

# WEST BELLVIEW SUBDIVISION PHASE 2 (A PLANNED COMMUNITY)

Located in:

Parcel No. 1 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

P.A. No. 96-131

All deferred monuments will be set no later than  
FEBRUARY 27 1999.

*Darrell L. Huck*  
Surveyor

All deferred monuments are now set, see Document  
No. 98-48494 of Official Records this 25<sup>th</sup> day of  
FEBRUARY 192000

Approved: *Roger Roberts*  
Jackson County Surveyor

### LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N00°40'19"E	20.00'
L2	N89°47'14"W	71.69'
L3	N89°47'14"W	11.37'
L4	N03°05'35"W	30.98'
L5	S89°47'14"E	39.21'
L6	N00°38'55"W	31.90'
L7	N89°13'26"W	52.76'

### CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	60°00'00"	5.00'	5.24'	5.00'	N60°12'46"E
2	60°00'00"	5.00'	5.24'	5.00'	S60°12'46"W
3	86°41'39"	15.00'	22.70'	20.59'	N46°26'24"W
4	66°25'19"	10.00'	11.59'	10.95'	N56°34'35"W

HOFFBUHR & ASSOCIATES, INC.  
1062 E. JACKSON STREET MEDFORD, OREGON  
(541)779-4641  
BY: DARRELL L. HUCK PLS No. 2023  
SCALE: 1 Inch = 30 feet February 27, 1997  
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

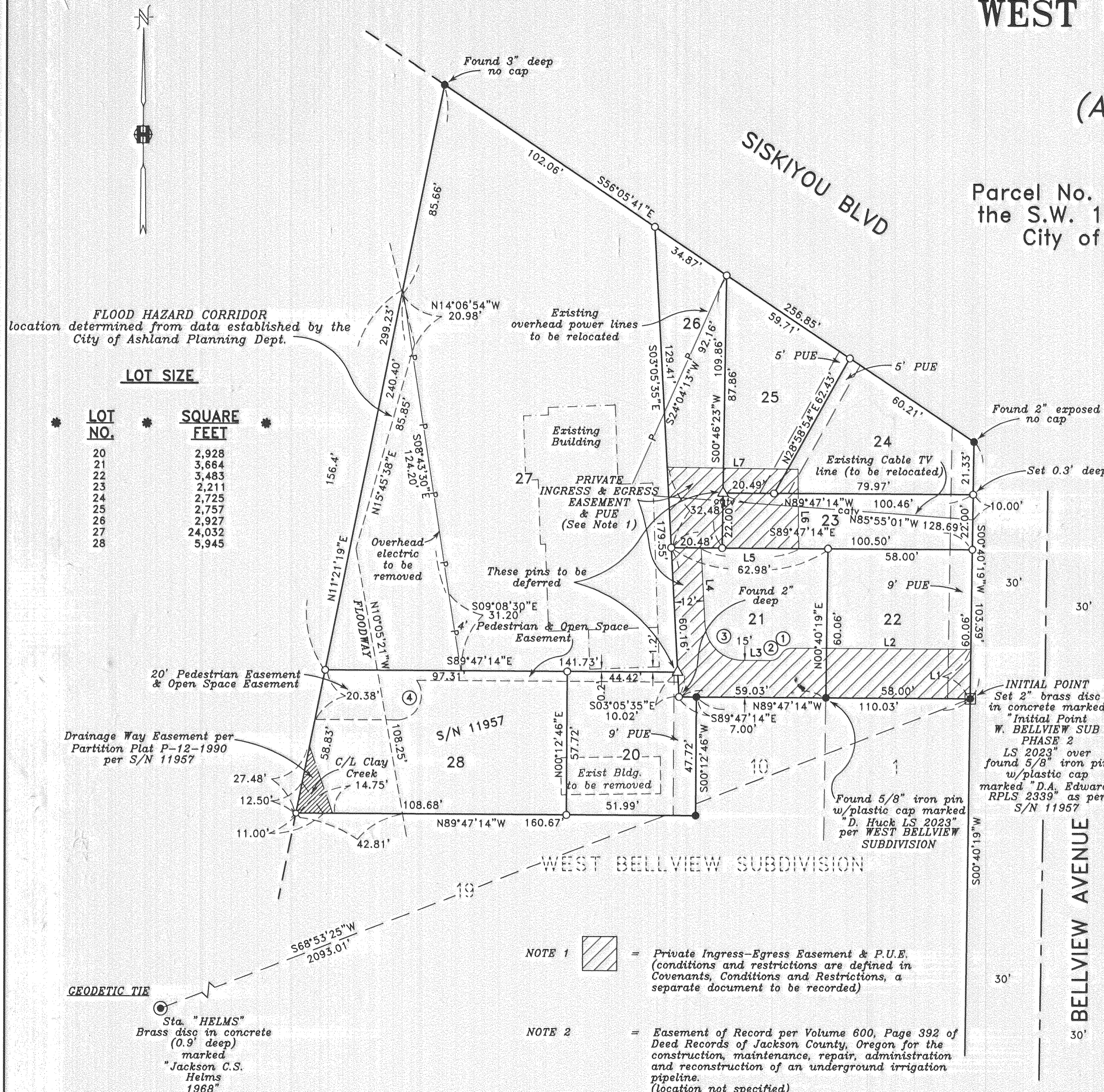
- = Set 5/8"x24" iron pin with plastic cap stamped "D. Huck LS 2023".
- ⊗ = Set 5/8"x30" iron pin with plastic cap stamped "D. Huck LS 2023".
- = Found 5/8" iron pin w/plastic cap stamped "D. A. EDWARDS RPLS 2339 per S/N 11957 unless noted otherwise
- △ = Deferred monument - See SN 16428
- ⊙ = Found brass cap monument, described as shown hereon
- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer, construction and maintenance

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Darrell L. Huck*  
OREGON  
FEBRUARY 4, 1983  
DARRELL L. HUCK  
2023

Expires 6/30/99

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



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

NOTE 2 = Easement of Record per Volume 600, Page 392 of Deed Records of Jackson County, Oregon for the construction, maintenance, repair, administration and reconstruction of an underground irrigation pipeline. (location not specified)

**LOT SIZE**

LOT NO.	SQUARE FEET
20	2,928
21	3,664
22	3,483
23	2,211
24	2,725
25	2,757
26	2,927
27	24,032
28	5,945

**CEODETIC TIE**  
Sta. "HELMS"  
Brass disc in concrete  
(0.9' deep)  
marked  
"Jackson C.S.  
Helms  
1968"

WEST BELLVIEW SUBDIVISION

P.A. No. 96-131

PHASE 2
(A PLANNED COMMUNITY)

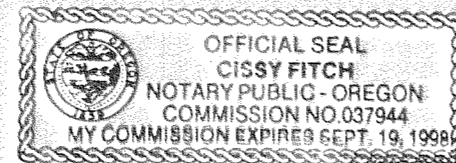
Located in:
Parcel No. 1 of Partition Plat No. P-12-1990 in
the S.W. 1/4 of Section 14, T.39S., R.1E., W.M.
City of Ashland, Jackson County, Oregon

\*\*\* DECLARATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS, that I, Harlan Degroodt 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, pedestrian easement and open space easement; T.C.I. Cablevision, their assigns and or successor's in interest are hereby granted the right to install and maintain TV cable service over, across and through the public utility easements as shown hereon, as long as it does not interfere with the installation and maintenance of City of Ashland's utilities. I do hereby make and establish an easement for open space and pedestrian access over and across Lots 20 and 28 for the benefit of the owners, heirs and assignees of Lots 20 through 28 inclusive. I hereby grant a private ingress-egress easement over Lots 21 through 26 inclusive for the benefit of the owners, heirs, and assignees of Lots 21 through 26 inclusive, public and private emergency vehicles shall have the right of ingress-egress over and across said easement at all times. The property as plotted hereon is subject to additional Covenants, Conditions and Restrictions to be recorded as a separate document in the Official Records of Jackson County, Oregon. I hereby designate said subdivision as WEST BELLVIEW SUBDIVISION, PHASE 2, A PLANNED COMMUNITY.

IN WITNESS WHEREOF, signed this 6th day of MAY 1997.

Harlan Degroodt
Harlan Degroodt



STATE OF OREGON )
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 6th day of MAY 1997, by Harlan Degroodt who executed the within instrument as his voluntary act and deed. Before me:

Cissy Fitch

I, Marge Ellen Anderson, am the undersigned beneficiary of a certain Trust Deed recorded November 27, 1996 as Document No. 96-40061, 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 8th day of May, 1997

Before me:

[Signature]

Marge Ellen Anderson
Marge Ellen Anderson



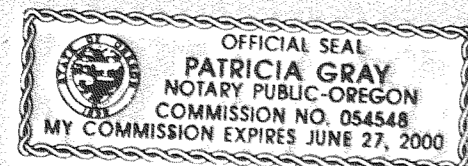
I, Yair Strauss, am the undersigned beneficiary of a certain Trust Deed recorded November 27, 1996 as Document No. 96-40062, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deeds all property shown hereon as dedicated to the public for public use.

Signed this 7th day of May, 1997

Before me:

Patricia Gray

Yair Strauss
Yair Strauss



\*\*\* 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 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. one (1) of that Partition Plat recorded March 21, 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 PLANNING DEPARTMENT

Examined and approved this 8th day of July, 1998.

[Signature]
City Planner

Examined and approved this 18th day of June, 1998.

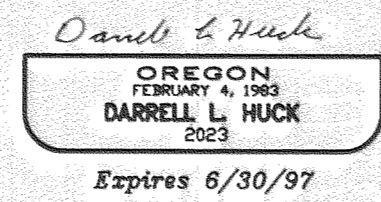
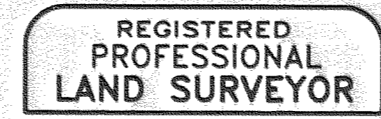
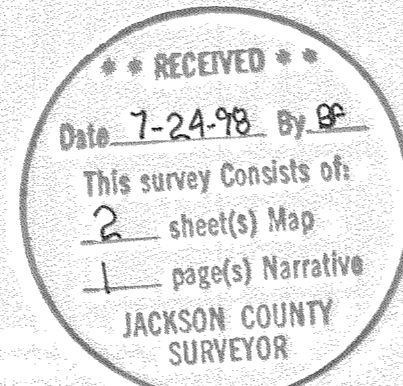
[Signature]
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of July 22, 1998

[Signature]
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of July 22nd, 1998

[Signature]
Tax Collector



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

Filed for record this 24 day of July, 1998 at 12:28 P.M. and recorded in Volume 24 of Plats at page 29 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Cheryl Augers
Deputy

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

SURVEY NO. 15836

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

SURVEY FOR: Harlan Degroodt  
706 Oak Knoll Drive  
Ashland, Oregon 97520

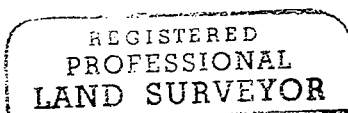
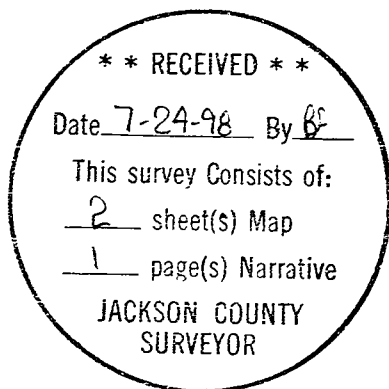
LOCATION: Parcel No. 1 of Partition Plat No. P-12-1990 in the S.W. one-quarter (1/4)  
of Section 14, Township 39 South, Range 1 East, Willamette Meridian, City  
of Ashland, Jackson County, Oregon

PURPOSE: To survey and monument WEST BELLVIEW SUBDIVISION, PHASE 2,  
a planned community, as approved by the City of Ashland Planning  
Department File No. 96-131.

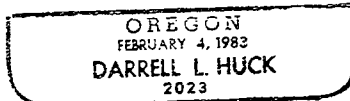
PROCEDURE: The property being subdivided is Parcel No. 1 of Partition Plat No. P-12-1990  
and was surveyed and monumented per Survey No. 11957. A control traverse was run tying  
controlling monuments as shown on the attached map. The subdivision lots were computed as  
directed by client and monuments were set as shown.

BASIS OF BEARING: N.O.A.A. TRUE BEARING at 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.

DATE: February 27, 1997



*Darrell L. Huck*



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