

APPROVALS:

EXAMINED AND APPROVED THIS 17th DAY OF August, 2023
Brandon Caldwell
ASHLAND PLANNING DEPARTMENT DATE 08/17/2023
PLANNING FILE NO. PA-T2-2019-00012 (Map 39 1E 14CA, Lot 800)

EXAMINED & APPROVED THIS 18 DAY OF August, 2023 PER ORS 92.100
Justin
JACKSON COUNTY SURVEYOR

APPROVED FOR RECORDING THIS DAY OF _____, 2023
CITY OF ASHLAND MAYOR

APPROVED FOR RECORDING THIS 22 DAY OF August, 2023
Samuel Bell
COUNTY COMMISSIONER / ADMINISTRATOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT I, SEAN DARRELL, IS THE OWNER OF THE LAND HEREON DESCRIBED AND HAS SUBDIVIDED THE SAME INTO LOTS AND COMMON AREA AS SHOWN, 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. I HEREBY DESIGNATE SAID SUBDIVISION AS DARRELL COTTAGES, A PLANNED UNIT DEVELOPMENT.

Sean Darrell
SEAN DARRELL

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED SEAN DARRELL, ON THIS 17th DAY OF August, 2023, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE *Kimberly R. Brodeur-Neufeld*
NOTARY PUBLIC - OREGON *Kimberly R. Brodeur-Neufeld*
COMMISSION NO. 1025450
MY COMMISSION EXPIRES: June 14, 2024

** RECEIVED **
Date 8/22/23 By PB
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

DARRELL COTTAGES
A PLANNED UNIT DEVELOPMENT

LYING SITUATE WITHIN
SOUTHWEST QUARTER OF SECTION 14
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON
FOR
Sean Darrell
945 Tolman Creek Road
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 14, 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:

ALL OF PARCEL 1, PARTITION PLAT NO. P-11-2019, RECORDED ON MARCH 28, 2019 IN VOLUME 30, PAGE 11 OF THE "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON.

CONTAINING 7500 SQUARE FEET, MORE OR LESS.

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. 7169-3604879, WITH AN EFFECTIVE DATE OF MAY 16, 2023, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- △ SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.
- △ EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, TO CALIFORNIA OREGON POWER COMPANY RECORDED IN VOLUME 427, PAGE 342 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON
- △ STREET IMPROVEMENT AGREEMENT INCLUDING TERMS AND CONDITIONS THEREOF RECORDED IN DOCUMENT NO. 85-06921 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- △ AGREEMENT FOR LOCAL IMPROVEMENT DISTRICT, INCLUDING TERMS AND CONDITIONS THEREOF RECORDED AS DOCUMENT NO. 95-14342 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- △ PRIVATE ROAD MAINTENANCE AND ACCESS AGREEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, RECORDED DECEMBER 1, 1995 AS DOCUMENT NO. 95-34564 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- △ RESTRICTIVE COVENANTS, INCLUDING THE TERMS AND CONDITIONS THEREOF, IMPOSED BY THE CITY OF ASHLAND, RECORDED JUNE 14, 2017 AS DOCUMENT NO 2017-019717 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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

Shawn Kampmann
SURVEYOR

RECORDING:

FILED FOR RECORD THIS 22ND OF August, 2023 AT 1:26 O'CLOCK P.M. AND RECORDED IN VOLUME 49, PAGE 18 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.
Christina D. Walker COUNTY CLERK
Sonya S. Malson DEPUTY

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF August 22, 2023.

Christina D. Walker as Deputy August 22nd, 2023
TAX COLLECTOR DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 22ND DAY OF August, 2023.
Justin 8/22/23
BY AND FOR ASSESSOR DATE

COVENANTS, CONDITIONS & RESTRICTIONS:

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THIS SUBDIVISION, WAS SIMULTANEOUSLY RECORDED WITH THIS PLAT BY INSTRUMENT NO. 2023-017666 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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

PURPOSE: TO SURVEY AND MONUMENT A SUBDIVISION OF PARCEL 1, PARTITION PLAT NO. P-11-2019, OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TS-16i ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO.'s 18561 & 22777, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY AND MONUMENT THE SUBDIVISION AS SHOWN. THE SUBJECT TRACT IS DESCRIBED AS PARCEL 1 OF PARTITION PLAT P-11-2019, RECORDED ON MARCH 28, 2019 IN VOLUME 30, PAGE 11 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON. MONUMENTS ESTABLISHED AND RECOVERED DURING THE PERFORMANCE OF SAID SURVEYS WERE UTILIZED AS THE EXTERIOR BOUNDARY OF SAID PARCEL 1. THE IRON PIPE AT THE INITIAL POINT OF EDMONDS SUBDIVISION WHICH WAS UTILIZED BY THE PREVIOUSLY REFERRED TO SURVEYS WAS RECENTLY DESTROYED BY CONSTRUCTION OF A NEW FENCE ALONG THE NORTH PROPERTY LINE, NOW OCCUPIED BY A 4" x 4" WOOD FENCE POST IN CONCRETE. THEREFORE, I SET A ONE FOOT WITNESS CORNER ALONG THE WEST RIGHT-OF-WAY LINE OF TOLMAN CREEK ROAD. I ESTABLISH MONUMENTS AT ALL THE LOT AND COMMON AREA CORNERS AS SHOWN HEREON.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

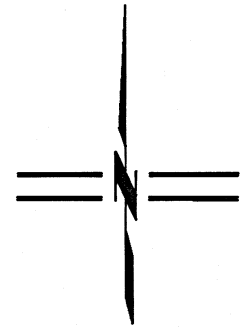
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2025

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

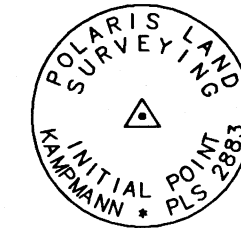
DATE: MAY 18, 2023
PROJECT NO. 1105-17

**** RECEIVED ****
 Date 8/22/23 By PB
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2 sheet(s) Map
1 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR



DARRELL COTTAGES
A PLANNED UNIT DEVELOPMENT

LYING SITUATE WITHIN
 SOUTHWEST QUARTER OF SECTION 14
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
 CITY OF ASHLAND, JACKSON COUNTY, OREGON

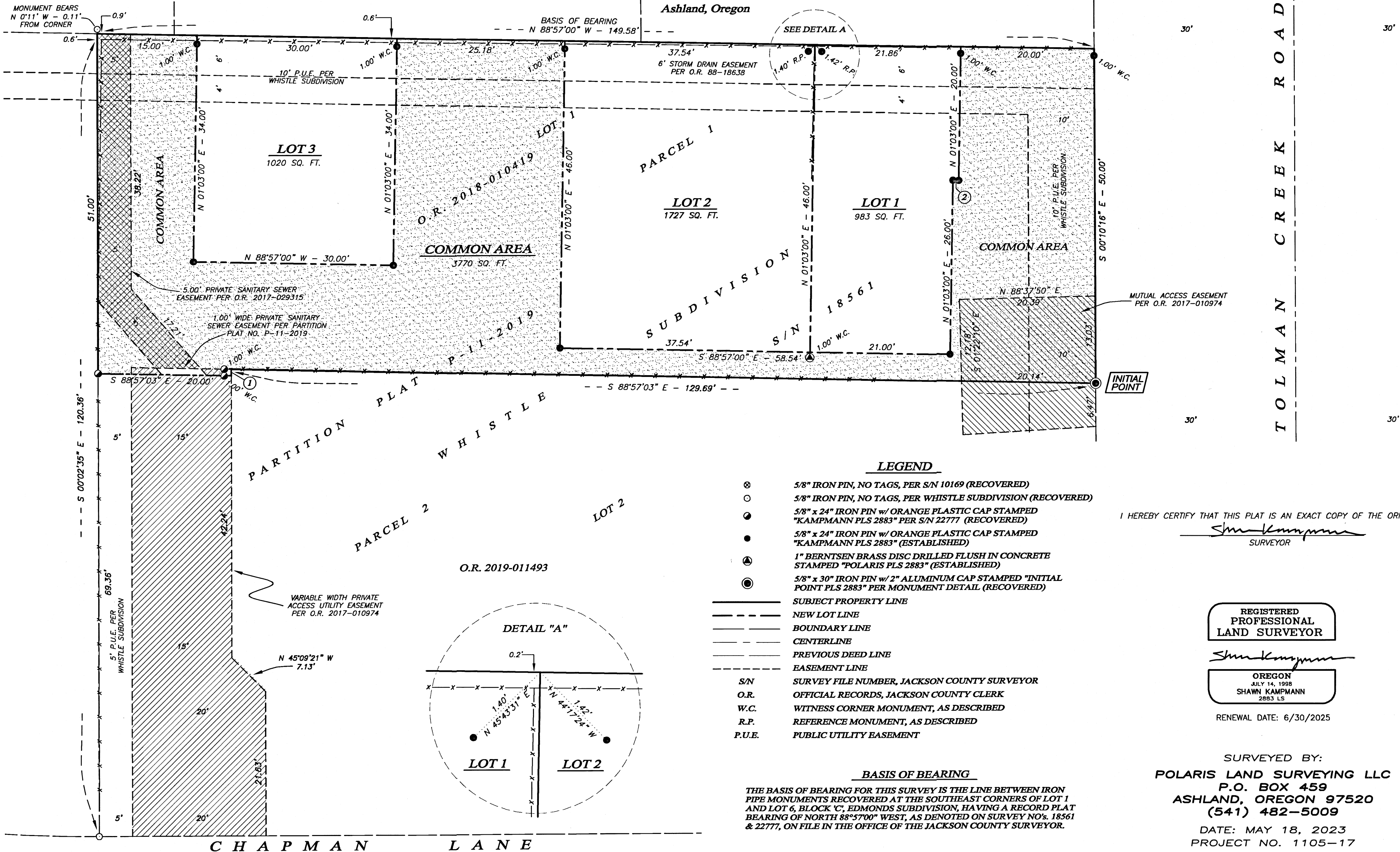


MONUMENT DETAIL
 2" ALUMINUM CAP ON
 5/8" x 30" IRON PIN

FLAG	BEARING	DISTANCE
①	N 00°02'35" W	1.00'
②	S 88°57'00" E	0.86'

FOR
Sean Darrell
 945 Tolman Creek Road
 Ashland, Oregon

SCALE: 1" = 10'



LEGEND

- ⊗ 5/8" IRON PIN, NO TAGS, PER S/N 10169 (RECOVERED)
- 5/8" IRON PIN, NO TAGS, PER WHISTLE SUBDIVISION (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 22777 (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- ⊙ 1" BERNTSEN BRASS DISC DRILLED FLUSH IN CONCRETE STAMPED "POLARIS PLS 2883" (ESTABLISHED)
- ⊙ 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT PLS 2883" PER MONUMENT DETAIL (RECOVERED)
- SUBJECT PROPERTY LINE
- NEW LOT LINE
- BOUNDARY LINE
- CENTERLINE
- PREVIOUS DEED LINE
- EASEMENT LINE
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- W.C. WITNESS CORNER MONUMENT, AS DESCRIBED
- R.P. REFERENCE MONUMENT, AS DESCRIBED
- P.U.E. PUBLIC UTILITY EASEMENT

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE LINE BETWEEN IRON PIPE MONUMENTS RECOVERED AT THE SOUTHEAST CORNERS OF LOT 1 AND LOT 6, BLOCK 'C', EDMONDS SUBDIVISION, HAVING A RECORD PLAT BEARING OF NORTH 88°57'00" WEST, AS DENOTED ON SURVEY NO'S. 18561 & 22777, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

SHAWN KAMPMANN

OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2025

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

DATE: MAY 18, 2023
 PROJECT NO. 1105-17

FILE: SURVEYS\1105-17\17DARRELL COTTAGES.DWG SHEET 2 of 2