

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
816 WEST EIGHTH STREET  
MEDFORD, OREGON 97501  
PHONE: (541) 772-2782

# BEVERLY COURT, A PLANNED COMMUNITY

A replat of Parcel 3 per Survey No. 7288 & located in the S.W. 1/4 of Sec. 4 & the S.E. 1/4 of Sec. 5, T.39 S., R.1 E., W.M. City of Ashland Jackson County, Oregon  
for  
284 HERSEY STREET, LLC  
284 Hersey Street  
Ashland, OR 97520

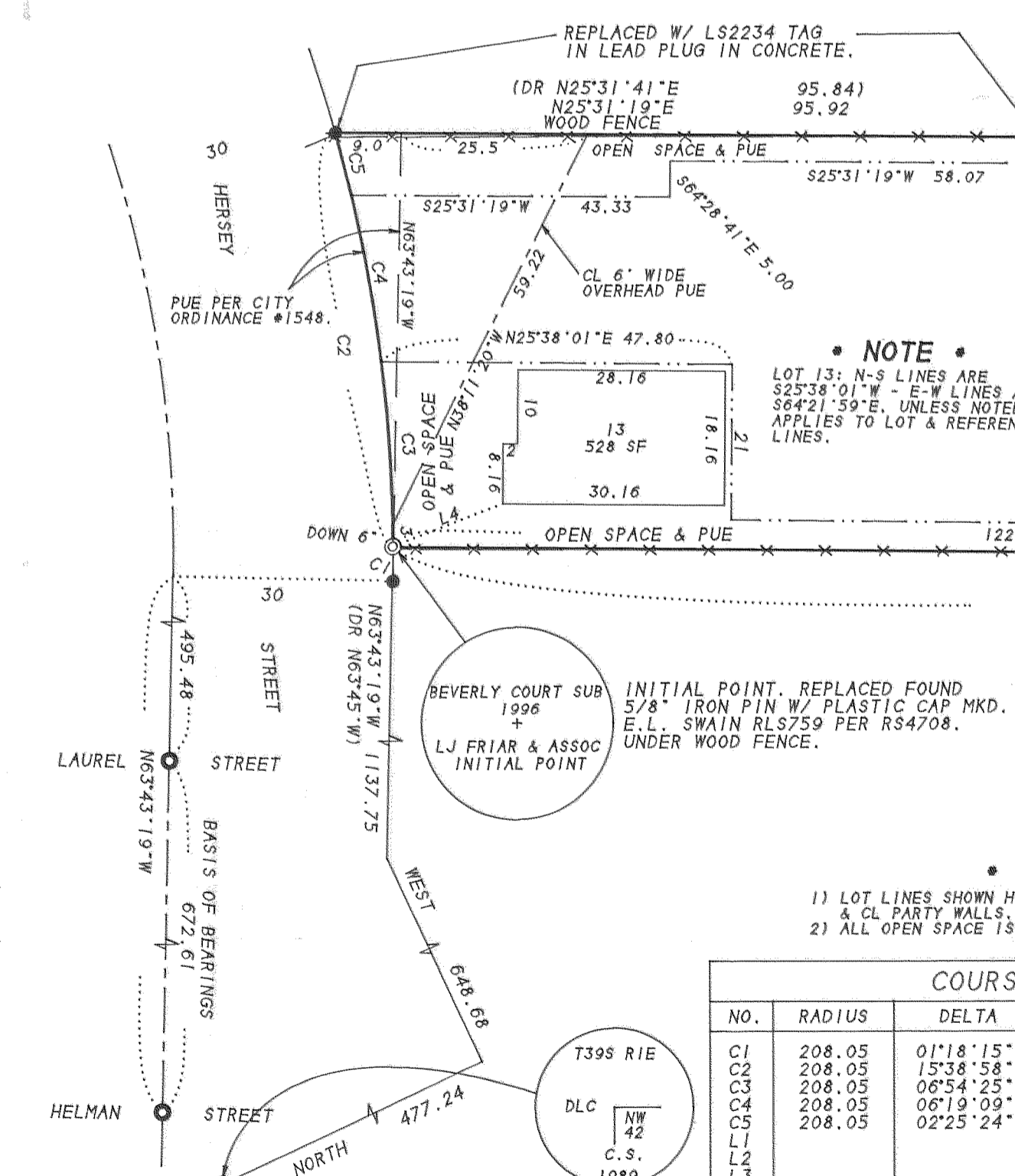
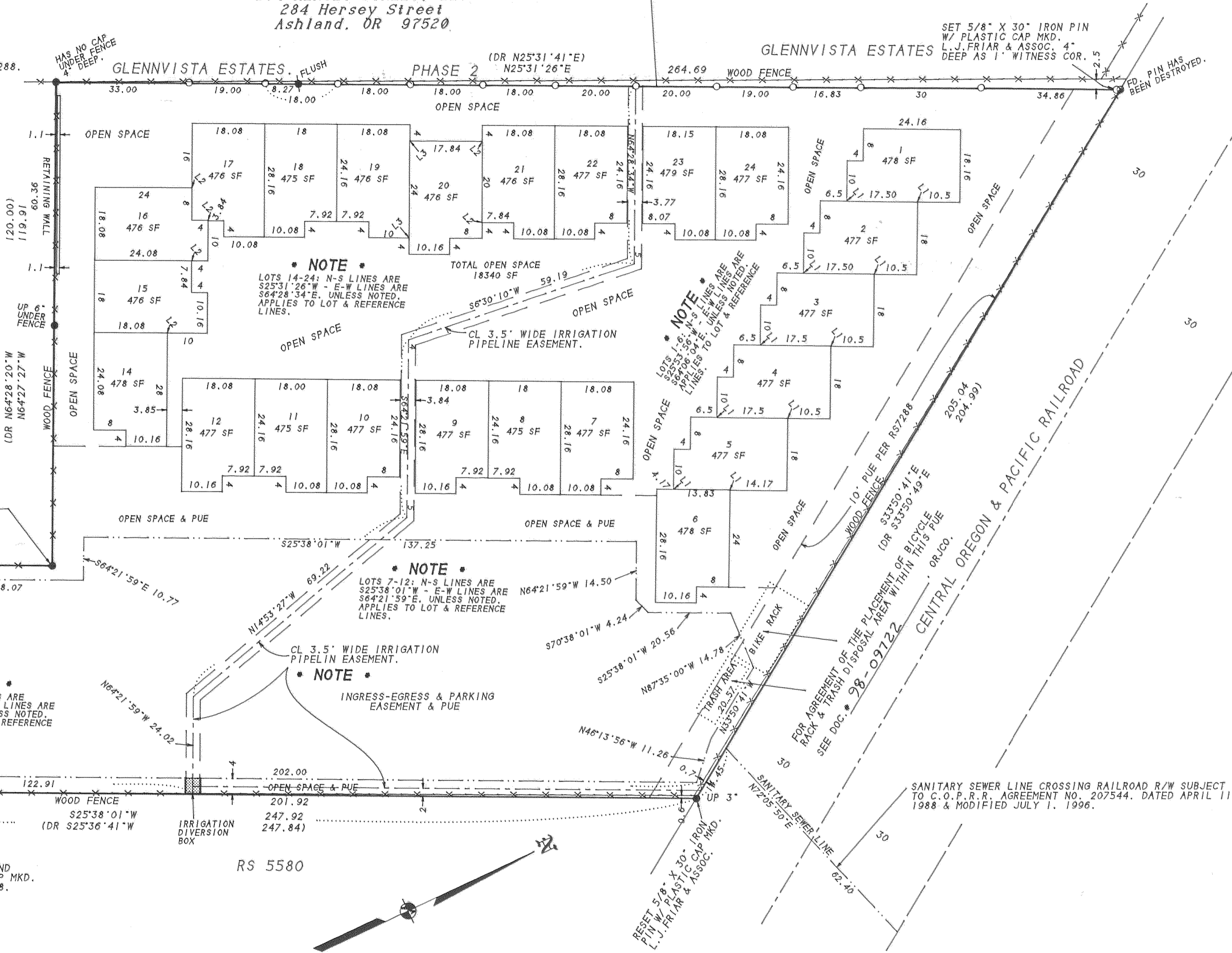
LEGEND:

- ⊙ - FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER RE-ESTAB NOTES.
- ⊙ - FD. CITY OF ASHLAND BRASS CAPPED IRON PIPE IN MONUMENT CASE.
- - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. SWAIN RLS759 PER RS4708.5580 OR 7288.
- - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. FARBER LS2189 PER RS11675.
- - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. D.MCMAHAN LS1913 PER RS13015.
- - SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. FOR RM.
- ⊙ - SET BRASS TAG MKD. LS2234 IN LEAD PLUG IN CONCRETE FOR RM.
- ⊙ - SET 2" X 30" IRON PIPE IN CONCRETE W/ 2" BRASS CAP MKD. AS SHOWN.
- RM - REFERENCE MONUMENT. ——— INGRESS-EGRESS & PARKING EASEMENT.
- DR - DEED RECORD. ORJCO - OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- ( ) - RECORD DATA AS SHOWN. JCDR - JACKSON COUNTY DEED RECORDS.
- RS - RECORDED SURVEY #. CI LI - SEE COURSE DATA TABLE.
- CL - CENTERLINE. SF - SQUARE FEET

BASIS OF BEARINGS: TRUE BEARING AT THE APPROXIMATE WEST BOUNDARY OF SEC.4 AS DERIVED FROM THE NOAA NET ESTABLISHED IN 1968 AND ON FILE IN THE JACKSON COUNTY SURVEYOR'S OFFICE. THE REFERENCE LINE FOR BEARING CONTROL IS FROM THE CENTERLINE MONUMENTS FOUND ALONG HERSEY STREET AND AS SHOWN ON RS7288.

DATE: MARCH 2, 1998 UNIT OF MEASUREMENT: FEET SCALE: 1" = 20'

- EASEMENTS OF RECORD PER SUBDIVISION GUARANTEE**
- 1) EASEMENT FOR TELEPHONE, TELEGRAPH AND COMMUNICATIONS LINES PER VOL.133, PG.85. JCDR CANNOT BE ACCURATELY DEPICTED.
  - 2) PERPETUAL RIGHT-OF-WAY FOR EXISTING UTILITIES AND MAINTENANCE THEREOF, PER DOC.68-00339. ORJCO. DOES NOT AFFECT THIS PROPERTY SINCE THERE ARE NO UTILITIES EXISTING IN THE VACATED PROPERTY.
  - 3) IRRIGATION EASEMENT PER VOL.111, PG.146. JCDR IS A NON-SPECIFIC DESCRIPTION FOR A DITCH. THE IRRIGATION PIPELINE EASEMENT BEING CREATED ON THIS PLAT WILL PERPETUATE SAID DITCH EASEMENT AND WILL BE MAINTAINED BY THE BEVERLY COURT HOMEOWNER'S ASSOCIATION.



**NOTE**  
LOT 13: N-S LINES ARE S25°38'01"W - E-W LINES ARE S64°21'59"E. UNLESS NOTED, APPLIES TO LOT & REFERENCE LINES.

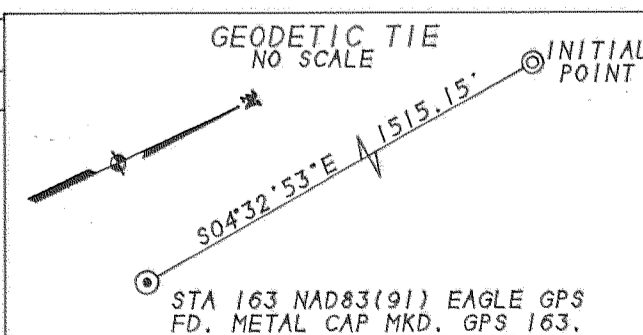
**NOTE**  
LOTS 7-12: N-S LINES ARE S25°38'01"W - E-W LINES ARE N64°21'59"W 14.50 S64°21'59"E. UNLESS NOTED, APPLIES TO LOT & REFERENCE LINES.

**NOTE**  
LOTS 14-24: N-S LINES ARE S25°31'26"W - E-W LINES ARE S64°28'34"E. UNLESS NOTED, APPLIES TO LOT & REFERENCE LINES.

**NOTE**  
INGRESS-EGRESS & PARKING EASEMENT & PUE

- NOTES**
- 1) LOT LINES SHOWN HEREON ARE OUTER BUILDING LINES & CL PARTY WALLS.
  - 2) ALL OPEN SPACE IS ALSO INGRESS-EGRESS EASEMENT.

COURSE DATA TABLE				
NO.	RADIUS	DELTA	LENGTH	LONG CHORD OR COURSE
C1	208.05	01°18'15"	4.74	N64°22'27"W 4.74
C2	208.05	15°38'58"	56.83	N72°51'03"W 56.65
C3	208.05	06°54'25"	25.08	N68°28'46"W 25.06
C4	208.05	06°19'09"	22.95	N75°05'33"W 22.93
C5	208.05	02°25'24"	8.80	N79°27'50"W 8.80
L1				N70°53'56"E 0.11
L2				N70°31'26"E 0.11
L3				N19°28'34"W 0.11
L4				N03°59'28"E 16.05



SEE SHEET 3 FOR REFERENCE LINES

REGISTERED PROFESSIONAL LAND SURVEYOR

*James E. Hibbs*  
OREGON  
JULY 17, 1988  
JAMES E. HIBBS  
2234  
Renewal Date 6-30-99

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

*James E. Hibbs*  
SURVEYOR

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.  
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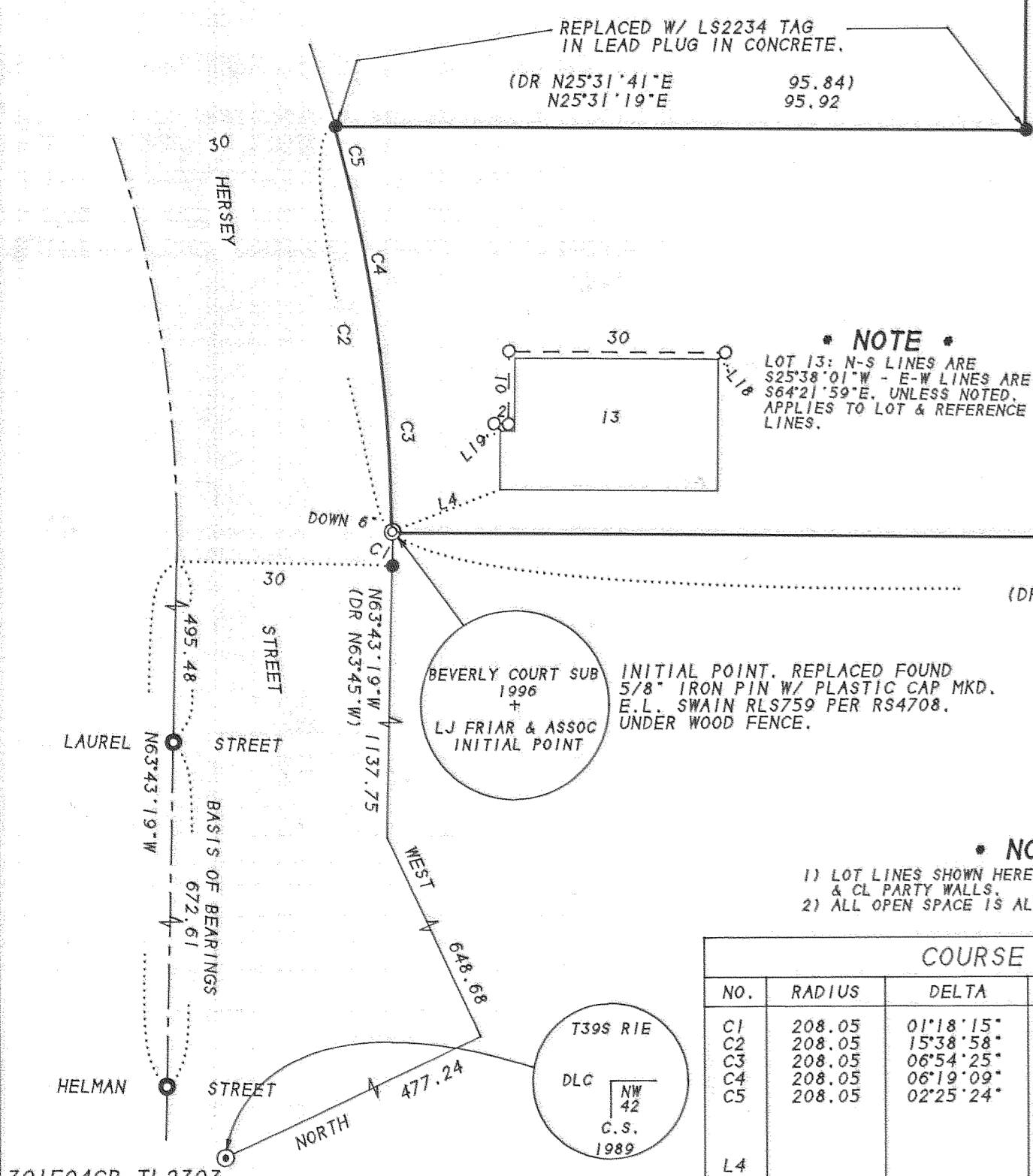
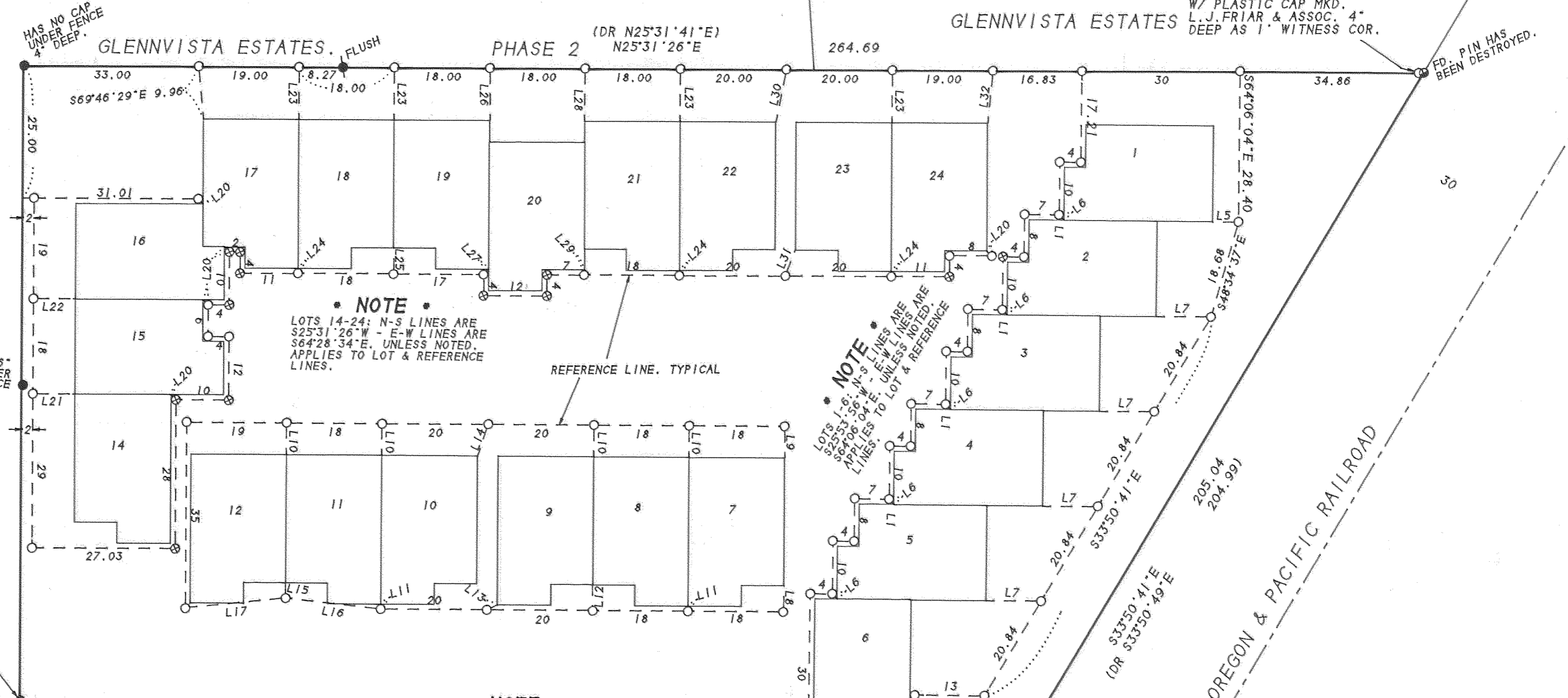
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for  
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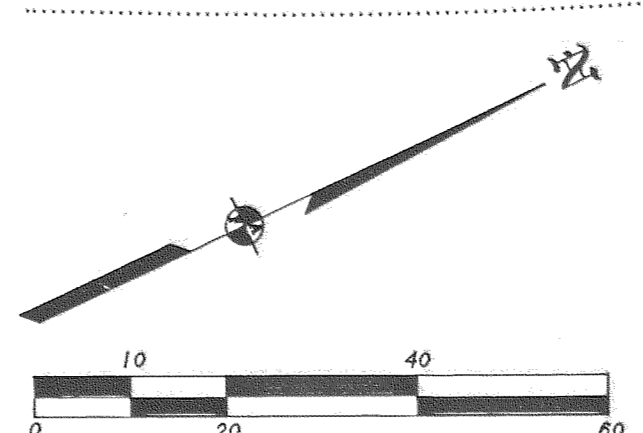
DATE: MARCH 2, 1998 UNIT OF MEASUREMENT: FEET SCALE: 1" = 20'



391E04CB TL2303

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C5	208.05	02°25'24"	8.80	N79°27'50"W 8.80
L4				N03°59'28"E 16.05

NO.	COURSE	LENGTH
L5	S24°58'02"W	4.92
L6	N70°53'56"E	1.30
L7	N25°27'35"E	10.42
L8	N63°26'05"W	4.92
L9	S65°08'26"E	5.92
L10	S64°21'59"E	5.92
L11	S64°21'59"E	0.92
L12	S64°21'59"E	4.92
L13	N00°01'53"E	2.13
L14	S46°23'50"E	6.22
L15	S64°21'59"E	2.92
L16	S31°58'25"W	18.11
L17	S19°37'28"W	19.10
L18	S19°21'59"E	1.30
L19	N70°38'01"E	1.30
L20	N70°31'26"E	1.30
L21	N25°31'26"E	7.94
L22	N25°31'26"E	7.93
L23	N64°28'34"W	9.92
L24	N64°28'34"W	0.92
L25	N64°28'34"W	4.92
L26	N64°56'17"W	9.92
L27	N19°28'34"W	1.30
L28	N64°00'51"W	9.92
L29	N59°30'23"W	0.92
L30	N53°31'19"W	10.10
L31	N43°52'08"W	5.26
L32	S59°10'39"E	9.96



SEE SHEET 2 FOR LOT LINES

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
Renewal Date 6-30-99

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James E. Hibbs  
SURVEYOR

11R/82

APPROVAL: Bill Hob 3/12/98  
Ashland Planning Department PA #96-020 Planned Community Date

### BEVERLY COURT, A PLANNED COMMUNITY

A replat of Parcel 3 per Survey No. 7288 & located in the S.W. 1/4 of Sec. 4 & the S.E. 1/4 of Sec. 5, T.39 S., R.1 E., W.M. City of Ashland Jackson County, Oregon

for  
284 HERSEY STREET, LLC  
284 Hersey Street  
Ashland, OR 97520

#### RECORDER'S CERTIFICATE

Filed for record this 19 day of March, 1998, at 8:19 o'clock A.M., and recorded in Volume 24 of Plats at Page 13 of the records of Jackson County, Oregon.

#### APPROVAL:

EXAMINED AND APPROVED this 11th day of March, 1998.

Jam Olson  
City Surveyor

Kathleen S. Beckett  
County Clerk

Cheryl Augers  
Deputy

For order of the County Court approving this plat see Volume \_\_\_\_\_, Page \_\_\_\_\_ of the County Commissioner's Journal of Proceedings.

EXAMINED AND APPROVED as required by ORS 92.100 this 16th day of March, 1998.

Michael D. Matt Deputy  
Assessor, Department of Assessment

Declaration of Covenants, Conditions & Restrictions recorded as Doc.# 96-38463 & 97-10290. ORJCO.

By-Laws of BEVERLY COURT, A PLANNED COMMUNITY recorded as Doc.# 96-38464 & 97-10291. ORJCO.

Amendment to the above Declaration recorded as Doc.# 98-09723. ORJCO.

ALL TAXES, ASSESSMENTS and other charges as required by 92.095 have been paid as of this 16th day of March, 1998.

H Servatius  
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:

Commencing at the Northwest corner of Donation Land Claim No. 42 in Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence North, 477.24 feet; thence West, 648.68 feet to the Northerly line of Hersey Street in the City of Ashland, Oregon; thence along said Northerly line, North 63°43'19" West, 1137.75 feet (record North 63°45' West) to a 5/8 inch iron pin at the beginning of a tangent curve to the left having a radius of 208.05 feet and a central angle of 01°18'15"; thence along the arc of said curve, 4.74 feet (the long chord of which bears North 64°22'27" West, 4.74 feet) to the INITIAL POINT OF BEGINNING; thence continue along said Northerly line, along the arc of a 208.05 foot radius curve to the left having a central angle of 15°38'58", a distance of 56.83 feet (the long chord of which bears North 72°51'03" West, 56.65 feet) to a brass tag in concrete marked LS2234; thence leaving said Northerly line, North 25°31'19" East, 95.92 feet (record North 25°31'41" East, 95.84 feet) to a brass tag in concrete marked LS2234; thence North 64°27'27" West, 119.91 feet (record North 64°28'20" West, 120.00 feet) to a 5/8 inch iron pin; thence North 25°31'26" East (record North 25°31'41" East), 264.69 feet to the Southwesterly right-of-way of the Central Oregon & Pacific Railroad (formerly Southern Pacific Railroad); thence along said right-of-way line, South 33°50'41" East, 205.04 feet (record South 33°50'49" East, 204.99 feet) to a 5/8 inch iron pin; thence leaving said right-of-way line, South 25°38'01" West, 247.92 feet (South 25°36'41" West, 247.84 feet) to the INITIAL POINT OF BEGINNING.

James E. Hibbs  
SURVEYOR

#### DECLARATION

KNOW ALL MEN BY THESE PRESENTS that 284 HERSEY STREET, LLC, is the owner in fee simple of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and has caused the same to be subdivided into the Lots and Open Space as shown hereon on Sheet 2, and that the size of the lots and the course and length of all lines are plainly set forth, and that this Plat is a correct representation of the Subdivision and that it hereby dedicates to the City of Ashland those areas shown hereon labeled as Public Utility Easement (PUE), with the condition that T.C.I. Cablevision, its assigns or successors in interest have the right to use said PUE for the placement and maintenance of Cable T.V. lines as long as the placement of Cable T.V. lines does not interfere with the placement and maintenance of City of Ashland utilities. It hereby establishes the Ingress-Egress & Parking Easement for the benefit of all Lots shown hereon, with the condition that Emergency Vehicles shall have the right of "Ingress & Egress" over said Ingress-Egress & Parking Easement at all times. It hereby establishes that Irrigation Pipeline Easement for the purpose of conveying irrigation water from the Helman-Billings Irrigating ditch reserved by Volume 111, Page 146, Jackson County Deed Records. The Beverly Court Homeowner's Association shall be responsible for the maintenance of the portion of the pipeline lying within the Subdivision Boundary described hereon. BEVERLY COURT, A Planned Community, shall be subject to "Bylaws" for the Beverly Court Homeowner's Association as well as a "Declaration of Covenants, Conditions and Restrictions" setting forth the conditions for "Open Space" areas and the maintenance of the Ingress-Egress & Parking Easement and it hereby designates said Subdivision as BEVERLY COURT, A PLANNED COMMUNITY.

Albert Teitelbaum  
ALBERT TEITELBAUM, Manager  
284 Hersey Street, LLC

Albert Teitelbaum  
JULI FRANC SCHWARTZ, Manager  
284 Hersey Street, LLC  
By Albert Teitelbaum, Attorney-in-Fact

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

PURPOSE: To survey and monument the Lots of BEVERLY COURT, A PLANNED COMMUNITY. See Ashland PA# 96-020.

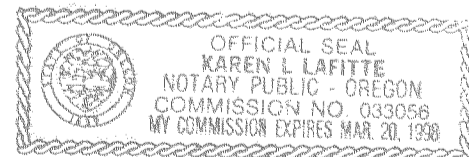
PROCEDURE: From control established by this office during RS14631, made ties to monuments set by RS 4708, 5580, 7288, 11675 & 13015. The exterior of this Subdivision was held as monumented as shown. Calculated the corners of the Lots within the Subdivision per the approved Tentative Plat and set same. Those monuments found as well as those set are as shown on Sheet 2.

STATE OF OREGON )  
COUNTY OF JACKSON ) ss.

PERSONALLY appeared the above named ALBERT TEITELBAUM, Manager, and acknowledged the foregoing instrument to be his voluntary act and deed and further acknowledged the foregoing instrument was signed on behalf of Juli Franc Schwartz, Manager, and 284 Hersey Street, LLC.

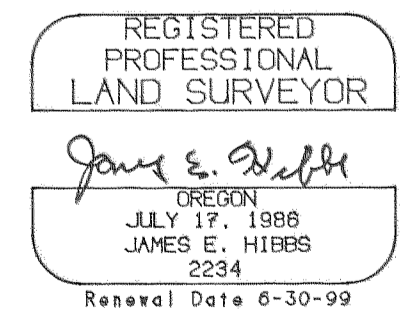
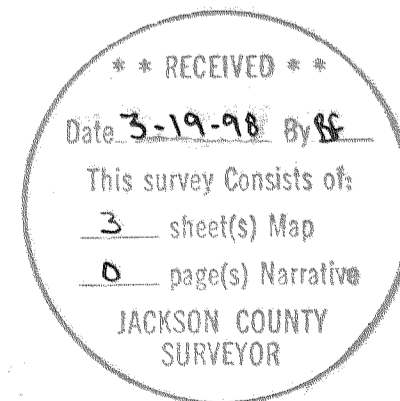
Dated this 9th day of March, 1998.

Before me: Karen L Lafitte  
Notary Public of Oregon.



#### AFFIDAVIT OF CONSENT

From WESTERN BANK recorded as Doc.# 98-09721. ORJCO.



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
James E. Hibbs  
SURVEYOR