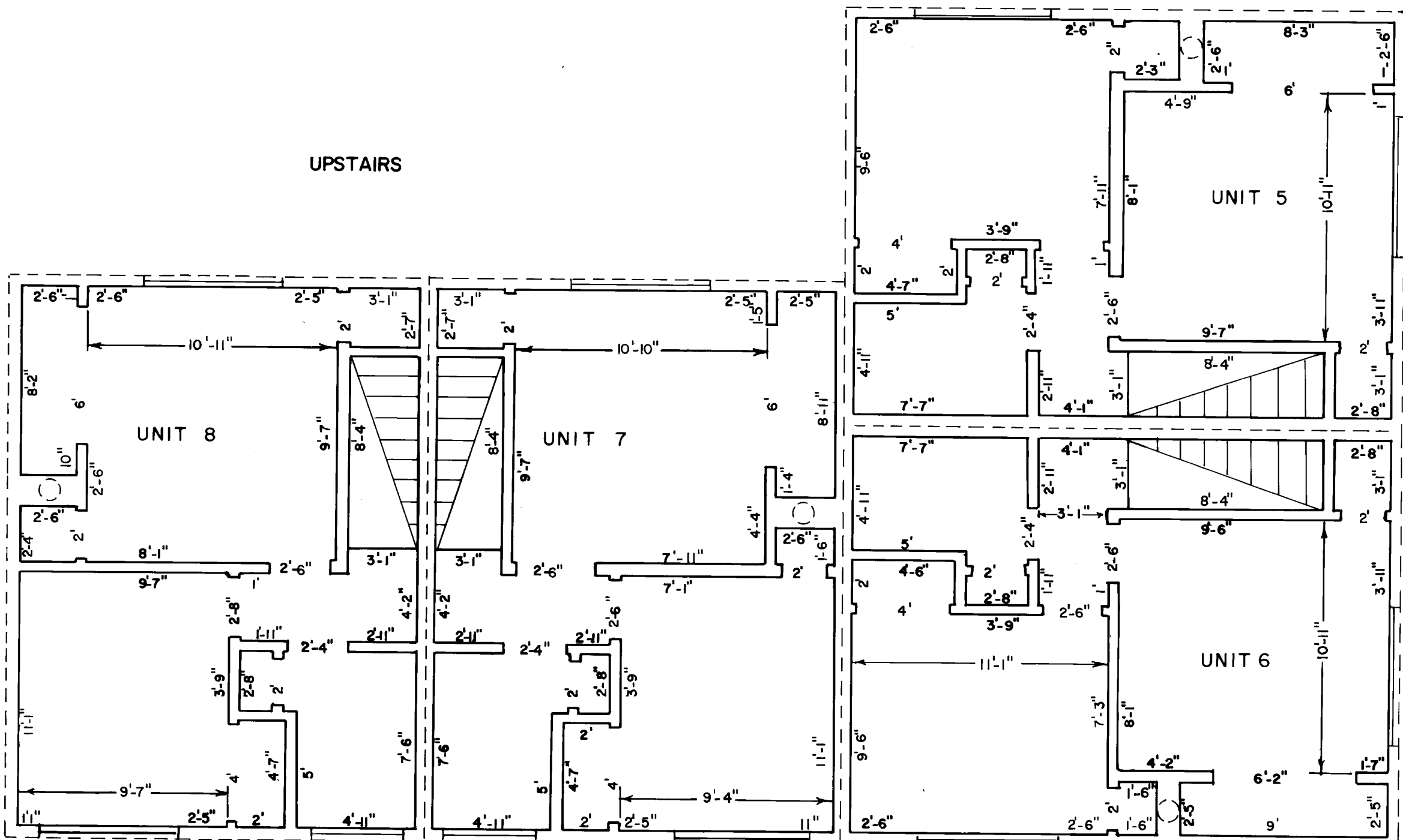
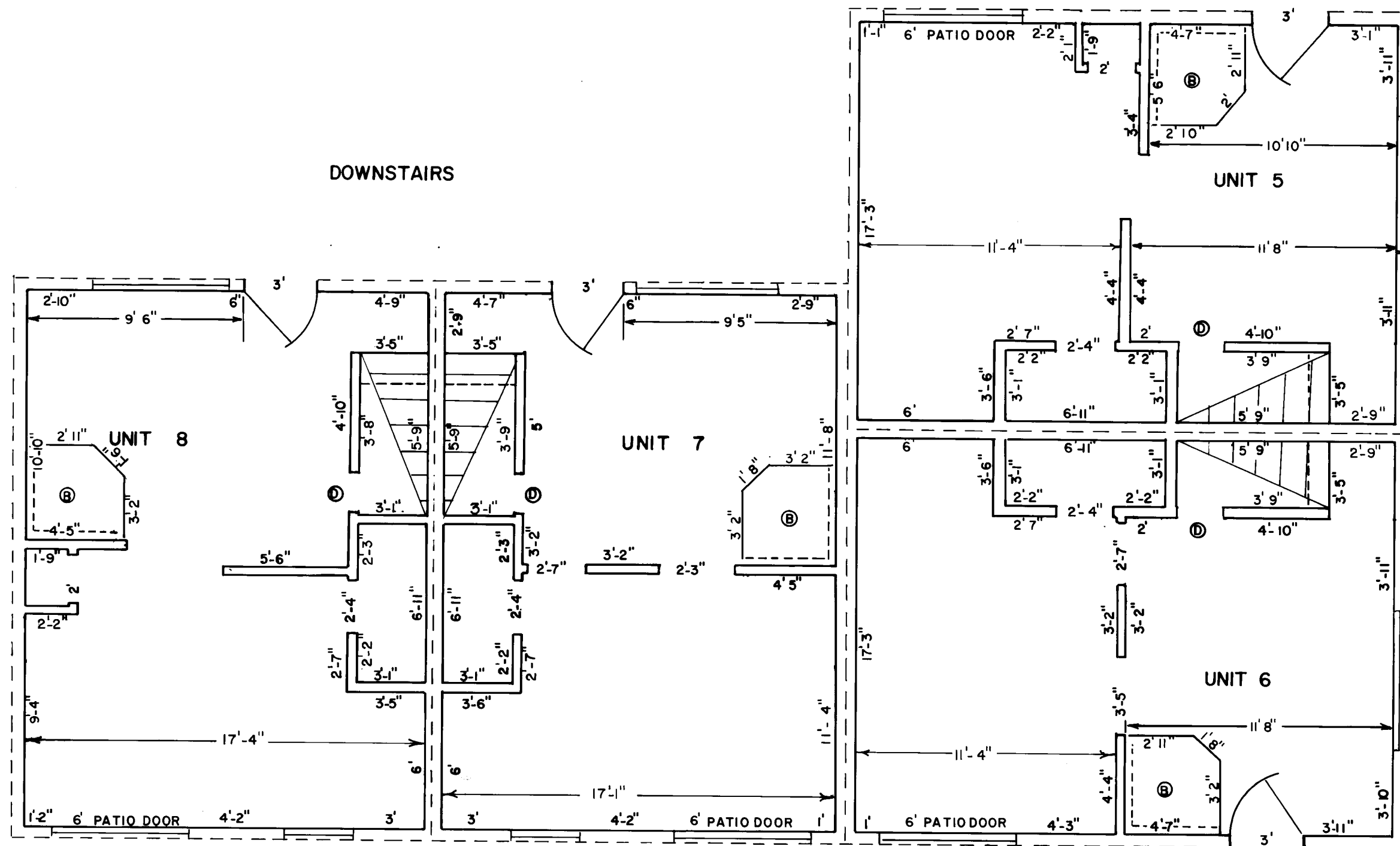
# SHADOW COURT - PHASE I

SOLID LINE DENOTES  
UNIT OWNERSHIP  
BOUNDARY



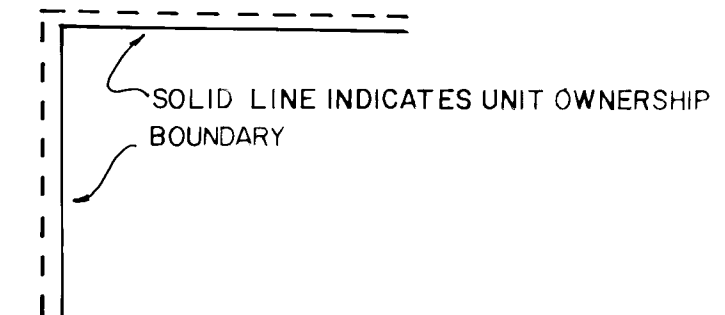
I certify this plat to be an  
exact photocopy of the original.  
SURVEYOR

# SHADOW COURT - PHASE I



SCALE 1" = 5'

- Ⓐ - 2'5" x 1'5" (closet interior) 2' (door)
- Ⓑ - 4'5" x 4' 5"/5" brick face 4' high
- Ⓒ - 4'x4' / 5" brick face, floor to ceiling
- Ⓓ - 1'10" door, 4'7" high
- Ⓔ - 2'8" x 1'5" (closet interior) 2' (door)



## SURVEYOR'S CERTIFICATE

I, Dennis N Hoffbuhr, a duly registered surveyor of the State of Oregon being first duly sworn, do hereby certify that the plans as shown hereon accurately depict the boundaries of the units, and the floors of the buildings and that the construction of the improvements depicted on the floor plans and plat was completed on JAN. 4, 1980.

*Dennis N Hoffbuhr*  
Surveyor

Subscribed and sworn to before me this 4<sup>th</sup> day of January, 1980.

*Carolyn Tadman*

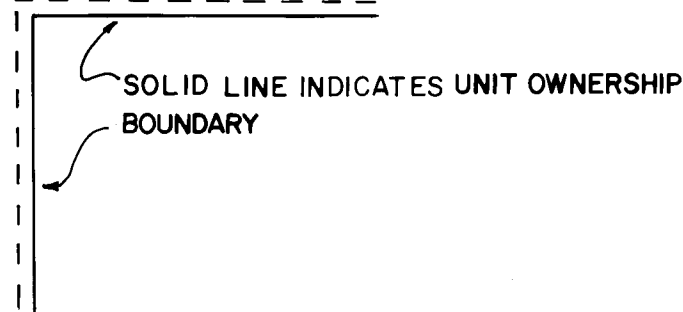
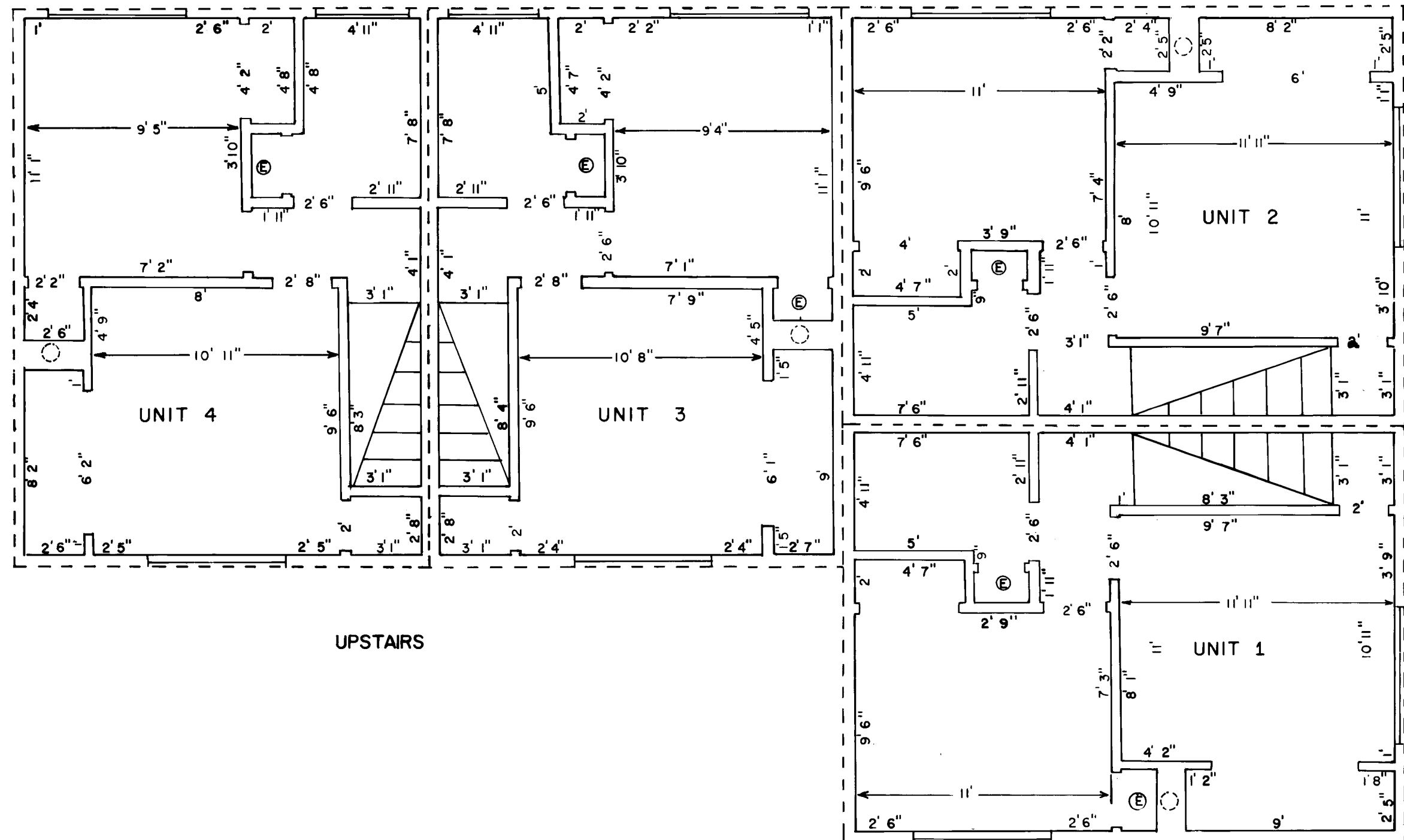
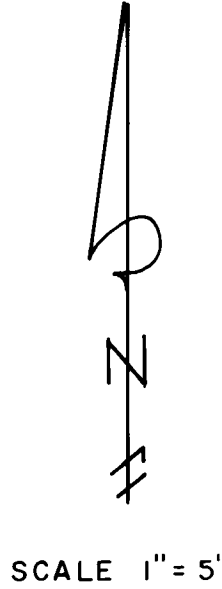
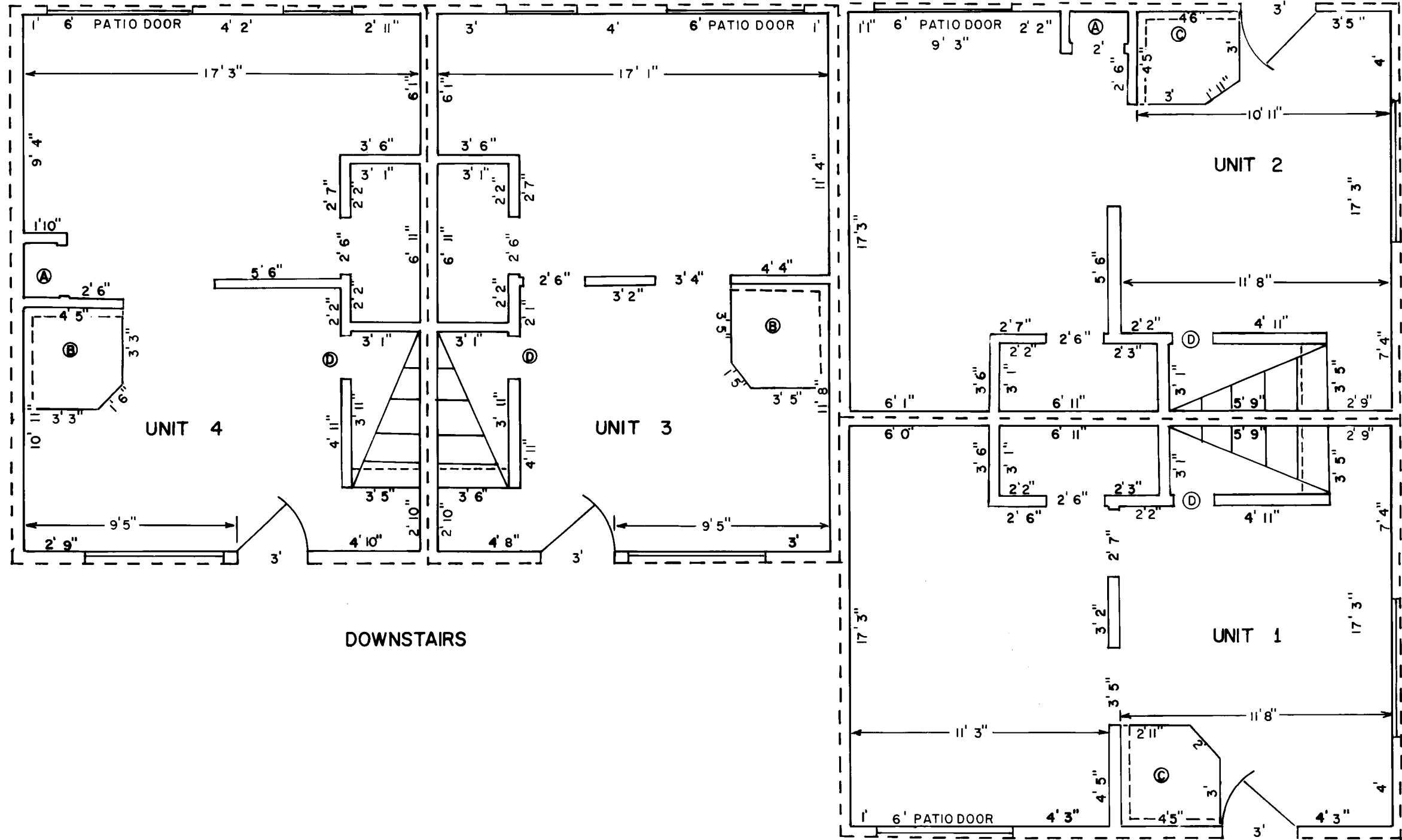
I certify this plat to be an exact photocopy of the original.

SURVEYOR

10-20-83

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# SHADOW COURT - PHASE I



- Ⓐ - 2' 5" x 1' 5" (closet interior) 2' (door)
- Ⓑ - 4' 5" x 4' 5" / 5" brick face 4' high
- Ⓒ - 4' x 4' / 5" brick face, floor to ceiling.
- Ⓓ - 1' 10" door, 4' 7" high
- Ⓔ - 2' 8" x 1' 5" (closet interior) 2' (door)

I certify this plat to be an exact photocopy of the original.  
 SURVEYOR