

APPROVALS:

EXAMINED AND APPROVED THIS 1st DAY OF August, 2019
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA 2019-00060

EXAMINED AND APPROVED THIS 2nd DAY OF August, 2019
Bradley OF Barber
CITY SURVEYOR

APPROVED FOR RECORDING THIS 10th DAY OF August, 2019
COUNTY COMMISSIONER / ADMINISTRATOR

GARDEN COTTAGES
A PLANNED UNIT DEVELOPMENT

LYING SITUATE WITHIN
SOUTHWEST QUARTER OF SECTION 4
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
KDA Homes, LLC
604 Fair Oaks Drive
Ashland, Oregon

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.

A SUBDIVISION OF THAT TRACT OF LAND LYING SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

COMMENCING AT A POINT ON THE EAST LINE OF LAUREL STREET IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, SAID POINT BEING 328.0 FEET SOUTH OF THE NORTH LINE OF DONATION LAND CLAIM CORNER NO. 40, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN SAID COUNTY, FROM WHICH THE NORTHEAST CORNER OF SAID CLAIM NO. 40 BEARS NORTH 74°03'12" EAST, 1180.83 FEET; THENCE SOUTH 00°15'17" WEST (DEED RECORD SOUTH 0°03' WEST) ALONG THE EAST LINE OF SAID LAUREL STREET, 249.30 FEET TO A 2" ALUMINUM CAPPED IRON PIN ON THE SOUTH LINE OF MOUNTAIN VIEW DRIVE, THE INITIAL POINT OF BEGINNING; THENCE SOUTH 89°55'07" EAST, ALONG SAID SOUTH LINE, 99.83 FEET TO A 5/8 INCH IRON PIN (DEED RECORD SOUTH 89°54'43" EAST, 100.00 FEET); THENCE NORTH 00°05'17" EAST, 8.70 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 89°55'07" EAST, ALONG THE SOUTH LINE OF SAID MOUNTAIN VIEW DRIVE, 149.79 FEET (DEED RECORD SOUTH 89°54'43" EAST, 150.70 FEET) TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF TRACT B, DESCRIBED IN VOLUME 556, PAGE 350 OF THE DEED RECORDS IN SAID COUNTY; THENCE SOUTH 00°09'51" WEST, ALONG THE EAST LINE OF SAID TRACT, 173.66 FEET (DEED RECORD SOUTH, 173.75 FEET) TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89°54'00" WEST, ALONG THE SOUTH LINE OF SAID TRACT, 249.39 FEET (DEED RECORD NORTH 89°54'00" WEST, 250.70 FEET) TO A 5/8 INCH IRON PIN ON THE EAST LINE OF LAUREL STREET; THENCE NORTH 00°05'17" EAST, ALONG THE EAST LINE OF SAID STREET, 70.10 FEET (DEED RECORD 69.25 FEET) TO A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 72-09413 OF SAID OFFICIAL RECORDS; THENCE SOUTH 89°45'17" EAST (DEED RECORD EAST), ALONG THE SOUTH LINE OF SAID TRACT, 105.00 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00°02'06" EAST, ALONG THE EAST LINE OF SAID TRACT, 92.98 FEET (DEED RECORD NORTH 0°03' EAST, 92.75 FEET) TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER THEREOF; THENCE NORTH 89°55'07" WEST, ALONG THE NORTH LINE OF SAID TRACT, 104.80 FEET (DEED RECORD WEST, 105.00 FEET) TO A 5/8 INCH IRON PIN ON THE EAST LINE OF LAUREL STREET; THENCE NORTH 00°05'17" EAST, ALONG SAID EAST LINE, 2.10 FEET (DEED RECORD NORTH 0°03' EAST, 3.05 FEET, MORE OR LESS) TO THE INITIAL POINT OF BEGINNING.

CONTAINING 32,713 SQUARE FEET OR 0.75 ACRES, MORE OR LESS.

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

Shawn Kampmann
SURVEYOR

COVENANTS, CONDITIONS & RESTRICTIONS:

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THIS SUBDIVISION, WAS SIMULTANEOUSLY RECORDED WITH THIS PLAT BY INSTRUMENT NO. 2019-023331 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT:

FOR PEOPLE'S BANK OF COMMERCE, AS BENEFICIARY OF THAT DEED OF TRUST RECORDED MAY 15, 2019, AS INSTRUMENT NO. 2019-012955 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2019-023329 OF SAID DESCRIBED OFFICIAL RECORDS.

RECORDING:

FILED FOR RECORD THIS 12th OF August, 2019 AT 3:10 O'CLOCK P.M. AND RECORDED IN VOLUME 45, PAGE 17 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.
Christine D. Walker
COUNTY CLERK
Jean Shing
DEPUTY

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.013 HAVE BEEN PAID AS OF Aug. 12th, 2019.
Deputy
8/12/19
TAX COLLECTOR DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 12th DAY OF August, 2019.

Agent
8/12/19
ASSESSOR DATE

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

PURPOSE: TO SURVEY AND MONUMENT A SUBDIVISION OF THAT TRACT OF LAND DESCRIBED WITHIN DOCUMENT NO. 2019-012954 IN THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON, AS APPROVED BY THE ASHLAND PLANNING DEPARTMENT.
PROCEDURE: UTILIZING AN ELECTRONIC LEICA TS-16 ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 20689, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, 1 SURVEY AND MONUMENT THE SUBDIVISION AS SHOWN. MONUMENTS WERE RECOVERED AND HELD FOR POSITION ALONG THE CENTERLINE AND SOUTHERLY LINE OF MOUNTAIN VIEW DRIVE TO DETERMINE THE NORTH PROPERTY LINE, AS DENOTED ON SURVEY NO.'S 8694 & 11898. THE EAST AND SOUTH PROPERTY LINES WERE DETERMINED BY HOLDING RECOVERED MONUMENTS ESTABLISHED BY SURVEY NO.'S 14311, 14320 & 4946, WHICH FIT WELL WITH THE DEED AND SURVEY RECORDS. THE MOST WESTERLY WEST PROPERTY LINE IS THE THE EAST LINE OF NORTH LAUREL STREET AS DETERMINED BY HOLDING STREET CENTERLINE MONUMENTS LOCATED AT THE INTERSECTIONS OF NORTH LAUREL STREET WITH ORANGE STREET, MOUNTAIN VIEW DRIVE AND RANDY STREET, AS DENOTED ON SURVEY NO.'S 7028, 13770 & 20689. RECOVERED MONUMENTS WERE HELD FOR THE MOST WESTERLY SOUTHWEST & NORTHWEST CORNERS, PREVIOUSLY ESTABLISHED BY SURVEY NO.'S 4936 & 4946. MONUMENTS WERE ALSO RECOVERED ALONG THE EASTERLY-MOST WEST PROPERTY LINE ESTABLISHED BY SURVEY NO. 4936, ALTHOUGH THE CONTROLLING DEED CALLS DIFFERED 2.10 FEET OF SHORTAGE IN THE NORTH-SOUTH DIRECTION (92.75 FEET) THAN MONUMENTS PREVIOUSLY ESTABLISHED AND DENOTED ON SURVEY NO. 4936 & 8694 (95.00 FEET). THIS DISCREPANCY LEFT A REMAINDER STRIP 2.10 FEET WIDE BETWEEN THE ORIGINAL PARENT TRACTS A & B, DESCRIBED IN DEED RECORD VOLUME 556, PAGE 350 AND THAT TRACT DESCRIBED IN DOCUMENT NO. 72-09413 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON. THE LOTS, COMMON AREA, PUBLIC & PRIVATE UTILITY EASEMENTS ARE CREATED AS SHOWN HEREON, ALONG WITH THE 8.70 FOOT WIDE STREET DEDICATION TO THE CITY OF ASHLAND. 1 SURVEY AND MONUMENT THE SUBDIVISION AS SHOWN HEREON.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT KDA HOMES, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LANDS HEREON DESCRIBED, AND HAVE SUBDIVIDED THE SAME INTO LOTS AND COMMON AREA 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. WE HEREBY DEDICATE TO THE CITY OF ASHLAND FOR PUBLIC USE, AN 8.70 STRIP OF LAND FOR STREET PURPOSES AND THE VARIOUS PUBLIC UTILITY EASEMENTS AS SHOWN HEREON. WE HEREBY CREATE PRIVATE ACCESS AND UTILITY EASEMENTS OVER AND ACROSS ALL OF THE COMMON AREA AND LOTS, AS SHOWN HEREON. WE ALSO HEREBY CREATE A 2.00 FOOT WIDE PRIVATE ACCESS & UTILITY EASEMENT ACROSS LOT 1 AND LOT 3 FOR THE BENEFIT OF LOT 2, AS SHOWN HEREON. WE ALSO HEREBY CREATE A 2.00 FOOT WIDE PRIVATE UTILITY EASEMENT OVER AND ACROSS LOT 10 FOR THE BENEFIT OF LOT 11, AS SHOWN HEREON. WE HEREBY DESIGNATE SAID SUBDIVISION AS GARDEN COTTAGES.

LAZARO AYALA, MANAGER

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED LAZARO AYALA, ON AUTHORITY FOR TEN SIXTY EIGHT LLC, ON THIS 31 DAY OF July, 2019, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Janni G. Miller
NOTARY PUBLIC - OREGON Laurie A. Miller
COMMISSION NO. 989058
MY COMMISSION EXPIRES: July 2, 2023

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN AMERITITLE, INC. ORDER NO. 259473AM, EFFECTIVE DATE JULY 22, 2019, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

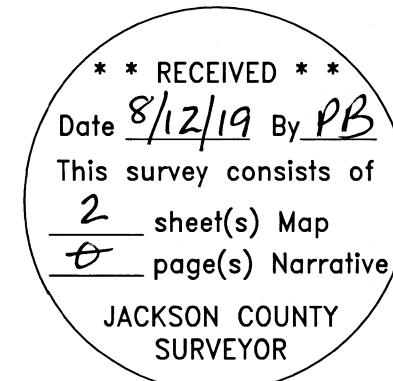
- 1 REGULATIONS, INCLUDING LEVIES, ASSESSMENTS, WATER AND IRRIGATION RIGHTS AND EASEMENTS FOR DITCHES AND CANALS OF TALENT IRRIGATION DISTRICT.
2 RIGHT-OF-WAY EASEMENT FOR AN IRRIGATING DITCH ACROSS PREMISES DESCRIBED IN VOLUME 84, PAGE 39 OF THE DEED RECORDS IN JACKSON COUNTY, OREGON (LOCATION UNKNOWN).

POST MONUMENTATION NOTE

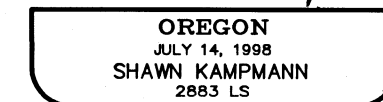
THE DEFERRED MONUMENTS AS DESCRIBED AND SHOWN ON SHEET 2 OF 2 WILL BE IN PLACE BY JULY 31, 2023, AS ALLOWED PER O.R.S. 92.065 AND AN AFFIDAVIT OF POST-MONUMENTATION SHALL BE RECORDED UPON COMPLETION, AND FILED WITH THE COUNTY SURVEYOR PER O.R.S. 92.070. MONUMENTS HAVE NOW BEEN SET.

ASHLAND CITY SURVEYOR
* See document
2020-031497
10/9/2020 S/N 23147

Assessor's Map No. 39 1E 04 CB, Tax Lot 8800



Shawn Kampmann



RENEWAL DATE: 6/30/2021

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

DATE: JUNE 20, 2019
PROJECT NO. 1120-17

FILE: SURVEYS\1120-18\GARDEN COTTAGES PLAT.DWG SHEET 1 OF 2

GARDEN COTTAGES A PLANNED UNIT DEVELOPMENT

LYING SITUATE WITHIN
SOUTHWEST QUARTER OF SECTION 4
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
KDA Homes, LLC
604 Fair Oaks Drive
Ashland, Oregon

LEGEND

- 3" BRONZE CAPPED IRON PIPE IN MONUMENT WELL PER SURVEY NO. 7493, 20689 & 20922 (RECOVERED)
- 2" BRASS CAPPED IRON PIPE IN MONUMENT WELL PER S/N 11898 & S/N 14311 ASHLAND AUDUBON SUBDIVISION PHASE I (RECOVERED)
- ⊙ 3/4" IRON PIPE IN MONUMENT WELL PER S&S SUBDIVISION AND S/N 7028 & 14320 (RECOVERED)
- ⊗ 1-1/2" ALUMINUM CAPPED IRON PIN STAMPED "SWAIN SURVEYING 1972" PER S/N 4946, HAYS SUBDIVISION (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "D. McMAHON LS 1913" PER S/N 11898 & 14311 (RECOVERED)
- ⊗ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "BURRELL RLS 638" PER S/N 4936 & 8694 (RECOVERED)
- 3/4" IRON PIPE, NO MARKINGS, ORIGIN UNKNOWN (RECOVERED)
- ⊗ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "L.J. FRIAR & ASSOC." PER S/N 13770 & 14320 (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- ⊗ 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT PLS 2883" PER MONUMENT DETAIL (ESTABLISHED)
- ◆ POST-CONSTRUCTION MONUMENT BY AFFIDAVIT (DEFERRED) *
- SUBJECT PROPERTY LINE
- NEW LOT LINE
- BOUNDARY LINE
- CENTERLINE
- PREVIOUS DEED LINE
- EASEMENT LINE
- x-x-x- FENCELINE
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- D.R. DEED RECORDS, VOLUME / PAGE, JACKSON COUNTY CLERK
- () SURVEY RECORD DATA PER S/N 14311 (HOFFBUHR)
- (()) SURVEY RECORD DATA PER S/N 11898 (HOFFBUHR)
- { } SURVEY RECORD DATA PER S/N 4936
- < > SURVEY RECORD DATA PER S/N 13770 & S/N 14320
- [] DEED RECORD DATA PER O.R. 94-18039
- COMMON AREA, PRIVATE ACCESS & UTILITY EASEMENT & PUBLIC UTILITY EASEMENT BY THIS PLAT

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF NORTH LAUREL STREET, HAVING A RECORD PLAT BEARING OF NORTH 00°05'17" EAST, AS REFERENCED ON SURVEY NO. 7028, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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

Shawn Kampmann
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2021

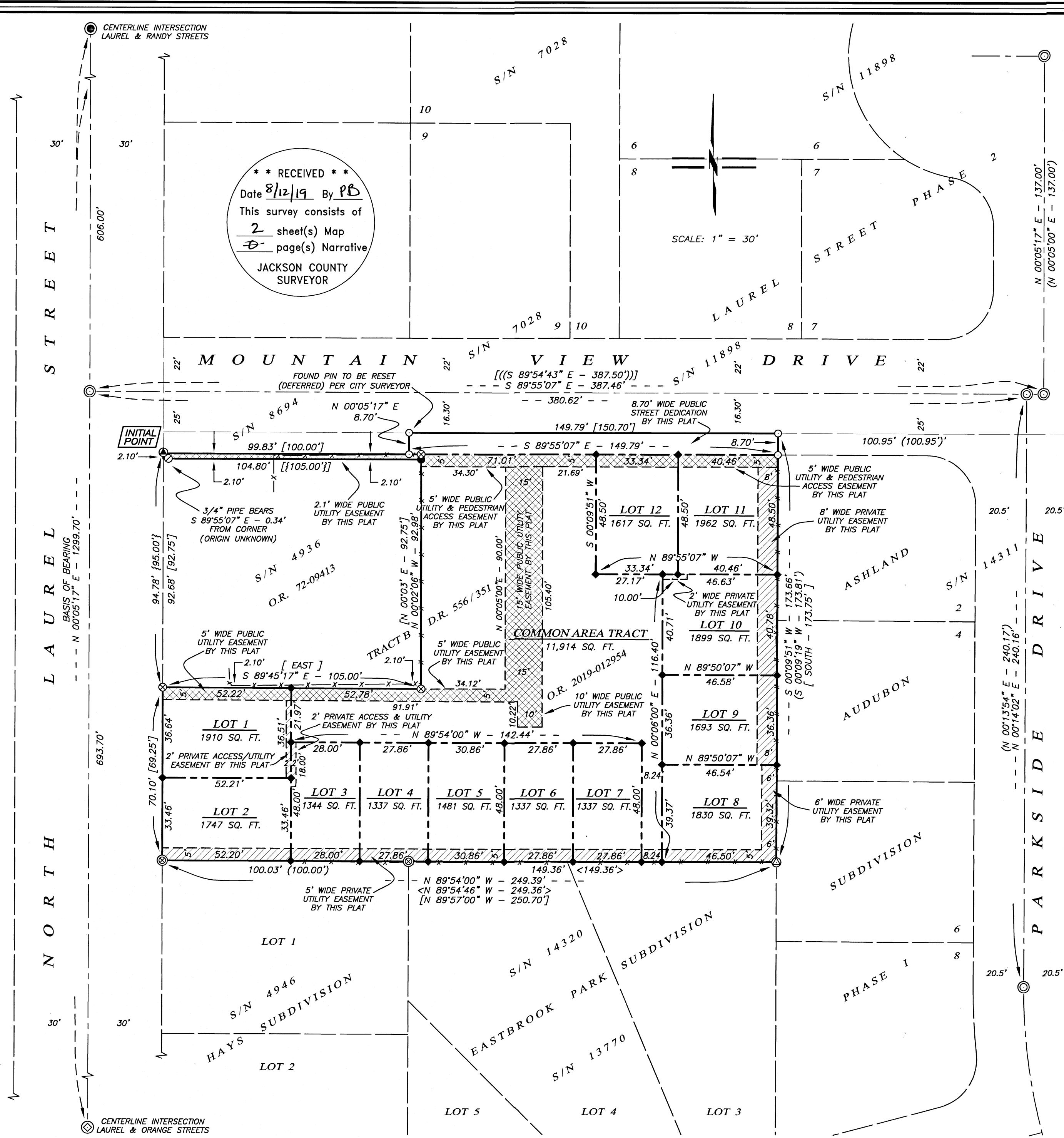
SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: JUNE 20, 2019
PROJECT NO. 1230-18

FILE: SURVEYS\1120-18\GARDEN COTTAGES PLAT.DWG SHEET 2 OF 2

**** RECEIVED ****
Date 8/12/19 By PB
This survey consists of
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

SCALE: 1" = 30'



Assessor's Map No. 39 1E 04 CB, Tax Lot 8800