

**SURVEYOR'S CERTIFICATE:**

I, FRED A. FRANTZ, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF SAID TRACT:

COMMENCING AT A BRASS CAP MONUMENTING THE SOUTHWEST CORNER OF DONATION LAND CLAIM 41, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON; THENCE NORTH 0°05'43" WEST, ALONG THE WEST LINE OF SAID DONATION LAND CLAIM, A DISTANCE OF 958.94 FEET, TO THE NORTHWEST CORNER OF THAT TRACT DESCRIBED IN VOLUME 141, AT PAGE 569 OF THE DEED RECORDS OF SAID COUNTY AND STATE; THENCE SOUTH 80°32'32" EAST, A DISTANCE OF 253.10 FEET TO THE WESTERLY LINE OF OAK STREET; THENCE SOUTH 14°52'17" WEST, ALONG SAID LINE, A DISTANCE OF 60.00 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 80°34'06" WEST, A DISTANCE OF 77.03 FEET; THENCE SOUTH 12°32'37" WEST, A DISTANCE OF 20.28 FEET; THENCE NORTH 74°17'00" WEST, A DISTANCE OF 67.12 FEET; THENCE NORTH 80°37'27" WEST, A DISTANCE OF 90.35 FEET, TO A POINT ON THE WEST LINE OF SAID DONATION LAND CLAIM; THENCE NORTH 0°05'43" WEST, ALONG SAID LINE, A DISTANCE OF 73.85 FEET, TO SAID NORTHWEST CORNER; THENCE SOUTH 80°32'32" EAST, A DISTANCE OF 253.10 FEET TO THE WEST LINE OF SAID OAK STREET; THENCE SOUTH 14°52'17" WEST, ALONG SAID LINE, A DISTANCE OF 60.00 FEET, TO THE POINT OF BEGINNING.

Fred A. Frantz 12-20-22  
FRED A. FRANTZ, PLS 50077 DATE

**APPROVAL:**

Brandon Goldman 1/11/2023  
ASHLAND PLANNING DEPARTMENT DATE  
PA # PA-T2-2019-00011

EXAMINED AND APPROVED THIS 27 DAY OF December, 2022

Scott Fein  
JACKSON COUNTY SURVEYOR DATE  
IN ACCORDANCE WITH ORS 92.100

EXAMINED AND APPROVED AS REQUIRED BY O.R.S 92.100

AS OF JANUARY 17TH 2023  
Jim A. Agent  
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 AND ORS 311.280 HAVE BEEN PAID AS OF January 17th 2023

[Signature]  
TAX COLLECTOR

FILED  
DATE 1/17/23 BY PB  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

**DECLARATION:**

KNOW ALL MEN BY THESE PRESENTS:

THAT SALTY ROGUE REAL ESTATE, LLC AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LANDS HEREON DESCRIBED, HAVE CAUSED THIS TRACT OF LAND TO BE SUBDIVIDED INTO LOTS, AS SHOWN HEREON AND THE NUMBER AND SIZE OF LOTS AND THE LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND SAID OWNER DOES HEREBY DEDICATE TO THE CITY OF ASHLAND THE PUBLIC UTILITY EASEMENT FOR UNDERGROUND ELECTRIC AND ITS APPURTENANCE AS SHOWN HEREON AND DOES HEREBY CREATE A BLANKET EASEMENT THROUGH THE LOT 5 (COMMON AREA) FOR PEDESTRIAN ACCESS AND PRIVATE UTILITIES AND A NON EXCLUSIVE EASEMENT FOR VEHICULAR INGRESS AND EGRESS AND PARKING AS SHOWN HEREON FOR THE BENEFIT OF LOTS ONE THROUGH FOUR AND THIS PLAT IS A CORRECT REPRESENTATION OF SAID SUBDIVISION. THE PROPERTY DESIGNATED HEREON IS SUBJECT TO ADDITIONAL COVENANTS, CONDITIONS AND RESTRICTIONS

RECORDED AS INSTRUMENT NUMBER 2023-000895 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. WE HEREBY DESIGNATE SAID SUBDIVISION AS ASHLAND CREEK COTTAGES.

Rebecca Brown  
REBECCA BROWN, MEMBER, SALTY ROGUE REAL ESTATE LLC

STATE OF OREGON ) S.S.  
COUNTY OF JACKSON)

ON THIS, THE 11 DAY OF December, 2022, BEFORE ME APPEARED REBECCA BROWN, MEMBER, SALTY DOG LLC, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HER FREE ACT AND DEED.

BY: Mel Mouri 1005388  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES: Oct. 22, 2024

Robert Brown  
ROBERT BROWN, MEMBER, SALTY ROGUE REAL ESTATE LLC

STATE OF OREGON ) S.S.  
COUNTY OF JACKSON)

ON THIS, THE 11 DAY OF December, 2022, BEFORE ME APPEARED ROBERT BROWN, MEMBER, SALTY DOG LLC, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HIS FREE ACT AND DEED.

BY: Mel Mouri 1005388  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES: Oct. 22, 2024

RONALD P. UNIS, TRUSTEE RPRU FAMILY REVOCABLE TRUST IS THE BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED AUGUST 17, 2018 AS DOCUMENT NUMBER 2018-025930 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

SEE AFFIDAVIT OF CONSENT FILED FOR RECORD THE 17 DAY OF January 2023 AND RECORDED AS INSTRUMENT NUMBER 2023-000894 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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

Fred A. Frantz  
FRED A. FRANTZ, PLS 50077

**ASHLAND CREEK COTTAGES**  
A SUBDIVISION, A COTTAGE HOUSING DEVELOPMENT

PLANNING ACTION #PA-T2-2019-00011

LOCATED IN THE  
SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 SOUTH,  
RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ASHLAND,  
JACKSON COUNTY, OREGON.

FOR

SALTY ROGUE REAL ESTATE, LLC  
1070 EMMA STREET  
ASHLAND, OREGON 97520

**RECORDER'S CERTIFICATE:**

FILED FOR RECORD THIS 17th DAY OF JANUARY, 2023  
AT 1:15 O'CLOCK P.M., AND RECORDED IN VOLUME 49  
OF PLATS AT PAGE 01 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine D Walker  
COUNTY CLERK

Heather Simpson  
DEPUTY

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

**PURPOSE:** TO SURVEY AND MONUMENT ASHLAND CREEK COTTAGES AS APPROVED BY THE CITY OF ASHLAND PLANNING COMMISSION AS PLANNING ACTION #PA-T2-2019-00011. BEING THAT TRACT DESCRIBED IN INST. No. 2018-025929 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

**PROCEDURE:** UTILIZING A TRIMBLE S6 AND TSC 2 DATA COLLECTOR, I TIE THE MONUMENTS AND HOLD THE LOCAL POSITION OF THE FOUND MONUMENTS FOR THE SUBJECT TRACT AS SHOWN. THE SOUTHERLY IRON PIN OF THE TRACT ON THE WESTERLY RIGHT OF WAY OF OAK STREET, AS SET BY SURVEY NUMBER 4481 WAS DESTROYED BY CONSTRUCTION AND REPLACED IN ITS FOUND POSITION AS SHOWN.

**APPROVED FOR RECORDING:**

Chamberlain Bell 1/17/2023  
COUNTY COMMISSIONER / ADMINISTRATOR DATE

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Fred A. Frantz  
OREGON  
JULY 12, 2005  
FRED A. FRANTZ  
No. 50077

Renewal 12-31-23

**SURVEYOR  
TERRASURVEY, INC.**

PROFESSIONAL LAND SURVEYORS  
274 FOURTH STREET  
ASHLAND, OREGON 97520  
(541) 482-6474  
terrain@bisp.net  
JOB No. 1218-19

**ASHLAND CREEK COTTAGES**

A SUBDIVISION, A COTTAGE HOUSING DEVELOPMENT

PLANNING ACTION #PA-T2-2019-00011

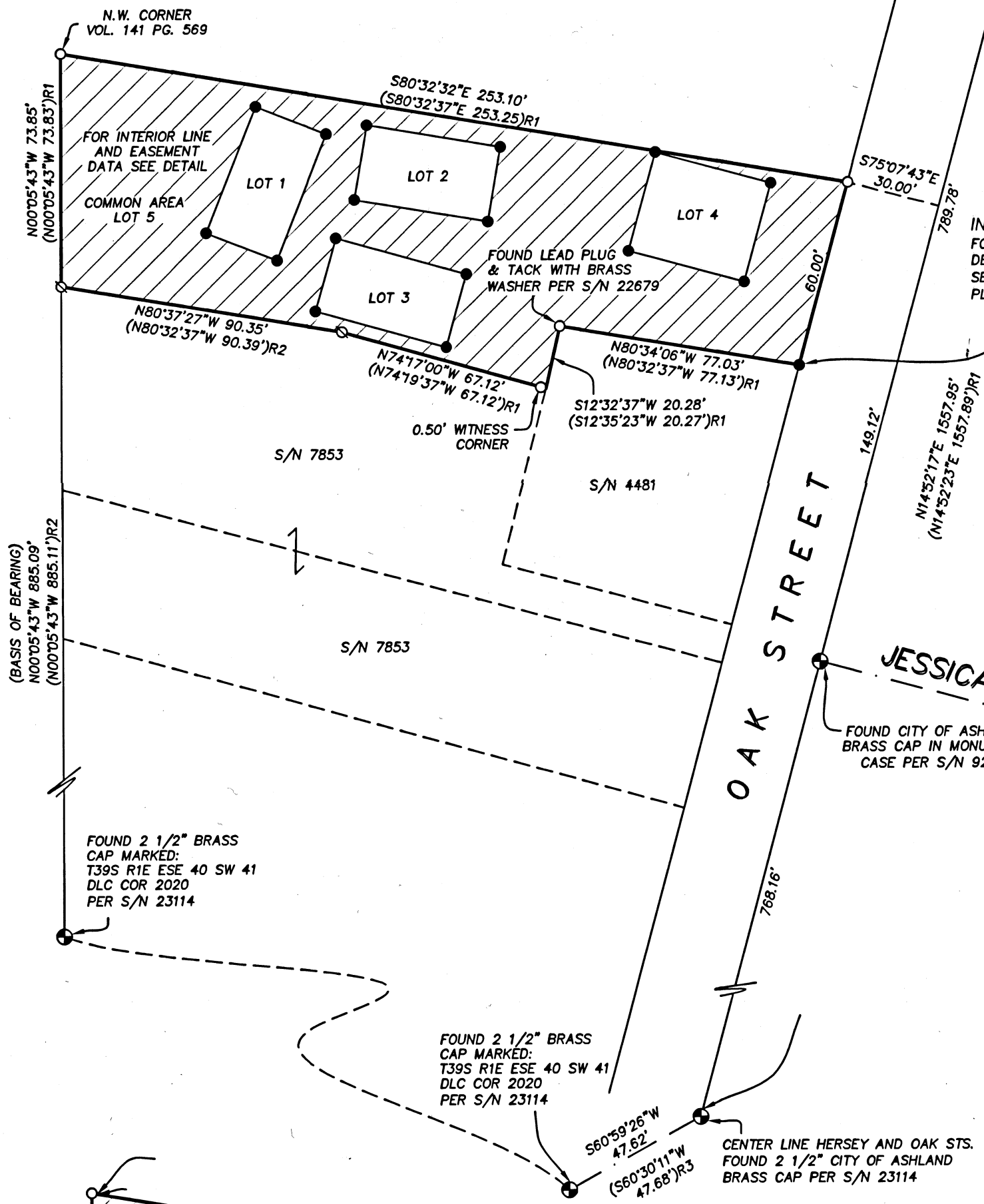
LOCATED IN THE  
SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 SOUTH,  
RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ASHLAND,  
JACKSON COUNTY, OREGON.

FOR

SALTY ROGUE REAL ESTATE, LLC  
1070 EMMA STREET  
ASHLAND, OREGON 97520

FOUND CITY OF ASHLAND  
BRASS CAP IN MONUMENT  
CASE PER S/N 9234

**FILED**  
Date 1/17/23 By PB  
This Survey Consist Of:  
2 sheet(s) Map  
0 page(s) Narrative  
**JACKSON COUNTY**  
SURVEYOR



**LEGEND:**

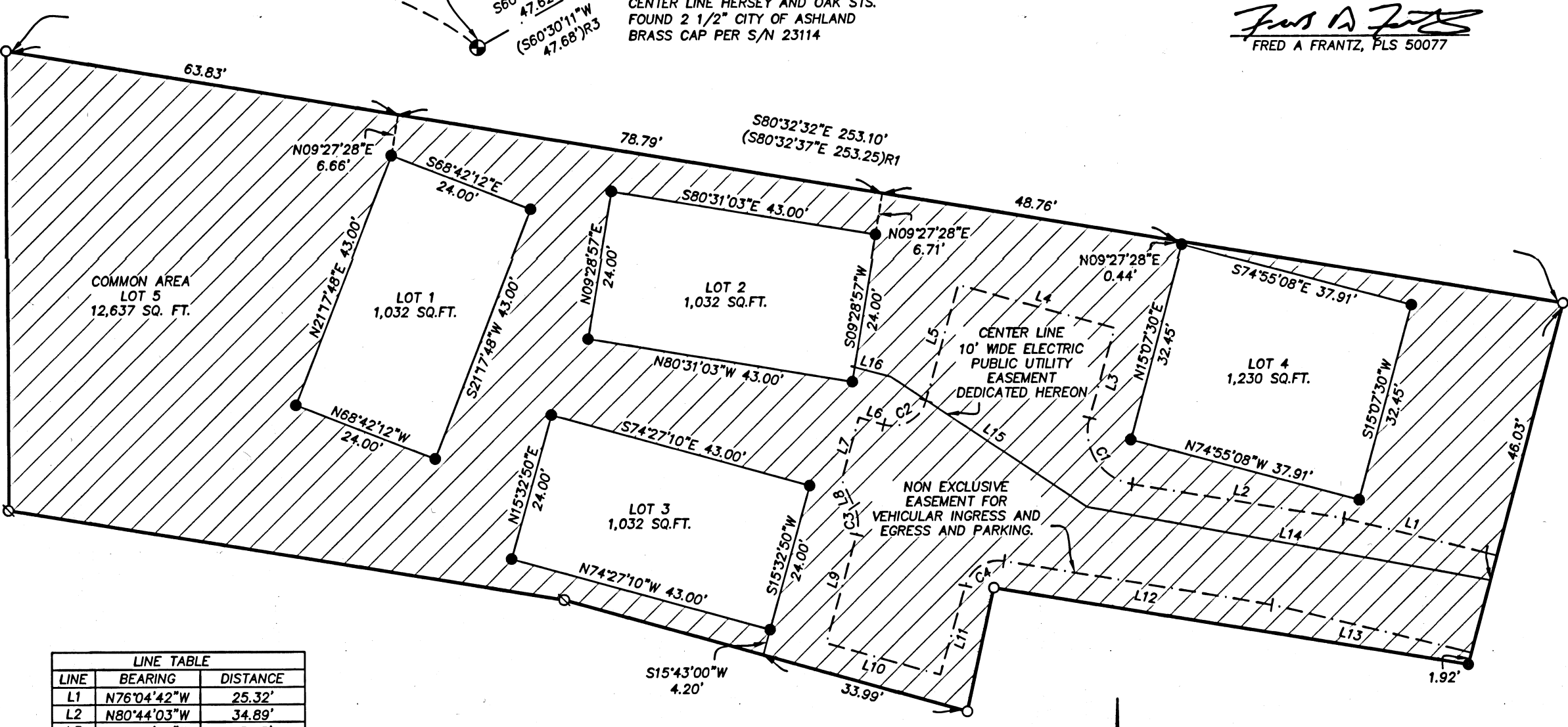
- S/N FILED SURVEY NUMBER AT THE JACKSON COUNTY SURVEYOR'S OFFICE, OREGON.
- INST.No. INSTRUMENT NUMBER OF THE OFFICIAL RECORD OF JACKSON COUNTY, OREGON.
- VOL. PG. VOLUME AND PAGE OF THE DEED RECORDS OF JACKSON COUNTY, OREGON
- SET 5/8" BY 24" IRON PIN WITH AN ORANGE PLASTIC CAP MARKED 'FRANTZ, LS 50077' OR AS INDICATED.
- FOUND 5/8" IRON PIN PER S/N 22679 OR AS INDICATED.
- ⊗ FOUND 5/8" IRON PIN PER S/N 7855.
- ⊙ FOUND BRASS CAP IN MONUMENT CASE AS INDICATED.
- R1 RECORD DATA PER S/N 22679.
- R2 RECORD DATA PER S/N 7855.
- R3 RECORD DATA PER S/N 21937.

COMMON AREA - LOT 5

BASIS OF BEARING IS THE WEST LINE OF D.L.C. 41, PER S/N 22679. SAID BEARING BEING N00°05'43"W AS SHOWN HEREON.

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

*Fred A. Frantz*  
FRED A. FRANTZ, PLS 50077

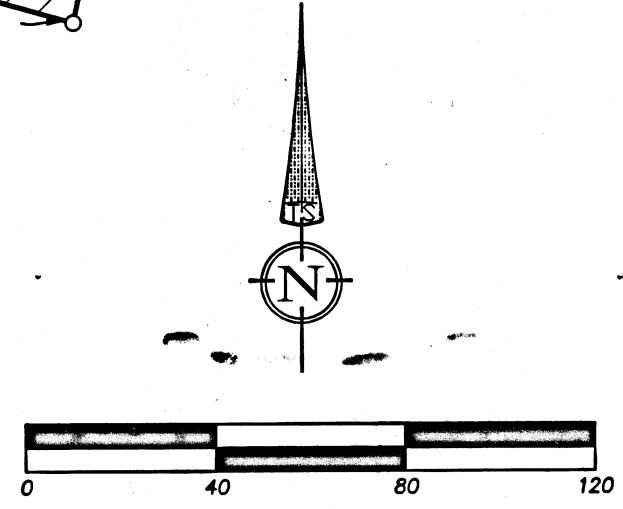


LINE	BEARING	DISTANCE
L1	N76°04'42"W	25.32'
L2	N80°44'03"W	34.89'
L3	N15°41'22"E	15.45'
L4	N74°01'44"W	25.99'
L5	S15°34'48"W	18.30'
L6	N74°48'08"W	3.89'
L7	S16°42'15"W	10.28'
L8	S25°43'54"E	4.78'
L9	S15°50'54"W	15.26'
L10	S74°32'24"E	16.95'
L11	N15°51'16"E	11.24'
L12	S80°08'22"E	47.85'
L13	S75°59'56"E	29.21'
L14	N79°23'45"W	65.78'
L15	N56°11'39"W	37.85'
L16	N74°51'38"W	6.85'

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	8.00	96°25'25"	13.46	S32°31'21"E	11.93'
C2	5.81	94°49'59"	9.62	N57°17'43"E	8.56'
C3	8.21	38°30'33"	5.52	N01°45'32"W	5.42'
C4	7.00	84°00'22"	10.26	S57°51'27"W	9.37'

REGISTERED  
**PROFESSIONAL**  
LAND SURVEYOR  
*Fred A. Frantz*  
OREGON  
JULY 12, 2005  
FRED A. FRANTZ  
No. 50077

Renewal 12-31-23



DATE: 11-07-22  
SCALE: 1"=40'

SURVEY BY:  
**TERRASURVEY, INC.**  
PROFESSIONAL LAND SURVEYORS  
274 FOURTH STREET  
ASHLAND, OREGON 97520  
(541) 482-6474  
terrain@bisp.net  
JOB NO. 1218-19

DETAIL  
1" = 20'

23803  
17R/51