

WEST BELLVIEW SUBDIVISION (A PLANNED COMMUNITY)

LOT SIZE

All deferred monuments will be set no later than

February 22, 1997.

Darrell L. Huck
Surveyor

Located in:

Parcel No. 2 of Partition Plat No. P-12-1990 in
the S.W. 1/4 of Section 14, T.39S., R.1E., W.M.
City of Ashland, Jackson County, Oregon

All deferred monuments are now set, see Document

No. 00-21066 of Official Records this 19th day of

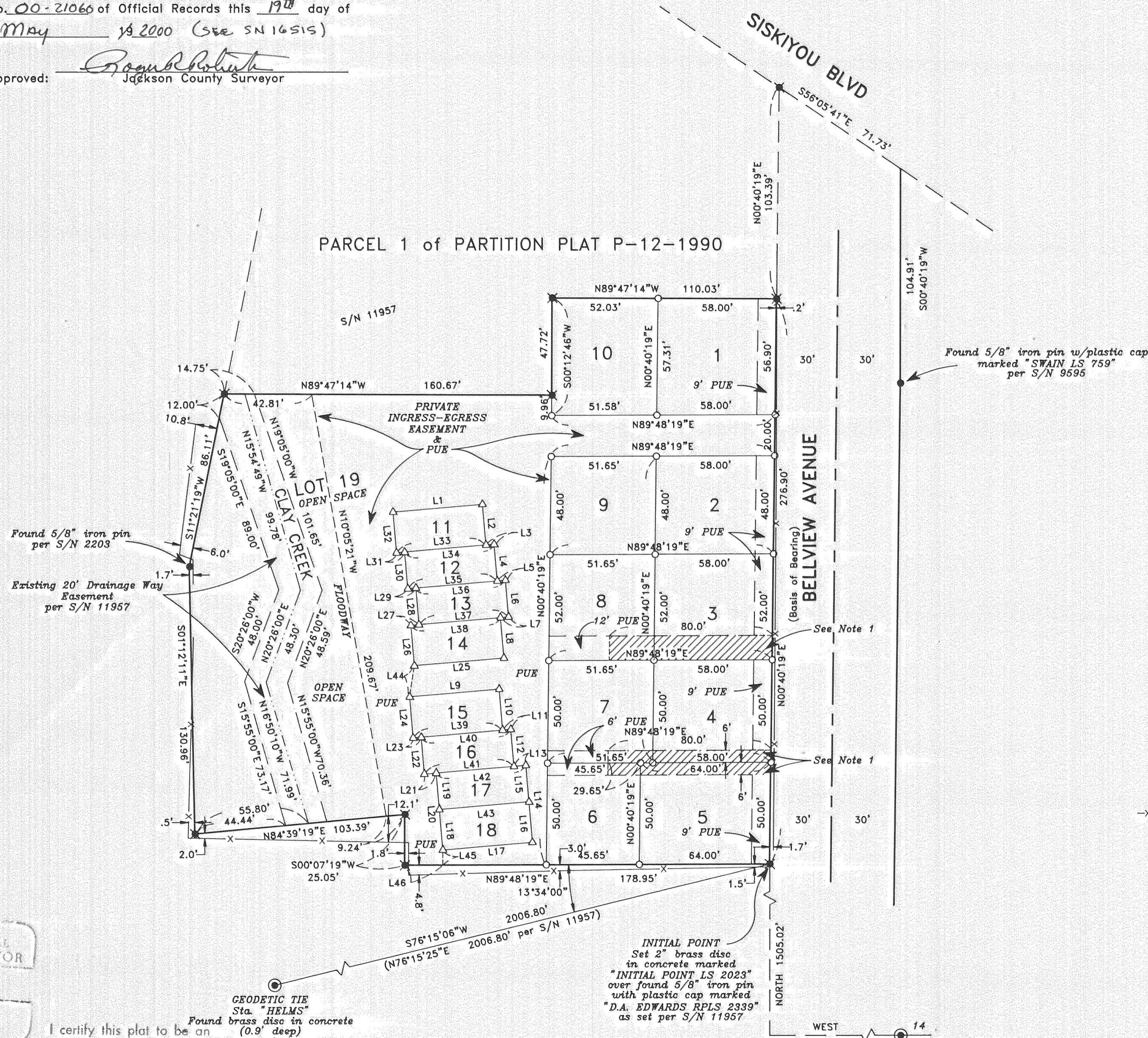
May, 192000 (see SN 16515)

Approved: *Roger B. Polunin*
Jackson County Surveyor

LINE TABLE

LINE	DIRECTION	DISTANCE	LOT NO.	SQUARE FEET
L1	S85°04'22"W	44.00'	1	3,312
L2	S04°55'38"E	20.00'	2	2,784
L3	N85°04'22"E	4.00'	3	3,016
L4	S04°55'38"E	18.00'	4	2,900
L5	N85°04'22"E	4.00'	5	3,200
L6	S04°55'38"E	18.00'	6	2,282
L7	N85°04'22"E	4.00'	7	2,582
L8	S04°55'38"E	20.00'	8	2,685
L9	N85°04'22"E	44.00'	9	2,479
L10	S04°55'38"E	20.00'	10	2,978
L11	N85°04'22"E	4.00'	11	880
L12	S04°55'38"E	18.00'	12	792
L13	N85°04'22"E	5.81'	13	792
L14	S04°55'38"E	38.00'	14	880
L15	S04°55'38"E	18.00'	15	880
L16	S04°55'38"E	20.00'	16	792
L17	S85°04'22"W	44.00'	17	792
L18	S04°55'38"E	20.00'	18	880
L19	S04°55'38"E	18.00'	19	33,110
L20	N04°55'38"W	38.00'		
L21	S85°04'22"W	5.81'		
L22	N04°55'38"W	18.00'		
L23	S85°04'22"W	4.00'		
L24	N04°55'38"W	20.00'		
L25	S85°04'22"W	44.00'		
L26	N04°55'38"W	20.00'		
L27	S85°04'22"W	4.00'		
L28	N04°55'38"W	18.00'		
L29	S85°04'22"W	4.00'		
L30	N04°55'38"W	18.00'		
L31	S85°04'22"W	4.00'		
L32	N04°55'38"W	20.00'		
L33	N85°04'22"E	44.00'		
L34	N85°04'22"E	44.00'		
L35	N85°04'22"E	44.00'		
L36	N85°04'22"E	44.00'		
L37	N85°04'22"E	44.00'		
L38	N85°04'22"E	44.00'		
L39	N85°04'22"E	44.00'		
L40	N85°04'22"E	44.00'		
L41	N85°04'22"E	44.00'		
L42	N85°04'22"E	44.00'		
L43	N85°04'22"E	44.00'		
L44	N08°37'18"E	15.45'		
L45	N04°55'38"W	7.52'		
L46	N89°48'19"E	19.27'		

PARCEL 1 of PARTITION PLAT P-12-1990



HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET, MEDFORD, OREGON
(541)779-4641
BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 Inch = 40 feet February 22, 1996
BASIS OF BEARING: N.O.A.A. TRUE BEARING of the N-S centerline of
Section 14 as derived from the 1968 net on file
with the Jackson County Surveyor and as
referenced on Survey No. 11957

- O = Set 5/8"x24" iron pin with plastic cap stamped "D. Huck LS 2023".
- = Found monument as noted
- ⊗ = Found 5/8" iron pin w/plastic cap marked "D.A. Edwards RPLS 2339" per S/N 11957
- △ = Deferred Monument → see SN 16515
- S/N = Survey Number
- x-x-x- = Fence line
- PUE = Easement for construction and maintenance of public utilities, storm drainage, irrigation, sidewalks, gas, water, electric, telephone, cable television and sanitary sewer

NOTE 1: = Private Ingress-Egress Easement and P.U.E. (Conditions and Restrictions defined in "Covenants, Conditions, and Restrictions, a separate document to be recorded")

NOTE 2: 10' wide Irrigation Easement for buried pipeline per Volume 600, Page 392, Deed Records, Jackson County, Oregon (location not specified)

NOTE 3: Floodway line is a Flood Corridor line determined and defined by information and data provided by the City of Ashland Planning Department

REGISTERED PROFESSIONAL LAND SURVEYOR
Darrell L. Huck
OREGON FEBRUARY 4, 1998
DARRELL L. HUCK 2023
EXPIRES 6-30-97

I certify this plat to be an exact photocopy of the original.
Darrell L. Huck
SURVEYOR

GEODETIC TIE Sta. "HELMS" Found brass disc in concrete (0.9' deep) marked "JACKSON C.S. HELMS 1968"

INITIAL POINT Set 2" brass disc in concrete marked "INITIAL POINT LS 2023" over found 5/8" iron pin with plastic cap marked "D.A. EDWARDS RPLS 2339" as set per S/N 11957

WEST 14
1150.68' 23
1/4 CORNER Found brass cap per S/N 4847

**WEST BELLVIEW SUBDIVISION
(A PLANNED COMMUNITY)**

Located in:

Parcel No. 2 of Partition Plat No. P-12-1990 in
the S.W. 1/4 of Section 14, T.39S., R.1E., W.M.
City of Ashland, Jackson County, Oregon

*** DECLARATION ***

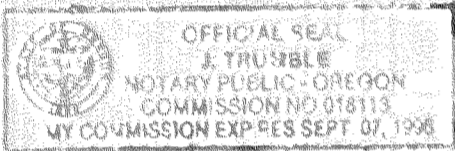
KNOW ALL MEN BY THESE PRESENTS, that I, Marge Ellen Anderson am the owner in fee simple of the lands hereon described, and that I have subdivided the same into lots as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and I do hereby dedicate to the City of Ashland for public use those easements labeled as public utility easements. We hereby designate said Planned Community as WEST BELLVIEW SUBDIVISION.

IN WITNESS WHEREOF, signed this 18TH day of MARCH 1996.

Marge Ellen Anderson
Marge Ellen Anderson

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 18TH day of MARCH, 1996, by Marge Ellen Anderson who executed the within instrument as her voluntary act and deed.
Before me:

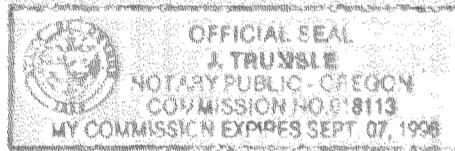


J. Trumble

I, Veda V. Zupan, am the undersigned beneficiary of a certain Trust Deed recorded June 26, 1995 as Document No. 95-16870, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deeds all property shown hereon as dedicated to the public for public use.

Signed this 19TH day of MARCH, 1992

Before me: J. Trumble Veda V. Zupan
Veda V. Zupan



For order of the County Court approving this plat see Volume _____, page _____ of County Commissioners Journal of Proceedings.

Filed for record this 9 day of April, 1996 at 3:30 Clock P.M. and recorded in Volume 51 of Plats at page 17 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Cheryl Averis
Deputy

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss.

I, Darrell L. Huck, a 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 and the plat is a correct representation of the same, and the following is an accurate description of the boundary lines.

Parcel No. 2 of Minor Partition Plat recorded the 21st day of March, 1990, as Partition Plat No. P-12-1990 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 11957 in the Office of the Jackson County Surveyor.

Darrell L. Huck
SURVEYOR

*** APPROVALS ***

ASHLAND CITY PLANNING

We certify that, pursuant to authority granted to us by the City of Ashland Planning Commission in open meeting of February 8, 1988. This plat is hereby approved by the City of Ashland Planning Commission. Dated this 3RD day of April, 1996.

Attest: [Signature] President [Signature] Secretary

Examined and approved this 2nd day of April, 1996.

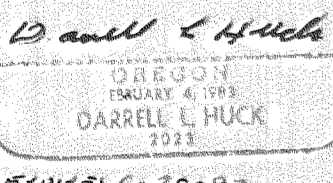
[Signature]
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of April 4, 1996

[Signature]
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of April 4, 1996

[Signature]
Tax Collector, Deputy



I certify this plat to be an exact photocopy of the original.
Darrell L. Huck
SURVEYOR

SURVEY NO. 14922

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: Harlan Degroodt
706 Oak Knoll Dr.
Ashland, Oregon 97520

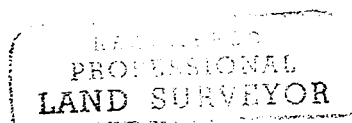
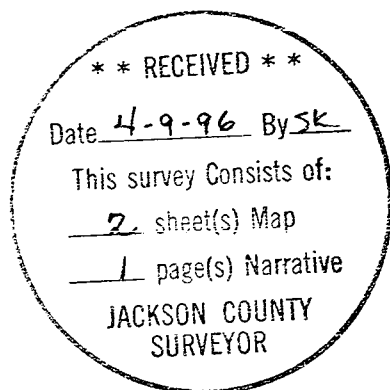
Location: The Southwest one-quarter (1/4) of Section 14,
Township 39 South, Range 1 East, Willamette Meridi-
an, City of Ashland, Jackson County, Oregon

Purpose: To survey and monument WEST BELLVIEW SUBDIVISION as
approved by the City of Ashland Planning Department
File No. 95-136

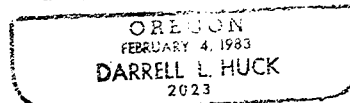
Procedure: The boundary of the tract being subdivided was
surveyed and monumented per Survey No. 11957, and
that survey was the basis of control for this
subdivision. Lot corners were computed and monu-
ments were set as shown on the attached map.

Basis of
Bearing: N.O.A.A. True Bearing at the North-South centerline
of Section 14 as derived from the 1968 net on file
with the Jackson County Surveyor and as referenced
on Survey No. 11957.

Date: February 22, 1996



Darrell L. Huck



Darrell L. Huck
L.S. 2023 - Oregon
Expires 6/30/97
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504