

## APPROVALS:

Jim Hb 6/26/2008  
 ASHLAND PLANNING DEPARTMENT  
 PA #2006-01090 P.U.D. DATE

EXAMINED AND APPROVED THIS 25 DAY OF June, 2008

Jan Holson  
 CITY SURVEYOR

APPROVED FOR RECORDING THIS 27 DAY OF June, 2008

Danny J Jordan  
 COUNTY COMMISSIONER / ADMINISTRATOR

## DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT ASHLAND COMMUNITY LAND TRUST OF OREGON, AN OREGON NON-PROFIT CORPORATION, IS THE OWNER OF THE LANDS HEREBY DESCRIBED, AND HAS SUBDIVIDED THE SAME INTO LOTS AND COMMON PROPERTY 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.

Krista Bolf  
 KRISTA BOLF, BOARD PRESIDENT  
 ASHLAND COMMUNITY LAND TRUST

STATE OF OREGON )  
 ) SS  
 COUNTY OF JACKSON )

PERSONALLY APPEARED THE ABOVE NAMED KRISTA BOLF, THIS 25 DAY OF June, 2008, AS BOARD PRESIDENT OF ASHLAND COMMUNITY LAND TRUST OF OREGON, AN OREGON NON-PROFIT CORPORATION, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME: Lanni G. Miller  
 NOTARY PUBLIC, STATE OF OREGON Lanni G. Miller  
 COMMISSION NO. 412791  
 MY COMMISSION EXPIRES: Jan. 20, 2011

## COVENANTS, CONDITIONS &amp; RESTRICTIONS

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THIS SUBDIVISION, WAS SIMULTANEOUSLY RECORDED WITH THIS PLAT WITHIN INSTRUMENT NO. 2006-023976 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

\*\* RECEIVED \*\*

Date 2006-07-18 By LB

This survey consists of

2 sheet(s) Map

0 page(s) Narrative

JACKSON COUNTY  
 SURVEYOR

## HOWARD HOLLOWS

## 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

## ASHLAND COMMUNITY LAND TRUST

41 GARFIELD STREET  
 ASHLAND, OREGON 97520

## 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 HEREBY 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 IRON PIN AT THE SOUTHEAST CORNER OF LOT 10, ASHLAND HOMESTEAD ASSOCIATION, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON; THENCE NORTH 89°51'00" WEST, 113.65 FEET (DEED RECORD WEST, 113.52 FEET) TO A CONCRETE NAIL AND BRASS WASHER AT THE SOUTHWEST CORNER OF THE EAST HALF OF SAID LOT 10; THENCE NORTH 00°03'46" EAST, ALONG THE WEST LINE OF SAID DESCRIBED EAST HALF OF LOT 10, A DISTANCE OF 131.27 FEET (DEED RECORD NORTH, 136.61 FEET) TO A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF PARK PLACE SUBDIVISION; THENCE NORTH 78°05'58" EAST, 116.12 FEET (DEED RECORD NORTHEASTERLY, 115.83 FEET) TO A 5/8 INCH IRON PIN ON THE WEST LINE OF GARFIELD STREET; THENCE SOUTH 00°02'34" WEST, 155.52 FEET (DEED RECORD SOUTH, 156.74 FEET) TO THE INITIAL POINT OF BEGINNING.

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

PURPOSE: TO SURVEY AND MONUMENT A SUBDIVISION FOR A PLANNED UNIT DEVELOPMENT OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2001-032507 AND THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2005-060338 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND FILED AS PLANNING ACTION NO. PA#2006-01090 WITH THE CITY OF ASHLAND PLANNING DEPARTMENT.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA 1203 ROBOTIC TOTAL STATION AND RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 19824, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEYED THE LAND AS SHOWN. A PORTION OF THE EXTERIOR BOUNDARY OF THIS SUBDIVISION WAS PREVIOUSLY SURVEYED BY RICHARD ALSPACH, A VERY REPUTABLE SURVEYOR, AND FILED AS SURVEY NO. 18063, WHICH DETERMINED THE SOUTH LINE OF LOT 10 OF ASHLAND HOMESTEAD ASSOCIATION TRACTS BY A PROPORTIONAL METHOD OF MEASUREMENT AGAINST THE PLAT RECORD BETWEEN THE SOUTH LINES OF DONATION LAND CLAIM NO. 39 AND CLAIM NO. 43. THIS METHOD IS CONSIDERED A PROPER SURVEY PROCEDURE TO UTILIZE UNDER MOST CIRCUMSTANCES WHEN COMPUTING MISSING OF LOST LOT CORNERS BETWEEN RECOVERED ORIGINAL SUBDIVISION MONUMENTS OR OTHER EVIDENCE. IN EARLY 2004, I RETRACED THIS SAME BLOCK IN THE PERFORMANCE OF SAID SURVEY NO. 19824, PRIOR TO KNOWLEDGE OF MR. ALSPACH'S SURVEY, AND FOUND WHAT I BELIEVED TO VERY POSSIBLY BE ORIGINAL BLACK IRON PIPES AT CERTAIN LOT CORNERS FOR ASHLAND HOMESTEAD ASSOCIATION. I ELECTED TO HOLD THE PIPE MONUMENTS FOR POSITION AND UTILIZED PROPORTIONAL MEASUREMENT BETWEEN THEM TO DETERMINE OTHER INTERMEDIATE LOT CORNERS, WHICH FIT VERY WELL WITH EXISTING IMPROVEMENTS AND OLD FENCE LINES. THIS DETERMINATION DIFFERED FROM MR. ALSPACH'S SOUTH LINE OF LOT 10 BY LESS THAN A FOOT. ALTHOUGH I AM RELUCTANT AND HESITATE TO SHOW ANY DISCREPANCY BETWEEN THIS SURVEY AND MR. ALSPACH'S, THE EVIDENCE OF THE BLACK IRON PIPES WHICH WERE COMMONLY USED IN THAT ERA, AND THAT THEY FIT WELL WITH LONG STANDING IMPROVEMENTS WITH OTHER PROPERTIES THAT I HAD SURVEYED ON THIS BLOCK, SWAYED MY OPINION.

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

Shawn Kampmann  
 SURVEYOR

## RECORDING:

FILED FOR RECORD THIS 27 DAY OF June, 2008 AT  
2:02 O'CLOCK PM AND RECORDED IN VOLUME 34, PAGE 33  
 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker Cheryl Augeris  
 COUNTY CLERK DEPUTY

## TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF June 27, 2008.

Karen W. Meade Deputy 6-27-08  
 TAX COLLECTOR DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 27 DAY OF June, 2008.

Walter McAlister Deputy 6-27-08  
 ASSESSOR DATE

## SURVEY NOTE:

THE FOLLOWING DESCRIBED ENCUMBRANCES ARE EITHER NOT APPLICABLE OR ARE BLANKET IN NATURE AND CAN NOT BE ACCURATELY DEPICTED NOR ARE SHOWN GRAPHICALLY ON THIS PLAT.

HAZARDOUS SUBSTANCES AGREEMENT AND INDEMNITY, SUBJECT TO THE TERMS AND PROVISIONS THEREOF, BY AND BETWEEN ASHLAND COMMUNITY LAND TRUST, AND OREGON CORPORATION, BORROWERS, AND INSTITUTE FOR COMMUNITY ECONOMICS, INC., A MASSACHUSETTS NON-PROFIT CORPORATION, LENDER, DATED JULY 3, 2001 AND RECORDED JULY 12, 2001 AS NO. 01-32509, OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND/OR SETBACKS, IMPOSED BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED MARCH 21, 2003, AS INSTRUMENT NO. 03-17191 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

PROJECT USE AGREEMENT, SUBJECT TO THE TERMS AND PROVISION THEREOF, RECORDED APRIL 9, 2003, AS INSTRUMENT NO. 03-21849 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

CITY OF ASHLAND AFFORDABLE HOUSING RESALE RESTRICTION AGREEMENT (SDC ONLY), SUBJECT TO THE TERMS AND PROVISIONS THEREOF, RECORDED JUNE 17, 2004, AS INSTRUMENT NO. 2004-033620 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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  
 P.O. BOX 459  
 ASHLAND, OREGON 97520  
 (541) 482-5009

DATE: JUNE 6, 2008  
 PROJECT NO. 376-06

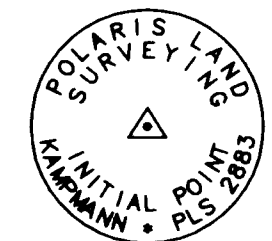
# HOWARD HOLLOWS A PLANNED UNIT DEVELOPMENT

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

FOR  
**ASHLAND COMMUNITY LAND TRUST**  
41 GARFIELD STREET  
ASHLAND, OREGON 97520

## LEGEND

- 3" CITY OF ASHLAND BRASS CAP IN MONUMENT WELL PER S/N 19440 & 19824 (RECOVERED)
- ◇ 5/8" IRON PIN - NO MARKINGS, ORIGIN UNKNOWN PER S/N 19824 (RECOVERED)
- ◆ 5/8" IRON PIN - NO MARKINGS - PER S/N 5244 (RECOVERED)
- 5/8" IRON PIN - NO MARKINGS - PER S/N 12710 (RECOVERED)
- ⊗ 3/4" IRON PIPE - NO MARKINGS - ORIGIN UNKNOWN (RECOVERED)
- 5/8" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN, PLS 2883" PER S/N 19824 (RECOVERED)
- 5/8" IRON PIN w/ CAP STAMPED "PLS 2653, ALSPACH" PER S/N 18063 (RECOVERED)
- ⊕ 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT, PLS 2883" PER S/N 19824 (RECORD)
- ⊕ 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT, PLS 2883" PER MONUMENT DETAIL (ESTABLISHED)
- △ 3/8" x 1" CONCRETE "MAG" NAIL w/ 1" BRASS WASHER MARKED "POLARIS LS 2883" (ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN, PLS 2883" (ESTABLISHED)
- PROPERTY LINE
- - - LOT LINE
- - - BOUNDARY LINE
- - - EASEMENT LINE
- - - CENTERLINE
- x - x - FENCE LINE
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
- [ ] DEED RECORD DATA PER O.R. 2001-032507 & 2005-060338
- ( ) SURVEY RECORD DATA PER S/N 18063
- { } SURVEY RECORD DATA PER S/N 12710



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

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

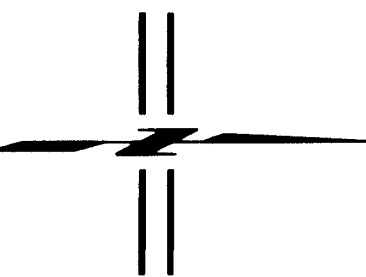
*Shawn Kampmann*

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: JUNE 6, 2008  
PROJECT NO. 376-06



SCALE: 1" = 40'

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

E A S T

M A I N

S T R E E T

G A R F I E L D S T R E E T

## 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 CENTERLINE OF GARFIELD STREET, HAVING A RECORD PLAT BEARING OF NORTH 00°02'34" EAST, AS REFERENCED ON SURVEY NO. 19824, AS REFERENCED ON SURVEY NO. 19824, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

\*\* RECEIVED \*\*  
Date 6-27-08 By *SS*  
This survey consists of  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

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

*Shawn Kampmann*  
SURVEYOR