22900

SOMERSET LANE

A PLANNED UNIT DEVELOPMENT

LYING SITUATE WITHIN

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

FOR

Somerset Lane LLC
361 South Mountain Avenue
Ashland, Oregon

APPROVALS:

EXAMINED AND APPROVED THIS 29th DAY OF August, 2019

ASHLAND PLANNING DEPARTMENT — DATE 8.29.2019

PLANNING FILE NO. PA 2017-00615

EXAMINED AND APPROVED THIS 23rd DAY OF August, 2019

Bradley F Barker
CITY SURVEYOR

APPROVED FOR RECORDING THIS 30th DAY OF August, 2019

COUNTY COMMISSIONER / ADMINISTRATOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT SOMERSET LANE 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, A VARIABLE WIDTH PUBLIC UTILITY EASEMENT OVER AND ACROSS ALL OF THE COMMON AREA, AS WELL AS OVER THAT PORTION OF LOT 5, AS SHOWN HEREON. WE HEREBY CREATE THE PRIVATE ACCESS AND UTILITY EASEMENT OVER AND ACROSS ALL OF THE COMMON AREA, AS SHOWN HEREON. WE HEREBY DESIGNATE SAID SUBDIVISION AS SOMERSET LANE.

Martin Ashworth
MARTIN ASHWORTH, MEMBER

ACKNOWLEDGEMENT

STATE OF OREGON)
JACKSON COUNTY) SS

PERSONALLY APPEARED THE ABOVE NAMED MARTIN ASHWORTH, ON AUTHORITY OF SOMERSET LANE LLC, THIS 23 DAY OF August, 2019, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Laurie A. Miller
NOTARY PUBLIC - OREGON Laurie A. Miller
COMMISSION NO. 989058
MY COMMISSION EXPIRES: July 02, 2023

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE COMPANY OF OREGON, ORDER NO.'s 7169-2637663, 7169-3096900 & 7169-309-6906, EFFECTIVE DATE JUNE 25, 2019, EITHER DO NOT AFFECT THE SUBJECT TRACTS, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

1. THE WEST BOUNDARY CANNOT BE INSURED AS A DEFINITE BOUNDARY SINCE IT IS AND HAS BEEN SUBJECT TO POSSIBLE RELOCATION DUE TO CHANGES IN THE "CENTER OF THE BOTTOM OF DEEP GULCH" AND ANY VARIATION THAT MAY CAUSE AS TO THE LOCATION OF THE NORTH BOUNDARY HEREOF.

Assessor's Map No. 39 1E 09 DD, Tax Lot 600

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 DESCRIBED IN DOCUMENT NO. 2019-023763 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT;

BEGINNING AT A 5/8 INCH ORANGE PLASTIC CAPPED IRON PIN AT THE SOUTHEAST CORNER OF PARCEL 2, PARTITION PLAT NO. P-32-2019, RECORDED ON AUGUST 09, 2019 IN THE PLAT RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 89°42'58" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 2, 183.30 FEET TO A 5/8 INCH IRON PIN AT THE CENTER OF DEEP GULCH, BEING THE SOUTHWEST CORNER THEREOF; THENCE NORTH 11°39'18" EAST, ALONG THE CENTER OF DEEP GULCH, COMMON WITH THE EASTERLY LINE OF H.B. CARTER ADDITION TO THE CITY OF ASHLAND, 114.24 FEET TO A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE SOUTH 89°42'58" EAST, LEAVING SAID EASTERLY LINE OF H.B. CARTER ADDITION, A DISTANCE OF 160.77 FEET TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°17'02" WEST, ALONG THE WEST LINE OF MOUNTAIN AVENUE, 112.00 FEET TO THE INITIAL POINT OF BEGINNING.

CONTAINING 19,268 SQUARE FEET, OR 0.44 ACRES, MORE OR LESS.

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

SURVEYOR

COVENANTS, CONDITIONS & RESTRICTIONS:

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THIS SUBDIVISION, WAS SIMULTANEOUSLY RECORDED WITH THIS PLAT BY INSTRUMENT NO. 2019- 25709 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

~~AFFIDAVIT OF CONSENT:~~

~~FOR EVERGREEN FEDERAL BANK, AS BENEFICIARY OF THAT LINE OF CREDIT TRUST DEED DATED JANUARY 25, 2018, AS INSTRUMENT NO. 2018-002267 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2019 - _____ OF SAID DESCRIBED OFFICIAL RECORDS.~~

POST MONUMENTATION NOTE

THE DEFERRED MONUMENTS AS DESCRIBED AND SHOWN ON SHEET 2 OF 2 WILL BE IN PLACE BY DECEMBER 31, 2021, 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.

Bradley F. Barker 2-4-2020
ASHLAND CITY SURVEYOR

DOC # 2020 - 003838
02/04/2020 S/N # 23003

RECORDING:

FILED FOR RECORD THIS 30th OF August, 2019 AT 1:45 O'CLOCK PM, AND RECORDED IN VOLUME 45, PAGE 19, OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker — COUNTY CLERK
Naomi Foote — DEPUTY

APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF August 30, 2019.

Carol Elaine - Deputy — TAX COLLECTOR — DATE 8/30/19

~~DEPUTY~~ — ~~DATE~~

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 30 DAY OF August, 2019.

- Shawn, Agent — ASSESSOR — DATE 08/30/19

~~DEPUTY~~ — ~~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. 2019-023763 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING ELECTRONIC LEICA TS-16 & TCRP 1203 ROBOTIC TOTAL STATIONS WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO.'s 22887, 20489, 19939 & 19440, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY AND MONUMENT THE SUBDIVISION LOTS AND COMMON AREA AS SHOWN.

* * RECEIVED * *
Date 8/30/19 By PB
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2021

SURVEYED BY:

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

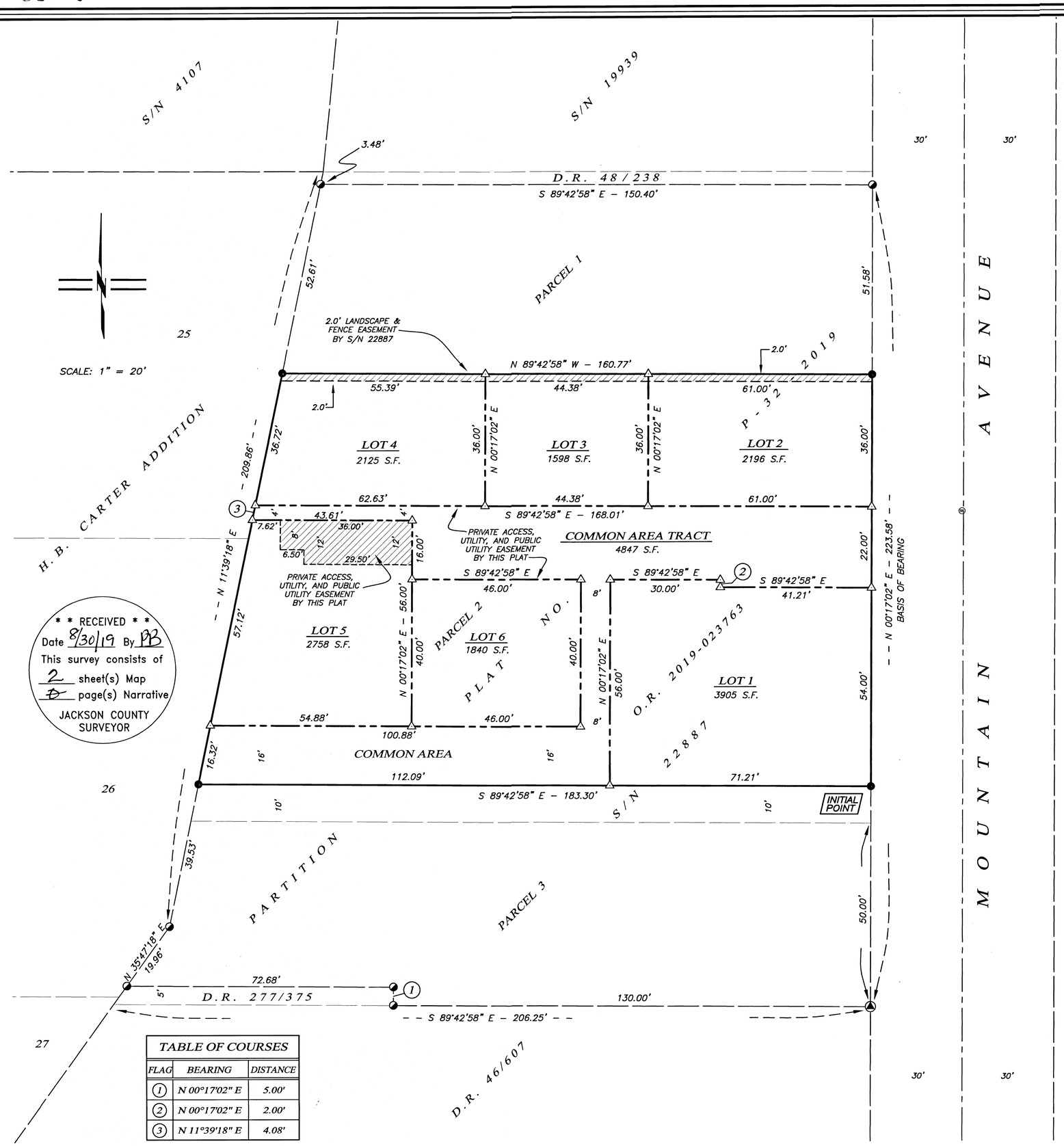
DATE: AUGUST 6, 2019
PROJECT NO. 1020-16

FILE: SURVEYS\1020-16\SOMERSET LANE PUD PLAT.DWG — SHEET 1 of 2

POLARIS LAND SURVEYING

22900
17L/43

22900



* * RECEIVED * *
Date 8/30/19 By PB
This survey consists of
2 sheet(s) Map
~~0~~ page(s) Narrative
JACKSON COUNTY SURVEYOR

TABLE OF COURSES		
FLAG	BEARING	DISTANCE
1	N 00°17'02" E	5.00'
2	N 00°17'02" E	2.00'
3	N 11°39'18" E	4.08'

Assessor's Map No. 39 1E 09 DD, Tax Lot 600

SOMERSET LANE

A PLANNED UNIT DEVELOPMENT

LYING SITUATE WITHIN

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

FOR

Somerset Lane LLC

361 South Mountain Avenue
Ashland, Oregon

LEGEND

- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 22887 (RECOVERED)
- 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 22887 (RECOVERED)
- 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT" PLS 2883", PER S/N 22887 (RECOVERED)
- △ POST-CONSTRUCTION MONUMENT BY AFFIDAVIT (DEFERRED) * See S/N # 23003
- SUBJECT PROPERTY LINE
- NEW LOT LINE
- BOUNDARY LINE
- CENTERLINE
- PREVIOUS DEED LINE
- EASEMENT LINE
- D.R. — DEED RECORDS VOLUME / PAGE, JACKSON COUNTY CLERK
- S/N — SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- S.F. — SQUARE FEET
- O.R. — OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- COMMON AREA, PUBLIC UTILITY EASEMENT, PRIVATE ACCESS & UTILITY EASEMENT
- PUBLIC UTILITY, PRIVATE UTILITY & ACCESS EASEMENT ON LOT 5

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF THE MOUNTAIN AVENUE, HAVING A RECORD PLAT BEARING OF NORTH 00°17'02" EAST, AS REFERENCED ON SURVEY NO. 22887, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

TABLE OF COURSES		
FLAG	BEARING	DISTANCE
1	N 00°17'02" E	5.00'
2	N 00°17'02" E	2.00'
3	N 11°39'18" E	4.08'

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

SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
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: AUGUST 6, 2019
PROJECT NO. 1020-16

FILE: SURVEYS\1020-16\SOMERSET LANE PUD PLAT.DWG SHEET 2 of 2

POLARIS LAND SURVEYING

22900
17L/43