

LAUREL STREET ECO CONDOMINIUM SUPPLEMENTAL PLAT

LYING SITUATE WITHIN SOUTH NORTHWEST QUARTER OF SECTION 4 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 2

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:

THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2012-004291 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

TRACT "A", LAUREL STREET ECO CONDOMINIUM, A FLEXIBLE CONDOMINIUM, IN THE CITY OF ASHLAND, COUNTY OF JACKSON AND THE STATE OF OREGON, TOGETHER WITH THE UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS APPURTENANT THERETO, AS MORE FULLY SET FORTH AND DESCRIBED IN THE DECLARATION OF UNIT OWNERSHIP RECORDED APRIL 12, 2010 AS NO. 2010-011521, OFFICIAL RECORDS, JACKSON COUNTY, OREGON, WHICH DESCRIPTION IS INCORPORATED HEREIN AND BY REFERENCE MADE A PART HEREOF.

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

PURPOSE: TO CREATE A SUPPLEMENTAL PLAT TO CONVERT THE NON-WITHDRAWABLE VARIABLE PROPERTY DESCRIBED AS "TRACT A" OF LAUREL STREET ECO CONDOMINIUM, RECORDED APRIL 12, 2010 IN VOLUME 36, PAGE 4, IN THE PLAT RECORDS OF JACKSON COUNTY, OREGON, INTO UNIT 2 AND LIMITED COMMON ELEMENTS AS SHOWN HEREIN.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS, I SURVEY TRACT "A" OF LAUREL STREET ECO CONDOMINIUM AS SHOWN HEREON. THE SUBJECT PROPERTY BOUNDARY WAS DETERMINED BY RECOVERY OF MONUMENTS DENOTED ON SURVEY NO. 20650, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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 30th DAY OF April, 2018.

Shawn Kampmann SHAWN KAMPMANN, PLS 2883

** RECEIVED ** Date 9/15/2018 By SS This survey consists of 3 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT MARK SANFORD AND DEBORAH SANFORD AS TENANTS BY THE ENTIRETY, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED AND DOES HEREBY DECLARE THAT THE PROPERTY BOUNDARY AND IMPROVEMENTS CALLED HEREIN FOR THE SUPPLEMENTAL PLAT TO LAUREL STREET ECO CONDOMINIUM, ARE TRUE AND CORRECT, AND HEREBY RECLASSIFIES VARIABLE PROPERTY TRACT "A" INTO UNIT 2 AND THE ASSOCIATED LIMITED COMMON ELEMENTS SHOWN HEREIN. THE DESCRIPTIONS OF THE PROPERTY AND IMPROVEMENTS HEREIN ARE TRUE AND CORRECT, THE SUPPLEMENTAL PLAT TO LAUREL STREET ECO CONDOMINIUM IS APPROVED, AND SAID PROPERTY HAS BEEN SUBMITTED TO THE 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.

Mark Sanford MARK SANFORD

Deborah Sanford DEBORAH SANFORD

ACKNOWLEDGEMENT

STATE OF OREGON } JACKSON COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED MARK SANFORD, THIS DAY OF July, 2018 AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Jannie G. Miller NOTARY PUBLIC - OREGON Laurie A. Miller COMMISSION NO. 941242 MY COMMISSION EXPIRES: July 26, 2019

ACKNOWLEDGEMENT

STATE OF OREGON } JACKSON COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED DEBORAH SANFORD, THIS DAY OF July, 2018 AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Jannie G. Miller NOTARY PUBLIC - OREGON Laurie A. Miller COMMISSION NO. 941242 MY COMMISSION EXPIRES: July 26, 2019

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES LISTED WITHIN TICOR TITLE REPORT NO. 470317051589, DATED MARCH 3, 2017, 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 DESCRIBED IN VOLUME 52, PAGE 304, DEED RECORDS, JACKSON COUNTY, OREGON. AN EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH CO. DESCRIBED IN VOLUME 133, PAGE 79, DEED RECORDS, JACKSON COUNTY, OREGON. AGREEMENT WITH THE CITY OF ASHLAND DESCRIBED WITHIN INSTRUMENT NO. 79-22511, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AGREEMENT WITH THE CITY OF ASHLAND DESCRIBED IN INSTRUMENT NO. 85-09018, 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. 39 1E 04 CC, Tax Lot 502 60000

APPROVALS

EXAMINED AND APPROVED THIS 3rd DAY OF August, 2018.

Bradley F. Barkun ASHLAND CITY SURVEYOR

EXAMINED AND APPROVED THIS AS REQUIRED BY O.R.S. 100.110 AS OF 9/15, 2018.

Boona, Agent JACKSON COUNTY ASSESSOR

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 100.110 HAVE BEEN PAID AS OF 9-5, 2018.

Carol Elkins - Deputy TAX COLLECTOR

RECORDING:

FILED FOR RECORD THIS 5th DAY OF September, 2018 AT 2:35 O'CLOCK P.M. AND RECORDED IN VOLUME 44, PAGE 13, OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker COUNTY CLERK

Nairobi Foote 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 SUPPLEMENTAL DECLARATION OF CONDOMINIUM OWNERSHIP, COVENANTS, CONDITIONS AND RESTRICTIONS HAVE BEEN RECORDED IN INSTRUMENT NO. 2018-27902 IN SAID OFFICIAL RECORDS.

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

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann OREGON JULY 14, 1998 SHAWN KAMPMANN 2883 LS

RENEWAL DATE: 6/30/2019

SURVEYED BY: POLARIS LAND SURVEYING LLC P.O. BOX 459 ASHLAND, OREGON 97520 (541) 482-5009 DATE: APRIL 20, 2018 PROJECT NO. 515-08

LAUREL STREET ECO CONDOMINIUM SUPPLEMENTAL PLAT

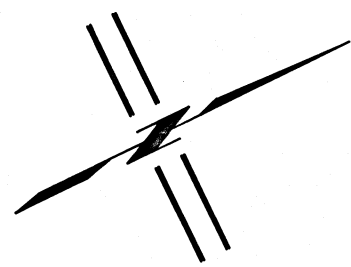
LYING SITUATE WITHIN
SOUTH NORTHWEST QUARTER OF SECTION 04
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

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'

30'
30'
S
T
R
E
E
T

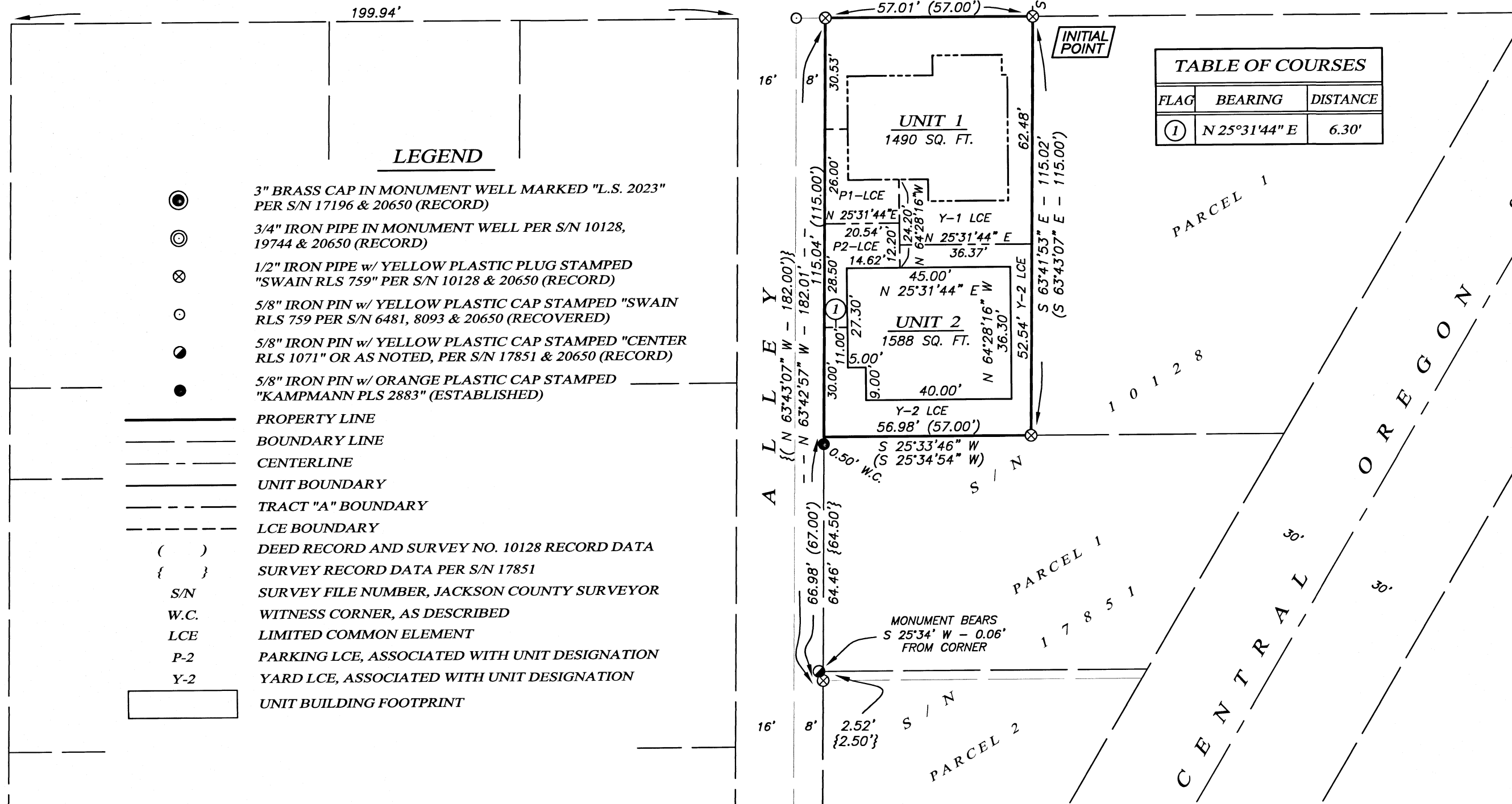
30'
30'
S
T
R
E
E
T

RAILROAD
30'
30'

L A U R E L S T R E E T

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

165.30'



| FLAG | BEARING | DISTANCE |
|------|---------------|----------|
| ① | N 25°31'44" E | 6.30' |

LEGEND

- 3" BRASS CAP IN MONUMENT WELL MARKED "L.S. 2023" PER S/N 17196 & 20650 (RECORD)
- ⊙ 3/4" IRON PIPE IN MONUMENT WELL PER S/N 10128, 19744 & 20650 (RECORD)
- ⊗ 1/2" IRON PIPE w/ YELLOW PLASTIC PLUG STAMPED "SWAIN RLS 759" PER S/N 10128 & 20650 (RECORD)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "SWAIN RLS 759 PER S/N 6481, 8093 & 20650 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "CENTER RLS 1071" OR AS NOTED, PER S/N 17851 & 20650 (RECORD)
- 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- 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
- W.C. WITNESS CORNER, AS DESCRIBED
- LCE LIMITED COMMON ELEMENT
- P-2 PARKING LCE, ASSOCIATED WITH UNIT DESIGNATION
- Y-2 YARD LCE, ASSOCIATED WITH UNIT DESIGNATION
- ▭ UNIT BUILDING FOOTPRINT

**** RECEIVED ****
Date 9/5/2018 By SS
This survey consists of
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2019

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

Shawn Kampmann
SURVEYOR

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.

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009
DATE: APRIL 20, 2018
PROJECT NO. 515-08

Assessor's Map No. 39 1E 04 CC, Tax Lot ~~502~~ 60000

POLARIS LAND SURVEYING

FILE: SURVEYS\515-08\LAUREL STREET ECO SUPP.DWG SHEET 2 OF 3

171/14

LAUREL STREET ECO CONDOMINIUM SUPPLEMENTAL PLAT

LYING SITUATE WITHIN
~~SOUTH~~ ~~NORTH~~ WEST QUARTER OF SECTION 24
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

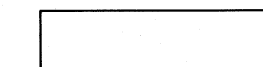

FOR
Laurel Street, LLC
260 North Laurel Street
Ashland, Oregon

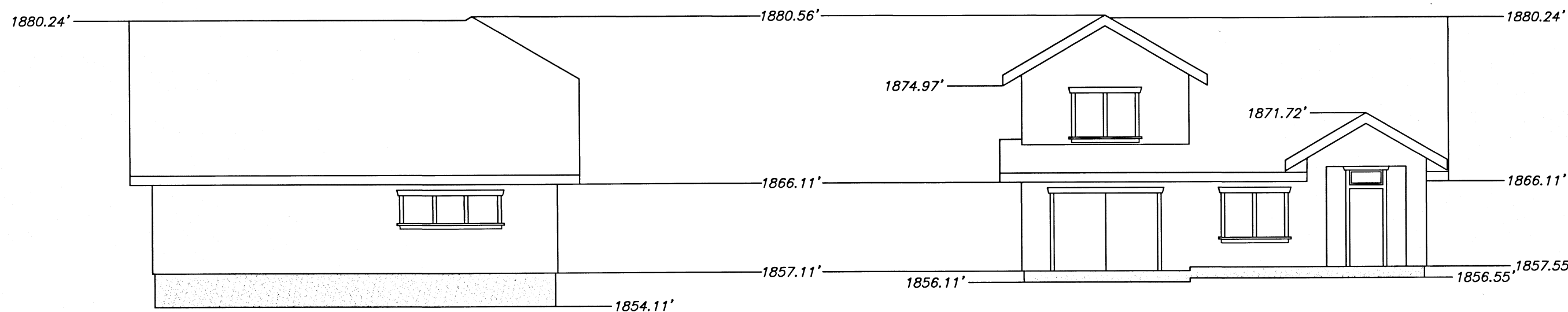
ELEVATION VIEWS

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Shawn Kampmann
SURVEYOR

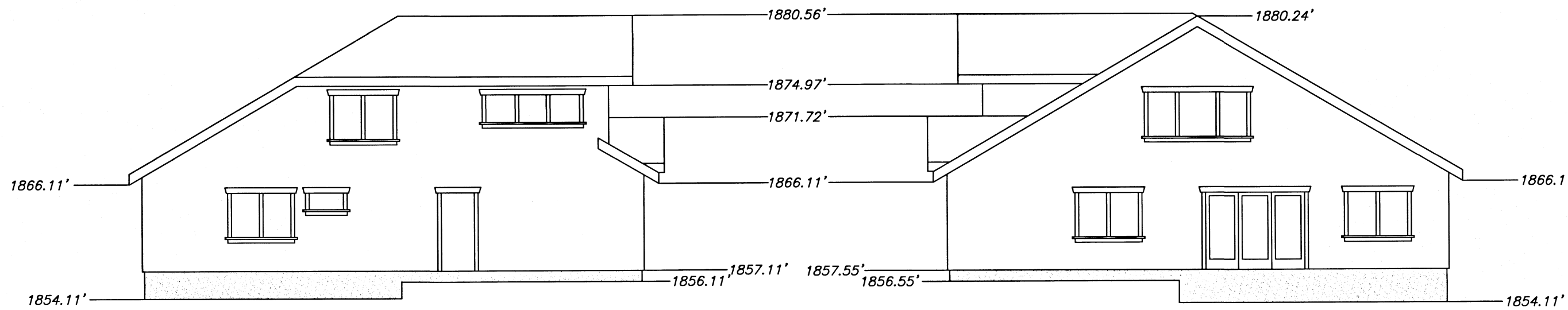
LEGEND

-  UNIT AREA
-  CONCRETE FOUNDATION



NORTHERLY ELEVATION

SOUTHERLY ELEVATION



WESTERLY ELEVATION

EASTERLY ELEVATION

UNIT 2

** RECEIVED **
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JACKSON COUNTY
SURVEYOR

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LAND SURVEYOR

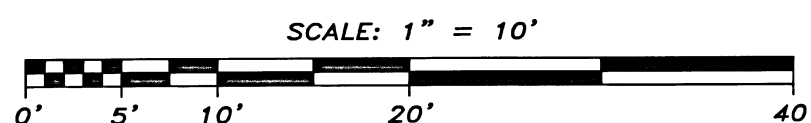
Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2893 LS

RENEWAL DATE: 6/30/2019

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.



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Shawn Kampmann
SURVEYOR

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

DATE: APRIL 20, 2018
PROJECT NO. 515-08

Assessor's Map No. 39 1E 04 CC, Tax Lot ~~602~~ 6000D

FILE: SURVEYS\515-08\LAUREL STREET ECO SUPP.DWG SHEET 3 OF 3