

# TWIN OAKS CONDOMINIUM

DECLARATION \*\*\* O.R. No. 79-04190  
By law 79-04192

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

SITUATED IN LOT 4, BLK 2 OF NORTHWOOD PARK SUBDIVISION  
D.L.C. NO. 41, N 1/2 OF SEC. 9, TWP. 38 S., R. 1 W. W.M.  
JACKSON COUNTY OREGON

## DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we Neil W. Burrill and Nancy L. Burrill, husband and wife, do 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 "TWIN OAKS CONDOMINIUM". 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 of the Oregon Revised Statutes.

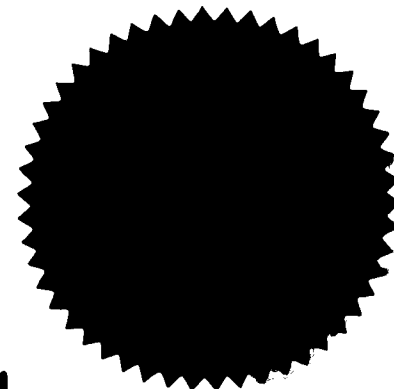
IN WITNESS WHEREOF, we have set our hands and seals this 26th day of September, 1979.

*Neil W. Burrill* *Nancy L. Burrill*  
Neil W. Burrill Nancy L. Burrill

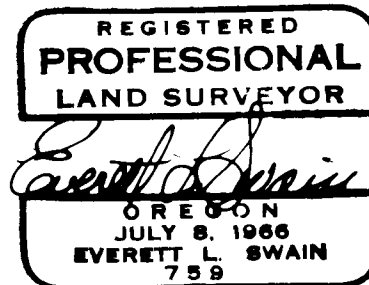
STATE OF OREGON ss  
County of Jackson

September 26th A.D. 1979

Personally appeared the above named Neil W. Burrill and Nancy L. Burrill, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.  
Before me:



*Brigit J. Barnes*  
Notary Public for Oregon  
My Commission expires May 6, 1983



## APPROVAL

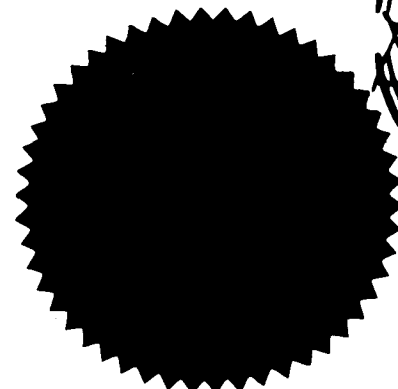
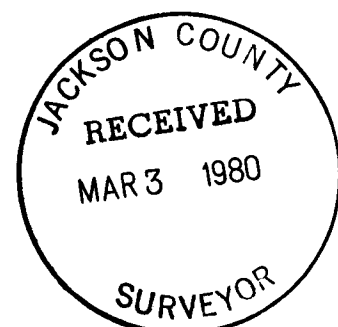
I hereby certify that all ad valorem taxes and all special assessments, fees and other charges required by law which will become a lien during the 1980 calendar year have been paid.

Date: 3-3-80

*Ray Stewart* *Gene Gooden*  
Director of Assessment & Taxation Deputy  
The above approval is valid for this calendar year only 1980

Filed for record this the 3 day of March 1980, at 2:14 o'clock P. M. and recorded in Volume 14 of plats at page 18 of records of Jackson County, Oregon.

*Wallace Terry* *Betty Kay*  
County Clerk Deputy



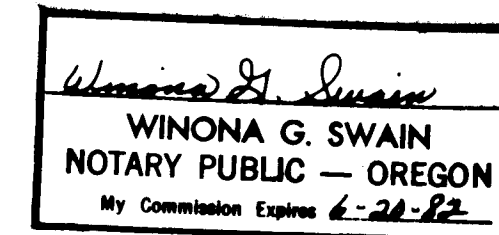
## SURVEYOR'S CERTIFICATE

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 a found 8 inch diameter concrete post with a bronze disk situated at the initial point of Northwood Park Subdivision, as now recorded, which bears South, 1,215.485 feet and East, 1,855.885 feet from a 1 inch galvanized iron pipe situated at the Northwest corner of Donation Land Claim No. 41, Section 9, Township 38 South, Range 1 West of the Willamette Base and Meridian, Jackson County, Oregon; thence South 45°34'42" East (deed record South 45°39' East, 100.00 feet) along the Northeasterly right of way of the relocated Highway No. 99, 100.27 feet to the Southwest corner of said subdivision, as now recorded; thence leaving said right of way, North 87°12'18" East (deed record North 87°08' East) along the Southerly boundary line of said recorded subdivision, 683.44 feet to a 5/8 inch iron pin situated at the Southeast corner of Lot 4, Block 2 of said recorded subdivision; thence leaving said Southerly boundary line North 01°36'00" West along the lot line common to Lots 4 and 5 of Block 2 of said recorded subdivision, 120.035 feet to a 6 inch diameter by 24 inch long concrete post with a 3 inch diameter bronze disk situated in the Southerly right of way of Northridge Terrace for the initial point of TWIN OAKS CONDOMINIUM; thence South 88°24'00" West along said Southerly right of way, 60.00 feet to a 5/8 inch iron pin situated at the Northwest corner of Lot 4, Block 2 of said recorded subdivision; thence leaving said right of way South 01°36'00" East along the Westerly boundary line of Lot 4, Block 2 of said recorded subdivision, 121.29 feet to a 5/8 inch iron pin situated at the Southwest corner of Lot 4, Block 2 of said recorded subdivision; thence North 87°12'18" East (deed record South 87°08' West) along the Southerly boundary line of said recorded subdivision, 60.015 feet to a 5/8 inch iron pin situated at the lot corner common to Lots 4 and 5, Block 2 of said recorded subdivision; thence leaving said Southerly boundary line North 01°36'00" West along the lot line common to said Lots 4 and 5, Block 2, 120.035 feet to the initial point.

Subject to easements and rights of way of record.



*Everett L. Swain*  
Surveyor

Subscribed and sworn to before me this 25th day of SEPTEMBER 1979.

*Winona G. Swain*  
Notary Public for Oregon  
My Commission expires 6-20-82

I certify these plans depict the layout of the units in the buildings as constructed in TWIN OAKS CONDOMINIUM and completed on 25 day of SEPTEMBER 1979.

*Robert S. Blanton*  
Engineer

Subscribed and sworn to before me this 25th day of September 1979.

*Robert S. Blanton*  
Notary Public for Oregon  
My Commission expires 2-23-80

8258

8R/72

SURVEY NO. 8258

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

SURVEY FOR: Neil Burrill  
2140 North Valley View Road  
Ashland, Oregon 97520

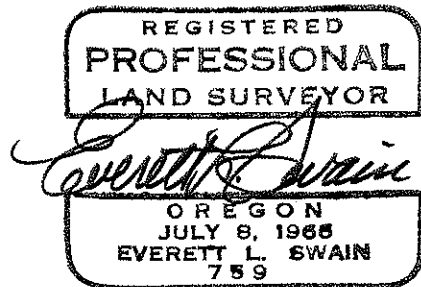
LOCATION: Situated in Lot 4, Block 2 of Northwood Park Subdivision, Donation  
Land Claim No. 41 and the North half of Section 9, Township 38 South,  
Range 1 West of the Willamette Base and Meridian, Jackson County,  
Oregon.

PURPOSE: To survey and monument Twin Oaks Condominium as shown on the  
accompanying map.

PROCEDURE: From previous control established in the course of surveying  
Northwood Park Subdivision, proceeded to tie the existing buildings  
and other related items. The improvements and boundary lines of  
said condominium are as shown on the accompanying map.

February 28, 1980

Swain Surveying, Inc.  
27 1/2 North Main Street  
Ashland, Oregon 97520



(TL 1700) 38 IX 9BA

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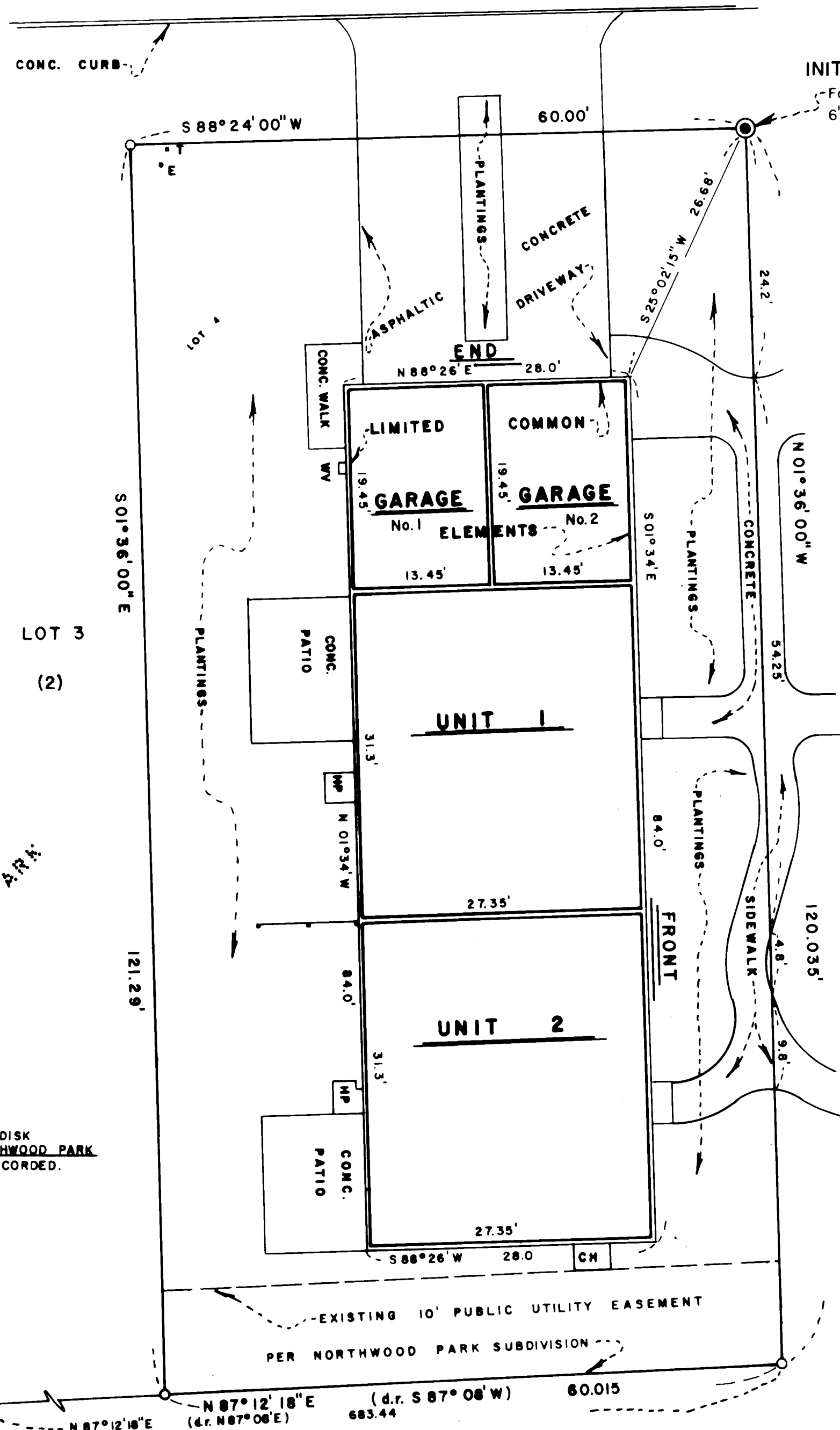
*Everett L. Swain*  
SURVEYOR

# TWIN OAKS CONDOMINIUM

DECLARATION see O.R. No. \_\_\_\_\_

SITUATED IN LOT 4, BLK. 2 OF NORTHWOOD PARK SUBDIVISION  
D.L.C. NO. 41, N 1/2 OF SEC. 9, TWP 38 S., R. 1 W. W.M.  
JACKSON COUNTY OREGON

NORTHRIDGE TERRACE



INITIAL POINT

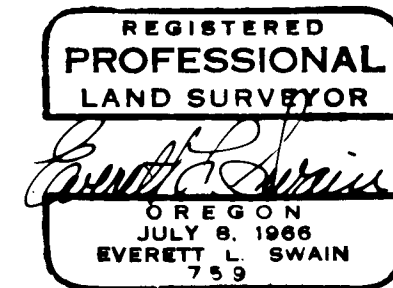
—Fd. 5/8" I. Pin replaced with a  
6" x 24" Conc. Post w/Br. Disk mkd.

TWIN OAKS CONDOMINIUM

INITIAL POINT  
RPLS 759 1979

### LEGEND

- O FOUND 5/8" IRON PIN AND REPLACED WITH 5/8" x 30" IRON PIN TAGGED RLS 759.
- WV □ ENCLOSED WATER VALVE
- HP □ HEAT PUMP ON CONC. PAD
- CH □ CRAWL HOLE
- WOODEN SCREEN
- T TELEPHONE LOOP
- E ELECTRICAL STUB
- CONC. CONCRETE



### ELEVATION DATUM:

Found 3.5" Br. Disk in Concrete Headwall of 30" C.M.P. under Southern Pacific Railroad tracks, Phoenix, Oregon; mkd:

UNITED STATES COAST & GEODETIC SURVEY  
BENCH MK X-6  
1920  
ELEV. 1482.563

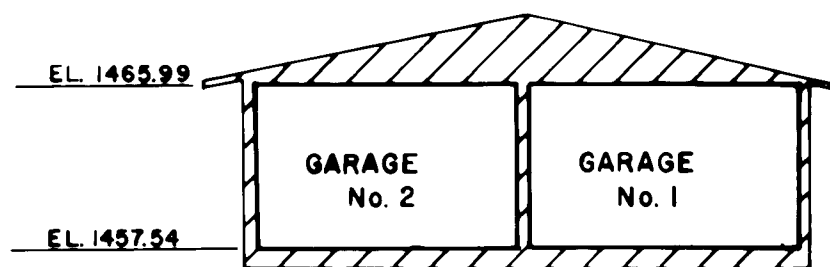
NOTE: See 1956 adjustment of U.S.C. & G.S. line 6-Portland to Weed; Rogue River to Ore./Calif. State line.

ADJUSTED ELEV. = 1483.130  
used per this survey

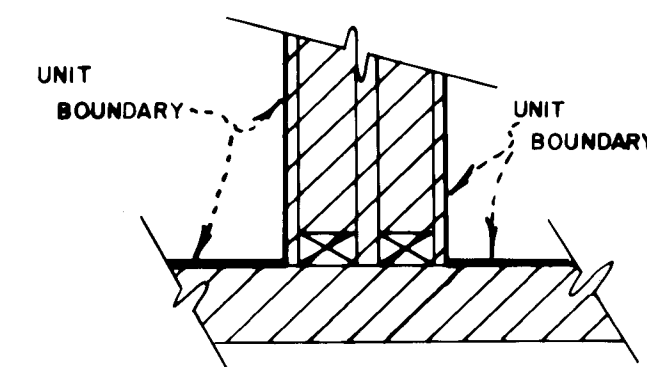
BASIS OF BEARING:  
RECORDED SURVEY NO. 2521

PLAN VIEW  
SCALE: 1" = 10'

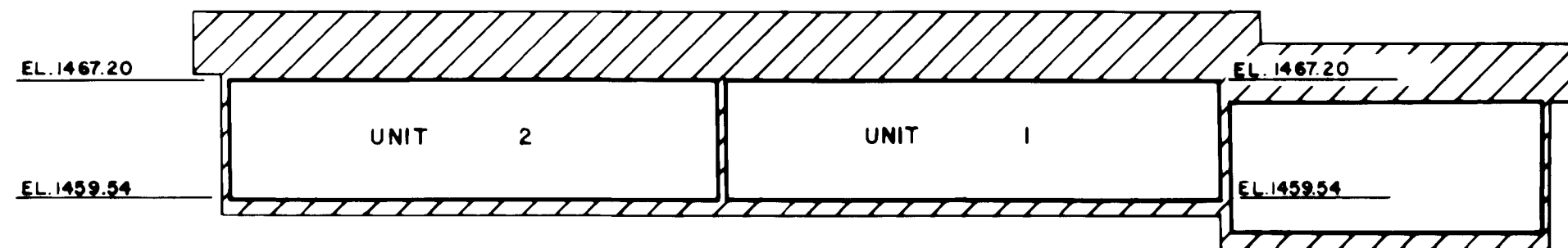
LOT 5  
(2)



END VIEW  
SCALE: 1" = 10'



GENERAL COMMON AREA  
BETWEEN UNITS  
no scale



FRONT VIEW  
SCALE: 1" = 10'