

# BEACH STREET COTTAGES CONDOMINIUM

Being a portion of Lot 30 of H.B. CARTER ADDITION & in the S.E. 1/4 of Section 9, T.39S, R.1E., W.M. City of Ashland Jackson County, Oregon for

D & A Investments, LLC  
518 Washington Street, Suite #2  
Ashland, OR 97520

\*\*\* RECORDING \*\*\*

Filed for record this 15<sup>th</sup> day of August, 20 05, at 3:33 o'clock P M., and recorded in Volume 31, of Plats at Page 41, of records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk  
Carmen J. Helman Deputy

### APPROVAL:

EXAMINED AND APPROVED this 18<sup>th</sup> day of July, 20 05.

Jan H. Olson  
City Surveyor

EXAMINED AND APPROVED as required by ORS 100.110 as of AUGUST 15, 20 05.

William J. Johnson Deputy  
Assessor, Department of Assessment

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 100.110 have been paid as of Aug. 15, 20 05.

Carol Applegate Deputy  
Tax Collector

| * INDEX TO SHEETS * |                               |
|---------------------|-------------------------------|
| SHEET 1             | SIGNATURE SHEET               |
| SHEET 2             | OVERALL & 1st FLOOR PLAN VIEW |
| SHEET 3             | PLAN & ELEVATION VIEWS        |
| SHEET 4             | PLAN & ELEVATION VIEWS        |

### SURVEY BY:

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

### DATE:

JULY 14, 2005

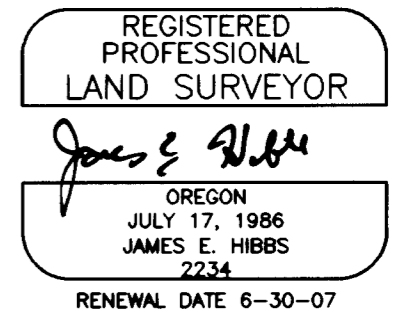
Declaration of Condominium Ownership, Covenants, Conditions and Restrictions recorded as Doc. 2005-049574, ORJCO.

By-Laws of the Beach Street Cottages Condominium Homeowners Association recorded as Doc. 2005-049574, ORJCO.

### \*\*\* 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, THIS PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Beginning at the Southwest corner of Lot 30 of the H.B. CARTER ADDITION to the City of Ashland, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the West line thereof, North 00°09'45" West, 140.09 feet to the Northwest corner of said Lot 30; thence along the North line of said Lot 30, South 89°49'39" East, 208.00 feet to the Northeast corner of that tract described in Document No. 02-61046, Official Records of Jackson County, Oregon; thence along the East line of said tract, South 00°09'45" East, 140.04 feet to the Southeast corner of said tract; thence along the South line of said Lot 30, North 89°50'28" West, 208.00 feet to the INITIAL POINT OF BEGINNING.



### \*\*\* SURVEYOR'S STATEMENT PER ORS 100.115(2d) \*\*\*

This plat accurately depicts the boundaries of the units and that construction of the buildings, units and common elements as depicted on the Plat are complete.

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

PURPOSE: To survey and monument the exterior boundary and depict the Unit and GCE boundaries of BEACH STREET COTTAGES CONDOMINIUM. See Ashland PA #2003-106.

PROCEDURE: Made ties to existing monuments as shown hereon to control this Survey. Held map record bearing per FS8851 & pins per FS15895 to position the West line of the subject tract. The North line was controlled at Plat record distance Southerly from the NE corner of Parcel 1 per PP# P-36-1995 and held at plat record bearing per said Plat. The NE corner was positioned at plat record distance from the SE corner of Parcel 3 per PP# P-36-1995. The SE corner as monumented by FS12248 was held as found. Made ties to buildings as shown. The existing control was elevated to match City of Ashland TBM #12.

### \*\*\* DECLARATION \*\*\*

Know all men by these presents that D & A INVESTMENTS, LLC, is the owner of the real property shown on Sheets 2, 3 & 4, more particularly described in the Surveyor's Certificate, and do hereby make, establish and declare that this Plat is a correct representation of the land as laid out by D & A Investments, LLC. as BEACH STREET COTTAGES CONDOMINIUM, and that (1) it does hereby commit the land and improvements shown on this Plat to the operation of the Condominium Law as set forth in ORS Chapter 100 and that said land and improvements are subject to the provisions of ORS 100.005 to 100.625 and (2) it does hereby dedicate to the public under the jurisdiction of the City of Ashland the Public Utility Easement (PUE) as shown on Sheet 2 with the with the condition the Charter Communications, its successors or assigns in interest shall have the right to use said PUE for the placement and maintenance of Cable TV lines as long as they do not interfere with the placement and maintenance of City of Ashland utilities and the Public Sidewalk Easement (SWE). Beach Street Cottages Condominium shall be subject to (1) the Declaration of Condominium Ownership for Beach Street Cottages Condominium and (2) the By-Laws of the Beach Street Cottages Condominium Association to be recorded simultaneously with this Plat.

Charles A. Cochrane  
CHARLES A. COCHRANE, Managing Member  
D & A INVESTMENTS, LLC

STATE OF OREGON)  
COUNTY OF JACKSON)

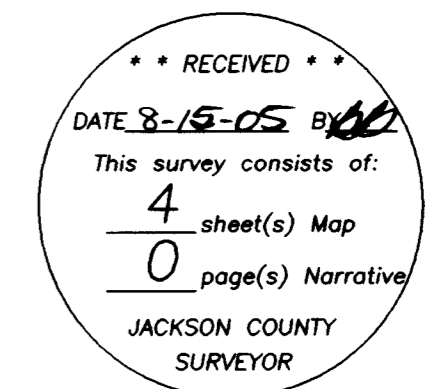
PERSONALLY appeared the above named Charles A. Cochrane, and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of D & A Investments, LLC.

Dated this 18 day of July, 20 05.

Cori Nicholson  
Notary Public - Oregon  
Commission No. 390328  
My Commission Expires 3/7/09

\*\*\* AFFIDAVIT OF CONSENT \*\*\*  
FROM LIBERTYBANK RECORDED AS DOC. # 2005-049573, ORJCO.

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.  
CONSULTING LAND SURVEYORS  
816 WEST EIGHTH STREET  
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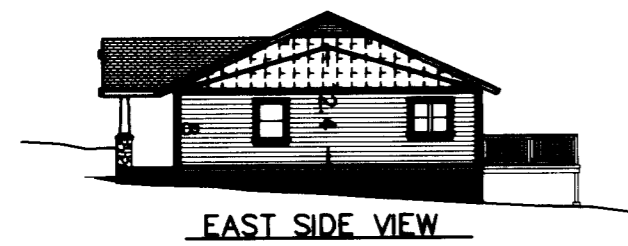
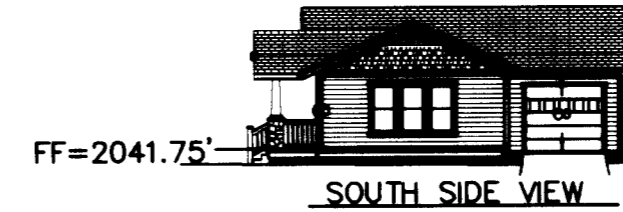
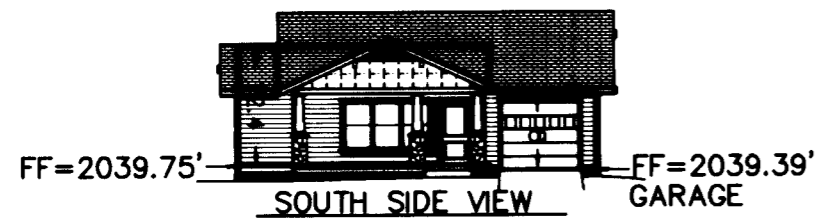
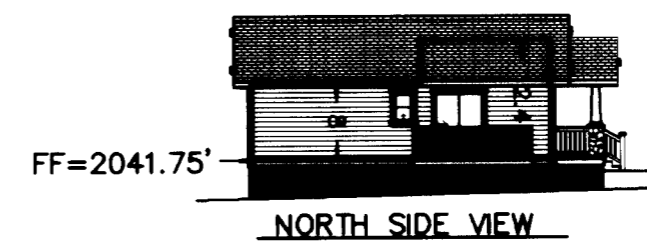
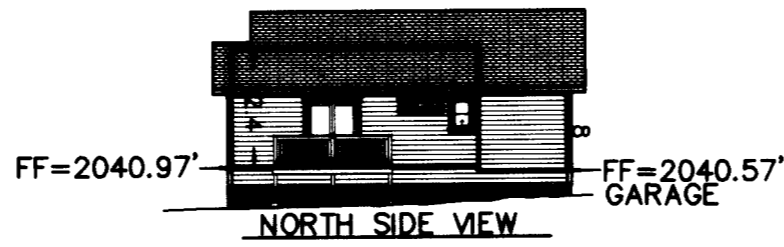
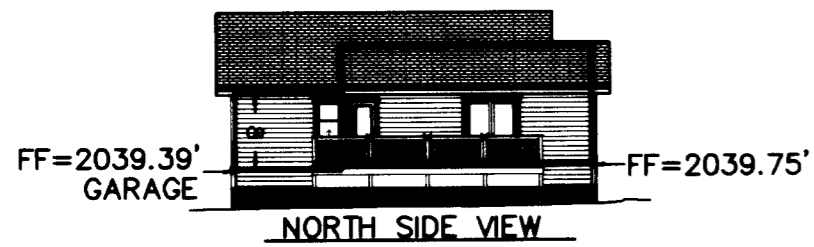
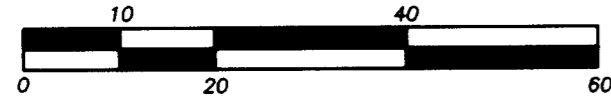
LEGEND:

FF=1826.34 = ELEVATION OF FINISH FLOOR OR GARAGE FINISH FLOOR.

DATE: JULY 14, 2005

NOTES:

- 1) ELEVATION BASED ON CITY OF ASHLAND BENCHMARK RECORDED IN 1997 ASHLAND FIELD BOOK 159. A 3" ODOT BRASS DISK LOCATED IN CONCRETE EAST OF PARK STREET ALONG SISKIYOU BOULEVARD. ELEV.= 2072.99'
- 2) VERTICAL DIMENSIONS ARE FROM BOTTOM OF FINISH FLOOR TO TOP OF CEILING.
- 3) HORIZONTAL DIMENSIONS ARE TO FACE OF STUD WALL.



UNIT 7

UNIT 8

UNIT 9

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

*J. E. Hibbs*  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

*J. E. Hibbs*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-07

RECEIVED  
DATE 8-15-05 BY BB  
This survey consists of:  
4 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

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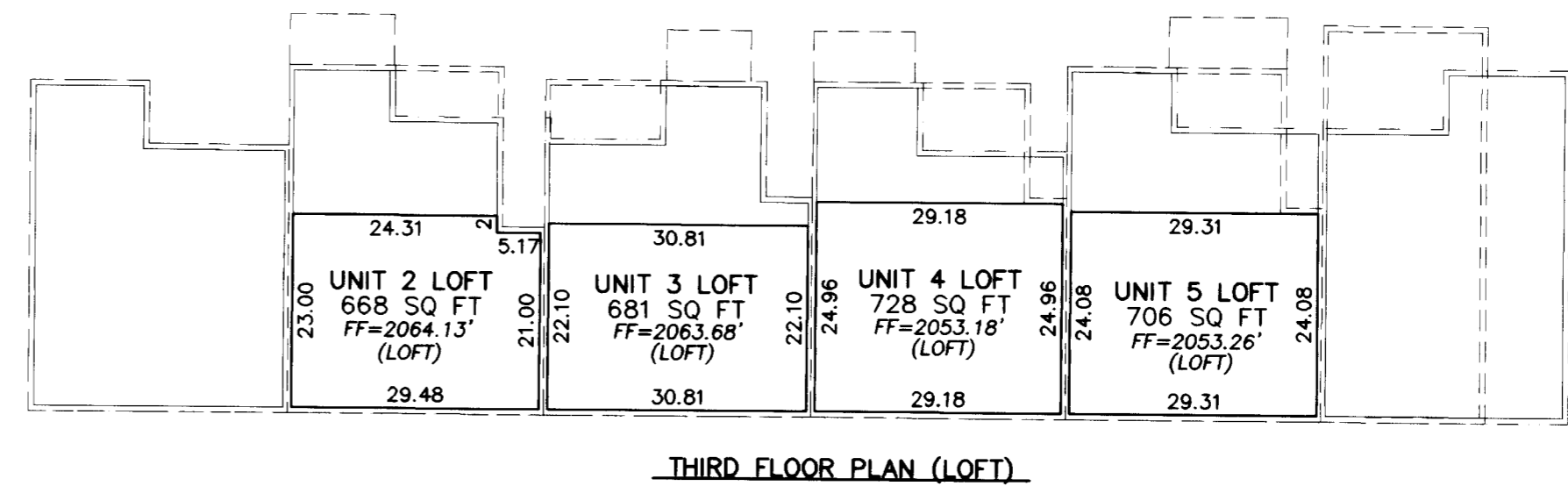
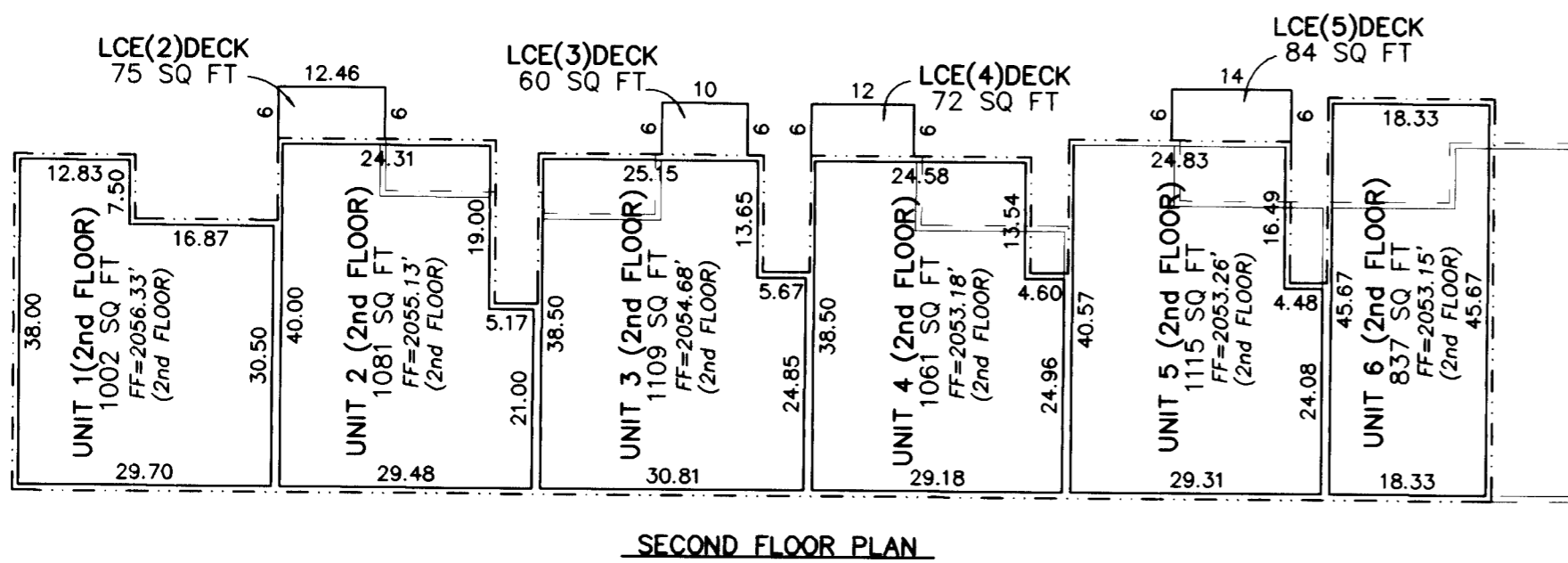
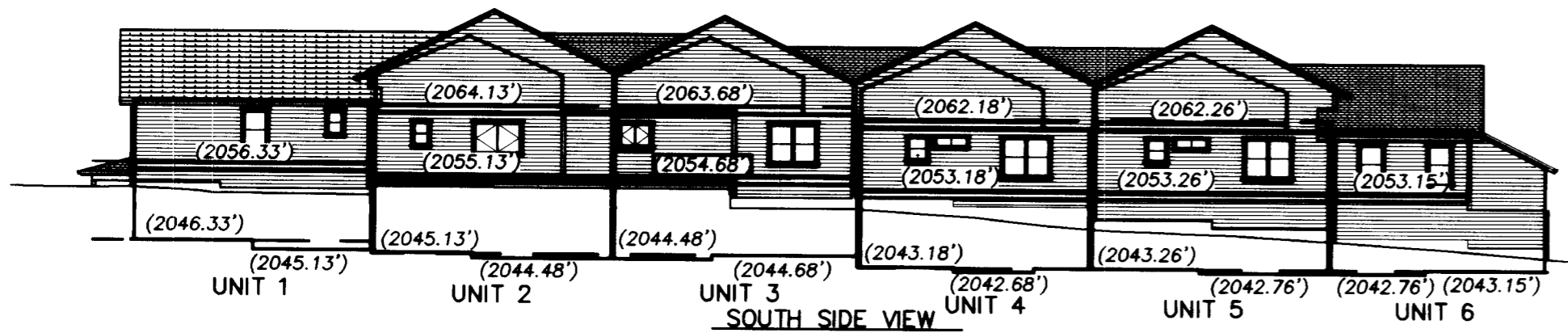
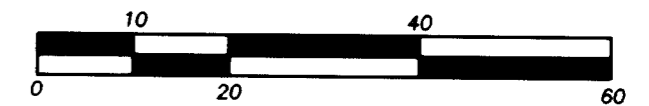
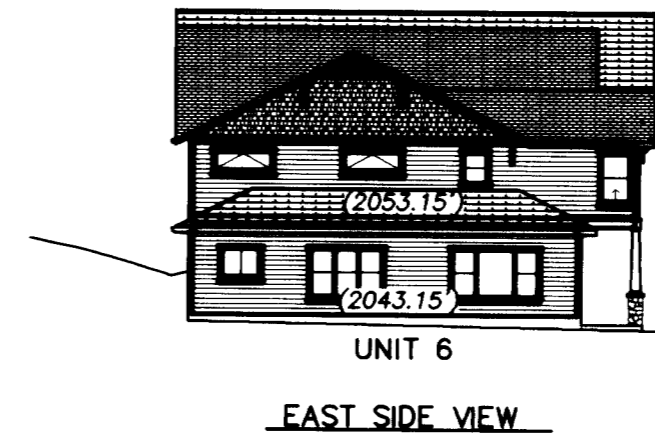
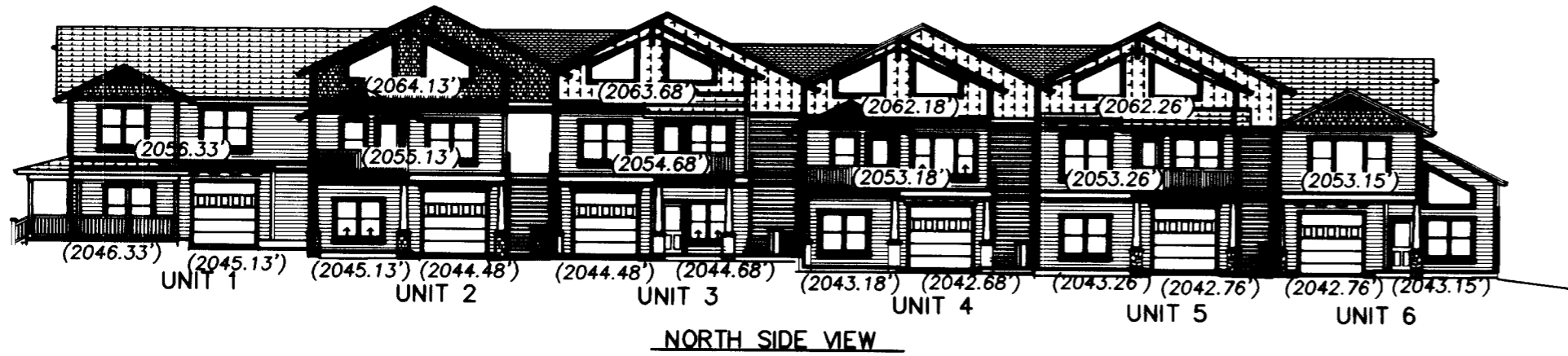
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 J. E. Hibbs  
 SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
 J. E. Hibbs  
 OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234  
 RENEWAL DATE 6-30-07

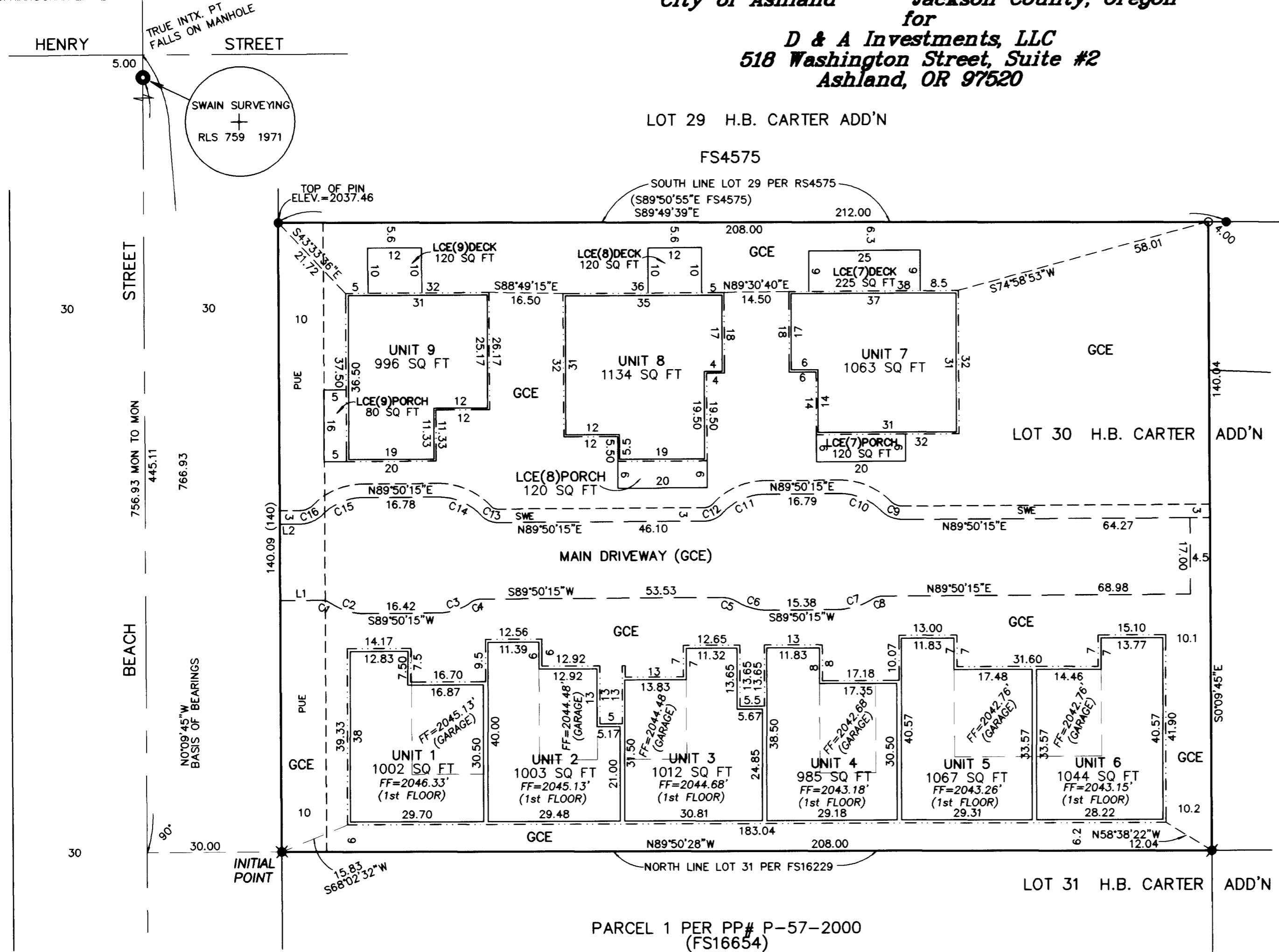
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**LEGEND:**

- = FD. 3" BRASS CAP IN MON. CASE MKD. AS SHOWN PER FS4575 OR 14708.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. SWAIN RLS759 PER FS4575 OR 6993.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. PER FS16229.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. OSMUS PLS2464 PER FS16654.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC.
- X-X- = FENCE LINE.
- ( ) = DEED RECORD.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #
- GCE = GENERAL COMMON ELEMENT.
- LCE(#)= LIMITED COMMON ELEMENT(UNIT# BENEFITTING).
- FF = FINISHED FLOOR ELEVATION.
- SWE = PUBLIC SIDEWALK EASEMENT.
- L1 C1 = SEE COURSE DATA TABLE.
- = EXTERIOR OF BUILDING SIDING.
- - - = UNIT BOUNDARY.

BASIS OF BEARINGS: NOAA TRUE BEARINGS PER FS4575.  
DATE: JULY 14, 2005 UNIT OF MEASUREMENT: FEET SCALE: 1"= 20'

**NOTES ON BEARINGS**

UNITS 1-6  
N-S BEARINGS = N0°04'17"E  
E-W BEARINGS = S89°55'43"E  
UNITS 7-9  
N-S BEARINGS = N89°50'15"E  
E-W BEARINGS = N0°09'45"W

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**NOTES ON UNIT AREAS**

| UNIT # | TOTAL AREA |
|--------|------------|
| 1      | 2004 SQ FT |
| 2      | 2752 SQ FT |
| 3      | 2802 SQ FT |
| 4      | 2774 SQ FT |
| 5      | 2888 SQ FT |
| 6      | 1881 SQ FT |
| 7      | 1063 SQ FT |
| 8      | 1134 SQ FT |
| 9      | 996 SQ FT  |

**COURSE DATA TABLE**

| NUM | DELTA       | ARC   | RADIUS | LONG CHORD        |
|-----|-------------|-------|--------|-------------------|
| C1  | 34°33'37"   | 2.41  | 4.00   | N72°52'56"W 2.38  |
| C2  | 34°33'37"   | 7.84  | 13.00  | S72°52'56"E 7.72  |
| C3  | 34°33'37"   | 7.84  | 13.00  | N72°33'26"E 7.72  |
| C4  | 34°33'37"   | 2.41  | 4.00   | S72°33'26"W 2.38  |
| C5  | 31°15'47"   | 3.87  | 7.10   | N74°31'51"W 3.83  |
| C6  | 31°15'47"   | 7.09  | 13.00  | S74°31'51"E 7.01  |
| C7  | 31°20'35"   | 8.75  | 16.00  | N74°09'57"E 8.64  |
| C8  | 31°20'35"   | 2.19  | 4.00   | S74°09'57"W 2.16  |
| C9  | 45°10'20"   | 5.52  | 7.00   | S67°34'35"E 5.38  |
| C10 | 45°10'20"   | 10.20 | 12.94  | N67°34'35"W 9.94  |
| C11 | 47°02'23"   | 10.82 | 12.94  | S66°19'03"W 10.32 |
| C12 | 47°02'23"   | 4.54  | 5.53   | N66°19'03"E 4.41  |
| C13 | 47°06'04"   | 4.30  | 5.23   | S66°36'43"E 4.18  |
| C14 | 47°06'04"   | 10.63 | 12.94  | N66°36'43"W 10.34 |
| C15 | 44°50'31"   | 10.12 | 12.94  | S67°24'59"W 9.87  |
| C16 | 44°50'31"   | 5.48  | 7.00   | N67°24'59"E 5.34  |
| L1  | N89°50'15"E | 9.07  |        |                   |
| L2  | S89°50'15"W | 4.55  |        |                   |

REGISTERED PROFESSIONAL LAND SURVEYOR  
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