

APPROVALS:

[Signature]
ASHLAND PLANNING DEPARTMENT
PA #2004-081 SUBDIVISION
DATE 9/2/2005

EXAMINED AND APPROVED THIS 22 DAY OF August, 2005

[Signature]
CITY SURVEYOR

CARRINGTON COURT
A PLANNED UNIT DEVELOPMENT

LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 9
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
ARCHERD & DRESNER LLC

550 EAST MAIN STREET
ASHLAND, OREGON 97520

RECORDING:

FILED FOR RECORD THIS 28 DAY OF SEPTEMBER, 2005 AT
1:38 O'CLOCK P.M. AND RECORDED IN VOLUME 31, PAGE 52
OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

[Signature] COUNTY CLERK
[Signature] DEPUTY

COUNTY SURVEYOR FILE NO. (Not applicable)

TAX STATEMENT APPROVAL:

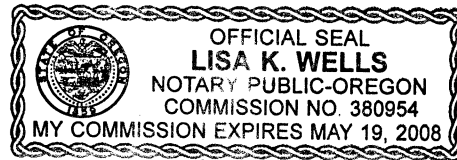
ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY
O.R.S. 92.095 HAVE BEEN PAID AS OF September 20, 2005.

[Signature] 9-20-05
TAX COLLECTOR DATE
[Signature] 9-20-2005
ASSESSOR DATE

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, ARCHERD & DRESNER, LLC, AN OREGON LIMITED LIABILITY COMPANY, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND THAT WE HAVE SUBDIVIDED THE SAME INTO LOTS AND OPEN SPACE SHOWN HEREON, AND THAT THE SIZE OF THE LOTS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. WE HEREBY DEDICATE THE FIVE-FOOT WIDE PUBLIC UTILITY EASEMENTS TO THE CITY OF ASHLAND AS SHOWN HEREON. WE ALSO HEREBY CREATE A PRIVATE 7-FOOT WIDE MUTUAL PEDESTRIAN ACCESS EASEMENT FOR THE BENEFIT OF LOTS 2 AND 3, AS SHOWN HEREON. VEHICULAR AND PEDESTRIAN ACCESS TO BENEFIT CARRINGTON COURT SHALL BE TAKEN WITHIN THE PRIVATE ACCESS EASEMENTS DESCRIBED WITHIN INSTRUMENT NO. 2004-046328 AND 2004-046329. CARRINGTON COURT, A PLANNED UNIT DEVELOPMENT, SHALL BE SUBJECT TO THE BYLAWS FOR THE CARRINGTON COURT HOMEOWNERS ASSOCIATION, AS WELL AS THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE SIMULTANEOUSLY RECORDED WITH THIS PLAT, WHICH SETS FORTH THE CONDITIONS AND MAINTENANCE OF THE COMMON OPEN SPACE AREA SHOWN HEREON.

[Signature]
EVAN ARCHERD, MANAGING MEMBER
ARCHERD & DRESNER LLC



STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED EVAN ARCHERD, THIS 30 DAY OF March, 2005, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED. *[Signature]* exp. May 19, 2008

BEFORE ME:
LAURIE A. MILLER, NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 363080
MY COMMISSION EXPIRES JANUARY 20, 2007

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
JULY 14, 1998
SHAWN KAMPMANN
02883 LS

RENEWAL DATE: 6/30/2005

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: FEBRUARY 16, 2005
PROJECT NO. 154-04

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

PURPOSE: TO SURVEY AND MONUMENT A SUBDIVISION FOR A PLANNED UNIT DEVELOPMENT OF THOSE TRACTS OF LAND DESCRIBED WITHIN INSTRUMENT NO. 03-36246 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND FILED AS PLANNING ACTION NO. PA-2004-081 WITH THE CITY OF ASHLAND PLANNING DEPARTMENT.

PROCEDURE: UTILIZING A LEICA TCRA 1103 ROBOTIC ELECTRONIC TOTAL STATION AND RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED IN THE PERFORMANCE OF SURVEY NO. 17680, I SURVEY AND MONUMENT THE LOTS AND OPEN SPACE AS SHOWN. THE EXTERIOR BOUNDARY OF BLOCK "X" OF THE RAILROAD SECOND ADDITION WAS DETERMINED BY SAID DESCRIBED SURVEY NO. 17680, AND THE ORIGINAL INTERIOR LOTS WITHIN BLOCK "X" WERE DETERMINED BY PROPORTIONATE MEASURE AGAINST THE PLAT RECORD.

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

BEGINNING AT AN ALUMINUM CAPPED 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF LOT 22, BLOCK X OF THE RAILROAD SECOND ADDITION TO THE TOWN OF ASHLAND, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON, LYING SITUATE WITHIN DONATION LAND CLAIM NO. 42, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF ASHLAND, OREGON; THENCE NORTH 00°06'48" EAST, ALONG THE EAST LINE OF SAID CLAIM NO. 42, A DISTANCE OF 269.40 FEET, TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF LOT 1, BLOCK "X", OF SAID DESCRIBED RAILROAD SECOND ADDITION, ALSO LYING ALONG THE SOUTHERLY LINE OF "B" STREET; THENCE NORTH 74°12'21" WEST, A DISTANCE OF 52.43 FEET TO THE NORTHWEST CORNER OF LOT 2, OF SAID BLOCK "X", FROM WHICH A 1/2 INCH IRON PIPE BEARS SOUTH 9°30' WEST, 0.16 FEET; THENCE SOUTH 15°47'47" WEST, ALONG THE WESTERLY LINE OF SAID LOT 2 AND ITS SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 259.28 FEET, TO THE SOUTHERLY LINE OF LOT 12, OF SAID BLOCK "X"; THENCE SOUTH 74°09'54" EAST, ALONG SAID SOUTHERLY LINE OF LOT 12, A DISTANCE OF 125.26 FEET TO THE INITIAL POINT OF BEGINNING.

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

[Signature]
SURVEYOR

POST MONUMENTATION

THE DEFERRED MONUMENTS AS DESCRIBED AND SHOWN ON SHEET 2 OF 2 WILL BE IN PLACE BY JANUARY 31, 2006, AS ALLOWED PER O.R.S. 92.065 AND AN AFFIDAVIT OF POST-MONUMENTATION SHALL BE RECORDED UPON COMPLETION, AND FILED WITH THE COUNTY SURVEYOR PER O.R.S. 92.070.

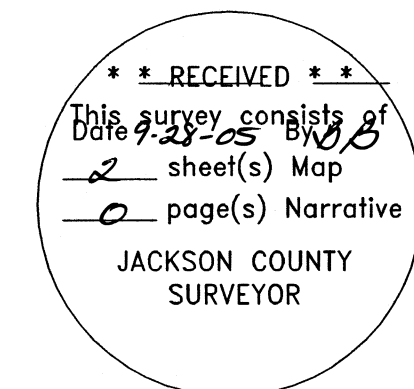
MONUMENTS ARE NOW SET. SEE CS 20247
(OR Doc No. 06-40393). *[Signature]* December 2, 2008

AFFIDAVIT OF CONSENT:

FOR PREMIER WEST BANK, AS BENEFICIARY OF THAT TRUST DEED DATED NOVEMBER 9, 2004 AND RECORDED NOVEMBER 12, 2004, AS INSTRUMENT NO. 2004-066240 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2005-059133 OF SAID DESCRIBED OFFICIAL RECORDS.

COVENANTS, CONDITIONS & RESTRICTIONS

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THIS SUBDIVISION, WAS SIMULTANEOUSLY RECORDED WITH THIS PLAT WITHIN INSTRUMENT NO. 2005-059132 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.



(Commissioner's Journal Vol 214, Page 1784-1)

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: FEBRUARY 16, 2005
PROJECT NO. 154-04

**** RECEIVED ****
Date 9-29-05 By BB
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann
OREGON
JULY 14, 1998
SHAWN KAMPMANN
02883 LS

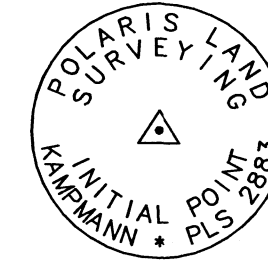
RENEWAL DATE: 6/30/2005

CARRINGTON COURT A PLANNED UNIT DEVELOPMENT

LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 9
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
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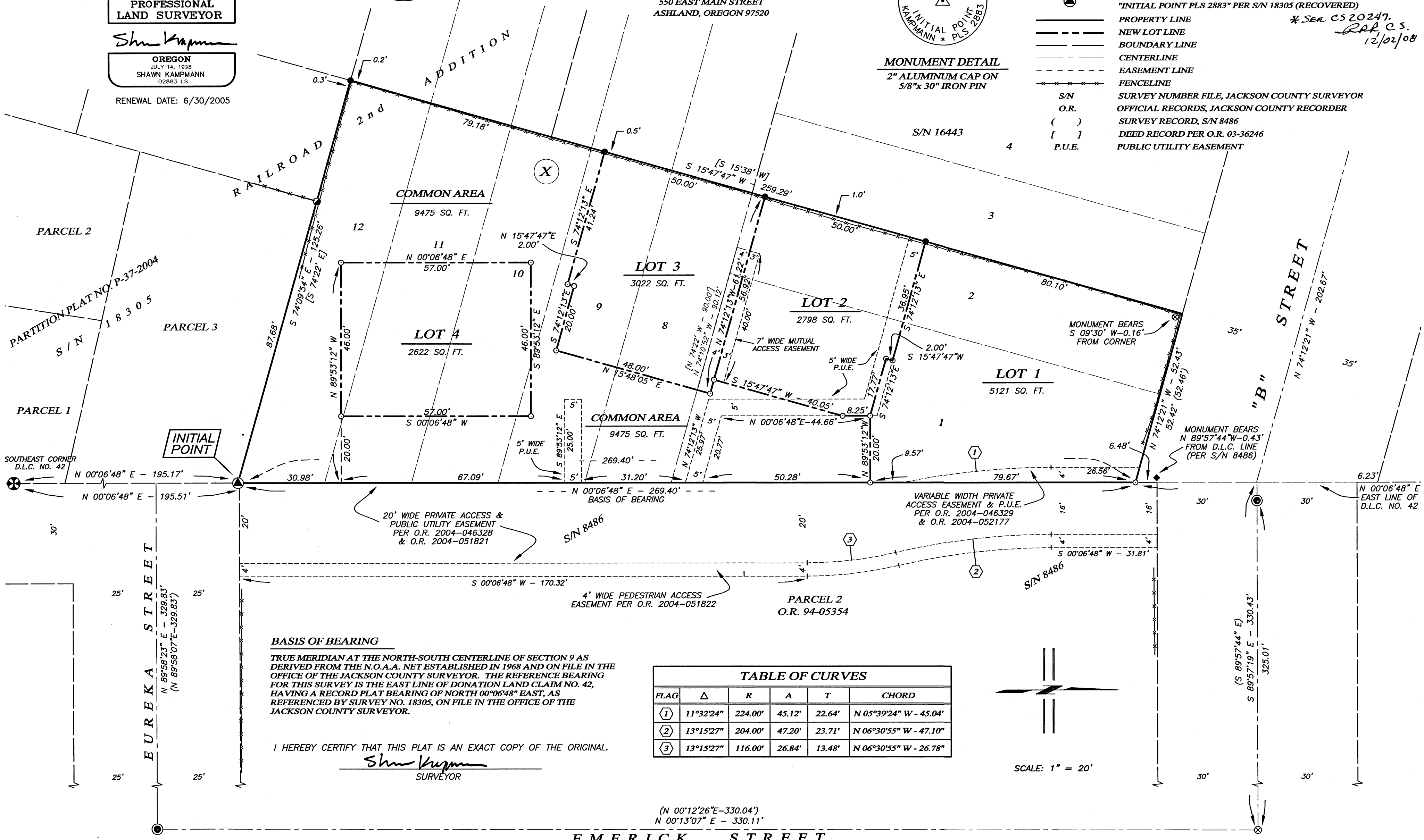
FOR
ARCHERD & DRESNER LLC

550 EAST MAIN STREET
ASHLAND, OREGON 97520



MONUMENT DETAIL
2" ALUMINUM CAP ON
5/8"x 30" IRON PIN

- LEGEND**
- ⊗ 2 1/2" BRASS CAP, DONATION LAND CLAIM CORNER PER JACKSON COUNTY RE-ESTAB. NOTES (RECOVERED)
 - ⊙ 3" BRASS CAP IN MONUMENT WELL PER CITY OF ASHLAND ENGINEERING DEPT. FIELD NOTES (RECOVERED)
 - ◆ 1" SQUARE IRON BOLT PER S/N 17680 & 8486 (RECOVERED)
 - ⊕ 1/2" IRON PIPE PER S/N 17680 & 16443 (RECOVERED)
 - ⊖ 5/8" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" PER S/N 17680 & 18305 (RECOVERED)
 - ⊗ POST CONSTRUCTION MONUMENT BY AFFIDAVIT (DEFERRED)
 - ⊖ 5/8"x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
 - ⊖ 5/8"x 30" IRON PIN w/ 1 1/2" ALUMINUM CAP MARKED "INITIAL POINT PLS 2883" PER S/N 18305 (RECOVERED)
 - * See CS 20249, RPL, C.S. 12/02/08
 - PROPERTY LINE
 - - - NEW LOT LINE
 - BOUNDARY LINE
 - CENTERLINE
 - - - EASEMENT LINE
 - FENCELINE
 - S/N SURVEY NUMBER FILE, JACKSON COUNTY SURVEYOR
 - O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
 - () SURVEY RECORD, S/N 8486
 - [] DEED RECORD PER O.R. 03-36246
 - P.U.E. PUBLIC UTILITY EASEMENT



BASIS OF BEARING
TRUE MERIDIAN AT THE NORTH-SOUTH CENTERLINE OF SECTION 9 AS DERIVED FROM THE N.O.A.A. NET ESTABLISHED IN 1968 AND ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE BEARING FOR THIS SURVEY IS THE EAST LINE OF DONATION LAND CLAIM NO. 42, HAVING A RECORD PLAT BEARING OF NORTH 00°06'48" EAST, AS REFERENCED BY SURVEY NO. 18305, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.
Shawn Kampmann
SURVEYOR

FLAG	Δ	R	A	T	CHORD
①	11°32'24"	224.00'	45.12'	22.64'	N 05°39'24" W - 45.04'
②	13°15'27"	204.00'	47.20'	23.71'	N 06°30'55" W - 47.10"
③	13°15'27"	116.00'	26.84'	13.48'	N 06°30'55" W - 26.78"

