

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT LAUREL STREET, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LANDS HEREBY DESCRIBED AND DOES HEREBY DECLARE THAT THE PROPERTY BOUNDARY AND IMPROVEMENTS CALLED HEREIN, LAUREL STREET ECO CONDOMINIUM, A FLEXIBLE 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 100.005 TO 100.625.

*Nathan Sanford*  
NATHAN SANFORD, MEMBER

LAUREL STREET, LLC, AN OREGON LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

PERSONALLY APPEARED THE ABOVE NAMED NATHAN SANFORD, ON AUTHORITY OF LAUREL STREET, LLC, AN OREGON LIMITED LIABILITY COMPANY, ON THIS 20th DAY OF March, 2010 AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE *Laurie H. Miller*  
NOTARY PUBLIC - OREGON *Laurie H. 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 LAUREL STREET ECO 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 20th DAY OF March, 2010.  
*Shawn Kampmann*  
SHAWN KAMPMANN, PLS 2883

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES LISTED WITHIN TICOR TITLE REPORT NO. 47030900341, DATED NOVEMBER 24, 2009, ARE EITHER BLANKET IN NATURE, NOT APPLICABLE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE ARE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- RIGHT OF WAY FOR HELMAN-BILLINGS IRRIGATING DITCH, INCLUDING TERMS AND PROVISIONS THEREOF, RECORDED MAY 5, 1905 IN VOLUME 52, PAGE 304, OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- AN EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH CO., INCLUDING TERMS AND PROVISIONS THEREOF, RECORDED JANUARY 27, 1921 IN VOLUME 133, PAGE 79, DEED RECORDS OF JACKSON COUNTY, OREGON.
- AGREEMENT WITH THE CITY OF ASHLAND, INCLUDING TERMS AND PROVISIONS THEREOF, RECORDED OCTOBER 10, 1979 BY INSTRUMENT NO. 79-22511, OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- AGREEMENT WITH THE CITY OF ASHLAND, INCLUDING TERMS AND PROVISIONS THEREOF, RECORDED JUNE 10, 1985 WITHIN INSTRUMENT NO. 85-09018, OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.  
*Shawn Kampmann*  
SURVEYOR

Assessor's Map No. 391E04CC, Tax Lot 502

LAUREL STREET ECO CONDOMINIUM  
A FLEXIBLE CONDOMINIUM

LYING SITUATE WITHIN  
NORTHWEST QUARTER OF SECTION 9  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR  
LAUREL STREET, LLC  
260 NORTH LAUREL STREET  
ASHLAND, OREGON

SHEET INDEX

- SHEET 1 SIGNATURE SHEET
- SHEET 2 PLAT BOUNDARY & SITE PLAN VIEW
- SHEET 3 ELEVATION VIEWS, UNIT 1

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

THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2008-002441 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, SAID TRACT BEING ALL OF PARCEL NO. 2 OF THAT MINOR LAND PARTITION, RECORDED DECEMBER 5, 1984 IN VOLUME 6, PAGE 2 OF THE PARTITION PLAT RECORDS IN JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 10128 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

BEGINNING AT A 1/2 INCH IRON PIPE AT THE MOST NORTHERLY CORNER OF PARCEL 2, OF THAT MINOR LAND PARTITION, RECORDED DECEMBER 5, 1984 IN VOLUME 6, PAGE 2 OF THE PARTITION PLAT RECORDS IN JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 10128 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR; THENCE SOUTH 63°41'53" EAST, 115.02 FEET (DEED RECORD SOUTH 63°43'07" EAST, 115.00 FEET) TO A 1/2 INCH IRON PIPE AT THE MOST EASTERLY CORNER OF SAID PARCEL 2; THENCE SOUTH 25°33'46" WEST, 56.98 FEET (DEED RECORD SOUTH 25°34'54" WEST, 57.00 FEET) TO THE MOST SOUTHERLY CORNER OF SAID PARCEL 2, ALSO BEING ON THE NORTHEASTERLY LINE OF A 24.00 WIDE PUBLIC ALLEY, FROM WHICH A ONE (1) INCH IRON PIPE BEARS SOUTH 25°33'46" WEST, 0.06 FEET; THENCE NORTH 63°42'57" WEST, ALONG SAID ALLEY, A DISTANCE OF 115.04 FEET (DEED RECORD NORTH 63°43'07" WEST, 115.00 FEET) TO A 1/2 INCH IRON PIPE AT THE MOST WESTERLY CORNER OF SAID PARCEL 2, ALSO BEING ON THE SOUTHEASTERLY LINE OF LAUREL STREET IN THE CITY OF ASHLAND, OREGON; THENCE NORTH 25°34'54" EAST, ALONG SAID SOUTHEASTERLY LINE OF LAUREL STREET, A DISTANCE OF 57.01 FEET (DEED RECORD NORTH 25°34'54" EAST, 57.00 FEET) TO THE INITIAL POINT OF BEGINNING.

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

PURPOSE: TO CREATE A CONDOMINIUM PLAT "LAUREL STREET ECO CONDOMINIUM" ON PARCEL 2 OF THAT MINOR LAND PARTITION RECORDED DECEMBER 5, 1984 IN VOLUME 6, PAGE 2 OF THE PARTITION PLAT RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS, I SURVEY THE LAND AS SHOWN HEREBY. THE SUBJECT PROPERTY BOUNDARY WAS DETERMINED BY RECOVERY OF MONUMENTS PREVIOUSLY ESTABLISHED FROM SURVEY NO. 10128 WHICH FIT WELL WITH THE SURVEY RECORD, AS WELL AS SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE IN THE PERFORMANCE OF SURVEY NO. 19744, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

\*\* RECEIVED \*\*  
Date 4-12-10 By *SB*  
This survey consists of  
3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

APPROVALS

EXAMINED AND APPROVED THIS 29 DAY OF March, 2010.

*Jan H Olson*  
ASHLAND CITY SURVEYOR

EXAMINED AND APPROVED THIS AS REQUIRED BY O.R.S. 100.110 AS OF April 12th, 2010.

*Nora Crawford Deputy*  
JACKSON COUNTY ASSESSOR

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 100.110 HAVE BEEN PAID AS OF April 12, 2010.

*Carl A Swenson Deputy*  
TAX COLLECTOR

RECORDING:

FILED FOR RECORD THIS 12th DAY OF April, 2010 AT 3:10 O'CLOCK P.M. AND RECORDED IN VOLUME 36, PAGE 4, OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

*Christina D Walker* COUNTY CLERK  
*Sonya S Morgan* DEPUTY

THE DECLARATION OF CONDOMINIUM OWNERSHIP, COVENANTS, CONDITIONS AND RESTRICTIONS HAVE BEEN RECORDED IN INSTRUMENT NO. 2010-011521 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

THE BYLAWS OF LAUREL STREET ECO CONDOMINIUM HAVE BEEN RECORDED IN INSTRUMENT NO. 2010-011521 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR

*Shawn Kampmann*

OREGON  
JULY 14, 1998  
SHAWN KAMPMANN  
2883 LS

RENEWAL DATE: 6/30/2011

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

DATE: JANUARY 4, 2010  
PROJECT NO. 515-08

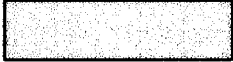

# LAUREL STREET ECO CONDOMINIUM A FLEXIBLE CONDOMINIUM

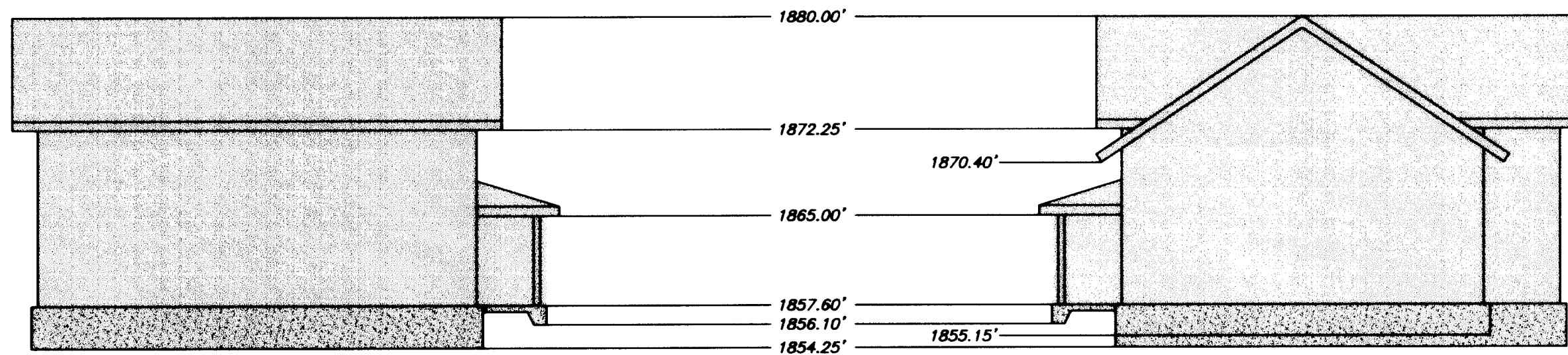
LYING SITUATE WITHIN  
NORTHWEST QUARTER OF SECTION 9  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR  
**LAUREL STREET, LLC**  
260 NORTH LAUREL STREET  
ASHLAND, OREGON

## ELEVATION VIEWS

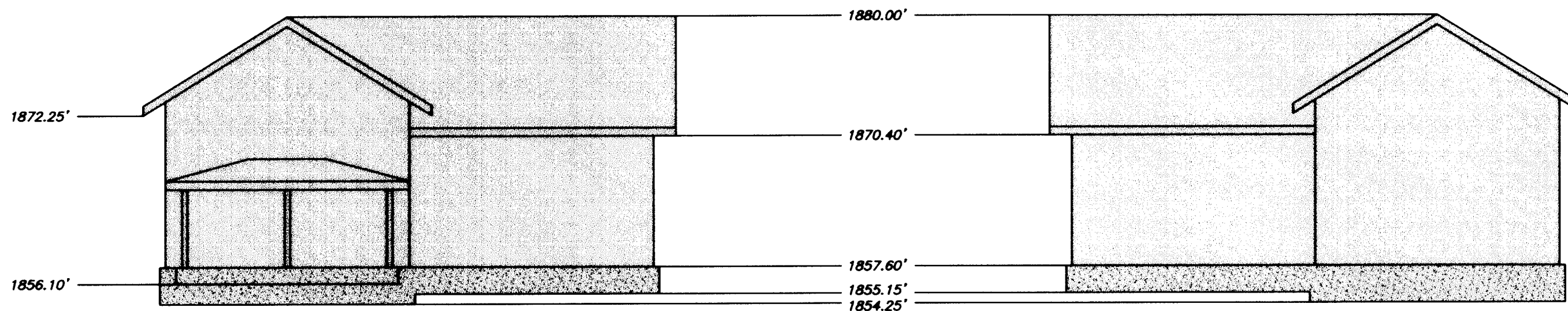
### LEGEND

	UNIT AREA
	CONCRETE FOUNDATION



NORTHERLY ELEVATION

SOUTHERLY ELEVATION



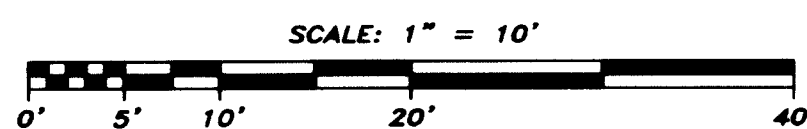
WESTERLY ELEVATION

EASTERLY ELEVATION

### UNIT 1

#### NOTES:

- 1) THE BASIS OF VERTICAL CONTROL FOR THIS SURVEY IS CITY OF ASHLAND BENCHMARK NO. 15, A BRASS CAP IN THE TOP OF A CONCRETE CURB LOCATED AT THE SOUTHWESTERLY CORNER OF BUSH STREET AND NORTH MAIN STREET. BENCHMARK ELEVATION = 1904.074' BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, ADJUSTED IN 1956 (NGVD 29/56).
- 2) ALL INTERIOR ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- 3) THE BOUNDARY OF THE UNIT IS THE EXTERIOR SURFACES OF THE BUILDING STRUCTURE, INCLUDING THE COVERED PORCH, ROOF, EAVES AND CONCRETE FOUNDATION AND FOOTINGS.



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

*Shawn Kampmann*  
SURVEYOR

\*\* RECEIVED \*\*  
Date 4-12-10 By SK  
This survey consists of  
3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Shawn Kampmann*

OREGON  
JULY 14, 1998  
SHAWN KAMPMANN  
2983 LS

RENEWAL DATE: 6/30/2011

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

DATE: JANUARY 4, 2010  
PROJECT NO. 515-08

# LAUREL STREET ECO CONDOMINIUM A FLEXIBLE CONDOMINIUM

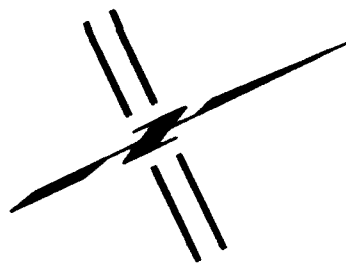
LYING SITUATE WITHIN  
NORTHWEST QUARTER OF SECTION 9  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR  
**LAUREL STREET, LLC**  
260 NORTH LAUREL STREET  
ASHLAND, OREGON

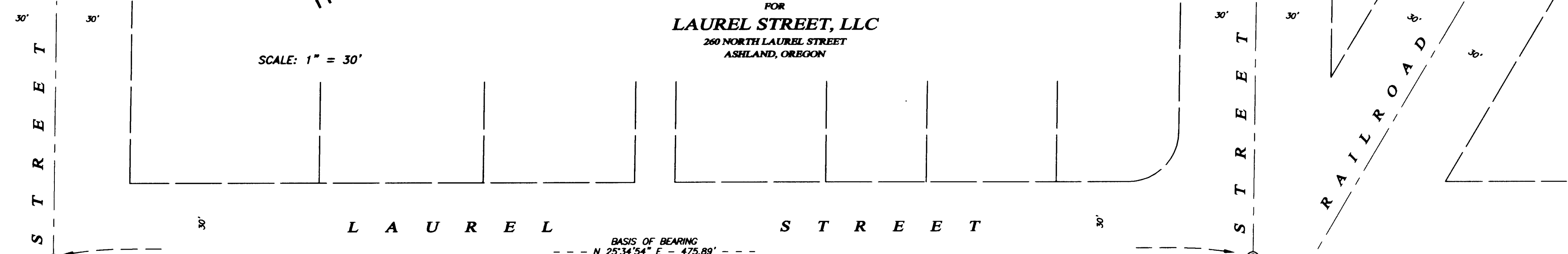
### PLAT NOTE

UNIT 1 BUILDING DIMENSIONS AND LCE BOUNDARIES  
ARE 90° ANGLES UNLESS OTHERWISE NOTED.

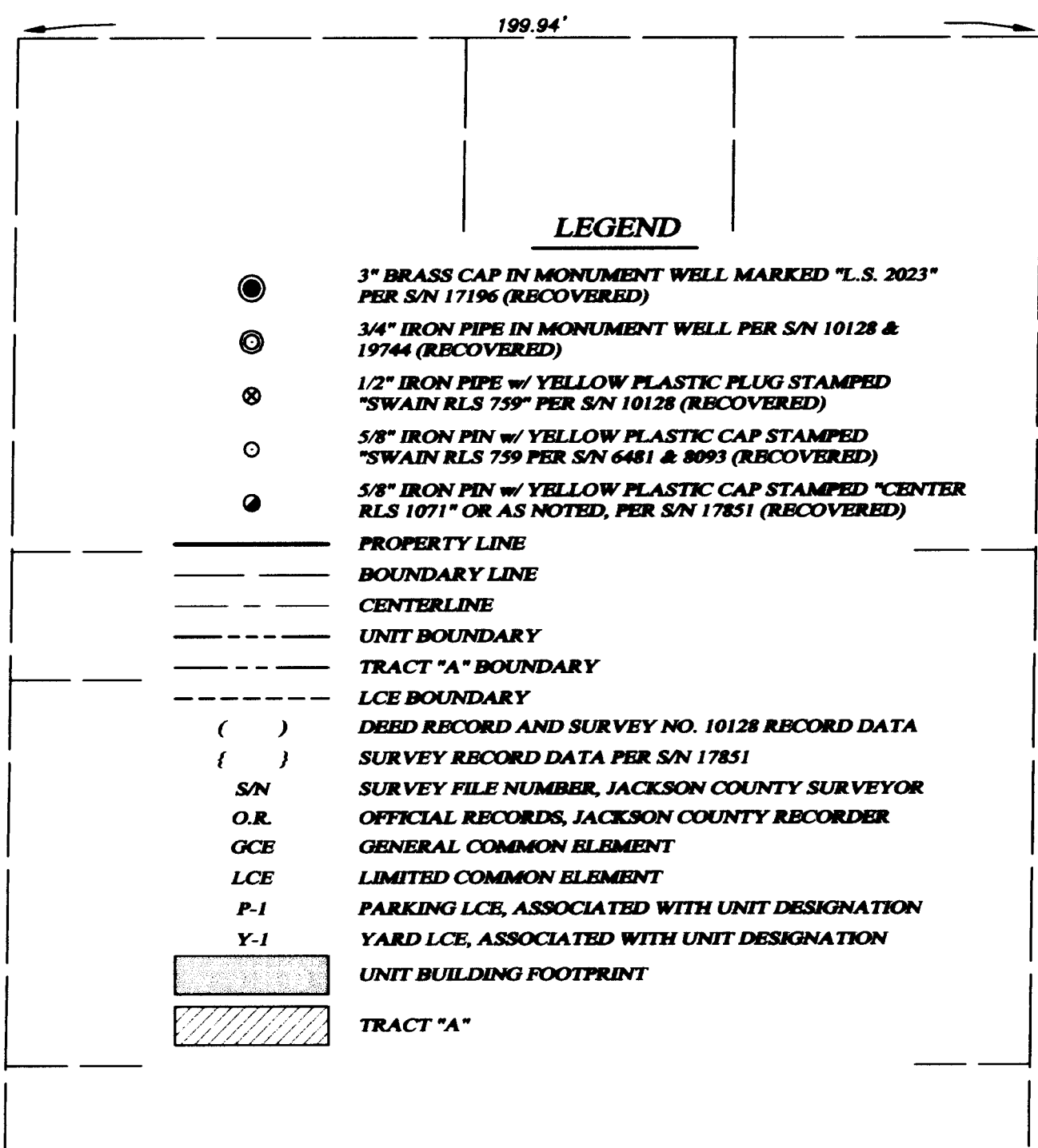
PLAT BOUNDARY



SCALE: 1" = 30'

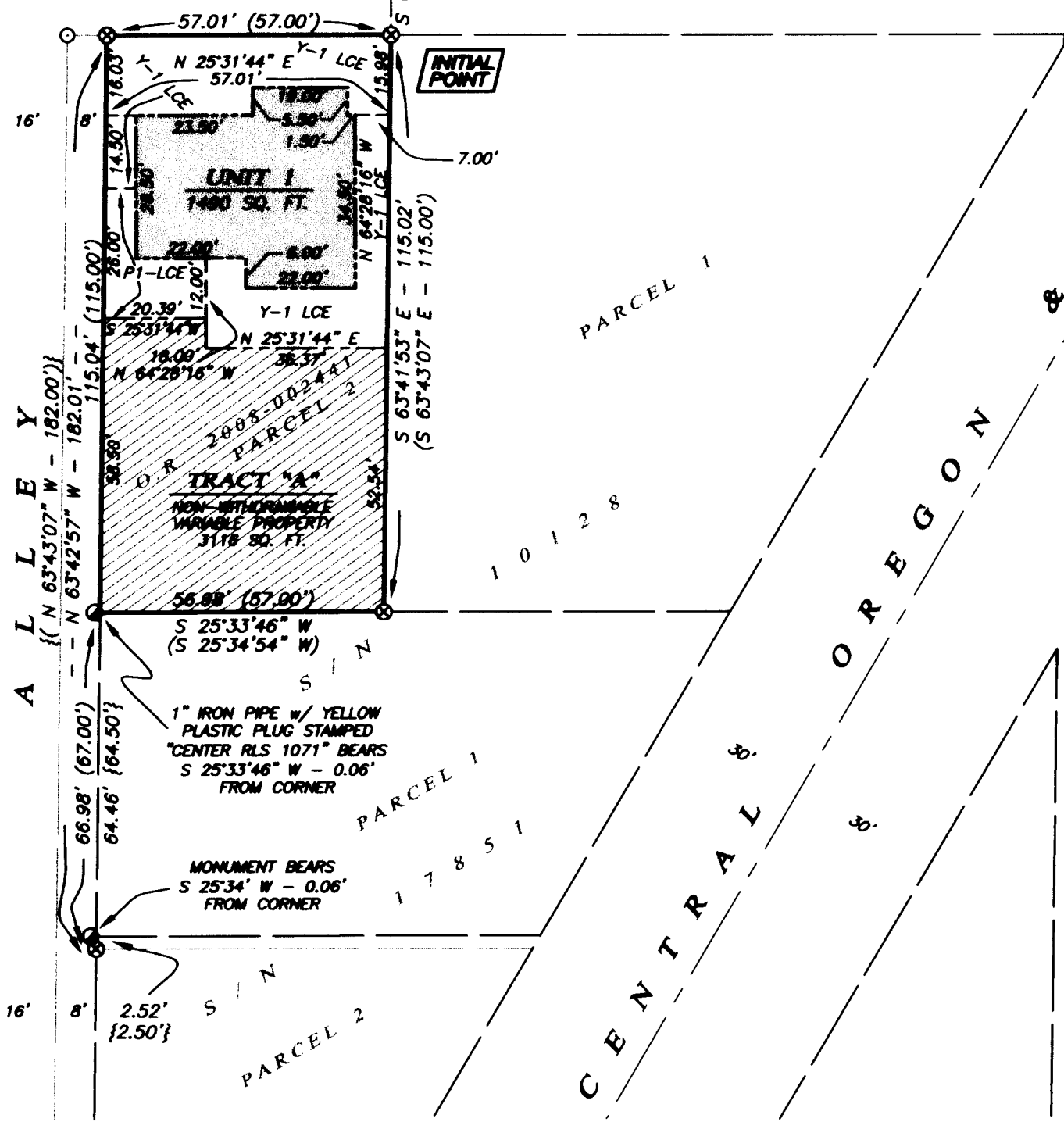


BASIS OF BEARING  
N 25°34'54" E - 475.89'



### LEGEND

- 3" BRASS CAP IN MONUMENT WELL MARKED "L.S. 2023" PER S/N 17196 (RECOVERED)
- ⊙ 3/4" IRON PIPE IN MONUMENT WELL PER S/N 10128 & 19744 (RECOVERED)
- ⊗ 1/2" IRON PIPE w/ YELLOW PLASTIC PLUG STAMPED "SWAIN RLS 759" PER S/N 10128 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "SWAIN RLS 759 PER S/N 6481 & 8093 (RECOVERED)
- ⦿ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "CENTER RLS 1071" OR AS NOTED, PER S/N 17851 (RECOVERED)
- PROPERTY LINE
- - - BOUNDARY LINE
- - - CENTERLINE
- - - UNIT BOUNDARY
- - - TRACT "A" BOUNDARY
- - - LCE BOUNDARY
- ( ) DEED RECORD AND SURVEY NO. 10128 RECORD DATA
- { } SURVEY RECORD DATA PER S/N 17851
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- P-1 PARKING LCE, ASSOCIATED WITH UNIT DESIGNATION
- Y-1 YARD LCE, ASSOCIATED WITH UNIT DESIGNATION
- [Hatched Box] UNIT BUILDING FOOTPRINT
- [Hatched Box] TRACT "A"



BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE TRUE MERIDIAN AT THE NORTH-SOUTH CENTERLINE OF SECTION 9, AS DERIVED FROM THE N.O.A.A. SURVEY NET, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, BEING THE CENTERLINE OF LAUREL STREET BETWEEN HERSEY STREET AND VAN NESS STREET, HAVING A RECORD PLAT BEARING OF NORTH 25°34'54" EAST, AS REFERENCED ON SURVEY NO.'s 10128 & 19744.

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.  
*Shawn Kampmann*  
SURVEYOR

Assessor's Map No. 391E04CC, Tax Lot 502

\*\* RECEIVED \*\*  
Date 4-12-10 By *ES*  
This survey consists of  
3 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: 6/30/2011

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

DATE: JANUARY 4, 2010  
PROJECT NO. 515-08

FILE: SURVEYS515-08/LAUREL STREET ECO CONDO.DWG SHEET 2 OF 3

## POLARIS LAND SURVEYING