

OAK STREET COTTAGES CONDOMINIUM

LOCATED AT

171 OAK STREET
ASHLAND, OREGON

LYING SITUATE WITHIN

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

FOR

171 Oak Street, LLC

P.O. Box 1169
Ashland, Oregon 97520

SHEET INDEX

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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.

BEGINNING AT A 5/8 INCH IRON PIN ON THE WEST LINE OF OAK STREET BETWEEN MAIN AND SPRING STREETS IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, SAID PIN LYING SOUTH 23°11'39" WEST, 80.00 FEET (DEED RECORD SOUTHERLY, 80.0 FEET) FROM THE POINT OF INTERSECTION OF SAID WEST LINE OF OAK STREET WITH THE SOUTHERLY LINE OF THE ALLEY BETWEEN THE McCALL AND THOMPSON LOTS, BEING AN EXTENSION OF SPRING STREET; THENCE NORTH 66°48'21" WEST, 251.58 FEET (DEED RECORD NORTH 67° WEST, 254.5 FEET) TO A 5/8 INCH IRON PIN ON THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN VOLUME 36, PAGE 162 OF THE DEED RECORDS OF SAID COUNTY; THENCE SOUTH 23°11'39" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 34.50 FEET (DEED RECORD SOUTH 23° WEST) TO A 5/8 INCH IRON PIN AT THE NORTH CORNER OF THAT TRACT OF LAND DESCRIBED IN VOLUME 419, PAGE 26 OF THAT WARRANTY DEED TO THE OREGON STATE HIGHWAY DEPARTMENT IN SAID DEED RECORDS; THENCE SOUTH 34°48'00" EAST, 33.02 FEET (DEED RECORD SOUTH 34°45' EAST, 32.80 FEET) TO A 5/8 INCH IRON PIN AT THE EASTERLY CORNER THEREOF, BEING ON THE SOUTHERLY LINE OF THAT TRACT OF LAND DESCRIBED WITHIN VOLUME 36, PAGE 487 OF SAID DEED RECORDS; THENCE SOUTH 66°48'21" EAST (DEED RECORD SOUTH 67° EAST), ALONG SAID SOUTHERLY LINE, A DISTANCE OF 223.58 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER THEREOF; THENCE NORTH 23°11'39" EAST, 52.00 FEET (DEED RECORD NORTH 23° EAST, 52 FEET) TO THE INITIAL POINT OF BEGINNING.

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

PURPOSE: TO SURVEY AND CREATE A CONDOMINIUM PLAT "OAK STREET COTTAGES CONDOMINIUM" LOCATED IN PARCEL 1, AS RECORDED WITHIN INSTRUMENT NO. 2006-006942 OF THE OFFICAL OF RECORDS IN JACKSON COUNTY, OREGON, LYING SITUATE IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING A LEICA TCRP 1203 ROBOTIC ELECTRONIC TOTAL STATION AND RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 19206 & 19999, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY "OAK STREET COTTAGES CONDOMINIUM" AS SHOWN HEREON. MONUMENTS WHICH ESTABLISHED PROPERTY CORNERS ON ALL ADJACENT SIDES TO THIS PROJECT WERE RECOVERED FROM SURVEY NO.'s 8463, 12556 & 13926 WHICH FIT WELL WITH THE SURVEY AND DEED RECORDS, WITH THE EXCEPTION OF THE WESTERLY LINE OF THE SUBJECT PROPERTY DESCRIBED IN VOLUME 36, PAGE 487, WHICH OVERLAPPED THREE FEET INTO THE SENIOR DEED OF THE TRACT DESCRIBED IN VOLUME 36, PAGE 162. THEREFORE THE SENIOR DEED LINE WAS HELD FOR LINE.

APPROVALS:

EXAMINED AND APPROVED THIS 30th DAY OF July, 2015
Bradley F. Paulsen
ASHLAND CITY SURVEYOR

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT 171 OAK STREET, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LANDS HEREON DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND DOES HEREBY DECLARE THAT THE PROPERTY AND IMPROVEMENTS CALLED HEREIN, OAK STREET COTTAGES CONDOMINIUM, 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 100.627.

Constance Dean
CONSTANCE DEAN, MANAGING MEMBER
171 OAK STREET, LLC, AN OREGON LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED CONSTANCE DEAN, THIS 28 DAY OF July, 2015, AS MANAGER OF 171 OAK STREET, LLC, AN OREGON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME: CARRIE MERTZLUFFT
NOTARY PUBLIC, STATE OF OREGON JACKSON COUNTY
COMMISSION NO. 461605
MY COMMISSION EXPIRES: 09/07/2015

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 OAK STREET COTTAGES 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 July, 2015.

Shawn Kampmann
SHAWN KAMPMANN, PLS 2883

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

Shawn Kampmann
SURVEYOR

Assessor's Map No. 39 1E 09 BB, Tax Lot 11500

RECORDING:

FILED FOR RECORD THIS 6th DAY OF August, 2015 AT 1:11 O'CLOCK P.M. AND RECORDED IN VOLUME 41, PAGE 10 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker COUNTY CLERK
Jean Shugart DEPUTY

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.093 HAVE BEEN PAID AS OF 8/5, 2015.

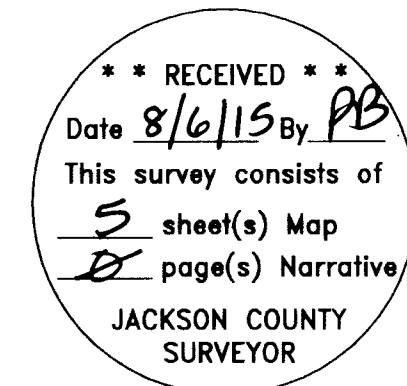
Patricia Miller deputy 8/5/15
TAX COLLECTOR DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 5th DAY OF August, 2015.

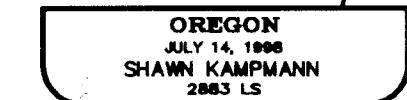
Jim Whit Deputy 8/5/15
ASSESSOR DATE

THE DECLARATION OF CONDOMINIUM OWNERSHIP, COVENANTS, CONDITIONS AND RESTRICTIONS HAS BEEN RECORDED IN INSTRUMENT NO. 2015-026861 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

THE BYLAWS OF OAK STREET COTTAGES CONDOMINIUM HAVE BEEN RECORDED IN INSTRUMENT NO. 2015-026861 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.



Shawn Kampmann



RENEWAL DATE: 6/30/2017

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

DATE: MARCH 30, 2015
PROJECT NO. 856-14

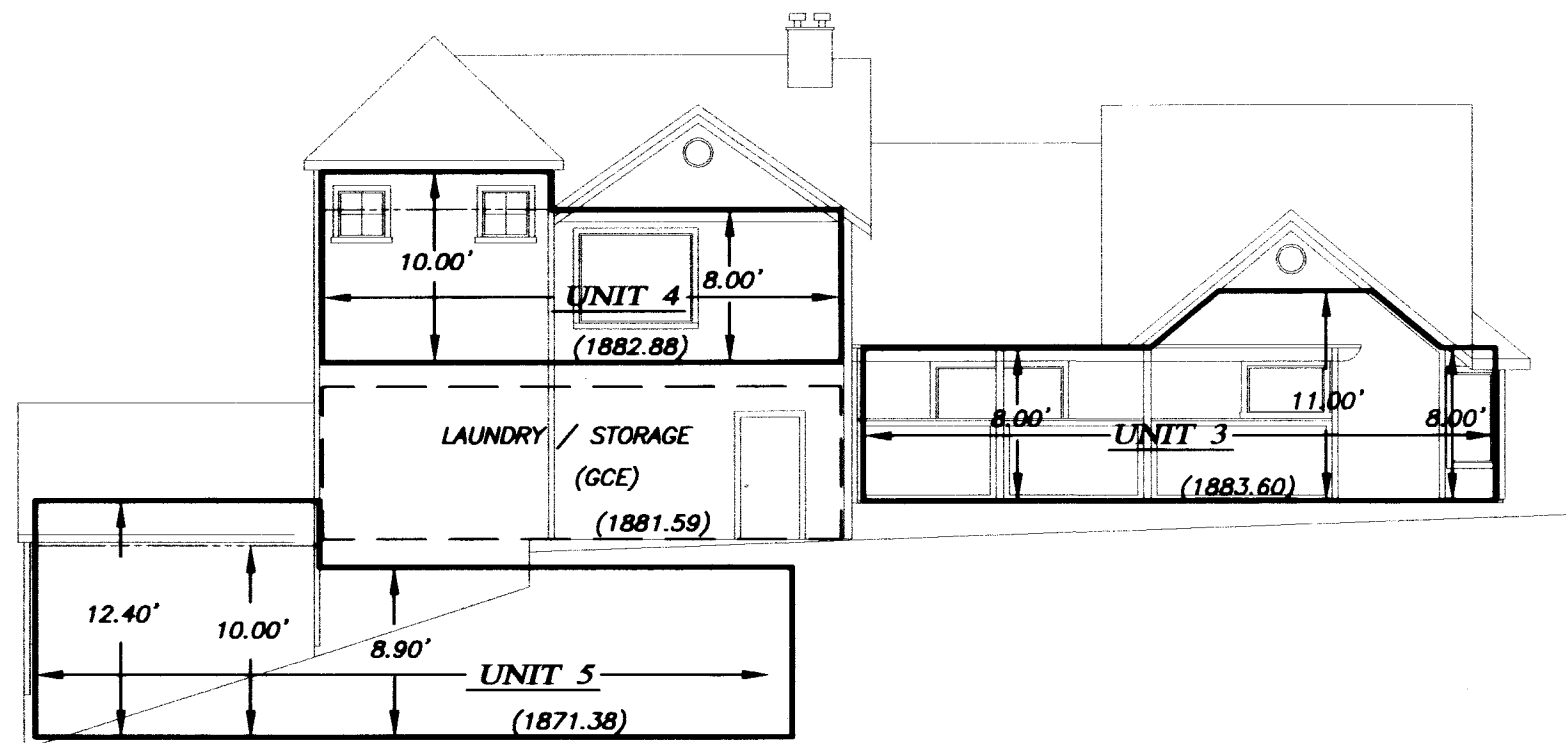
FILE: SURVEYS\856-14\OAK STREET CONDO.DWG SHEET 1 of 5

**** RECEIVED ****
 Date 8/6/15 By PB
 This survey consists of
5 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

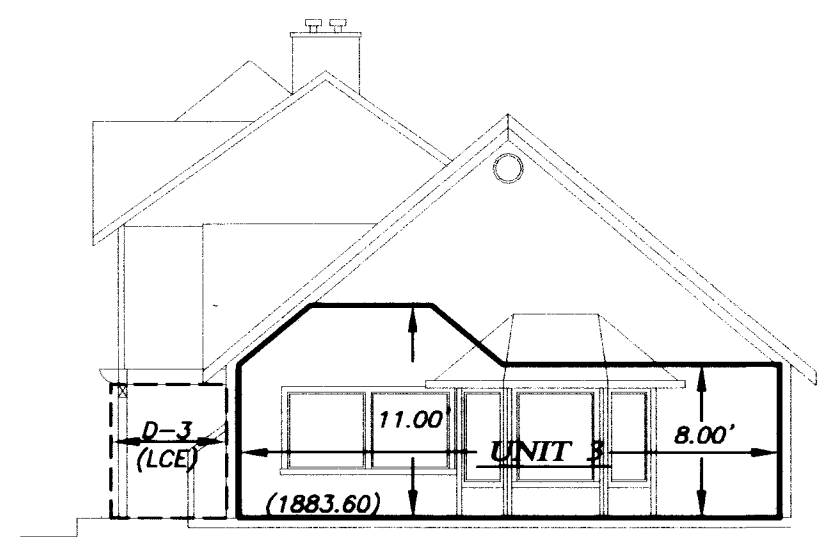
ELEVATION VIEWS

**OAK STREET COTTAGES
 CONDOMINIUM**

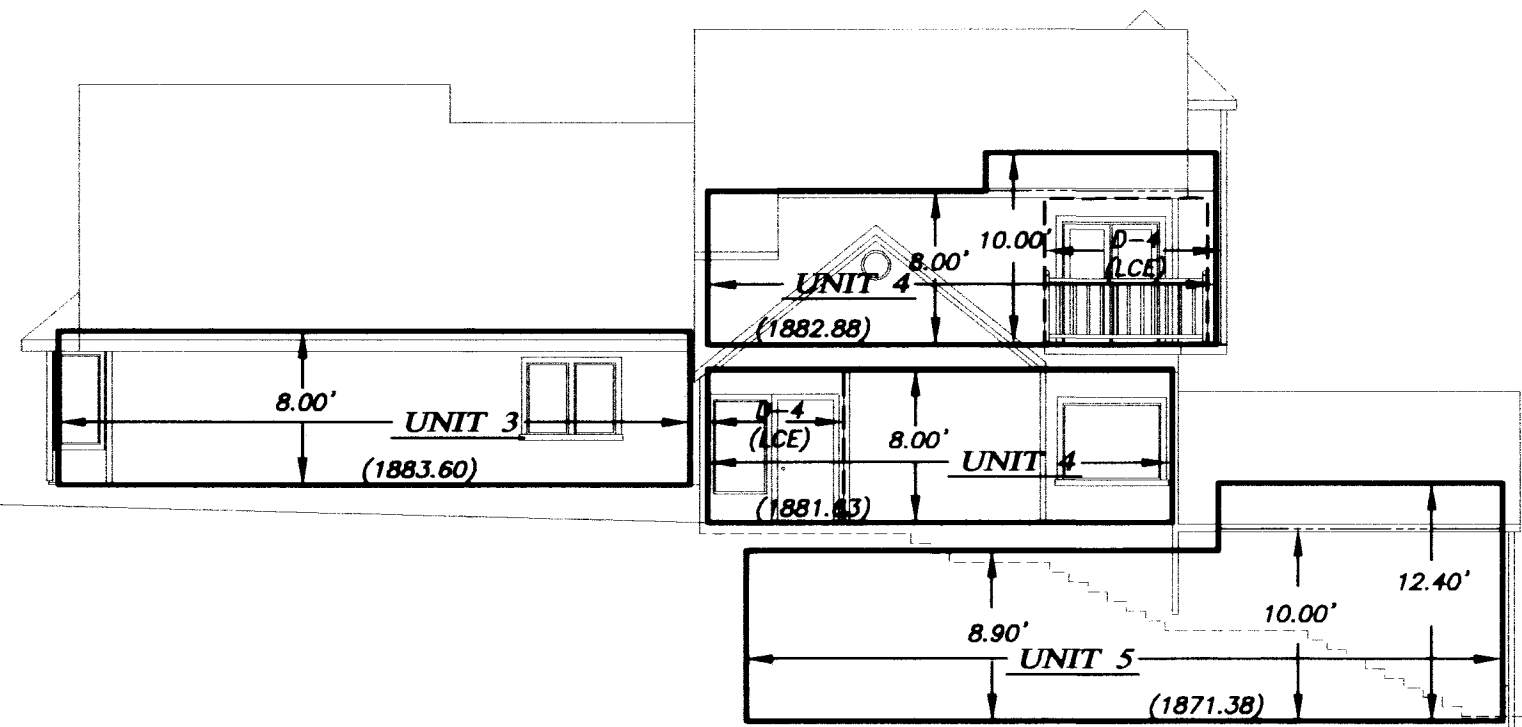
LOCATED AT
**171 OAK STREET
 ASHLAND, OREGON**
 LYING SITUATE WITHIN
 NORTHWEST QUARTER OF SECTION 9,
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
 CITY OF ASHLAND, JACKSON COUNTY, OREGON
 FOR
171 Oak Street, LLC
 P.O. Box 1169
 Ashland, Oregon 97520



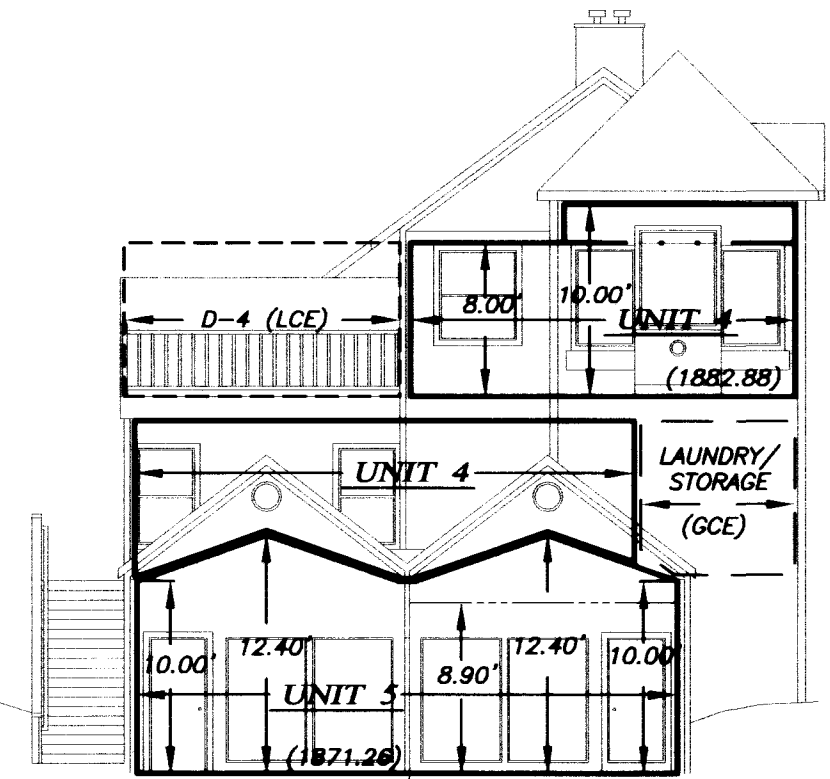
SOUTH ELEVATION UNITS 3, 4 & 5



EAST ELEVATION UNITS 3



NORTH ELEVATION UNITS 3, 4 & 5



WEST ELEVATION UNITS 4 & 5

LEGEND

- UNIT BOUNDARY
- - - - GENERAL COMMON ELEMENT
- . - . LIMITED COMMON ELEMENT
- - - - CEILING ELEVATION BREAK
- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- SQ. FT. SQUARE FEET
- D - # DECK AREA LCE ASSOCIATED WITH UNIT
- (1890.21') UNIT BOUNDARY ELEVATION (TYPICAL)

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Shawn Kampmann

OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2017

SURVEY NOTES

- 1) ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.
- 2) UNIT & LCE VERTICAL BOUNDARIES ARE AS FOLLOWS:
 (A) TOP OF PLYWOOD SUBFLOOR OR CONCRETE SLAB FOR ALL UNIT LOWER LIMITS
 (B) BOTTOM OF FLOOR JOISTS, RAFTERS OR TRUSSES FOR ALL UNIT UPPER LIMITS
- 3) THE VERTICAL CONTROL FOR THIS SURVEY IS THE CITY OF ASHLAND BENCHMARK NO. 42, A 3 1/2" DIAMETER BRASS CAP SET IN THE TOP OF A GRANITE BOULDER NEAR THE ENTRANCE TO LITHIA PARK. BENCHMARK ELEVATION = 1895.088 FEET, BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, ADJUSTED IN 1956 (NGVD 29/56).

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

Shawn Kampmann
 SURVEYOR

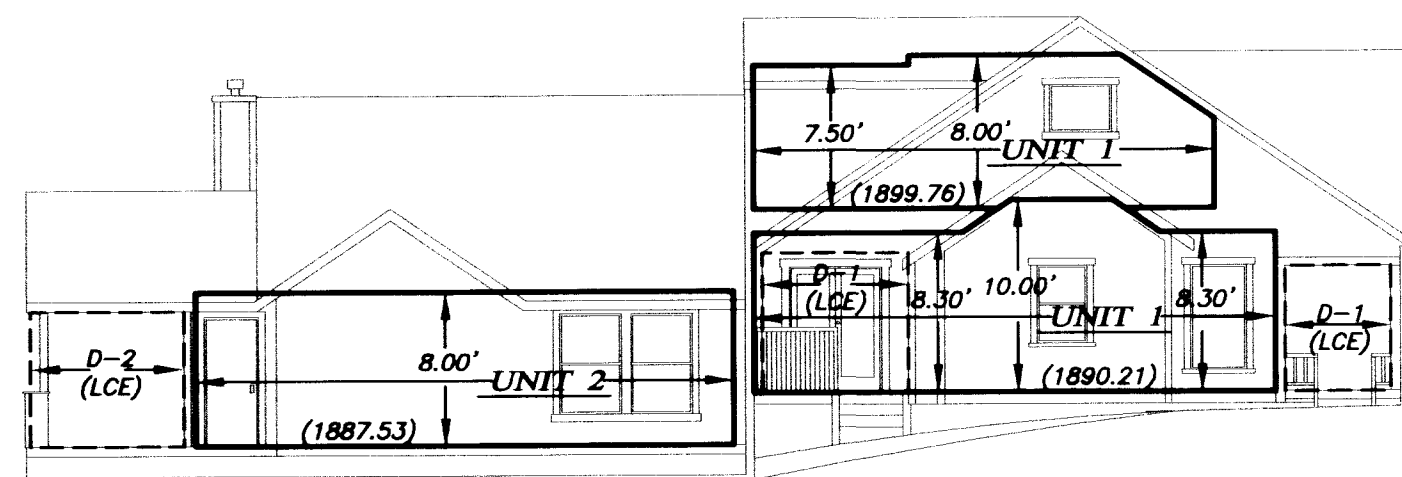
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 (541) 482-5009

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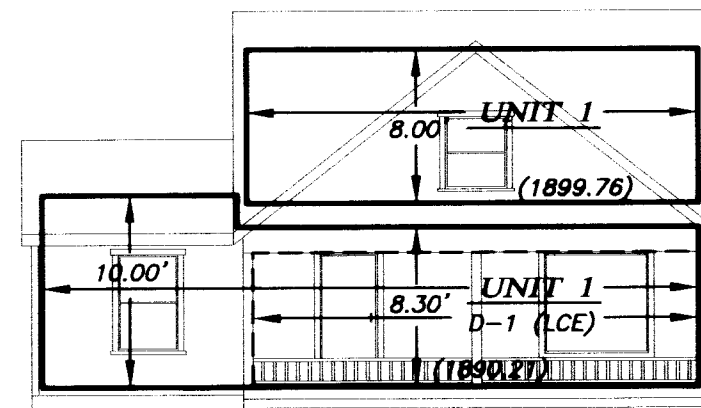
** RECEIVED **
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5 sheet(s) Map
2 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

ELEVATION VIEWS

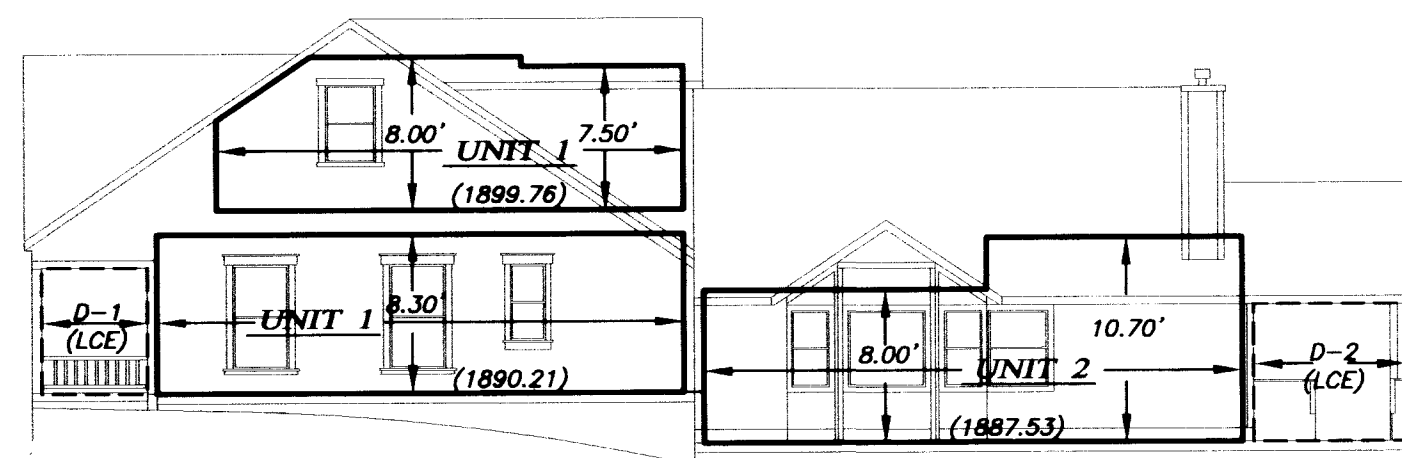
**OAK STREET COTTAGES
 CONDOMINIUM**
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 LYING SITUATE WITHIN
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 FOR
171 Oak Street, LLC
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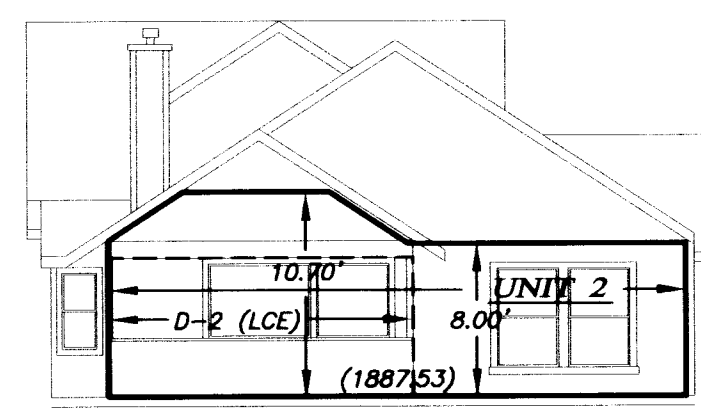
SOUTH ELEVATION UNITS 1 & 2



EAST ELEVATION UNIT 1



NORTH ELEVATION UNITS 1 & 2



WEST ELEVATION UNIT 2

LEGEND

—————	UNIT BOUNDARY
- - - - -	LIMITED COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
SQ. FT.	SQUARE FEET
D - #	DECK AREA LCE ASSOCIATED WITH UNIT
(1890.21')	UNIT BOUNDARY ELEVATION (TYPICAL)

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Shawn Kampmann

OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2017

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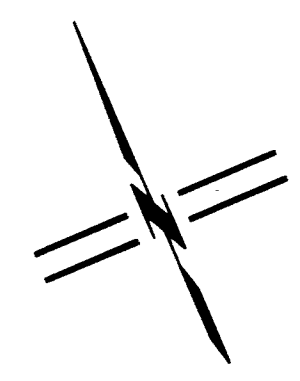
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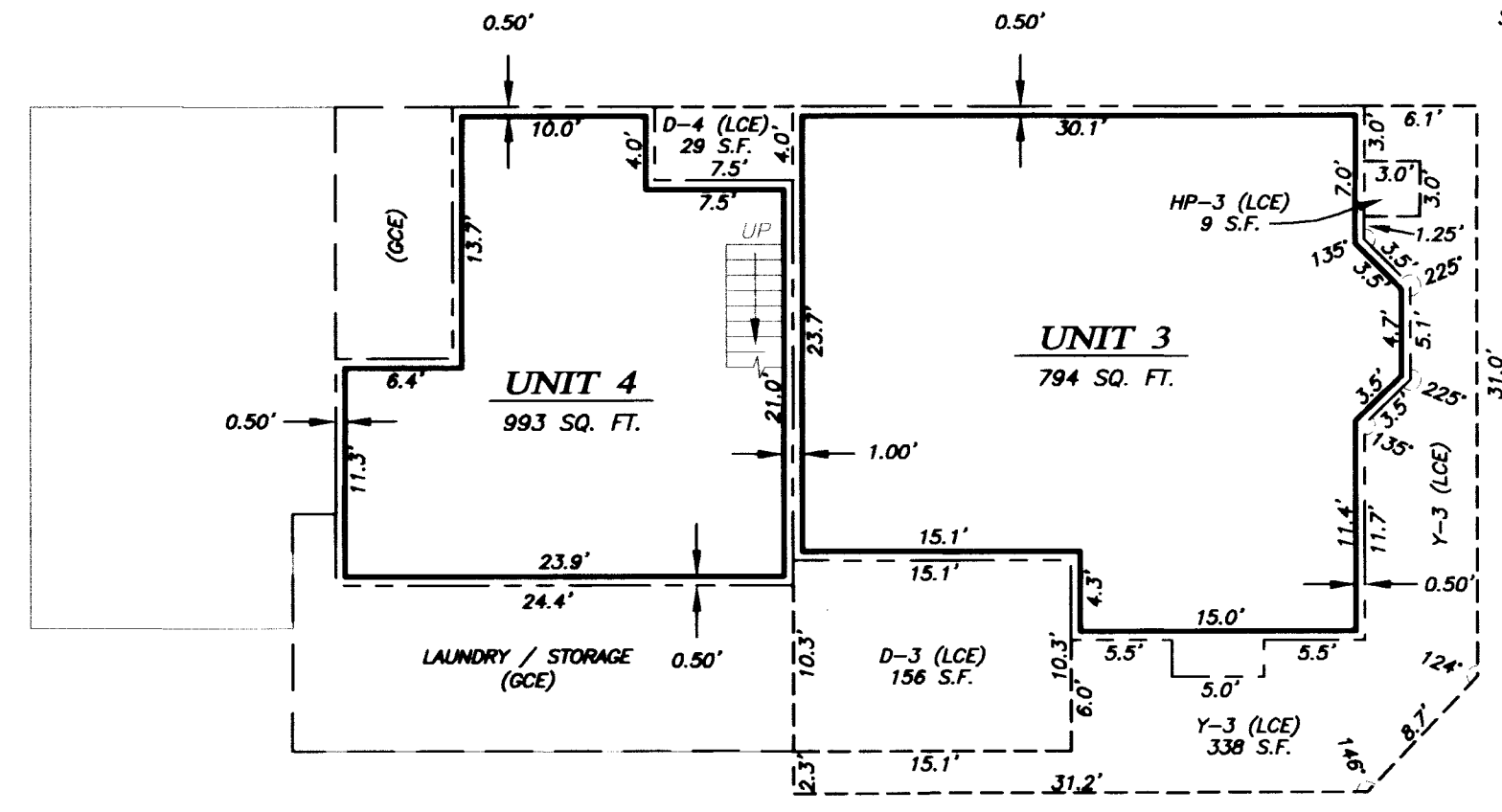
**OAK STREET COTTAGES
 CONDOMINIUM**

LOCATED AT
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 ASHLAND, OREGON**
 LYING SITUATE WITHIN
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 CITY OF ASHLAND, JACKSON COUNTY, OREGON

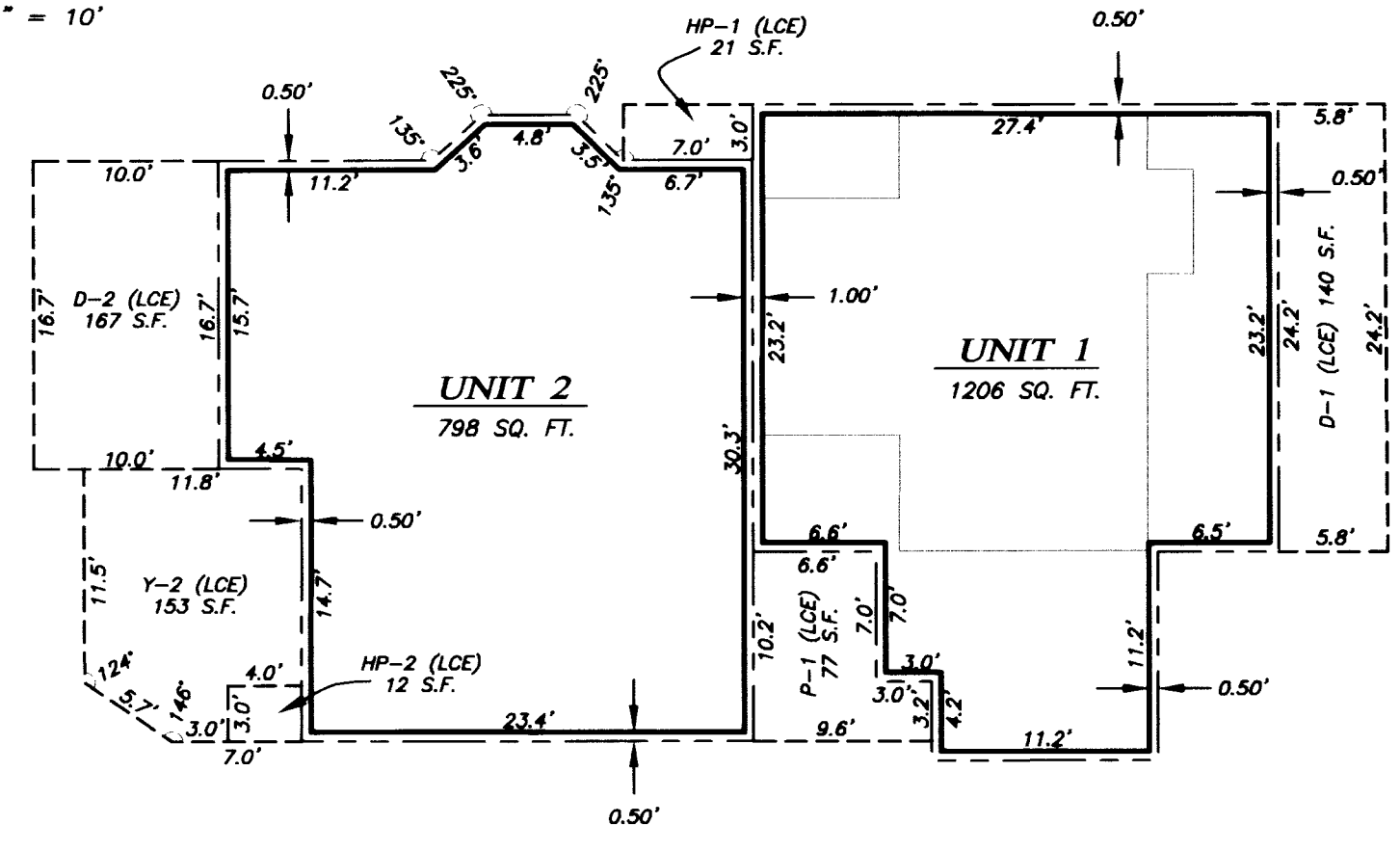
FOR
171 Oak Street, LLC
 P.O. Box 1169
 Ashland, Oregon 97520



SCALE: 1" = 10'



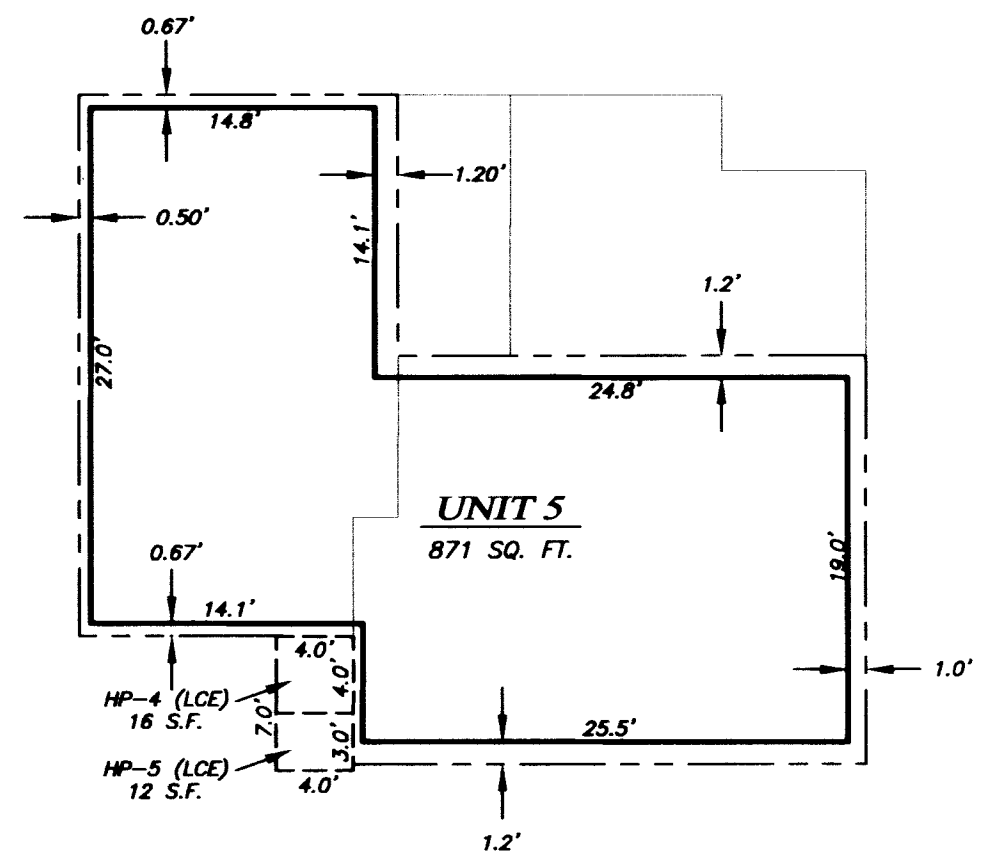
FIRST FLOOR UNITS 3 & 4



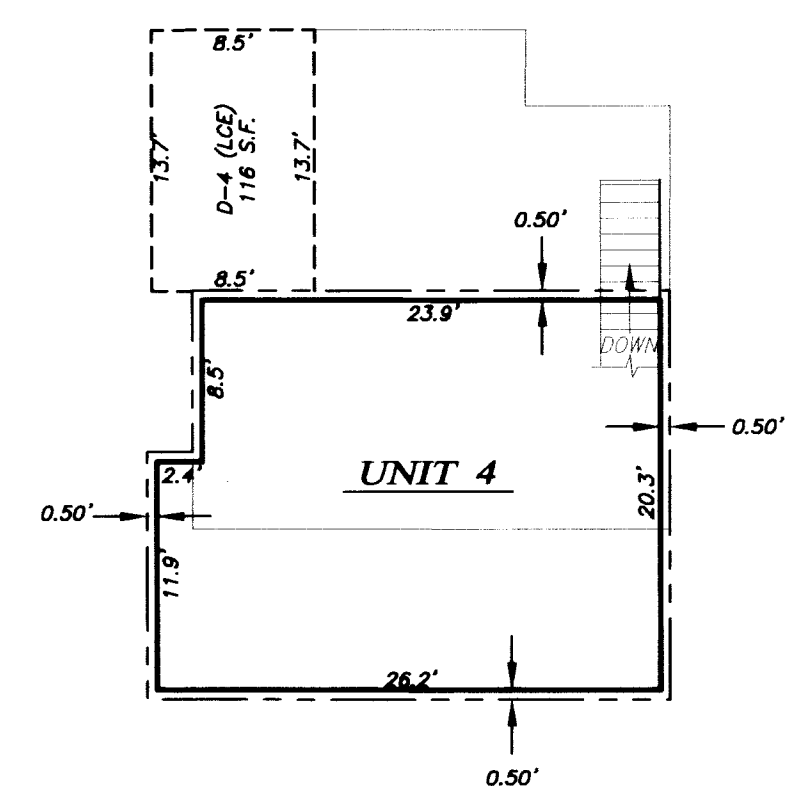
FIRST FLOOR UNITS 1 & 2

LEGEND

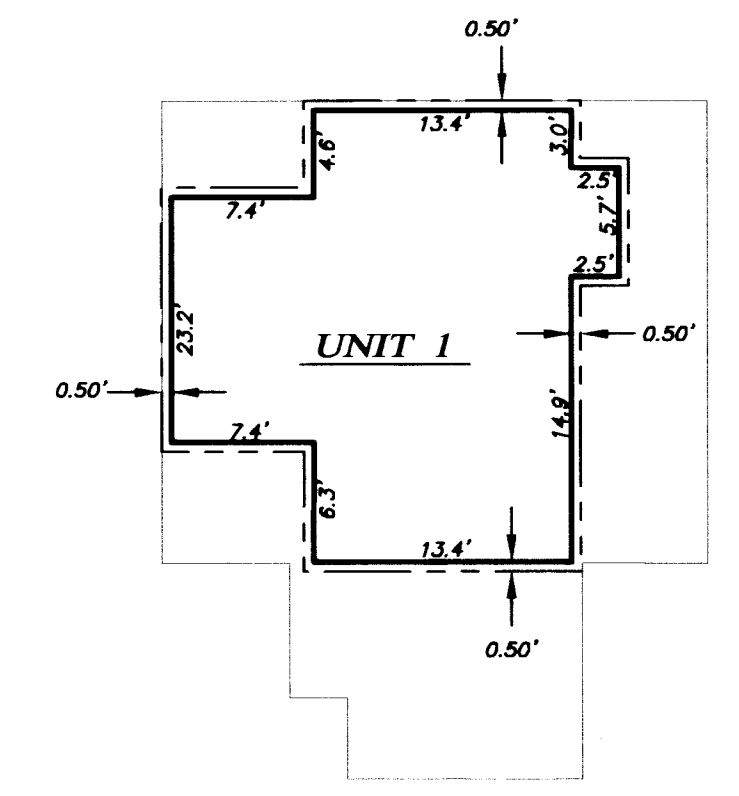
	UNIT BOUNDARY
	GENERAL COMMON ELEMENT
	LIMITED COMMON ELEMENT
	EXTERIOR BUILDING WALL
	GENERAL COMMON ELEMENT
	LIMITED COMMON ELEMENT
	SQUARE FEET
	DECK AREA LCE ASSOCIATED WITH UNIT
	YARD AREA LCE ASSOCIATED WITH UNIT
	HEAT PUMP LCE ASSOCIATED WITH UNIT
	UNIT BOUNDARY ELEVATION (TYPICAL)



DAYLIGHT BASEMENT FLOOR UNIT 5



SECOND FLOOR UNIT 4



SECOND FLOOR UNIT 1

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Shawn Kampmann

OREGON
 JULY 14, 1988
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2017

SURVEY NOTES

- 1) ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.
- 2) UNIT HORIZONTAL DIMENSIONS ARE TO FACE OF INTERIOR WOOD STUD OR CONCRETE WALLS.
- 3) ALL OF THE LAND AND THE BUILDINGS ARE GCE EXCEPT FOR UNITS AND LCE'S SHOWN HEREON.
- 4) THE EXTERIOR OF BUILDING SHOWN HEREON IS MEASURED TO THE OUTSIDE OF THE BUILDING CONCRETE FOUNDATION WALL.
- 5) THE DISTANCE BETWEEN THE EXTERIOR OF THE BUILDING AND THE INTERIOR UNIT BOUNDARY VARIES AS SHOWN.

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

 SURVEYOR

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

DATE: MARCH 30, 2015
 PROJECT NO. 856-14

Assessor's Map No. 39 1E 09 BB, Tax Lot 11500

POLARIS LAND SURVEYING

FILE: SURVEYS\856-14\OAK STREET CONDO.DWG SHEET 3 of 5

OAK STREET COTTAGES CONDOMINIUM

LOCATED AT
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 CITY OF ASHLAND, JACKSON COUNTY, OREGON
 FOR
171 Oak Street, LLC
 P.O. Box 1169
 Ashland, Oregon 97520

LEGEND

- ⊙ 3/4" IRON PIPE IN MONUMENT WELL PER CITY OF ASHLAND ENGINEERING FIELD BOOK REFERENCES & S/N 19999 (RECORD)
- ⊙ 1/2" IRON PIPE IN MONUMENT WELL PER CITY OF ASHLAND ENGINEERING FIELD BOOK REFERENCES & S/N 19999 (RECORD)
- 5/8" IRON PIN w/ WHITE PLASTIC CAP STAMPED "SWAIN RLS 759" PER S/N 8463 (RECOVERED)
- ⊙ 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "D.A. EDWARDS RPLS 2339" PER S/N 12556 & 13926 (RECOVERED)
- 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY BOUNDARY LINE
- UNIT BOUNDARY
- BOUNDARY LINE
- CENTERLINE
- LCE LINE
- EASEMENT LINE
- PREVIOUS DEED LINE
- S/N SURVEY NUMBER, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- D.R. DEED RECORDS VOLUME/PAGE, JACKSON COUNTY
- () SURVEY RECORD DATA PER S/N 8463 (SWAIN)
- { } SURVEY RECORD DATA PER S/N 12556 & 13926 (EDWARDS)
- [] DEED RECORD DATA PER O.R. 2006-006942
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- D-# DECK LCE, ASSOCIATED WITH UNIT (TYPICAL)
- Y-# YARD LCE, ASSOCIATED WITH UNIT (TYPICAL)
- HP-# HEAT PUMP, ASSOCIATED WITH UNIT (TYPICAL)
- PS-# PARKING SPACE, DESIGNATED BY NUMBER (TYPICAL)
- CONDOMINIUM UNIT FOOTPRINT
- LIMITED COMMON ELEMENT (LCE)
- 12' COMMON DRIVEWAY EASEMENT

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

Shawn Kampmann
 SURVEYOR

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Shawn Kampmann

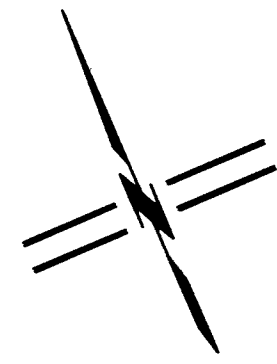
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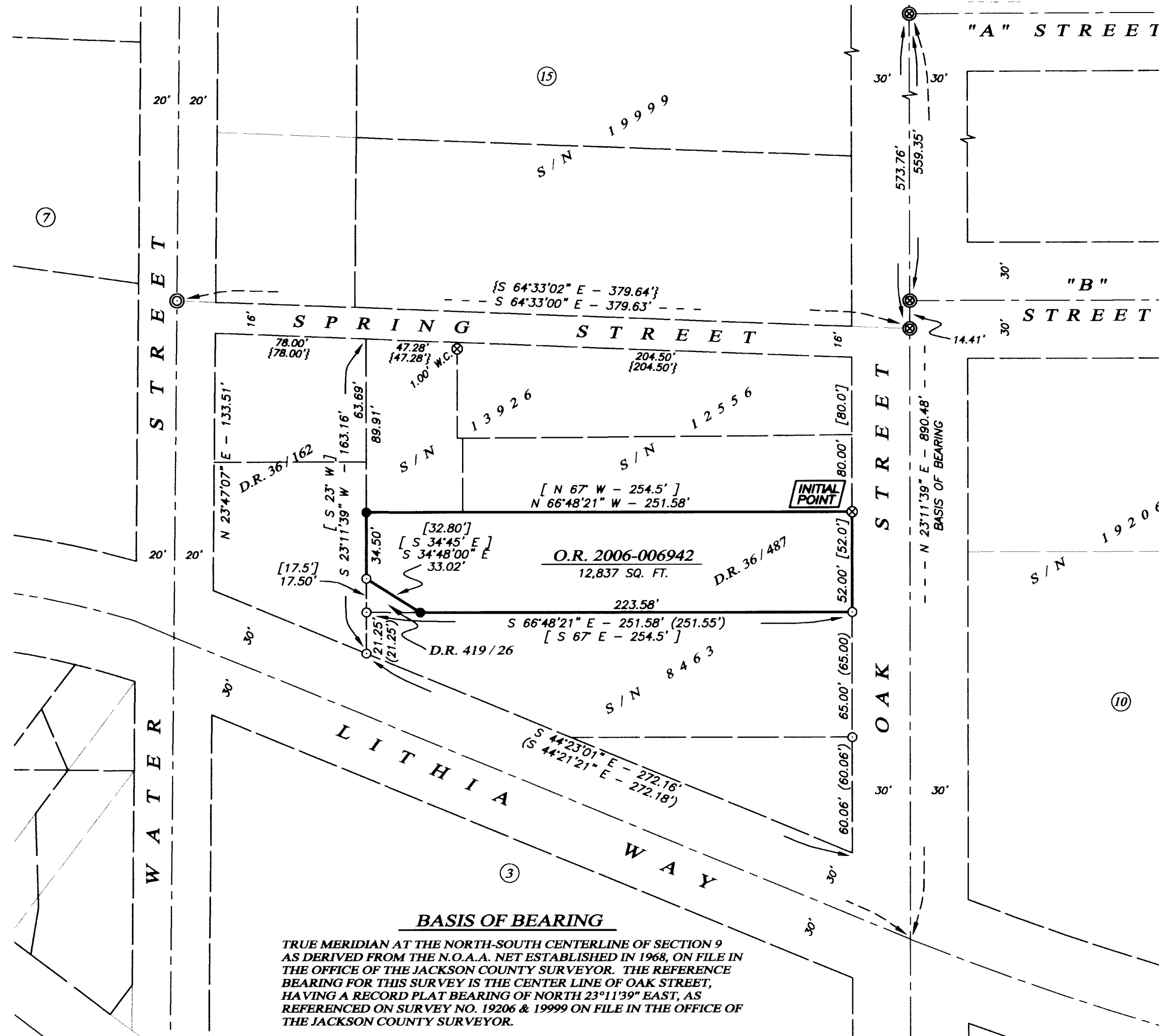
DATE: MARCH 30, 2015
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FILE: SURVEYS\856-14\OAK STREET CONDO.DWG SHEET 2 of 5



SCALE: 1" = 50'

**** RECEIVED ****
 Date 8/6/15 By PB
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5 sheet(s) Map
6 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

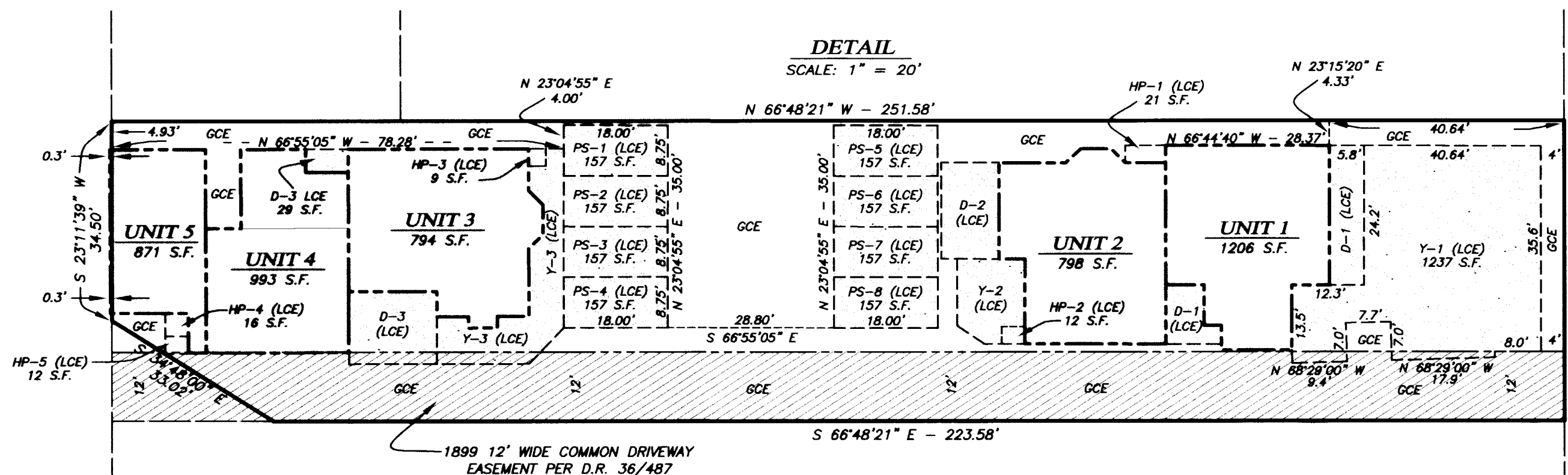


BASIS OF BEARING

TRUE MERIDIAN AT THE NORTH-SOUTH CENTERLINE OF SECTION 9 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 CENTER LINE OF OAK STREET, HAVING A RECORD PLAT BEARING OF NORTH 23°11'39" EAST, AS REFERENCED ON SURVEY NO. 19206 & 19999 ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

DETAIL

SCALE: 1" = 20'



Assessor's Map No. 39 1E 09 BB, Tax Lot 11500