

SHEET INDEX:

SHEET 1: SIGNATURE SHEET, APPROVALS, CERTIFICATES, NARRATIVE
SHEET 2: PLAT BOUNDARY, ASHLAND HOMESTEAD ASSOCIATION
SHEET 3: SUBDIVISION BOUNDARY, LOTS AND EASEMENTS

APPROVALS:

ASHLAND PLANNING DEPARTMENT
PA #2004-129 SUBDIVISION
11/5/2007 DATE

EXAMINED AND APPROVED THIS 31 DAY OF October, 2007

Jan Holman
CITY SURVEYOR

APPROVED FOR RECORDING THIS 7th DAY OF November, 2007

County Commissioner / Administrator

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT ARCHERD & DRESNER, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LANDS HEREBY DESCRIBED...

EVAN ARCHERD, MANAGING MEMBER
ARCHERD & DRESNER LLC

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED EVAN ARCHERD, THIS 10 DAY OF July, 2007, AS MANAGING MEMBER OF ARCHERD & DRESNER, LLC...

BEFORE ME: Jamie C. Miller
NOTARY PUBLIC, STATE OF OREGON Laurie A. Miller
COMMISSION NO. 412791
MY COMMISSION EXPIRES: Jan. 20, 2011

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 14, 1858 SHAWN KAMPMANN 2883 LS

RENEWAL DATE: 6/30/2009

SURVEYED BY:

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

DATE: APRIL 20, 2007
PROJECT NO. 163-04

Assessor's Map No. 39 1E 10 BC, Tax Lots 3500, 3800, 3801 & 3803

LANCASTER COTTAGES
A PLANNED UNIT DEVELOPMENT

LYING SITUATE WITHIN
NORTHWEST QUARTER OF SECTION 10
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

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. 03-59494...

PROCEDURE: UTILIZING A LEICA TCRA 1103 ROBOTIC ELECTRONIC TOTAL STATION AND A NIKON DTM-520 ELECTRONIC TOTAL STATION RANGING WITH RANGING PRISMS, I SURVEY THE LAND AS SHOWN...

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...

ALL OF TRACT "A", TRACT "B", TRACT "C" AND TRACT "D" OF THOSE PARCELS OF LAND DESCRIBED WITHIN INSTRUMENT NO. 03-59494 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON...

COMMENCING AT THE NORTHWEST CORNER OF LOT TWELVE (12) OF THE ASHLAND HOMESTEAD ASSOCIATION IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF...

RECORDING:

FILED FOR RECORD THIS 07 DAY OF November, 2007 AT 1:38 O'CLOCK P.M. AND RECORDED IN VOLUME 33, PAGE 72 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

County Clerk and Deputy signatures

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 11-7-2007

Tax Collector and Date

ASSESSOR DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 7th DAY OF November, 2007

Assessor and Deputy signatures and dates

HOMEOWNERS ASSOCIATION BYLAWS

THE BYLAWS OF THE "LANCASTER COTTAGES" HOMEOWNERS ASSOCIATION, WAS SIMULTANEOUSLY RECORDED WITH THIS PLAT WITHIN INSTRUMENT NO. 2007-050942...

COVENANTS, CONDITIONS & RESTRICTIONS

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THIS SUBDIVISION, WAS SIMULTANEOUSLY RECORDED WITH THIS PLAT WITHIN INSTRUMENT NO. 2007-050941...

POST MONUMENTATION

THE DEFERRED MONUMENTS AS DESCRIBED AND SHOWN ON SHEET 2 OF 2 WILL BE IN PLACE BY DECEMBER 31, 2009, AS ALLOWED PER O.R.S. 92.065 AND AN AFFIDAVIT OF POST-MONUMENTATION SHALL BE RECORDED UPON COMPLETION...

DEFERRED MONUMENTS SET THIS DAY OF

AFFIDAVIT OF CONSENT:

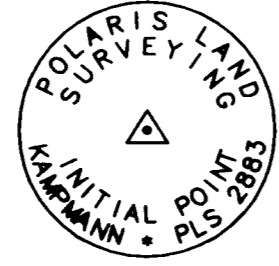
FOR BANK OF THE CASCADES, AS BENEFICIARY OF THAT LINE OF CREDIT TRUST DEED RECORDED FEBRUARY 3, 2006, AS INSTRUMENT NO. 2006-005799 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AND RECORDED JUNE 9, 2006, AS INSTRUMENT NO. 2006-029769 OF SAID DESCRIBED OFFICIAL RECORDS...

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

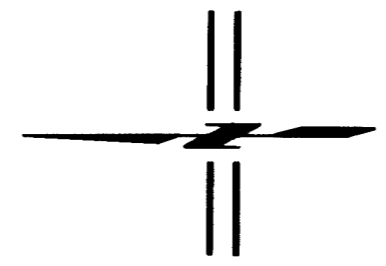
Surveyor signature

** RECEIVED **
Date 11-7-07 By [Signature]
This survey consists of 3 sheet(s) Map 0 page(s) Narrative
JACKSON COUNTY SURVEYOR

**** RECEIVED ****
 Date 11-7-07 By eb
 This survey consists of
3 sheet(s) Map
2 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR



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

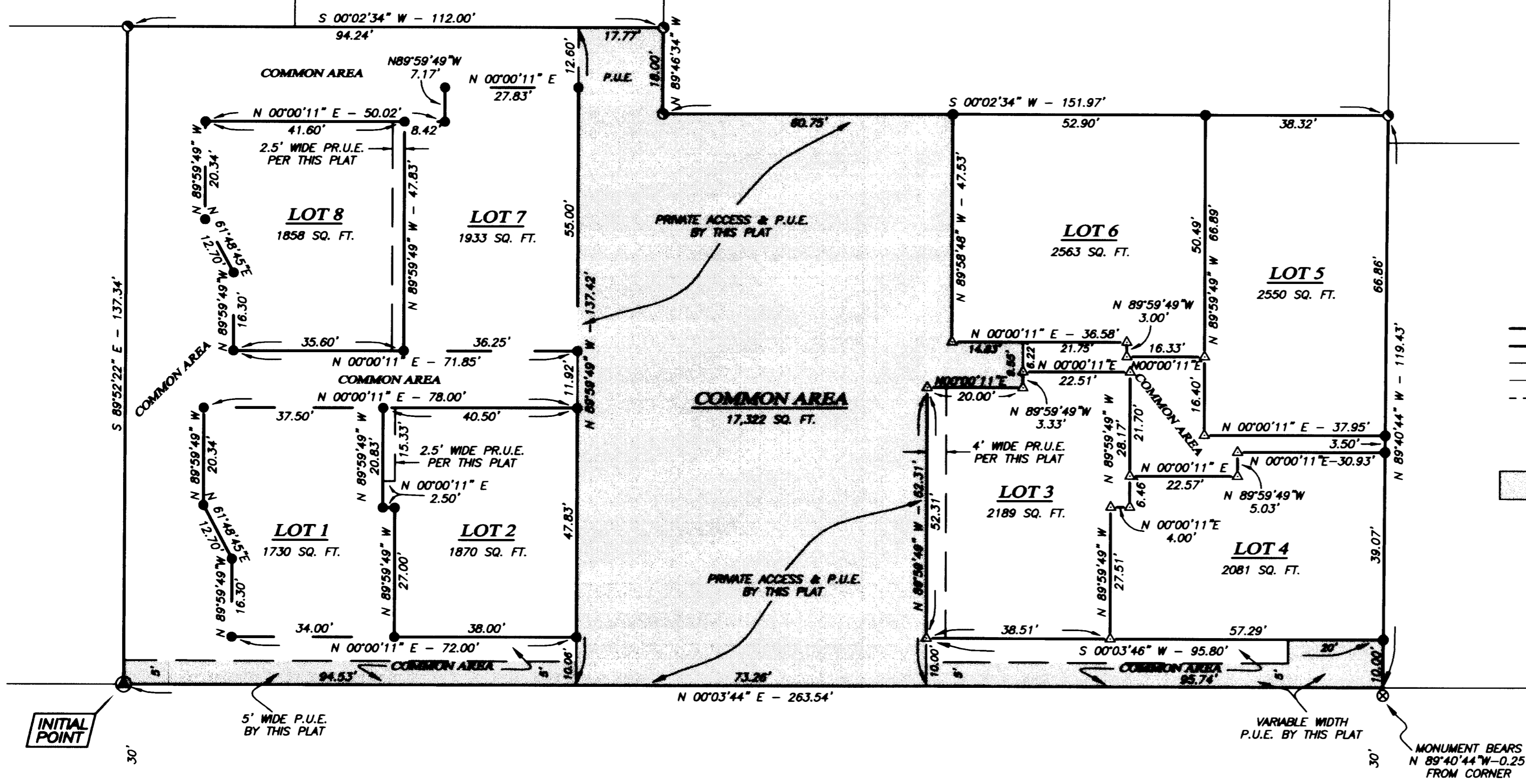


SCALE: 1" = 20'

LANCASTER COTTAGES
A PLANNED UNIT DEVELOPMENT
 LYING SITUATE WITHIN
 NORTHWEST QUARTER OF SECTION 10
 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

LEGEND

- ⊗ 3/4" BLACK IRON PIPE, ORIGIN UNCERTAIN, PROBABLE PER ASHLAND HOMESTEAD ASSOCIATION (RECOVERED)
- △ 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (TO BE POST-MONUMENTED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- ⊙ 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT PLS 2883" PER MONUMENT DETAIL (ESTABLISHED)
- PROPERTY LINE
- - - NEW LOT LINE
- BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- PR.U.E. PRIVATE UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- SQ. FT. SQUARE FEET
- ▭ PRIVATE ACCESS & P.U.E. PER THIS PLAT



L I N C O L N S T R E E T

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Shawn Kampmann

OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2009

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

DATE: APRIL 20, 2007
 PROJECT NO. 163-04

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Shawn Kampmann
 SURVEYOR

LANCASTER COTTAGES A PLANNED UNIT DEVELOPMENT

LYING SITUATE WITHIN
NORTHWEST QUARTER OF SECTION 10
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

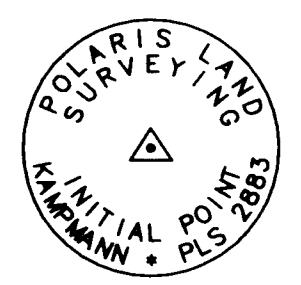
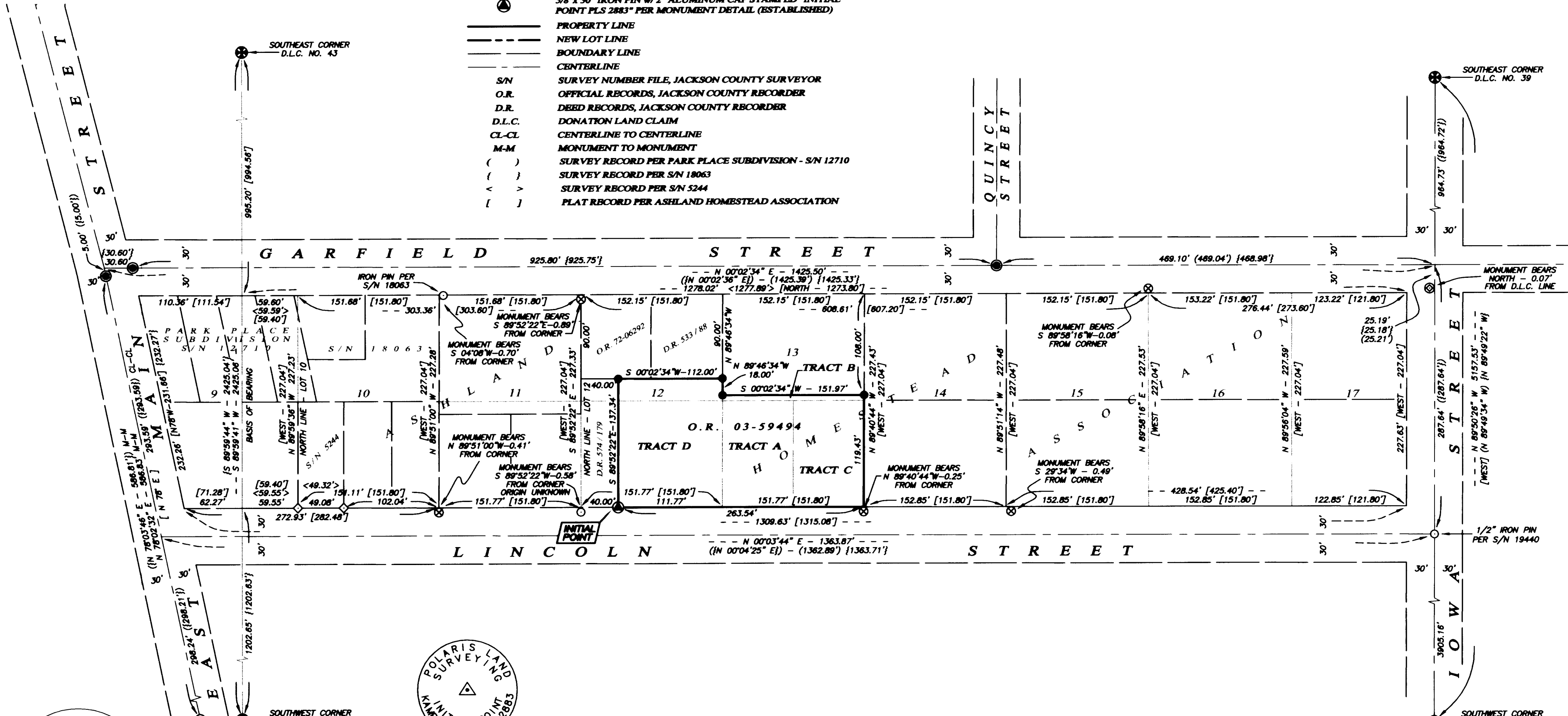
FOR
ARCHERD & DRESNER LLC

550 EAST MAIN STREET
ASHLAND, OREGON 97520

LEGEND

- 3" CITY OF ASHLAND BRASS CAP IN MONUMENT WELL PER S/N 12710, 18063 & 19440 (RECOVERED)
- ⊕ 3" BRASS CAP IN MONUMENT WELL - D.L.C. CORNER PER S/N 12710, 18063, 18986 & 19440 (RECOVERED)
- ⊙ 1" SQUARE IRON BAR IN MONUMENT WELL PER S/N 18063, 18986 & 19440 (RECOVERED)
- ◇ 5/8" IRON PIN AS DESCRIBED (RECOVERED)
- ◇ 5/8" IRON PIN PER S/N 5244 (RECOVERED)
- ⊗ 3/4" BLACK IRON PIPE, ORIGIN UNCERTAIN, PROBABLE PER ASHLAND HOMESTEAD ASSOCIATION (RECOVERED)
- △ 5/8"x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (TO BE POST-MONUMENTED)
- 5/8"x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- 5/8"x 30" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- 5/8"x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT PLS 2883" PER MONUMENT DETAIL (ESTABLISHED)
- PROPERTY LINE
- - - NEW LOT LINE
- - - BOUNDARY LINE
- - - CENTERLINE
- S/N SURVEY NUMBER FILE, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- D.R. DEED RECORDS, JACKSON COUNTY RECORDER
- D.L.C. DONATION LAND CLAIM
- CL-CL CENTERLINE TO CENTERLINE
- M-M MONUMENT TO MONUMENT
- () SURVEY RECORD PER PARK PLACE SUBDIVISION - S/N 12710
- () SURVEY RECORD PER S/N 18063
- < > SURVEY RECORD PER S/N 5244
- [] PLAT RECORD PER ASHLAND HOMESTEAD ASSOCIATION

SCALE: 1" = 80'



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

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

Shawn Kampmann
SURVEYOR

BASIS OF BEARING

TRUE MERIDIAN AT THE NORTH-SOUTH CENTERLINE OF SECTION 10 AS DERIVED FROM THE N.O.A.A. NET ESTABLISHED IN 1968, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE BEARING FOR THIS SURVEY IS THE SOUTH LINE OF DONATION LAND CLAIM NO. 43, HAVING A RECORD PLAT BEARING OF NORTH 89°59'41" EAST, AS REFERENCED ON SURVEY NO. 5939 & 19440, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1999
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2009

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

DATE: APRIL 20, 2007
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** RECEIVED **
Date 4-7-07 By *AB*
This survey consists of
5 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR