

# COLONIAL PARK ESTATES CONDOMINIUMS

Located in the SW 1/4 of Sec. 18, T. 37 S., R. 1 W., W. M.  
 City of Medford, Jackson County, Oregon  
 ALSO BEING COLONIAL PARK SUBDIVISION

SHEET 1 OF 2 SHEETS

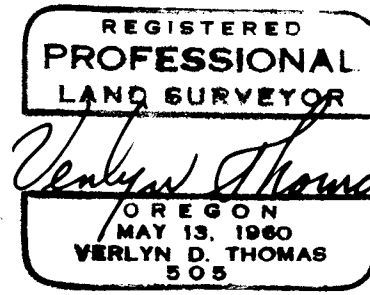
SURVEYOR'S CERTIFICATE

STATE OF OREGON )  
 ) ss  
 County of Jackson )

I, VERLYN THOMAS, a registered Professional Land Surveyor of the State of Oregon, being first duly sworn, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law, the tract of land hereon shown, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

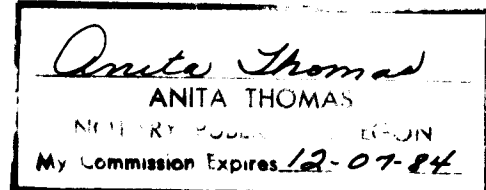
Beginning at a concrete monument with metal disc for the Initial Point of Beginning, from which the Southeast corner of Donation Land Claim No. 39, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon, bears South, 509.18 feet and East, 1096.15 feet; thence North 89° 58' 39" West, 204.80 feet; thence North 2° 14' 30" West, 364.35 feet; thence South 89° 58' 39" East, 178.10 feet to the westerly line of Poplar Drive; thence along said westerly line on the arc of a 1637.55 foot radius concave curve (the chord of which arc bears South 6° 25' 01" East, 366.37 feet) 367.14 feet to the Initial Point of Beginning.

*Verlyn Thomas*  
 Verlyn Thomas



Subscribed and sworn to before me this 26 day of November, 1982

Before Me: *Anita Thomas* My Commission Expires: 12-07-84  
 Notary Public for Oregon



DECLARATION

KNOW ALL MEN BY THESE PRESENTS, That we, CITPAC, an Oregon partnership, between Citizens Savings & Loan Association, and Louis F. Mahar and Michael T. Mahar, 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 COLONIAL PARK ESTATES CONDOMINIUMS, a condominium, said land being more particularly described in the Surveyor's Certificate, here unto annexed and we 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 this 23 day of November, 1982.

*Paul D. Williams* *Louis F. Mahar* *Michael T. Mahar*  
 Citizens Savings & Loan Association President, Paul D. Williams  
 Louis F. Mahar  
 Michael T. Mahar

STATE OF OREGON )  
 ) ss  
 County of Jackson )

Personally appeared the above named Paul D. Williams, President, Citizens Savings & Loan Association, and Louis F. Mahar and Michael T. Mahar and acknowledged the foregoing statement to be their voluntary act and deed.

Before Me: *John R. Hanson* My Commission Expires: 10/6/85  
 Notary Public for Oregon

I, VERLYN THOMAS, a Registered Land Surveyor of the State of Oregon, certify that the plans fully and accurately depict the boundaries of the units and floors of the buildings as constructed in COLONIAL PARK ESTATES CONDOMINIUMS, as said depicted units and buildings were completed on the 31 day of DECEMBER, 1982.

*Verlyn Thomas*  
 Verlyn Thomas

APPROVALS

Approved this 4<sup>th</sup> day of April, 1983  
*Clay Walker*  
 City Engineer

Filed for record this 12<sup>th</sup> day of April, 1983  
 at 1:52 O'Clock P.M. and recorded in Volume 14 of  
 Plats at Page 94, Jackson County, Oregon.

*Pauline E. Comack* *Kathleen S. Beckett*  
 Deputy County Clerk

All taxes, fees, assessments or other charges as provided by O.R.S. 91.512 have been paid as of April 4, 1983.

By *Ray Stewart* My *Gene Merdes*  
 Director of Assessment and Taxation

I certify that pursuant to authority granted to us by the Medford Planning Commission in open meeting of 2/24, 1983 the above plat is hereby approved by the Medford Planning Commission. Dated this 24<sup>th</sup> day of February, 1983.

*Louise M. Mattson* *[Signature]*  
 President Secretary

SCALE: 1" = 40'

LEGEND

- Limited Common Area
- 5/8" iron pin found
- P.U.E. = Public Utility Easement, Water Facilities, Sanitary and Storm Sewers & Cable T.V.

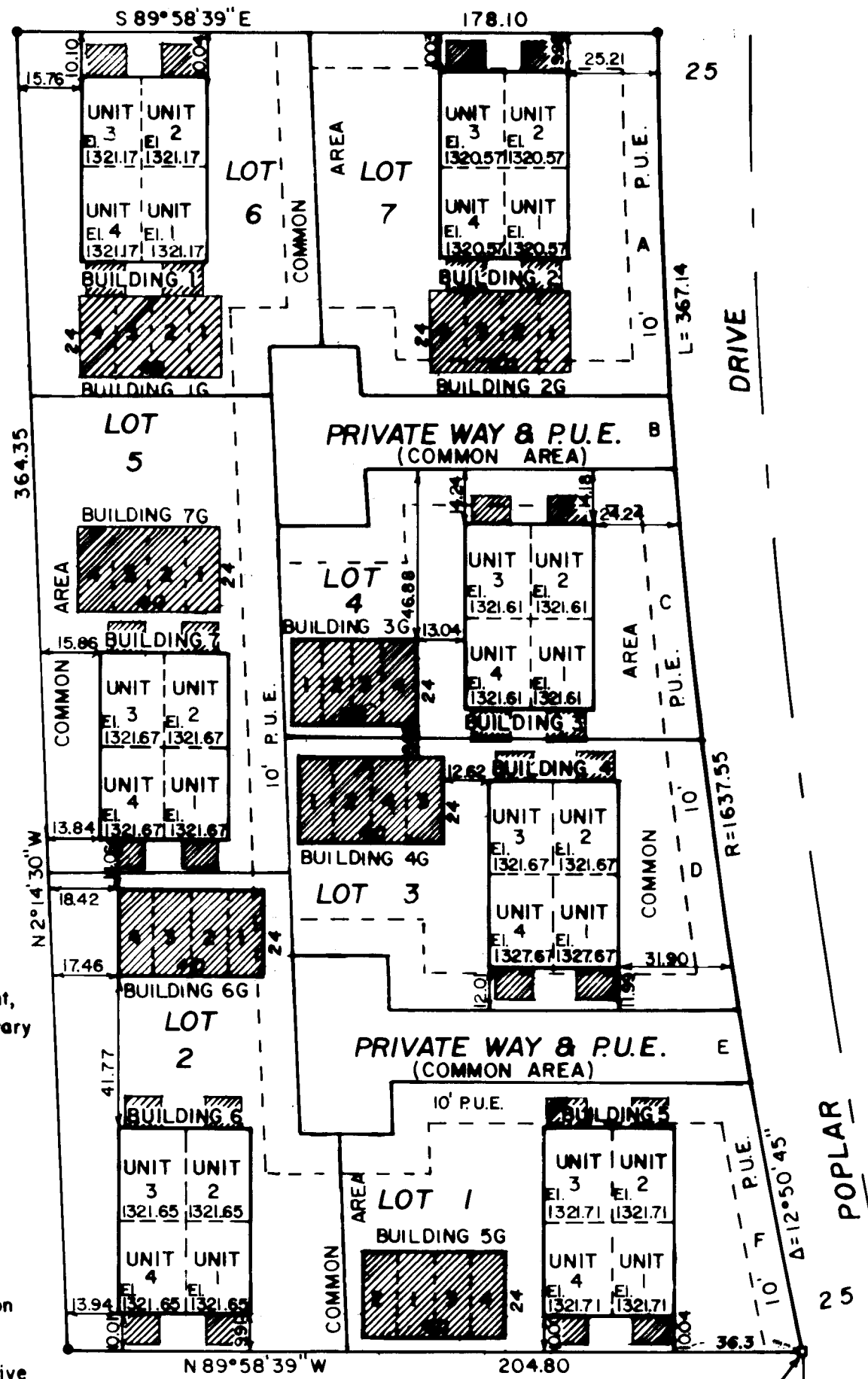
BASIS OF BEARING

COLONIAL PARK SUBDIVISION

VERTICAL CONTROL

City of Medford bench mark No. A-244, Brass Disc, elevation 1321.26 located in West curb 2' North of center curb inlet at P.R.C. Sta. 17+ 54.77 Poplar Drive

Patio dimensions 8' x 10'  
 G indicates Garage Building



CURVE DATA		
Delta	Radius	Arc
A 3° 30' 38"	1637.55	100.33
B 0° 42' 05"	1637.55	20.05
C 2° 40' 13"	1637.55	76.32
D 2° 36' 53"	1637.55	74.73
E 0° 42' 37"	1637.55	20.30
F 2° 38' 19"	1637.55	75.41

4/12/83 SK

2

1

INITIAL POINT  
 Found concrete monument with metal disc

East 1096.15 S.E. Cor. D.L.C. 39  
 Fd. brass cap in monument case

This is to certify that this tracing is an exact copy of the original plat.

*Verlyn Thomas*  
 Surveyor

SURVEY NO. 9584

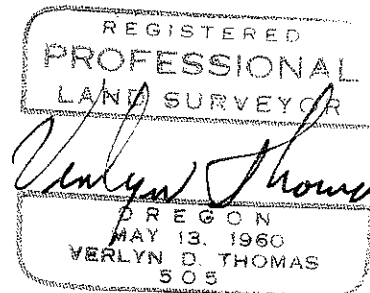
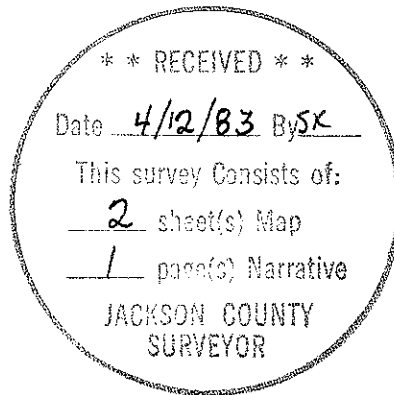
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

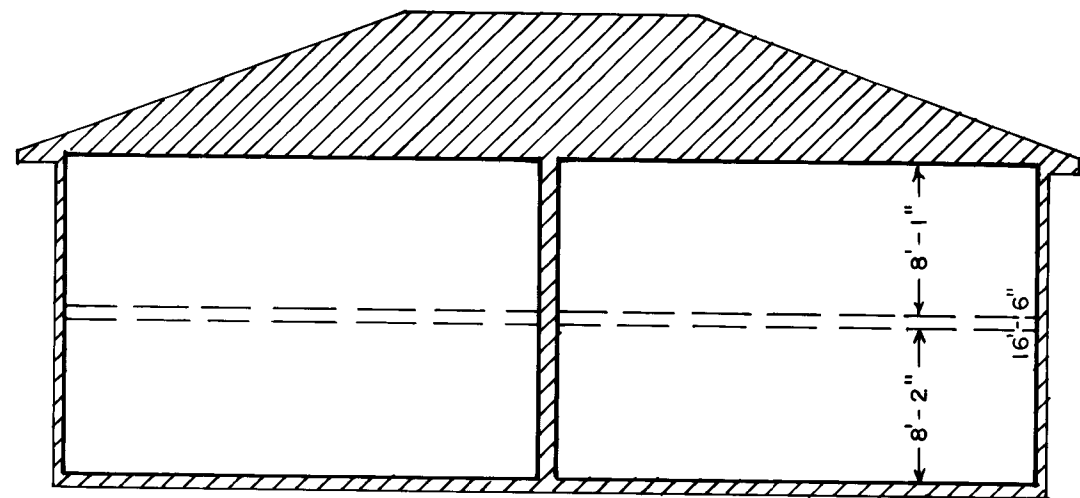
For: Louis & Michael Mahar  
2631 Paloma  
Medford, Oregon

Purpose: To convert COLONIAL PARK SUBDIVISION to a Condominium plat,  
(COLONIAL PARK ESTATES CONDOMINIUMS).

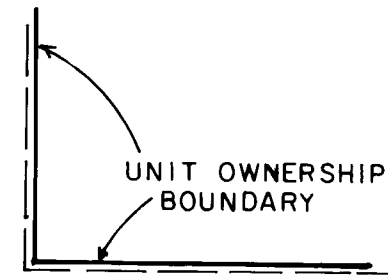
Procedure: Recovered lot corners previously set for COLONIAL PARK SUB-  
DIVISION, and located buildings as shown on the accompanying  
plat.

Basis of Bearings: COLONIAL PARK SUBDIVISION

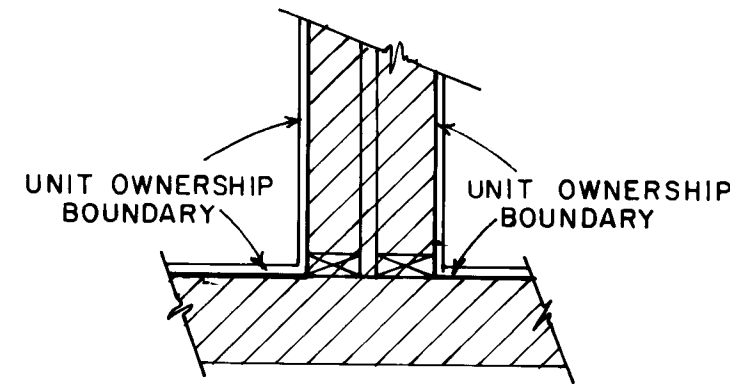




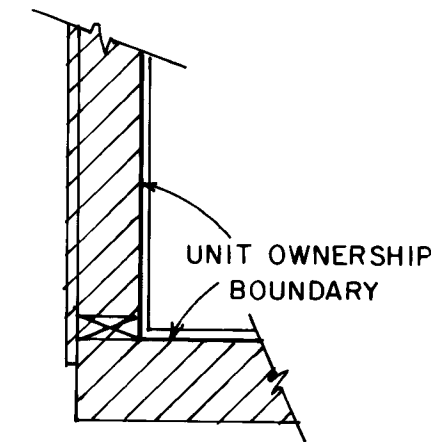
ELEVATION



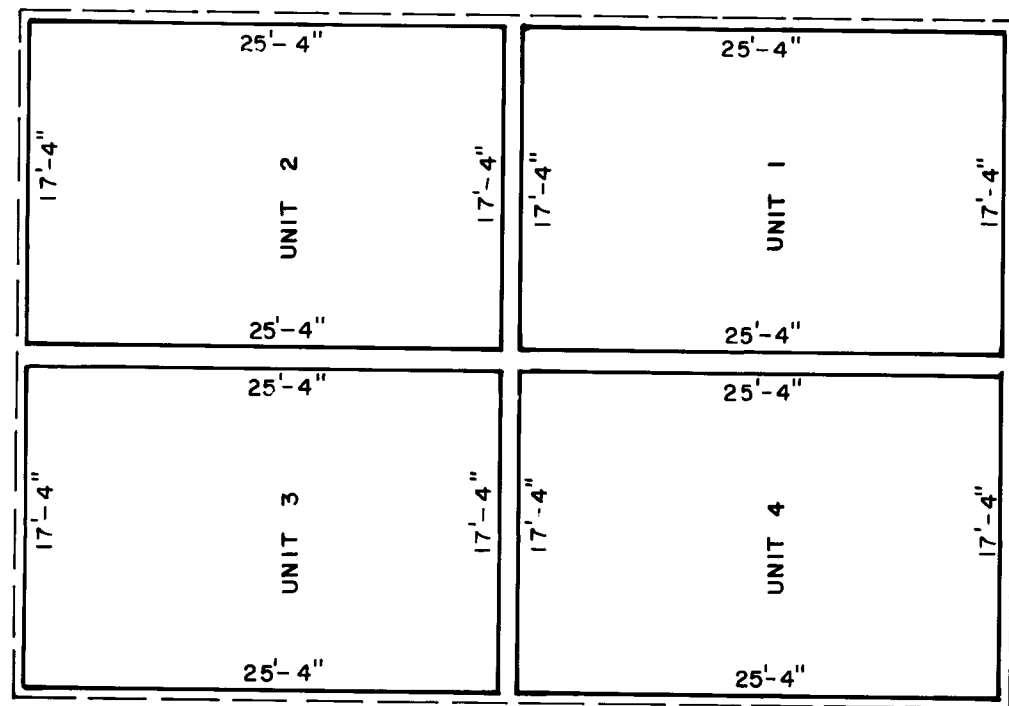
UNIT OWNERSHIP BOUNDARY



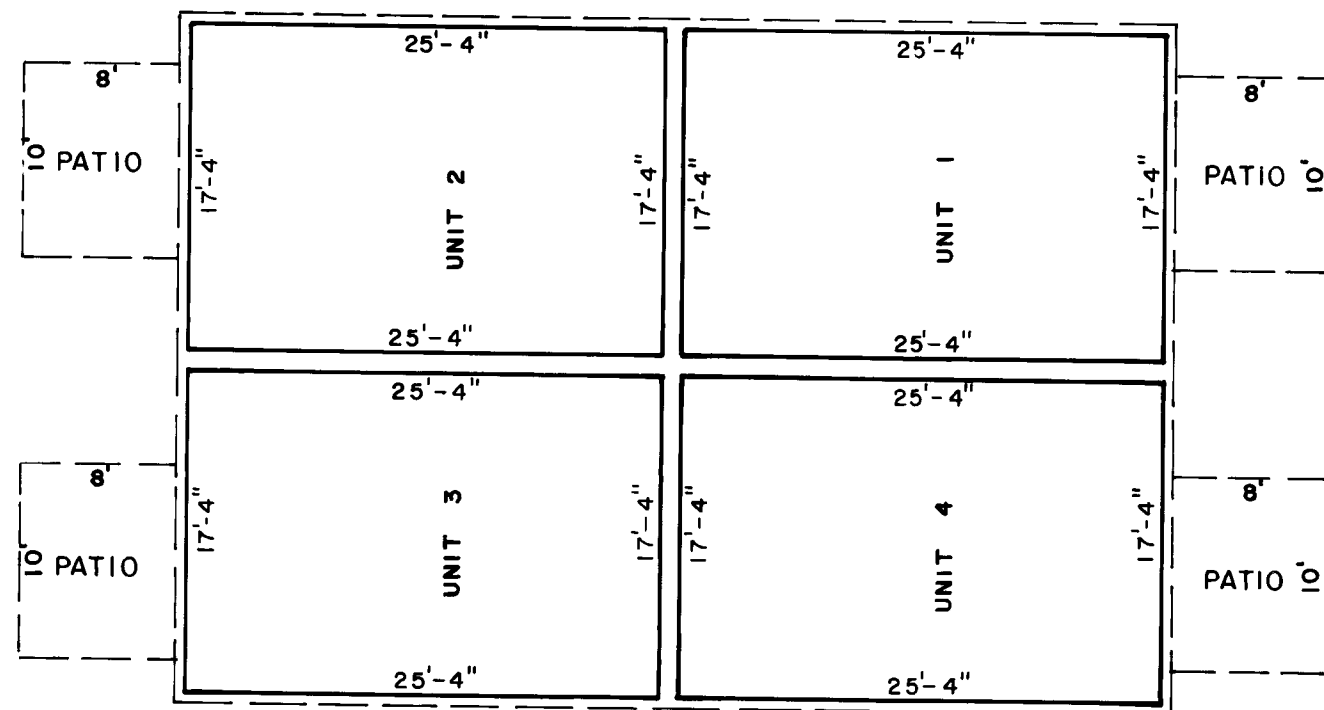
COMMON WALL



EXTERIOR WALL



UPPER LEVEL



LOWER LEVEL

BUILDINGS 1 thru 7 incl.

SCALE: 1" = 10'

This is to certify that this tracing is an exact copy of the original plot.

*Verden Thomas*  
Surveyor