

GARFIELD CONDOMINIUM

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

GARFIELD CONDOMINIUM, INC.

117 GARFIELD STREET
ASHLAND, OREGON

SHEET INDEX

SHEET 1 SIGNATURE SHEET
SHEET 2 PLAT BOUNDARY
SHEET 3 PLAN VIEW AND ELEVATIONS

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN 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 HEREBON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

THE EAST 108.0 FEET OF LOT THIRTEEN (13), OF THE ASHLAND HOMESTEAD ASSOCIATION IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD.

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

PURPOSE: TO CREATE A CONDOMINIUM PLAT "GARFIELD CONDOMINIUM" ON THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 01-54750 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA 1103 ROBOTIC TOTAL STATION WITH RANGING PRISMS, I SURVEY THE LAND AS SHOWN HEREBON. THE SUBJECT PROPERTY BOUNDARY WAS DETERMINED FROM SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE IN THE PERFORMANCE OF SURVEY NO. 19824, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, WHICH INVOLVED THE RETRACEMENT OF LOTS 9 THROUGH 17 OF THE ASHLAND HOMESTEAD ASSOCIATION TRACT.

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

Shawn Kampmann
SURVEYOR

APPROVALS

EXAMINED AND APPROVED THIS 7th DAY OF May, 2008.

Jan H. Olson
ASHLAND CITY SURVEYOR

EXAMINED AND APPROVED THIS AS REQUIRED BY O.R.S. 100.110 AS OF May 9th, 2008.

Pera Crawford, Deputy
ASSESSOR, DEPT. OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 100.110 HAVE BEEN PAID AS OF May 9, 2008.

Karen W. Meade, Deputy
TAX COLLECTOR

RECORDING:

FILED FOR RECORD THIS 9th DAY OF May, 2008 AT 1:42 O'CLOCK P.M. AND RECORDED IN VOLUME 34, PAGE 22, OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker COUNTY CLERK
Jonas J. Marston DEPUTY

THE DECLARATION OF CONDOMINIUM OWNERSHIP, COVENANTS, CONDITIONS AND RESTRICTIONS HAVE BEEN RECORDED IN INSTRUMENT NO. 2008-17844 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

THE BYLAWS OF GARFIELD CONDOMINIUM HAVE BEEN RECORDED IN INSTRUMENT NO. 2008-17845 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1980
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: JANUARY 31, 2008
PROJECT NO. 432-07

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT GARFIELD CONDOMINIUM, INC., AN OREGON CORPORATION, IS THE OWNER OF THE LANDS HEREBON DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND DO HEREBY DECLARE THAT THE PROPERTY AND IMPROVEMENTS CALLED HEREIN, GARFIELD CONDOMINIUM, ARE TRUE AND CORRECT, AND DO HEREBY COMMIT SAID PROPERTY TO THE OPERATION AND PROVISIONS OF THE OREGON CONDOMINIUM ACT. THE PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THE PLAT ARE SUBJECT TO THE PROVISIONS OF OREGON REVISED STATUTES CHAPTER 100.005 TO 100.625.

William Koengsberg
WILLIAM KOENGSBERG, PRESIDENT
GARFIELD CONDOMINIUM, INC., AN OREGON CORPORATION

ACKNOWLEDGEMENT

STATE OF OREGON)
JACKSON COUNTY) SS

PERSONALLY APPEARED THE ABOVE NAMED WILLIAM KOENGSBERG, AS PRESIDENT ON AUTHORITY OF GARFIELD CONDOMINIUM, INC., ON THIS 25 DAY OF February, 2008 AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE *Laurie A. Miller*

NOTARY PUBLIC - OREGON *Laurie A. Miller*

COMMISSION NO. 412791

MY COMMISSION EXPIRES Jan. 20, 2011

SURVEYORS CERTIFICATE OF COMPLETION

IN ACCORDANCE WITH O.R.S. 100.115(2D), I, SHAWN KAMPMANN, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT OF GARFIELD CONDOMINIUM, FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS AND THE BUILDINGS AND THAT CONSTRUCTION OF THE UNITS AND BUILDINGS, AS DEPICTED ON SUCH PLAT, HAS BEEN COMPLETED.

DATED THIS 25th DAY OF February, 2008.

Shawn Kampmann
SHAWN KAMPMANN, PLS 2883

** RECEIVED **
Date 5-9-08 By BB
This survey consists of
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

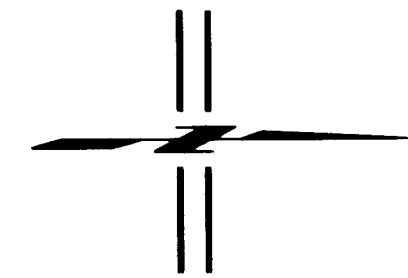
**** RECEIVED ****
 Date 5-9-08 By SK
 This survey consists of
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2 page(s) Narrative
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 SURVEYOR

PLAN & ELEVATION VIEW

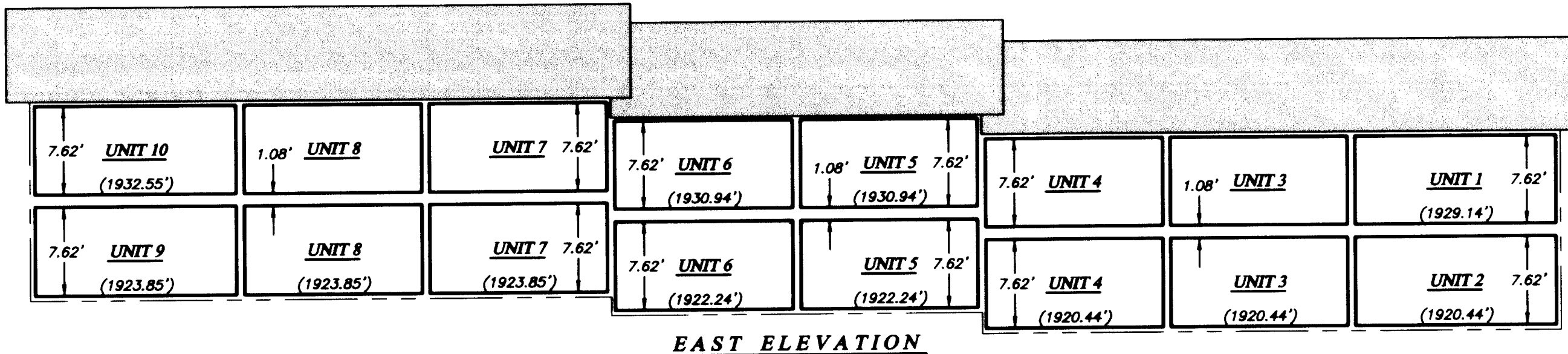
GARFIELD CONDOMINIUM

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

FOR
GARFIELD CONDOMINIUM, INC.
 117 GARFIELD STREET
 ASHLAND, OREGON



SCALE: 1" = 10'



- LEGEND**
- UNIT BOUNDARY
 - - - - GCE / LCE BOUNDARY
 - EXTERIOR FOUNDATION STEM WALL
 - LIMITED COMMON ELEMENT
 - LCE
 - D-# DECK AREA (LCE) ASSOCIATED WITH UNIT (TYPICAL)
 - DS-# DECK AREA (LCE) ASSOCIATED WITH UNIT (TYPICAL)
 - SQ. FT. SQUARE FEET
 - (1920.44') UNIT BOUNDARY ELEVATION (TYPICAL)

SURVEY NOTES

- 1) ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.
- 2) UNIT HORIZONTAL DIMENSIONS ARE TO FACE OF INTERIOR STUD WALL.
- 3) ELEVATIONS ARE AS FOLLOWS:
 (A) TOP OF PLYWOOD SUBFLOOR FOR ALL UNIT LOWER LIMITS
 (B) BOTTOM OF FLOOR JOISTS FOR FIRST FLOOR UPPER LIMITS
 (C) BOTTOM OF ENGINEERED TRUSSES FOR SECOND FLOOR UPPER LIMITS
- 4) ALL OF THE LAND AND THE BUILDINGS ARE GCE EXCEPT FOR UNITS AND LCE'S SHOWN HEREBON.
- 5) THE EXTERIOR OF BUILDING SHOWN HEREBON IS MEASURED TO THE OUTSIDE OF THE CONCRETE FOUNDATION STEM WALL.
- 6) THE DISTANCE BETWEEN THE EXTERIOR OF THE BUILDING AND THE INTERIOR UNIT BOUNDARY VARIES AS SHOWN.
- 7) THE VERTICAL CONTROL FOR THIS SURVEY IS A CITY OF ASHLAND BRASS DISK BENCH MARK IN THE TOP OF A CONCRETE CURB LOCATED AT THE NORTHWEST CORNER OF MOUNTAIN AVENUE AND EAST MAIN STREET. BENCHMARK ELEVATION EQUALS 1903.48 FEET, BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, ADJUSTED IN 1956 (NGVD 1929/56).

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Shawn Kampmann
 SURVEYOR

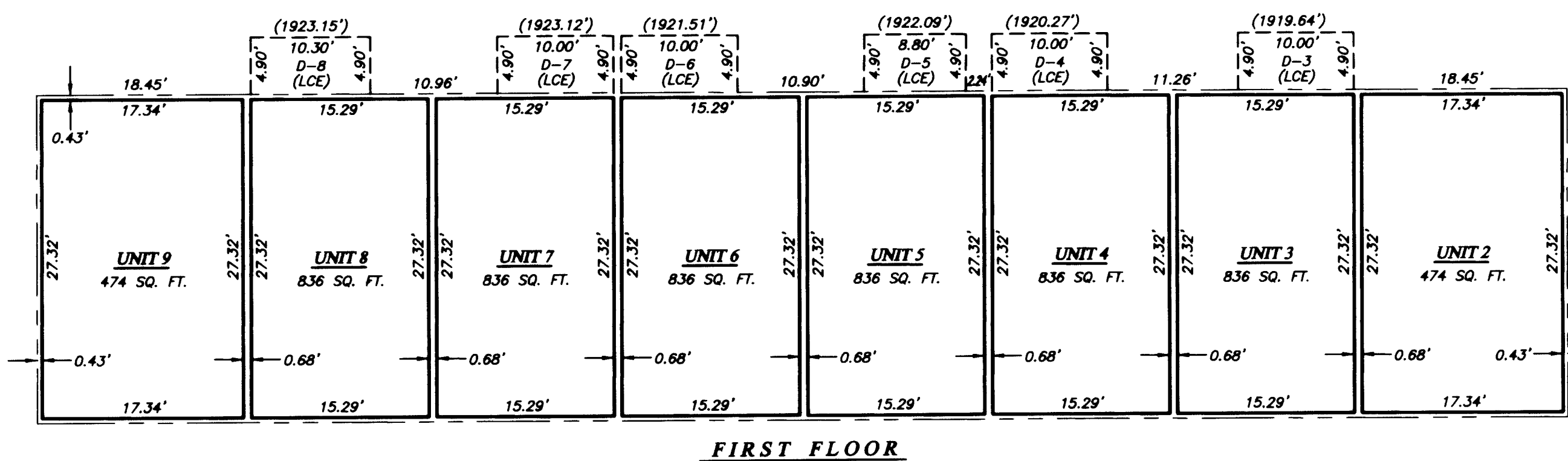
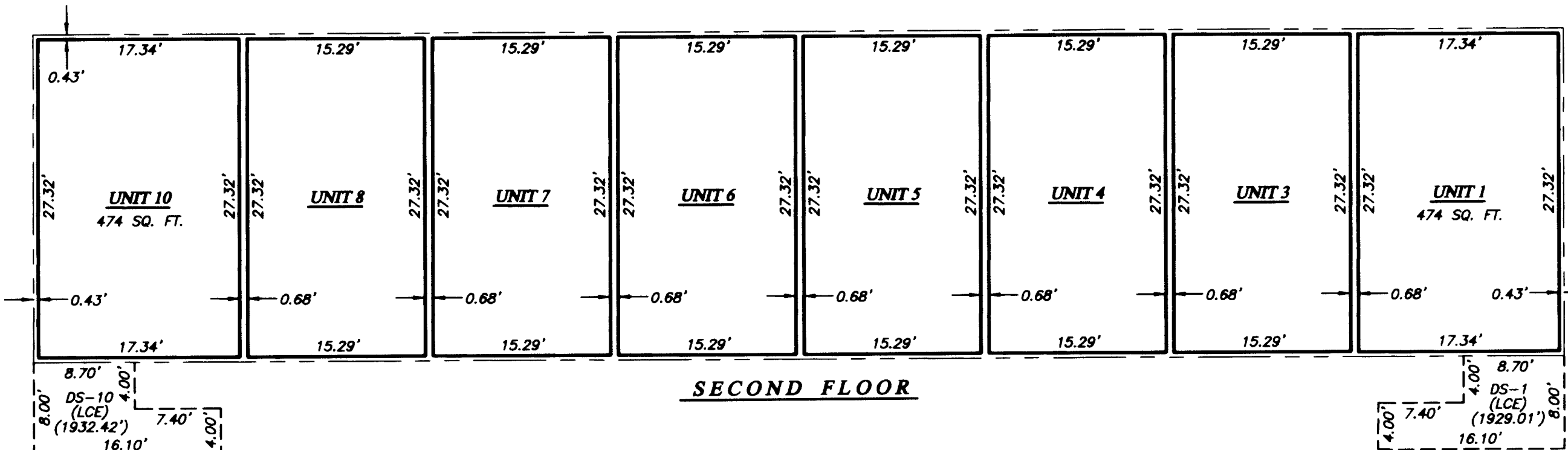
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Shawn Kampmann
 OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2003 LS

RENEWAL DATE: 6/30/2009

SURVEYED BY:
POLARIS LAND SURVEYING LLC
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 ASHLAND, OREGON 97520
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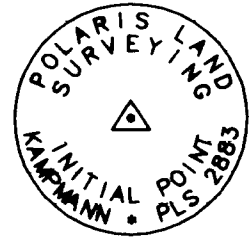
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JACKSON COUNTY, OREGON

FOR
GARFIELD CONDOMINIUM, INC.

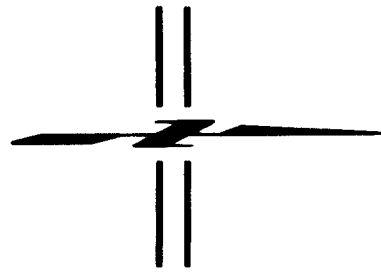
117 GARFIELD STREET
ASHLAND, OREGON

LANCASTER COTTAGES
S / N 19824

PLAT BOUNDARY



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



SCALE: 1" = 20'

LEGEND

- 3" CITY OF ASHLAND BRASS CAP IN MONUMENT WELL PER S/N 19824 (RECORD)
- 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP MARKED "POLARIS LS 2883" (ESTABLISHED)
- 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP MARKED PER MONUMENT DETAIL (ESTABLISHED)
- 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP MARKED "POLARIS LS 2883" PER S/N 19824 (RECORD)
- PROPERTY LINE
- OUTSIDE BUILDING FOUNDATION STEM WALL
- BOUNDARY LINE
- CENTERLINE
- - - LCE BOUNDARY
- * - * - FENCELINE
- S/N JACKSON COUNTY SURVEYOR FILE NUMBER
- O.R. OFFICIAL RECORD, JACKSON COUNTY RECORDER
- () SURVEY RECORD PER S/N 19824
- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- D-# DECK AREA (LCE) ASSOCIATED WITH UNIT (TYPICAL)
- DS-# DECK AREA AND STAIRS (LCE) ASSOCIATED WITH UNIT (TYPICAL)

O. R. 2005-050997

INITIAL POINT

O. R. 01-54750
16,423 SQ. FT.

O. R. 00-09058

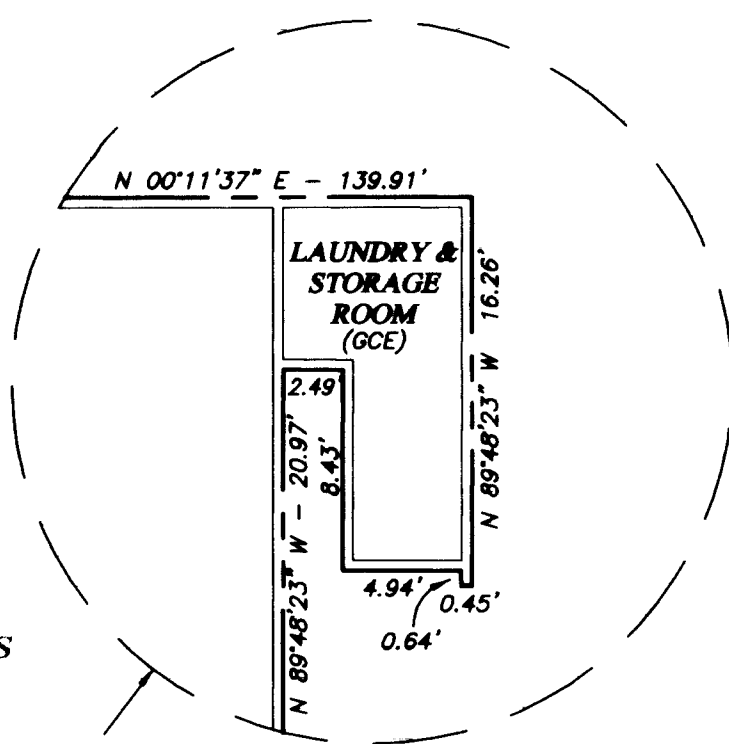
QUINCY STREET

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. 19824, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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Shawn Kampmann
SURVEYOR



DETAIL
NO SCALE

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