

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT CUSTOM MADE FUNDS LLC, AN OREGON LIMITED LIABILITY COMPANY IS THE OWNER OF THE LANDS HEREON DESCRIBED AND DOES HEREBY DECLARE THAT THE PROPERTY AND IMPROVEMENTS HEREIN CALLED "CONDOMINIUM COTTAGES AT GARFIELD", ARE TRUE AND CORRECT, AND DOES 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 100.025. CUSTOM MADE FUNDS LLC DOES HEREBY DEDICATE TO THE CITY OF ASHLAND THE PUBLIC UTILITY EASEMENT AS SHOWN HEREON.

C. LORAN FAUDREE, SOLE MEMBER
CUSTOM MADE FUNDS LLC

ACKNOWLEDGEMENT

STATE OF OREGON)
JACKSON COUNTY) SS

PERSONALLY APPEARED THE ABOVE NAMED C. LORAN FAUDREE, THIS 12 DAY OF June, 2008, AS SOLE MEMBER OF CUSTOM MADE FUNDS LLC, AN OREGON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE: Jamie G. 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 "CONDOMINIUM COTTAGES AT GARFIELD", 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 10th DAY OF June, 2008.

Shawn Kampmann
SHAWN KAMPMANN, PLS 2883

AFFIDAVIT OF CONSENT

FOR PREMIERWEST BANK, AS BENEFICIARY OF THAT TRUST DEED RECORDED ON DECEMBER 6, 2007, AS INSTRUMENT NO. 2007-054489 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AN AFFIDAVIT OF CONSENT WAS RECORDED AS DOCUMENT NO. 2008-23351 OF SAID DESCRIBED OFFICIAL RECORDS.

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

Shawn Kampmann
SURVEYOR

ASSESSOR'S MAP NO. 39 1E 10 CB, Tax Lot 2500

CONDOMINIUM COTTAGES AT GARFIELD

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

FOR
LORAN FAUDREE
1219 IOWA STREET
ASHLAND, OREGON 97520

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- SHEET 2 PLAT BOUNDARY
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- SHEET 4 PLAN VIEW (UNITS 5-7)
- SHEET 5 N-S AND PATIO ELEVATION VIEWS (UNITS 1-4)
- SHEET 6 E-W ELEVATION VIEWS (UNITS 1-7)
- SHEET 7 N-S ELEVATION VIEWS (UNITS 5-7)

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 HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

COMMENCING AT A 5/8 INCH IRON PIN ON THE WEST LINE OF GARFIELD STREET IN THE CITY OF ASHLAND, OREGON, LYING SOUTH 00°02'34" WEST, 134.00 FEET (DEED RECORD SOUTH, 143 FEET) FROM THE SOUTHEAST CORNER OF LOT 15 OF ASHLAND HOMESTEAD ASSOCIATION TRACTS; THENCE SOUTH 00°02'34" WEST, 142.44 FEET (DEED RECORD SOUTH, 142.75 FEET) ALONG SAID WEST LINE, TO A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER OF IOWA AND GARFIELD STREETS, THE INITIAL POINT OF BEGINNING; THENCE NORTH 89°50'26" WEST, ALONG THE NORTH LINE OF IOWA STREET, 91.89 FEET (DEED RECORD WESTERLY, 91.40 FEET) TO A POINT, FROM WHICH A 1/2 INCH IRON PIPE BEARS SOUTH 00°09'35" EAST, 0.06 FEET; THENCE NORTH 00°09'35" EAST, 142.44 FEET (DEED RECORD NORTHERLY, 142.75 FEET) TO THE SOUTH LINE OF AN ALLEY, FROM WHICH A 1/2 INCH IRON PIPE BEARS NORTH 00°09'35" WEST, 0.19 FEET; THENCE SOUTH 89°50'26" EAST, PARALLEL WITH IOWA STREET, 91.60 FEET (DEED RECORD EASTERLY, 91.40 FEET) TO A 5/8 INCH IRON PIN ON THE WEST LINE OF GARFIELD STREET; THENCE SOUTH 00°02'34" WEST, 142.44 FEET TO THE INITIAL POINT OF BEGINNING.

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

PURPOSE: TO CREATE A CONDOMINIUM PLAT "CONDOMINIUM COTTAGES AT GARFIELD" AND THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2007-054489 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 10 IN 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, IN CONJUNCTION WITH SURVEY CONTROL ESTABLISHED IN THE PERFORMANCE OF SURVEY NO. 19824, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY THE LAND AS SHOWN HEREON. THE SUBJECT PROPERTY IS DESCRIBED AS BEGINNING 135.0 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT 15 OF THE ASHLAND HOMESTEAD ASSOCIATION TRACTS, WHICH WAS DETERMINED BY AN ACCEPTED IRON PIPE AT THE CORNER OF SAID LOT 15 RECOVERED DURING THE PERFORMANCE OF SURVEY NO. 19824. 3/4 INCH IRON PIPES OF UNKNOWN ORIGIN WERE RECOVERED NEAR THE NORTHEAST AND SOUTHEAST CORNERS OF THE SUBJECT PROPERTY, BUT DIDN'T FIT VERY WELL WITH THE RIGHT OF WAY FOR GARFIELD OR IOWA STREETS, THEREFORE WERE NOT HELD AND SHOWN OUT OF POSITION. 1/2 INCH IRON PIPES RECOVERED AT THE SOUTHWEST AND NORTHWEST CORNERS OF THE PROPERTY WERE FOUND AT THE CORNERS OF A VERY OLD FENCELINE AND FIT WELL WITH THE RIGHT OF WAY OF IOWA STREET AND THE ALLEY ALONG THE NORTH PROPERTY LINE AND WERE HELD FOR THE WEST PROPERTY LINE.

APPROVALS

EXAMINED AND APPROVED THIS 17 DAY OF June, 2008.

Jan Holm
ASHLAND CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 100.110 AS OF THIS 23 DAY OF June, 2008.

Deputy
TAX ASSESSOR

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 100.110 HAVE BEEN PAID AS OF June 23, 2008.

Deputy
TAX COLLECTOR

RECORDING:

FILED FOR RECORD THIS 23 DAY OF June, 2008 AT 3:59 O'CLOCK PM AND RECORDED IN VOLUME 34, PAGE 31, OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker
COUNTY CLERK
Cheryl Angeris
DEPUTY

THE DECLARATION OF CONDOMINIUM OWNERSHIP, COVENANTS, CONDITIONS AND RESTRICTIONS HAS BEEN RECORDED IN INSTRUMENT NO. 2008-23352 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

THE BYLAWS OF CONDOMINIUM COTTAGES AT GARFIELD HAVE BEEN RECORDED IN INSTRUMENT NO. 2008-23352 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

** RECEIVED **
Date 6-23-08 By BB
This survey consists of
7 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

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 9, 2008
PROJECT NO. 406-06

ELEVATION VIEW

CONDOMINIUM COTTAGES AT GARFIELD

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

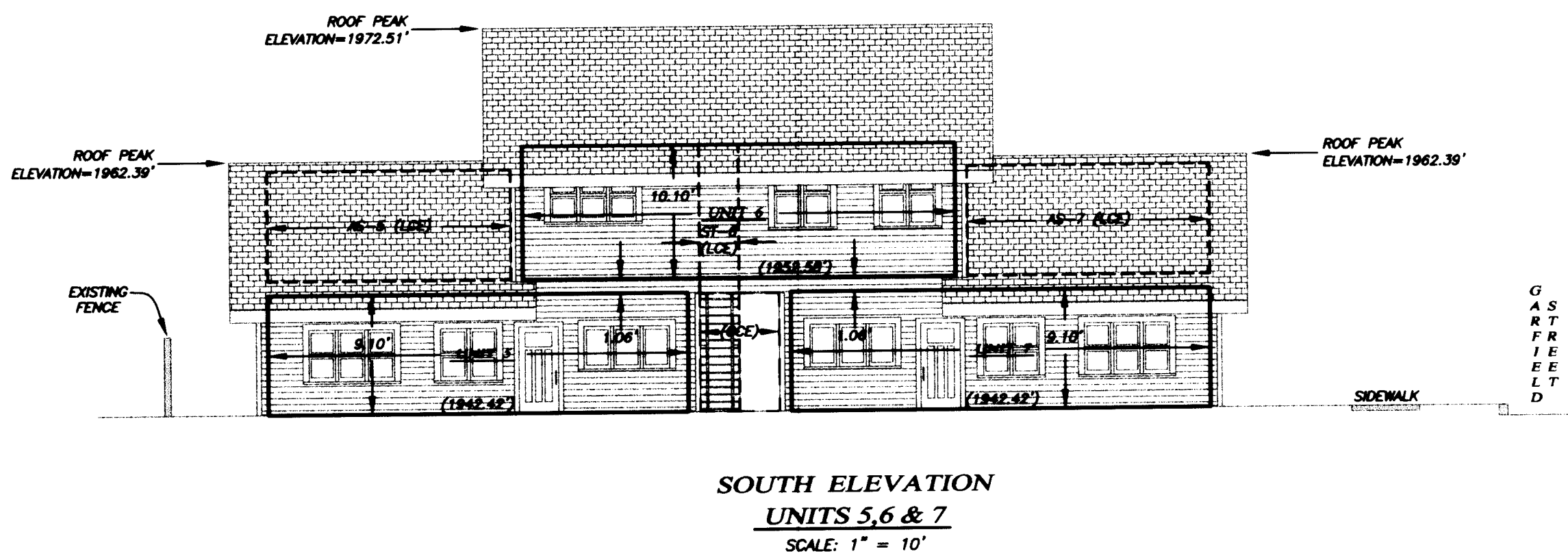
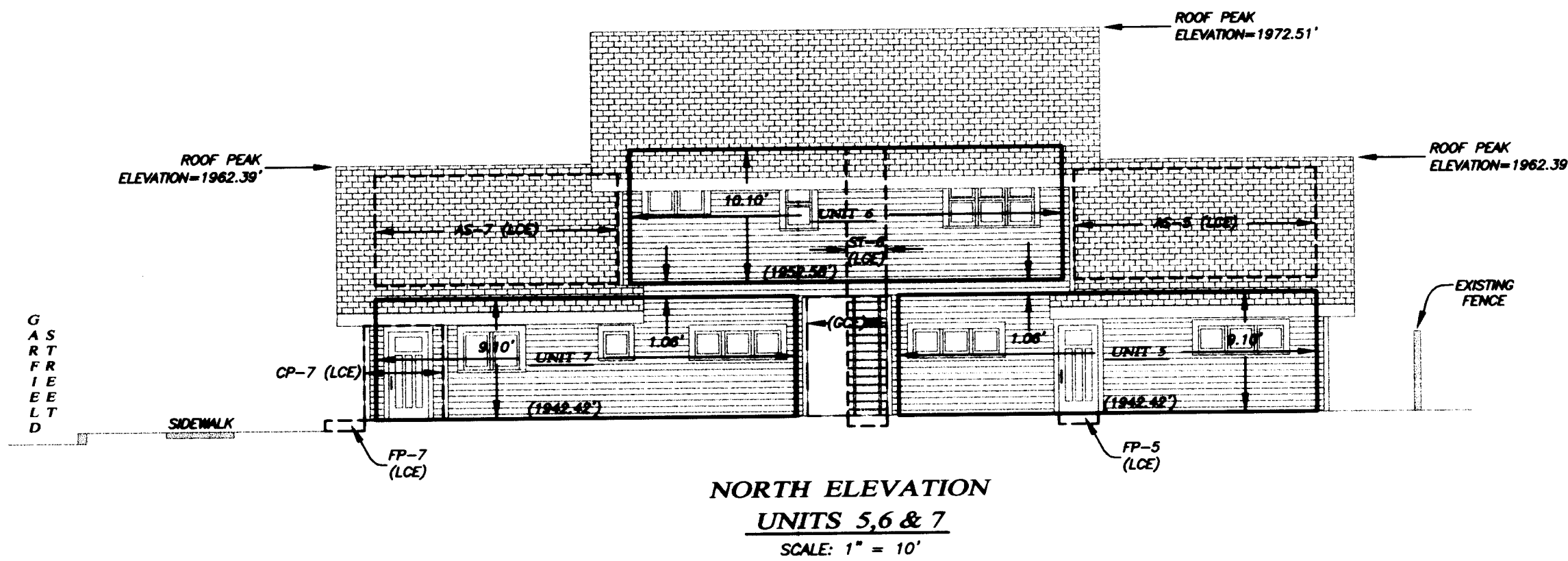
FOR
LORAN FAUDREE
1219 IOWA STREET
ASHLAND, OREGON 97520

NOTES

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- 2) ELEVATIONS SHOWN ARE AS FOLLOWS:
(A) TOP OF PLYWOOD SUBFLOOR FOR UPPER AND LOWER UNIT LOWER LIMITS.
(B) BOTTOM OF CEILING JOISTS FOR UPPER AND LOWER UNIT UPPER LIMITS.
(C) UNIT HORIZONTAL LIMITS ARE TO FACE OF WOOD STUD WALL.
- 3) ALL OF THE LAND IS GCE EXCEPT FOR UNITS AND LCE'S SHOWN HEREON.
- 4) THE BASIS OF VERTICAL CONTROL FOR THIS SURVEY IS A CITY OF ASHLAND BRASS DISK IN THE TOP OF THE CONCRETE CURB LOCATED AT THE NORTHWEST CORNER OF NORTH MOUNTAIN AVENUE & EAST MAIN STREET. BENCHMARK ELEVATION = 1903.48' BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, ADJUSTED IN 1956 (NGVD 29/56).

LEGEND

—————	UNIT BOUNDARY
-----	LCE BOUNDARY
---	GCE BOUNDARY
GCE	GENERAL COMMON ELEMENTS
LCE	LIMITED COMMON ELEMENTS
AS - #	ATTIC STORAGE LCE ASSOCIATED WITH UNIT (TYPICAL)
CBS - #	COVERED BICYCLE PARKING LCE (TYPICAL)
CP - #	COVERED PORCH LCE ASSOCIATED WITH UNIT (TYPICAL)
EBS - #	ENCLOSED BICYCLE STORAGE LCE (TYPICAL)
FP - #	CONCRETE FRONT PORCH LCE ASSOCIATED WITH UNIT (TYPICAL)
P - #	PARKING SPACES LCE
SCP	SHARED CONCRETE PATIO LCE
ST - #	CONCRETE STAIRWAY, PATIO, AND SECOND FLOOR LANDING LCE ASSOCIATED WITH UNIT (TYPICAL)
(1944.14')	UNIT BOUNDARY ELEVATION (TYPICAL)



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JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1985
SHAWN KAMPMANN
2863 LS

RENEWAL DATE: 6/30/2009

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

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Shawn Kampmann
SURVEYOR

ELEVATION VIEW

CONDOMINIUM COTTAGES AT GARFIELD

L Y I N G S I T U A T E W I T H I N
 S O U T H W E S T Q U A R T E R O F S E C T I O N 1 0
 T O W N S H I P 3 9 S O U T H , R A N G E 1 E A S T , W I L L A M E T T E M E R I D I A N
 C I T Y O F A S H L A N D , J A C K S O N C O U N T Y , O R E G O N

FOR
LORAN FAUDREE

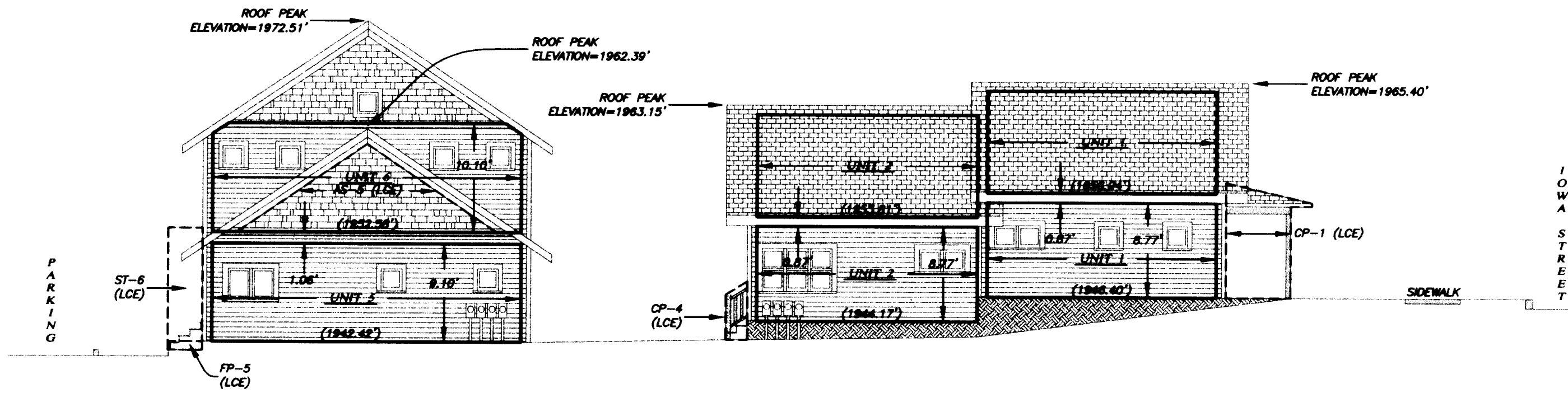
1219 IOWA STREET
 ASHLAND, OREGON 97520

LEGEND

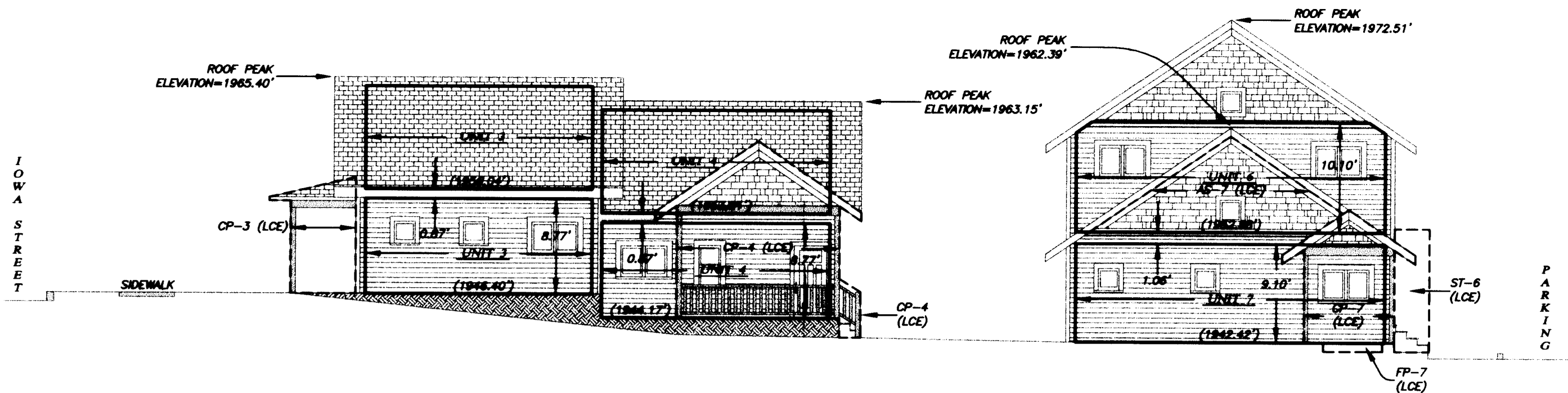
—————	UNIT BOUNDARY
- - - - -	LCE BOUNDARY
—————	GCE BOUNDARY
GCE	GENERAL COMMON ELEMENTS
LCE	LIMITED COMMON ELEMENTS
AS - #	ATTIC STORAGE LCE ASSOCIATED WITH UNIT (TYPICAL)
CBS - #	COVERED BICYCLE PARKING LCE (TYPICAL)
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SCP	SHARED CONCRETE PATIO LCE
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(1944.14')	UNIT BOUNDARY ELEVATION (TYPICAL)

NOTES

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WEST ELEVATION
UNITS 1,2,5 & 6
 SCALE: 1" = 10'



EAST ELEVATION
UNITS 3,4,6 & 7
 SCALE: 1" = 10'

* * RECEIVED * *

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**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

Shawn Kampmann

OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

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LYING SITUATE WITHIN
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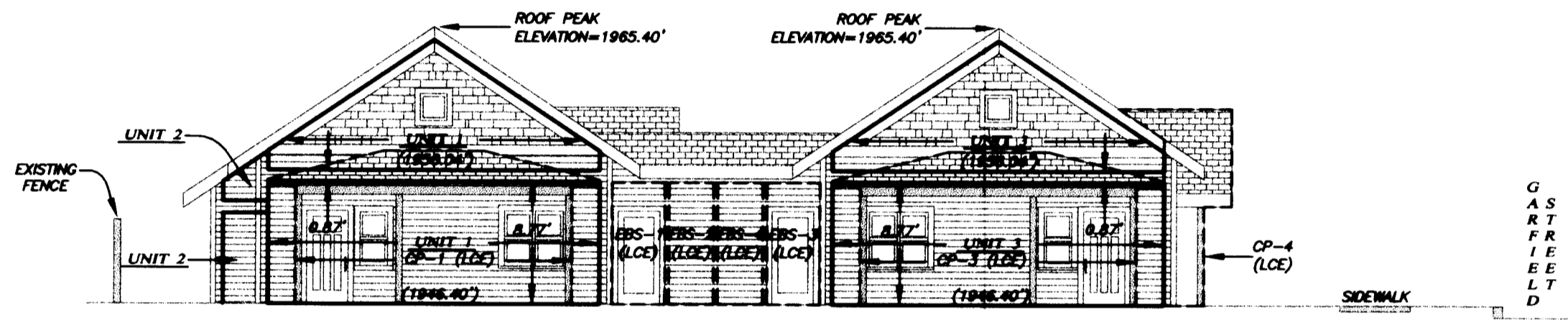
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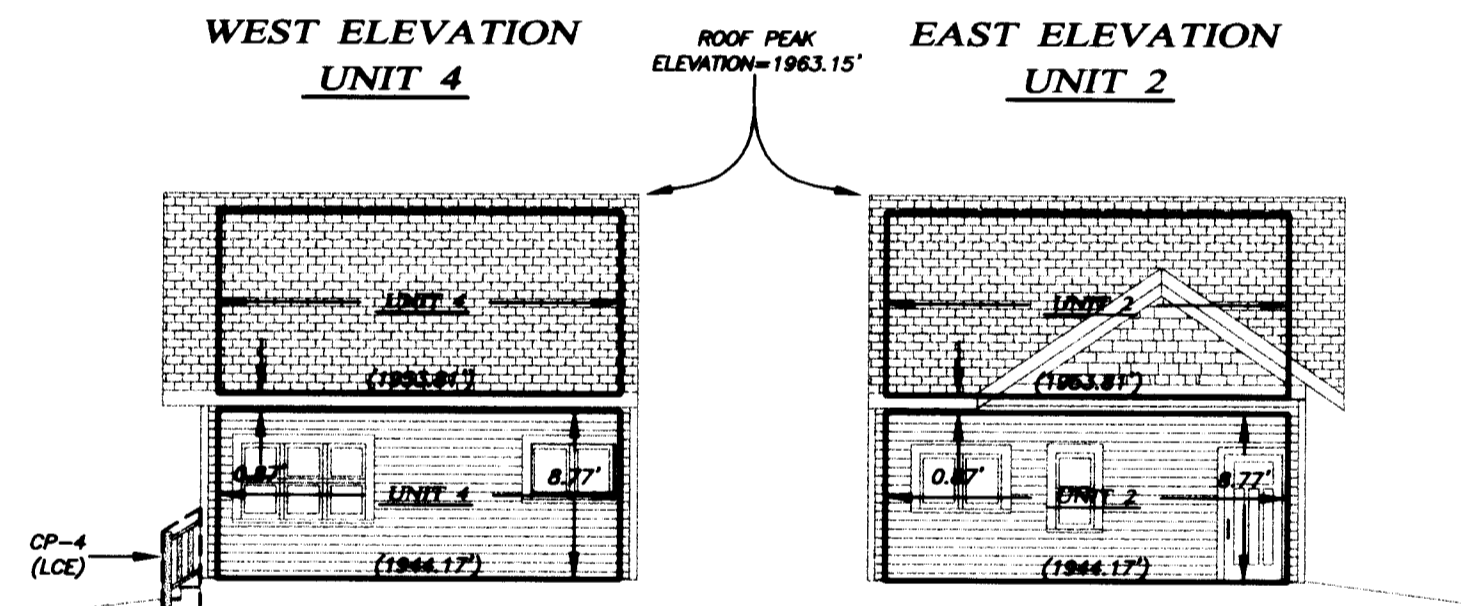
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LEGEND

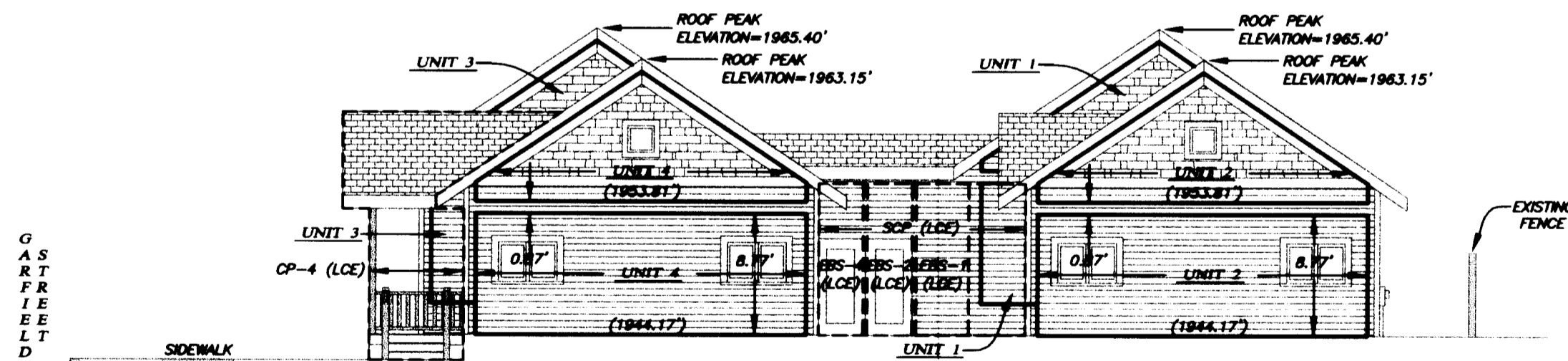
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(1944.14')	UNIT BOUNDARY ELEVATION (TYPICAL)



SOUTH ELEVATION
UNITS 1,2,3&4
SCALE: 1" = 10'



(VIEWS FACING PATIO)
SCALE: 1" = 10'



NORTH ELEVATION
UNITS 1,2,3&4
SCALE: 1" = 10'

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SURVEYOR

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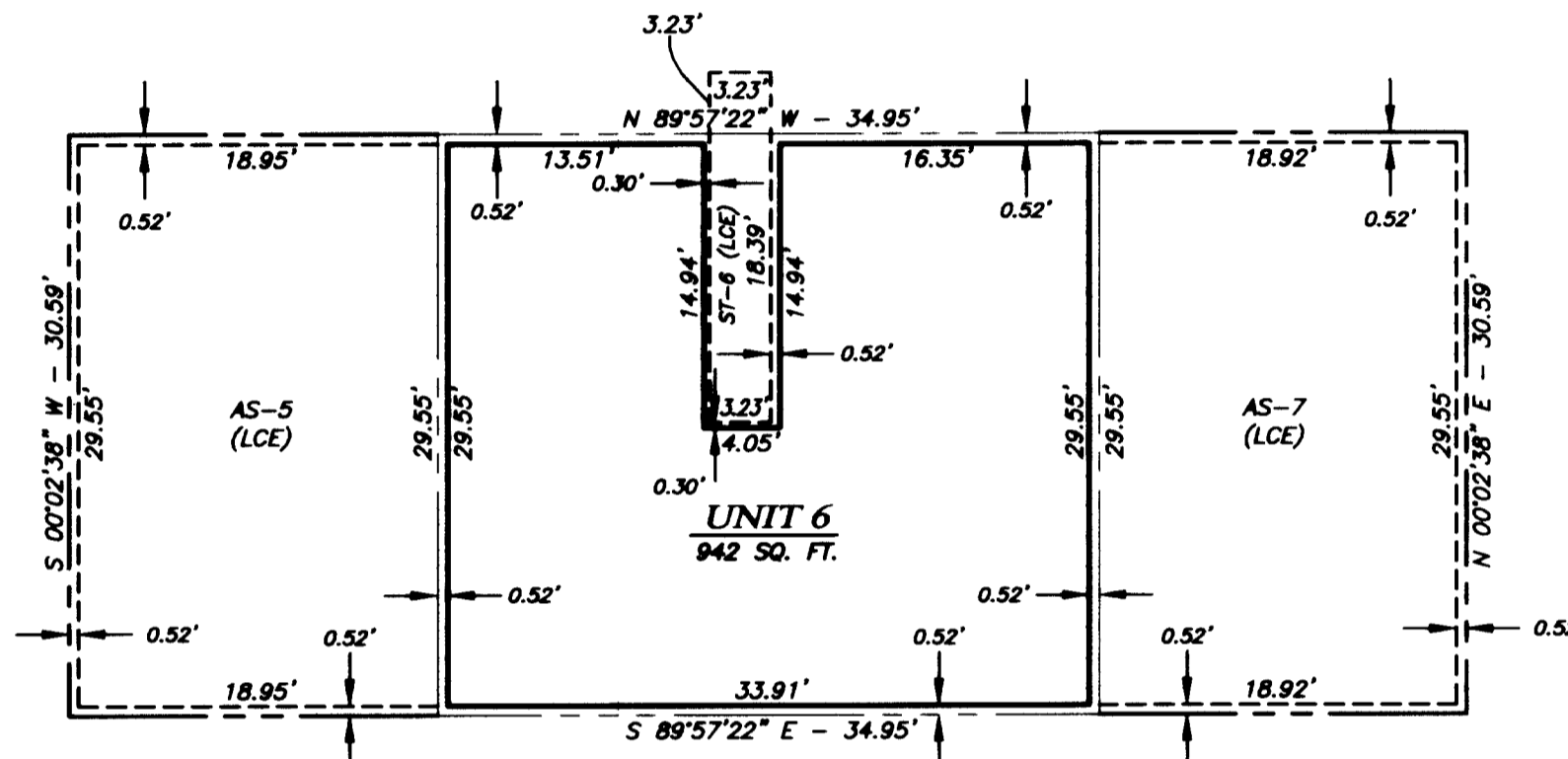
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- 3) UPPER LEVEL EXTERIOR HORIZONTAL WALL DIMENSIONS ARE MEASURED TO THE OUTSIDE OF THE WOOD FRAME WALL.
- 4) INTERIOR HORIZONTAL UNIT DIMENSIONS ARE MEASURED TO THE FACE OF THE WOOD STUD OF THE INTERIOR WALL.
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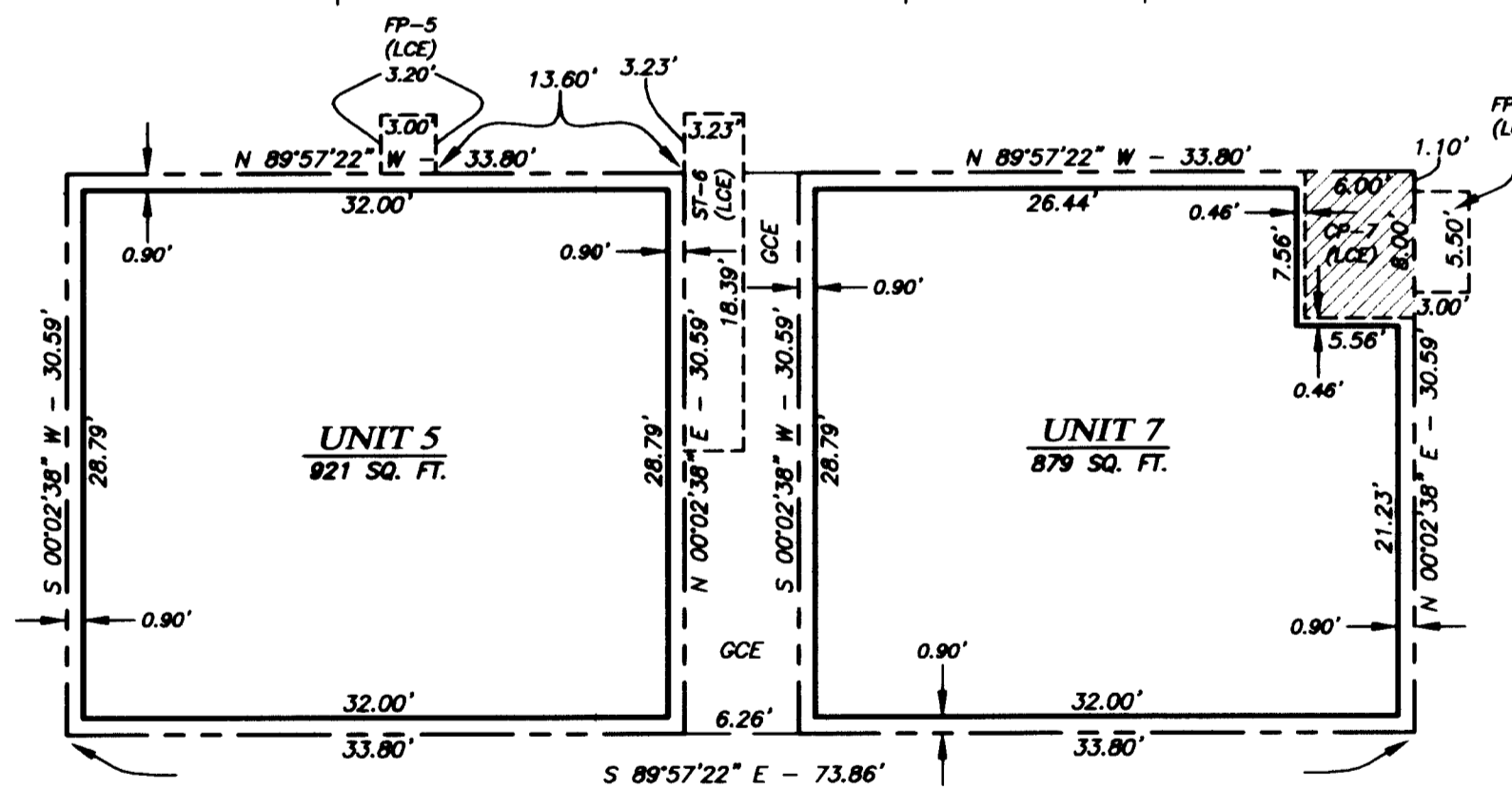
LEGEND

---	EXTERIOR FOAM BLOCK AND CONCRETE CORE WALL (LOWER LEVEL)
---	EXTERIOR WOOD FRAME WALL (UPPER LEVEL)
---	UNIT BOUNDARY
---	LCE BOUNDARY
---	GCE BOUNDARY
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P - #	PARKING SPACES LCE
ST - #	CONCRETE STAIRWAY, PATIO, AND SECOND FLOOR LANDING LCE ASSOCIATED WITH UNIT (TYPICAL)
[Hatched Box]	COVERED PORCH (LCE)

UPPER LEVEL
UNIT 6

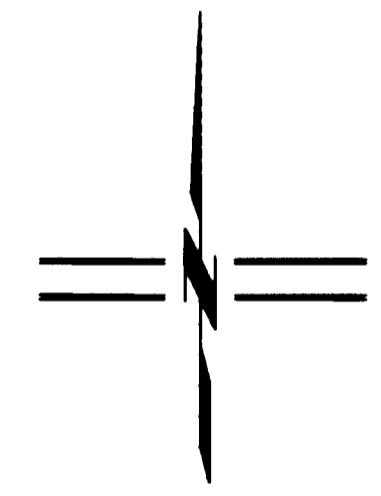


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SURVEYOR



LOWER LEVEL
UNIT 5

LOWER LEVEL
UNIT 7



SCALE: 1" = 10'

REGISTERED
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FOR
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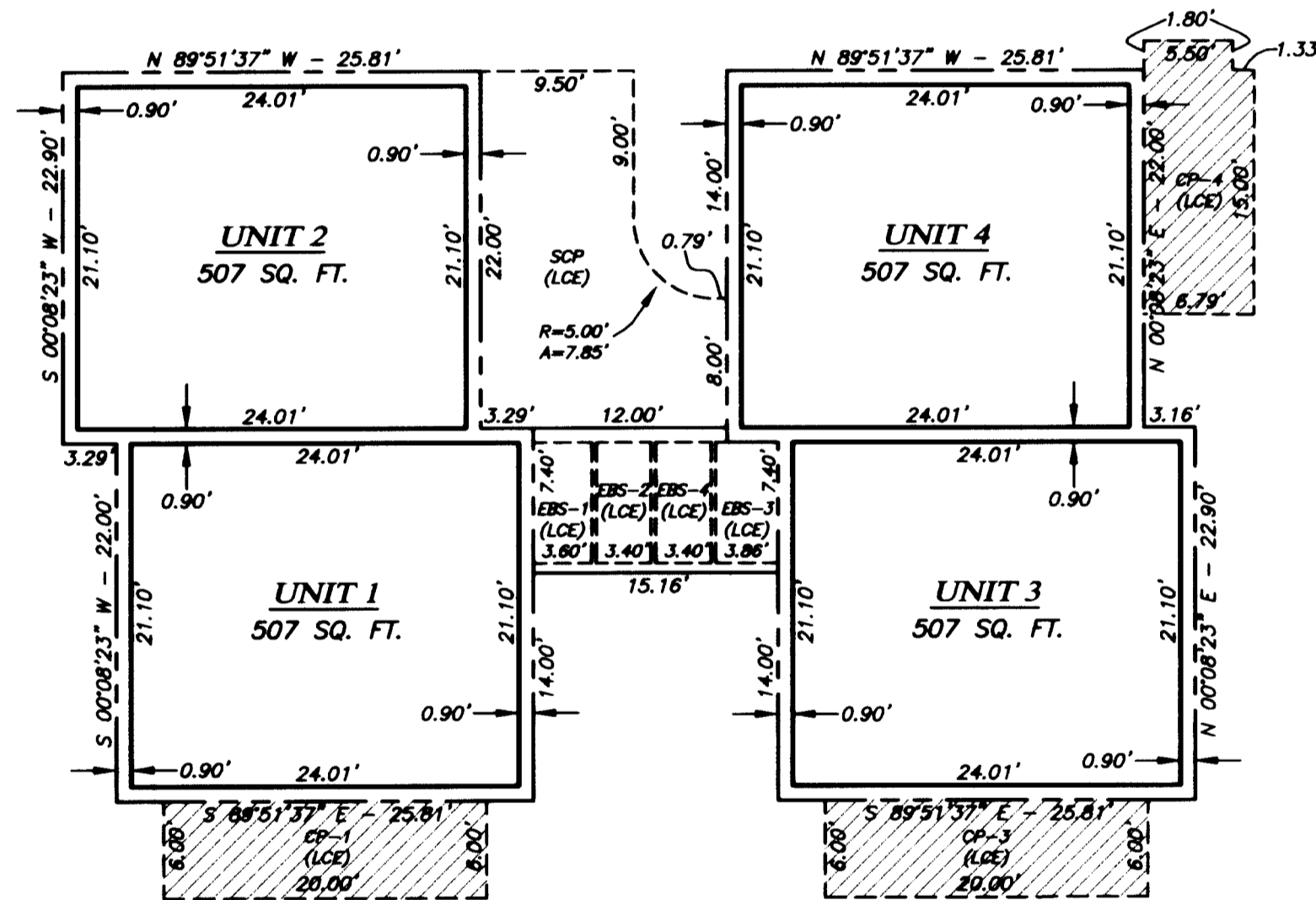
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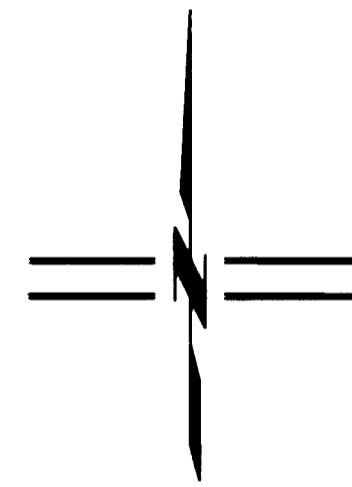
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LEGEND

- EXTERIOR FOAM BLOCK AND CONCRETE CORE WALL (LOWER LEVEL)
- EXTERIOR WOOD FRAME WALL (UPPER LEVEL)
- UNIT BOUNDARY
- LCE BOUNDARY
- GCE BOUNDARY
- GCE GENERAL COMMON ELEMENTS
- LCE LIMITED COMMON ELEMENTS
- AS - # ATTIC STORAGE LCE ASSOCIATED WITH UNIT (TYPICAL)
- CBS - # COVERED BICYCLE PARKING LCE (TYPICAL)
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- P - # PARKING SPACES LCE
- SCP SHARED CONCRETE PATIO LCE
- ST - # CONCRETE STAIRWAY, PATIO, AND SECOND FLOOR LANDING LCE ASSOCIATED WITH UNIT (TYPICAL)
- COVERED PORCH (LCE)



LOWER LEVEL
UNITS - 1,2,3, & 4



SCALE: 1" = 10'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

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JULY 14, 1998
SHAWN KAMPMANN
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SURVEYOR

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

Shawn Kampmann
SURVEYOR

CONDOMINIUM COTTAGES AT GARFIELD

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

FOR
LORAN FAUDREE
1219 IOWA STREET
ASHLAND, OREGON 97520

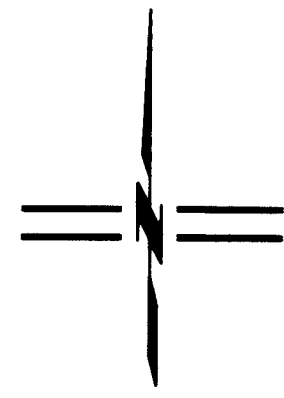
LEGEND

- 3" CITY OF ASHLAND BRASS CAP IN MONUMENT WELL PER S/N 19440 & 19824 (RECOVERED)
- ◇ 1" SQUARE IRON BAR IN MONUMENT WELL PER S/N 19824 & 19440 (RECOVERED)
- 5/8" IRON PIN - NO MARKINGS - PER S/N 19824 (RECOVERED)
- ⊗ 3/4" IRON PIPE - NO MARKINGS - ORIGIN UNKNOWN (RECOVERED)
- 1/2" IRON PIPE - NO MARKINGS, ORIGIN UNKNOWN (RECOVERED)
- 3/8" x 1" CONCRETE "MAG" NAIL w/ 1" BRASS WASHER MARKED "POLARIS LS 2883" (ESTABLISHED)
- PROPERTY LINE
- - - BOUNDARY LINE
- - - EASEMENT LINE
- - - CENTERLINE
- - - LCE BOUNDARY
- - - UPPER EXTERIOR WALL (STICK FRAME)
- - - LOWER EXTERIOR WALL (FOAM BLOCK w/ CONCRETE CORE)
- - - BUILDING TIE (MEASURED AT RIGHT ANGLES TO PROPERTY LINE)
- - - EXISTING FENCE LINE
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- GCE GENERAL COMMON ELEMENTS
- LCE LIMITED COMMON ELEMENTS
- CBS-# COVERED BICYCLE PARKING (LCE)
- P-# PARKING SPACES (LCE)
- SCP SHARED CONCRETE PATIO (LCE)
- [] DEED RECORD DATA PER O.R. 2007-054489
- ▨ BUILDING UNIT (LOWER LEVEL)
- ▨ BUILDING UNIT (UPPER LEVEL)
- ▨ COVERED PORCH (LCE)
- ▨ NO PARKING ZONE (GCE)

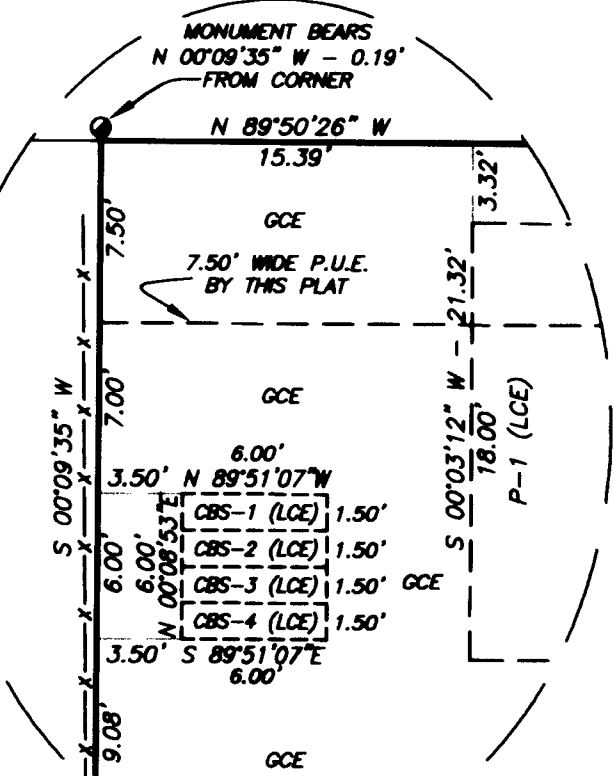
PLAT BOUNDARY

BASIS OF BEARING

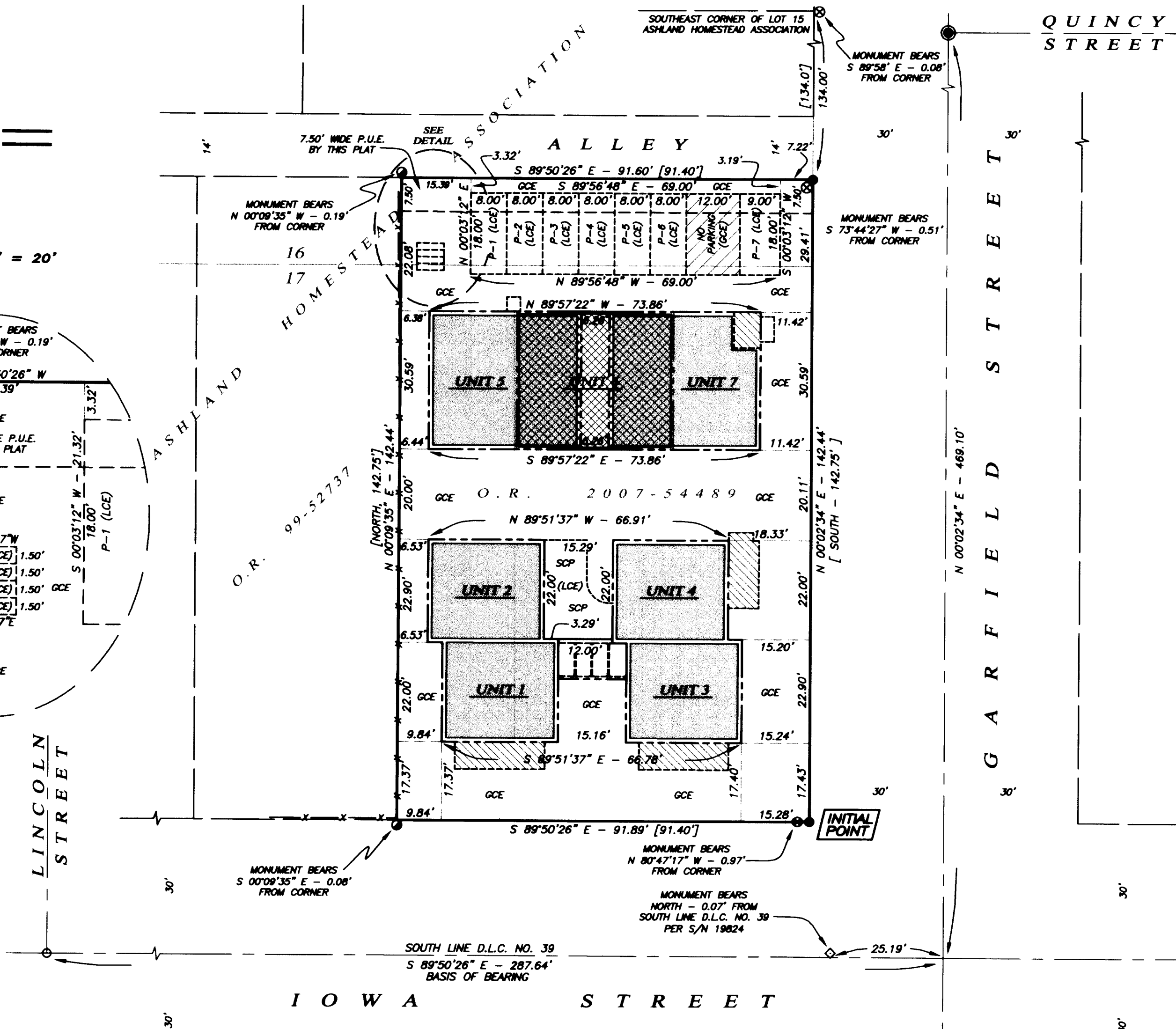
THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF DONATION LAND CLAIM NO. 39, HAVING A RECORD BEARING OF NORTH 89°50'26" WEST, AS REFERENCED ON SURVEY NO. 19824, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.



SCALE: 1" = 20'



DETAIL NOT TO SCALE



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Shawn Kampmann
SURVEYOR

*** RECEIVED ***
Date 6-23-08 By BB
This survey consists of
7 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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 9, 2008
PROJECT NO. 406-06