

[Signature]
ASHLAND PLANNING DEPARTMENT
(PA-T1-2020-00132) SUBDIVISION

*** APPROVALS ***
11.18.2021
DATE

THE COTTAGES AT WEST VILLAGE, PHASE 1
A Subdivision of Lot 15 of WEST VILLAGE, PHASES 1 & 2
Located in the N.E. 1/4 of Section 5,
T.39S., R.1E., W.M. City of Ashland
Jackson County, Oregon
(PA-T1-2020-00132)

*** RECORDER'S CERTIFICATE ***

Filed for record this 1st day of December, 2021 at
1:34 o'clock P.M., and recorded in Volume 47 of Plats
at Page 26 of the records of Jackson County, Oregon and recorded as
Document No. 2021-49332, Official Records of Jackson County, Oregon.

County Clerk Christine D. Walker Deputy Sonya J. Morgan

Declaration of C.C.& R.'s recorded as Doc. No. 2021-023119, ORJCO.
Declaration of Maintenance recorded as Doc. No. 2021-023118, ORJCO.

EXAMINED AND APPROVED as required by ORS 92.100 as of October 20, 2021.

[Signature]
Jackson County Surveyor

SURVEY FOR:
CMK DEVELOPMENT, LLC
1679 JACKSON RD.,
ASHLAND, OR 97520

EXAMINED AND APPROVED this 18th day of NOVEMBER, 2021.

[Signature]
Ashland City Engineer

DATE:
SEPTEMBER 8, 2021

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96
as of December 1st, 2021.

[Signature], agent
Assessor, Department of Assessment

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
PHOENIX, OREGON 97535
PH: (541) 772-2782
ljfriarandassociates@charter.net

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have
been paid as of December 1st, 2021.

[Signature]
Tax Collector

*** SURVEYOR'S CERTIFICATE ***

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY
THAT I HAVE CORRECTLY SURVEYED AND MARKED, WITH PROPER MONUMENTS AS PROVIDED BY LAW,
THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME,
AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Lot 15 of WEST VILLAGE, PHASES 1 & 2, according to the official plat thereof, now of record, in
Volume 47, Page 11 of plats of Jackson County, Oregon.



*** DECLARATION ***

Know all men by these presents that CMK DEVELOPMENT, LLC, an Oregon limited liability company, is the
owner in fee of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate
and have subdivided the same into the Lots and Common Area as shown on Sheet 2 and (1) do hereby
dedicate to the public for public use under the jurisdiction of the City of Ashland, the Public Utility
Easements (PUE1) and (2) do hereby make and establish the Private Utility Easement over the Common
Area for the benefit of the Lots 1-13, inclusive and (3) do hereby designate said Subdivision as THE
COTTAGES AT WEST VILLAGE, PHASE 1 which shall be subject to a Declaration of Covenants, Conditions
and Restrictions (CC&R's) and Declaration of Maintenance as noted hereon.

[Signature]
KYLE TAYLOR, Manager
CMK Development, LLC

Dated this 20th day of October, 2021.

Melissa Manzi
Melissa Manzi Notary Public - Oregon
Commission No. 1005388
My Commission Expires Oct 22, 2024

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

PURPOSE: TO SURVEY AND MONUMENT THE LOTS CREATED THROUGH THE COTTAGES AT WEST VILLAGE, PHASE 1 AS
REQUESTED BY THE CLIENT. THE PARENT PROPERTY IS LOT 15 OF WEST VILLAGE, PHASES 1 & 2. SEE ASHLAND PA#
T1-2020-00132.

PROCEDURE: COMPUTED THE LOT CORNER LOCATIONS PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AS
SHOWN ON SHEET 2 USING TRIMBLE R10 GPS RECEIVERS AND TRIMBLE S6 ROBOTIC TOTAL STATION.

*** AFFIDAVIT OF CONSENT ***

FROM EVERGREEN FEDERAL BANK RECORDED AS DOC. # 2021-049331, ORJCO.

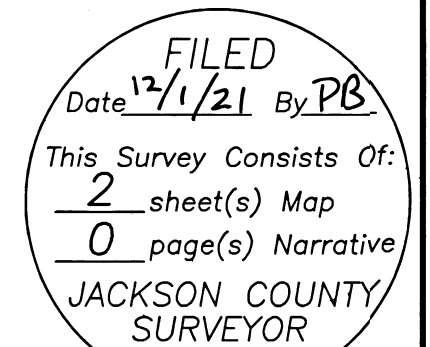
I HEREBY DECLARE THAT THIS IS AN EXACT
COPY OF THE ORIGINAL PLAT.

[Signature]
SURVEYOR

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON MILANO JPC4M2 POLYESTER FILM.

APPROVED FOR RECORDING:

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR
DATE 12/1/21



SHEET 1 OF 2

SURVEY FOR:
 CMK DEVELOPMENT, LLC
 1679 JACKSON RD.,
 ASHLAND, OR 97520

SURVEY BY:
 L.J. FRIAR & ASSOCIATES, P.C.
 CONSULTING LAND SURVEYORS
 P.O. BOX 1947
 PHOENIX, OREGON 97535
 PH: (541) 772-2782
 lfriarandassociates@charter.net

THE COTTAGES AT WEST VILLAGE, PHASE 1
 A Subdivision of Lot 15 of WEST VILLAGE, PHASES 1 & 2
 Located in the N.E. 1/4 of Section 5,
 T.39S., R.1E., W.M. City of Ashland
 Jackson County, Oregon
 (PA-T1-2020-00132)

DATE:
 SEPTEMBER 8, 2021

LEGEND:

- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J.FRIAR & ASSOC PER WV1-2.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ∅ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET 1" COPPER PLUG MKD. L.J. FRIAR & ASSOC. IN CONCRETE.
- PUE = PUBLIC UTILITY EASEMENT PER WV1-2.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WV1-2 = WEST VILLAGE, PHASES 1 & 2 (FS23343).
- L1 = SEE COURSE DATA TABLE.
- FS = FILED SURVEY #.
- PSSSDE = JOINT PRIVATE SANITARY SEWER & STORM DRAINAGE EASEMENT FOR LOTS 10-12, 15 & DOC. 2020-023674, ORJCO PER WV1-2.
- SWA = APPROX. LOCATION OF SOLAR ACCESS WAIVER PER DOC. 84-06645, ORJCO.
- #WC = #.00 FOOT WITNESS CORNER MONUMENT.
- PUE1 = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- CA = COMMON AREA & PRIVATE UTILITY EASEMENT FOR LOTS 1-13, INCLUSIVE, PER THIS PLAT.

BASIS OF BEARINGS:

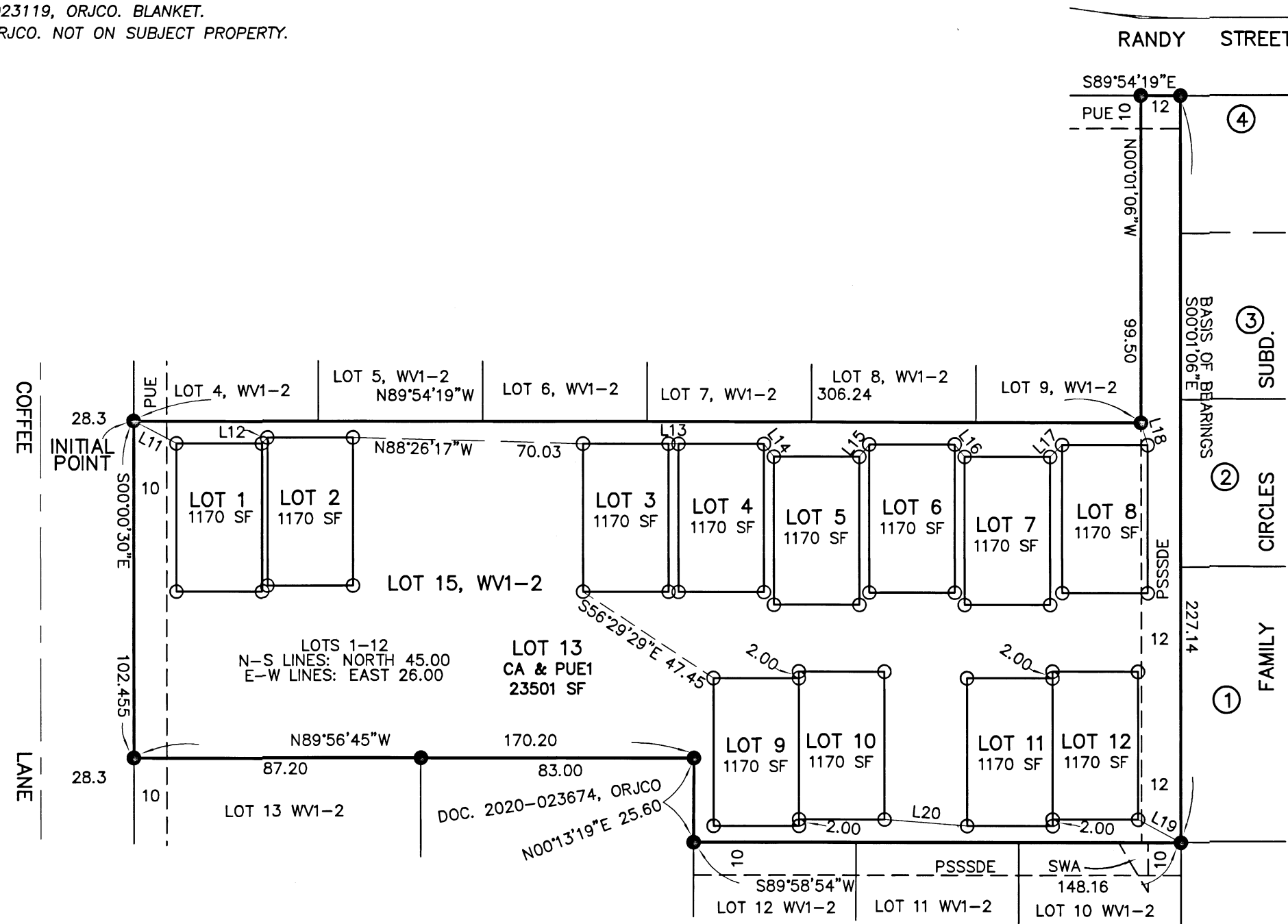
TRUE NORTH BASED ON G.P.S. MEASUREMENTS APPLIED TO THE EAST LINE OF LOT 15 OF WV1-2 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 40'

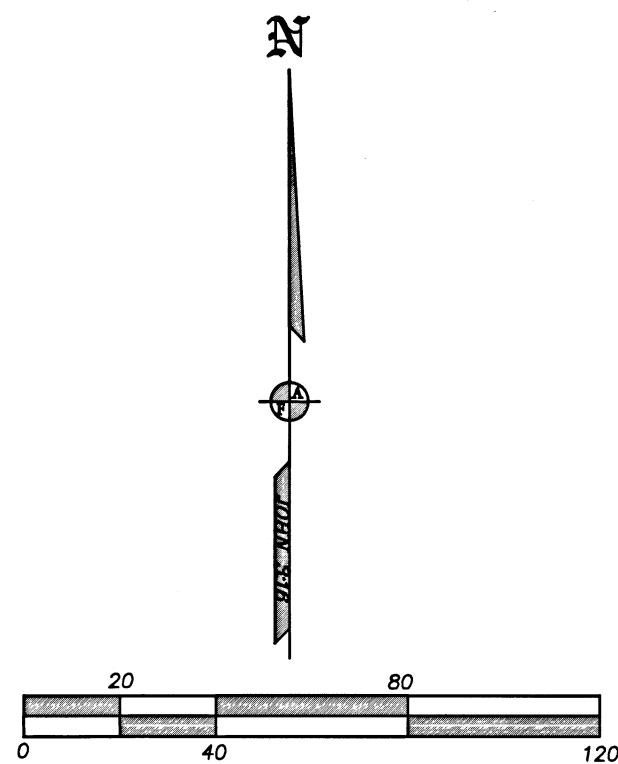
EASEMENTS PER PUBLIC RECORDS REPORT

SOLAR ACCESS WAIVER AGREEMENT PER DOC. 84-06645, ORJCO. SHOWN.
 DEED OF TRUST PER DOC. 2019-022189, ORJCO. BLANKET.
 EASEMENTS FOR JOINT PRIVATE SANITARY SEWER & STORM DRAIN PER WV1-2. SHOWN.
 EASEMENTS FOR PUBLIC UTILITIES PER WV1-2. SHOWN.
 DECLARATION OF MAINTENANCE AGREEMENT PER DOC. 2021-023118, ORJCO. BLANKET.
 CC&R'S PER DOC. 2021-023119, ORJCO. BLANKET.
 REGULATIONS OF WEST VILLAGE SBDIVISION H.O.A. PER DOC. 2021-023119, ORJCO. BLANKET.
 EASEMENT FOR NATURAL GAS FACILITIES PER DOC. 2021-023174, ORJCO. NOT ON SUBJECT PROPERTY.



COURSE DATA TABLE

NUM	BEARING	DISTANCE
L11	S62°25'17"E	14.67
L12	N43°00'38"E	2.31
L13	S89°05'04"E	3.00
L14	S37°49'34"E	4.89
L15	N38°31'32"E	4.82
L16	S38°38'09"E	4.80
L17	N45°02'05"E	5.17
L18	S16°31'57"E	7.04
L19	N61°43'21"W	14.77
L20	S85°32'19"E	25.21



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

J. Friar
 SURVEYOR

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON MILANO JPC4M2 POLYESTER FILM.

REGISTERED PROFESSIONAL LAND SURVEYOR
J. Friar
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE: 6-30-23

FILED
 Date 12/1/21 By PB
 This Survey Consists Of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR