SHEET INDEX:

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

ASHLAND PLANNING DEPARTMENT

11/5/200

PA #2004-129 SUBDIVISION

EXAMINED AND APPROVED THIS 31 DAY OF Detaber, 2007

CITY SURVEYOR

APPROVED FOR RECORDING THIS THE DAY OF NOVEMBEV.

DECLARATION:

APPROVALS

KNOW ALL MEN BY THESE PRESENTS, THAT ARCHERD & DRESNER, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LANDS HEREON DESCRIBED, AND HAVE SUBDIVIDED THE SAME INTO LOTS AND COMMON AREA AS 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 PUBLIC UTILITY EASEMENTS TO THE CITY OF ASHLAND AS SHOWN HEREON. WE ALSO HEREBY CREATE THE PRIVATE ACCESS AND UTILITY EASEMENTS, AS SHOWN HEREON. LANCASTER COTTAGES, A PLANNED UNIT DEVELOPMENT, SHALL BE SUBJECT TO THE BYLAWS FOR THE LANCASTER COTTAGES HOMBOWNERS ASSOCIATION, AS WELL AS THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE SILMULTANEOUSLY RECORDED WITH THIS PLAT, WHICH SETS FORTH THE CONDITIONS AND MAINTENANCE OF THE COMMON AREA SHOWN HEREON.

EVAN ARCHERD, MANAGING MEMBER ARCHERD & DRESNER LLC

STATE OF OREGON)
COUNTY OF JACKSON)
SS

PERSONALLY APPEARED THE ABOVE NAMED EVAN ARCHERD, THIS

| D DAY OF _________, 2007, AS MANAGING MEMBER OF

ARCHERD & DRESNER, LLC, AN OREGON LIMITED LIABILITY COMPANY, AND

ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: Janie C. Miller

NOTARY PUBLIC, STATE OF ORBGON LAURIE A. MILLER

COMMISSION NO. 4/219/

MY COMMISSION EXPIRES: Jan. 20, 20//

REGISTERED PROFESSIONAL LAND SURVEYOR

Then brongmen

OREGON
JULY 14, 1908
SHAWN KAMPMANN
2003 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 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND FILED AS PLANNING ACTION NO. PA-2004-129 WITH THE CITY OF ASHLAND PLANNING DEPARTMENT.

PROCEDURE: UTILIZING A LEICA TCRA 1103 ROBOTIC ELBCTRONIC TOTAL STATION AND A NIKON DTM-520 ELECTRONIC TOTAL STATION RANGING WITH RANGING PRISMS, I SURVEY THE LAND AS SHOWN. THE SUBJECT PROPERTY LIES IN THE BLOCK OF ASHLAND HOMESTEAD ASSOCIATION LOTS 9 THROUGH 17, BOUNDED BY LINCOLN STREET, IOWA STREET, GARFIELD STREET AND EAST MAIN STREET. WHICH WAS SURVEYED AND PLATTED BY M.L. McCALL IN 1882. DEED CALLS FOR SAID PROPERTY AND ADJOINERS ARE MADE TO THE LINES OF LOTS 12 & 13. THEREFORE TO PROPERLY DETERMINE THE LOCATION OF THESE LOTS, IT WAS NBCESSARY TO SURVEY THE ENTIRE BLOCK TO LOCATE ANY EVIDENCE OF SAID LOT LINES. THE MEASURED OVERALL BLOCK LENGTH DID NOT CONFORM WELL WITH THE PLAT RECORD BY A DIFFERENCE OF UP TO 5.5 FEET WHICH INDICATED THAT SOME AMOUNT OF LOT PROPORTIONING WOULD NEED TO BE COMPUTED, DEPENDING ON THE EVIDENCE FOUND. A DILIGENT SEARCH WAS MADE AT EACH LOT CORNER AND TWO OLD IRON PIPES WERE RECOVERED ON EACH SIDE OF THE BLOCK THAT CONFORMED VERY WELL WITH EXISTING FENCELINES AND IMPROVEMENTS WHICH I ELECT TO HOLD POR POSITION. SUFFICIENT MONUMENTS WERE RECOVERED TO DETERMINE STREET CENTERLINES AND HELD FOR DETERMINING STREET RIGHTS OF WAY. LOT CORNERS WERE PROPORTIONED BETWEEN THE RIGHT OF WAY OF IOWA STREET AT THE SOUTH END AND RECOVERED MONUMENTS AS SHOWN ON THIS PLAT. THE LOT CORNERS NORTHERLY OF THE RECOVERED MONUMENTS HELD, WERE PROPORTIONED TO THE SOUTH LINE OF DONATION LAND CLAIM NO. 43 WHICH RESULTED IN BETTER HARMONY WITH EXISTING IMPROVEMENTS AND RECORD DIMENSIONS THAN IF TO PROPORTION UP TO EAST MAIN STREET, AS THE ASHLAND HOMESTEAD ASSOCIATION PLAT LOCATION OF MAIN STREET DOES NOT MATCH THE ORIGINAL COUNTY ROAD NOTES FOUND IN THE CITY ENGINEERING ARCHIVES. THIS METHODOLOGY WAS THE SAME USED BY CHARLES HURST TO DETERMINE THE NORTH LINE OF LOT 10 IN HIS PERFORMANCE OF SURVEY NO. 5244.

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.

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, ORBGON, MORE PARTICULARLY DESCRIBED AND BOUNDED, AS FOLLOWS, TO WIT:

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. NOW OF RECORD: THENCE SOUTH 00°03'44" WEST, ALONG THE WEST LINE OF SAID LOT, 40.00 FEET (DEED RECORD SOUTH, 40.0 FEET) TO A 5/8 INCH ALUMINUM CAPPED IRON PIN, THE INITIAL POINT OF BEGINNING, ALSO BEING THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN VOLUME 574, PAGE 179 OF THE DEED RECORDS OF SAID COUNTY; THENCE SOUTH 89°52'22" EAST. ALONG THE SOUTH LINE OF SAID DESCRIBED TRACT, 137.34 FEET TO A 5/8 INCH IRON PIN (DEED RECORD EAST, 137.0 FEET); THENCE SOUTH 00°02'34" WEST, ALONG THE WEST LINE OF THOSE TRACTS OF LAND DESCRIBED WITHIN INSTRUMENT NO. 72-06292 OF THE OFFICIAL RECORDS AND VOLUME 533, PAGE 88 OF THE DEED RECORDS OF SAID COUNTY, 112.00 FEET TO A 5/8 INCH IRON PIN ON THE NORTH LINE OF LOT THIRTEEN (13) OF SAID ASHLAND HOMESTEAD ASSOCIATION (DEED RECORD SOUTH, 111.9 FEET); THENCE NORTH 89°46'34" WEST, ALONG THE NORTH LINE OF SAID LOT 13, 18.00 FEET TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF TRACT "B" OF THAT PARCEL OF LAND DESCRIBED WITHIN INSTRUMENT NO. 03-59494 OF SAID OFFICIAL RECORDS (DEED RECORD WEST); THENCE SOUTH 00°02'34" WEST, ALONG THE EAST LINE OF SAID TRACT "B", 151.97 FEET TO A 5/8 INCH IRON PIN ON THE SOUTH LINE OF SAID DESCRIBED LOT 13; THENCE NORTH 89°40'44" WEST, ALONG THE SOUTH LINE OF SAID LOT 13, 119.43 FEET TO THE SOUTHWEST CORNER THEREOF, FROM WHICH A 3/4 INCH IRON PIPE BEARS NORTH 89°40'44" WEST, 0.25 FEET; THENCE NORTH 00°03'44" EAST, ALONG THE WEST LINE OF SAID LOT 13 AND LOT 12 OF THE ASHLAND HOMESTEAD ASSOCIATION, 263.54 FEET TO THE INITIAL POINT OF

RECORDING:

FILED FOR RECORD THIS D7 DAY OF THAT , 2007 AT 1:38 O'CLOCK 1 M AND RECORDED IN VOLUME 33, PAGE 72.

OF THE PLAT RECORDS OF JACKSON COUNTY, DREGON.

COUNTY CLERK DEPUTY

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHI O.R.S. 92.095 HAYE BEEN PAID 48\OF	, 2007.
TAX COLLECTOR	//-7-2007 DATE
ASSESSOR	DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS TODAY OF WEALLY , 2007.

Dan Ross	11-7-07
ASSESSOR	DATE
S. Henrolt	11-7-07
DEPLITY	DATE

HOMEOWNERS ASSOCIATION BYLAWS

THE BYLAWS OF THE "LANCASTER COTTAGES" HOMEOWNERS ASSOCIATION, WAS SIMULTANBOUSLY RECORDED WITH THIS PLAT WITHIN INSTRUMENT NO. 2007- 05 0 442 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

COVENANTS, CONDITIONS & RESTRICTIONS

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THIS SUBDIVISION, WAS SIMULTANEOUSLY RECORDED WITH THIS PLAT WITHIN INSTRUMENT NO. 2007- 05/94/OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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, AND FILED WITH THE COUNTY SURVEYOR PER O.R.S. 92.070.

DEFERRED MONUMENTS SET THIS DAY OF

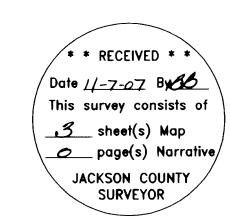
AFFIDAVIT OF CONSENT:

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 RERECORDED JUNE 9, 2006, AS INSTRUMENT NO. 2006-029769 OF SAID DESCRIBED OFFICIAL RECORDS.

AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2007-05 50939 OF SAID DESCRIBED OFFICIAL RECORDS.

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

SURVEYOR



FILE: SURVEYS\163-04\LANCASTER COTTAGES.DWG

SHEET 1 of 3

POLARIS LAND SURVEYING

19824

