

HERSEY HEIGHTS PLANNED UNIT DEVELOPMENT Amended

TO THE CITY OF ASHLAND

LOCATED IN D.L.C. NO. 41 IN SEC. 4, TWP. 39S., R. 1 E.W.M., JACKSON COUNTY, OREGON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that I
George G. Cota, am the owner in fee simple of the lands described hereon and that I have caused the same to be surveyed and platted into lots with building unit designations shown on each lot as set forth hereon and that this plat is a correct representation of said planned unit development. The lands platted hereby shall be subject to a declaration of covenants, conditions, restrictions and cross-easements pertaining to the common use of a driveway, parking lot, trash receptacle area and basketball facility, as well as the preservation of the Northerly 50.0 feet of each lot as open space. Lot No. 4 shall be subject to a natural drainage way easement per Hersey Heights Planned Unit Development, as now recorded. Said planned unit development shall be subject to a 10 foot slope and public utility easement per Hersey Heights Planned Unit Development, as now recorded. I do hereby dedicate said planned unit development as **HERSEY HEIGHTS PLANNED UNIT DEVELOPMENT Amended** to the City of Ashland.

IN WITNESS WHEREOF, I have set my hand and seal this 29 day of November 1979

George G. Cota
George G. Cota

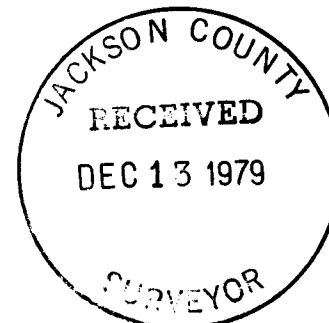
STATE OF OREGON ss
County of Jackson

November 29 A.D. 1979

Personally appeared the above named George G. Cota and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:

Winona G. Swain
WINONA G SWAIN
NOTARY PUBLIC - OREGON
My Commission Expires 6-20-82

Winona G. Swain
Notary Public for Oregon
My Commission expires 6-20-82



We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of JUNE 27, 1977, the above plat is hereby approved. Dated this 6th day of DECEMBER 1979.

Lisa Shenker
President

Michael J. Wambusch
Acting Secretary

Examined and approved this 4th day of December 1979

James H. Olson
City Surveyor

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT.

George G. Cota
SURVEYOR

SURVEYOR'S CERTIFICATE

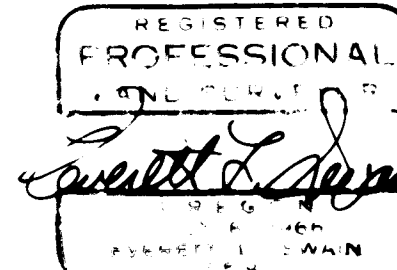
STATE OF OREGON ss
County of Jackson

I, Everett L. Swain, duly Registered Surveyor of the State of Oregon, being duly sworn, 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: _____

Commencing at a 1 inch galvanized iron pipe and bronze cap situated at the Southwest corner of Donation Land Claim No. 41 in Section 4, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon; thence South 89°57'42" East along the Southerly boundary line of said claim, 616.52 feet (d.r. East, 616.6 feet) to a found 6 inch diameter concrete post with a bronze disk situated at the Southeast corner of Parcel No. 2 of Minor Land Partition No. M78-371 of "Minor Land Partitions" in Jackson County, Oregon and being the Initial Point to HERSEY HEIGHTS PLANNED UNIT DEVELOPMENT Amended; thence North 89°57'42" West along the Southerly boundary line of said claim, 178.12 feet to a found 5/8 inch iron pin; thence leaving said claim line, along the Northerly right of way of Hersey Street, along the arc of a 1,500.00 foot radius curve to the right, the radial bearings "in and out" are, North 00°02'18" East and South 04°53'26" West, (the central angle is 04 degrees 51 minutes and 08 seconds) 127.03 feet to a found 5/8 inch iron pin; thence leaving said right of way, North 00°02'18" East, 159.625 feet to a found 5/8 inch iron pin; thence South 89°57'42" East and parallel to the Southerly boundary line of Donation Land Claim No. 41, said Township and Range, (d.r. East) 305.00 feet to a found 5/8 inch iron pin; thence South 00°02'18" West (d.r. South, 165 feet) 165.00 feet to the initial point.

Everett L. Swain
Surveyor

Subscribed and sworn to before me this 29th day of November 1979



Winona G. Swain
WINONA G SWAIN
NOTARY PUBLIC - OREGON
My Commission Expires 6-20-82

I hereby certify that all charges on the tax roll which have become a lien for this calendar year have been paid. Examined and approved this 6 day of December 1979

Rae Stewart Gene Yarden
Director of Assessment & Taxation Deputy
If above approval is valid for this calendar year only - 1979

Filed for record this 13 day of December 1979 at 11:23 o'clock A. M. and recorded in Volume 14 of plats at page 9 of records of Jackson County, Oregon

Wallene Terry
County Clerk

Betty Kay
Deputy

JACKSON COUNTY RECEIVED DEC 13 1979 SURVEYOR

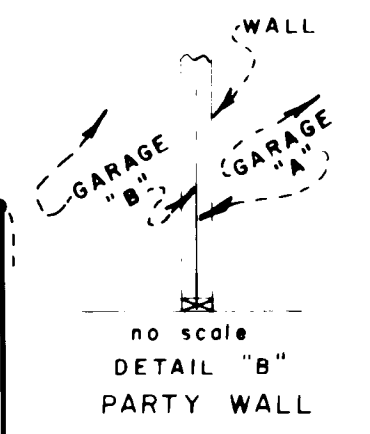
HERSEY HEIGHTS PLANNED UNIT DEVELOPMENT Amended

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT. *Everett L. Swain* SURVEYOR

TO THE CITY OF ASHLAND

LOCATED IN D.L.C. NO. 41 IN SEC. 4, TWP. 39 S., R. 1 E. W. M., JACKSON COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR *Everett L. Swain* OREGON JULY 8 1988 EVERETT L. SWAIN 759



Scale: 1"=20'
Basis of Bearing: N.O.A.A. True Bearing at N-S ζ Sec. 4

- Found 5/8 inch Iron Pin unless otherwise shown
- Monument per Hersey Heights Planned Unit Development, as now recorded

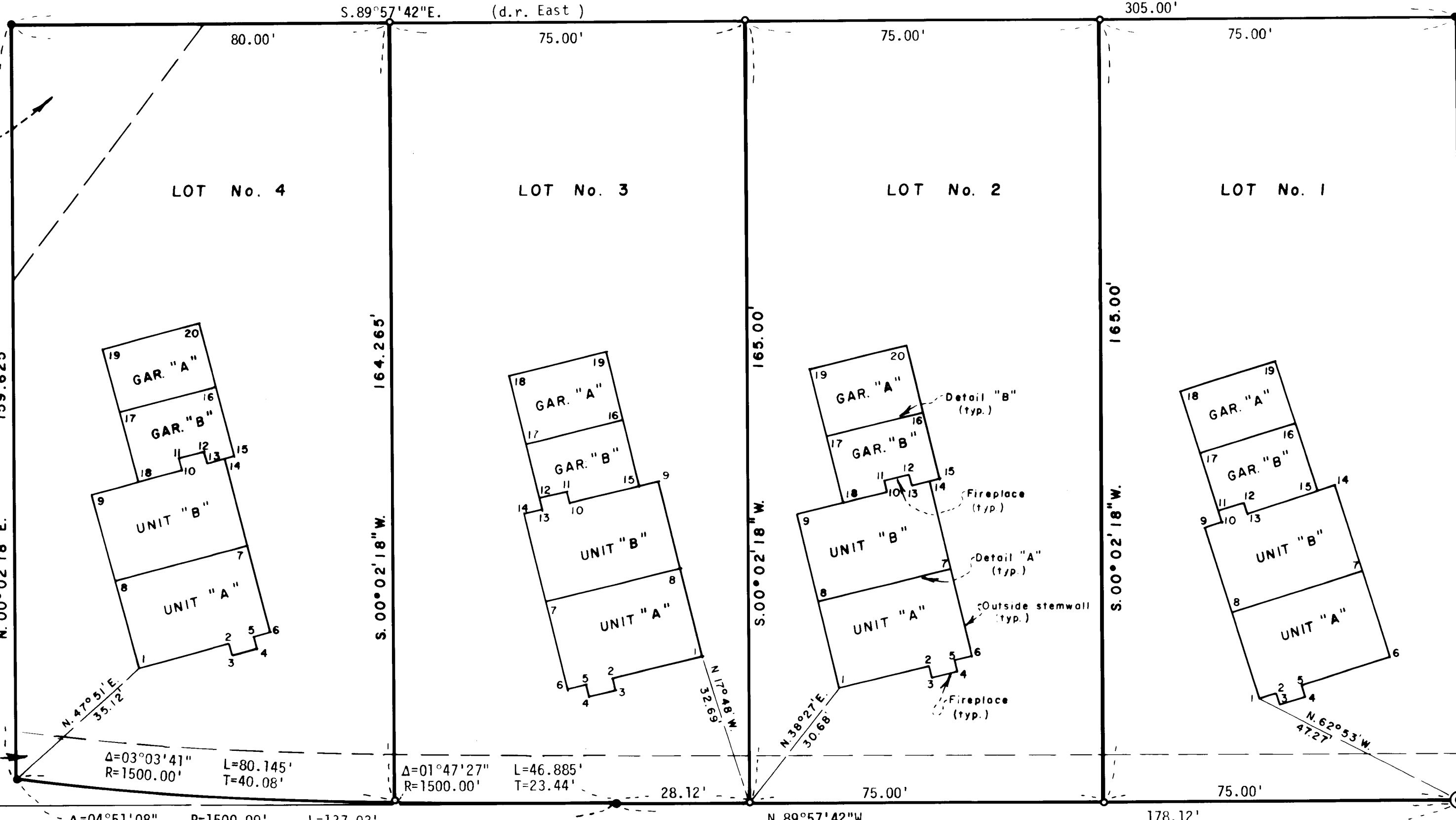
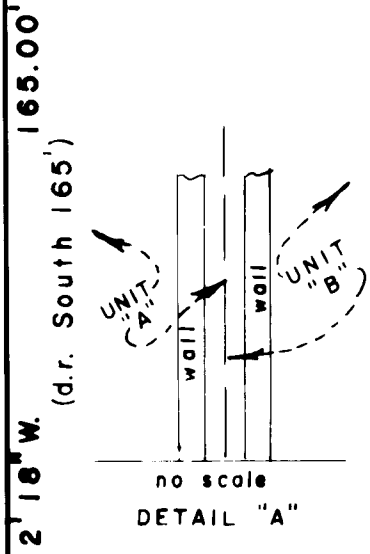
LOT No. 1 cont.

Garage "B"

Pt to Pt	Bearing	Distance
11-12	N.72°26'E.	5.5'
12-13	S.17°34'E.	2.5'
13-15	N.72°26'E.	15.5'
15-16	N.17°34'W.	15.15'
16-17	S.72°26'W.	21.00'
17-11	S.17°34'E.	12.65'

Garage "A"

16-17	S.72°26'W.	21.0'
17-18	N.17°34'W.	13.85'
18-19	N.72°26'E.	21.0'
19-16	S.17°34'E.	13.85'



SW cor D.L.C. No. 41
Fd. I. Pipe w/Br. Cap
In Mon. Case

INITIAL POINT
Fd. Conc. Post w/
Bronze Disk mkd.
HERSEY HEIGHTS PLANNED
UNIT DEVELOPMENT
SWAIN SURVEYING
INC
INITIAL POINT
1979

LOT No. 4			HERSEY			STREET			LOT No. 1			
<u>Unit "A"</u>	<u>Garage "B" cont.</u>	<u>Unit "A" cont.</u>	<u>Garage "A" cont.</u>	<u>Unit "B" cont.</u>	<u>Unit "A"</u>	<u>Garage "B"</u>	<u>Unit "A"</u>	<u>Unit "B"</u>	<u>Garage "A"</u>	<u>Unit "A"</u>	<u>Unit "B"</u>	<u>Garage "A"</u>
Pt to Pt	Pt to Pt	Pt to Pt	Pt to Pt	Pt to Pt	Pt to Pt	Pt to Pt	Pt to Pt	Pt to Pt	Pt to Pt	Pt to Pt	Pt to Pt	Pt to Pt
Bearing	Bearing	Bearing	Bearing	Bearing	Bearing	Bearing	Bearing	Bearing	Bearing	Bearing	Bearing	Bearing
Distance	Distance	Distance	Distance	Distance	Distance	Distance	Distance	Distance	Distance	Distance	Distance	Distance
1-2 N.75°20'E. 19.7'	17-18 S.14°40'E. 15.05'	8-1 S.13°37'E. 19.05'	17-18 N.13°37'W. 14.75'	8-9 N.13°37'W. 18.95'	1-2 N.76°35'E. 19.5'	13-14 N.76°35'E. 3.95'	1-2 N.72°26'E. 3.65'	7-8 S.72°26'W. 29.0'	16-17 S.76°35'W. 21.0'	1-2 N.72°26'E. 3.65'	8-9 N.17°34'W. 19.0'	16-17 S.76°35'W. 21.0'
2-3 S.14°40'E. 2.5'	18-10 N.75°20'E. 9.7'	18-19 N.76°23'E. 21.0'	16-17 S.76°35'W. 21.0'	9-10 S.76°23'W. 19.5'	2-3 S.13°25'E. 2.5'	14-7 S.13°25'E. 19.0'	2-3 S.17°34'E. 2.5'	8-9 N.17°34'W. 19.0'	17-18 S.13°25'E. 14.19'	3-4 N.72°26'E. 5.5'	9-10 N.72°26'E. 4.0'	17-18 S.13°25'E. 14.19'
3-4 N.75°20'E. 5.5'	10-11 N.14°40'W. 2.5'	18-19 N.76°23'E. 21.0'	18-10 N.76°35'E. 5.5'	10-11 N.13°37'W. 2.55'	3-4 N.76°35'E. 5.5'	14-7 S.13°25'E. 19.0'	3-4 N.72°26'E. 5.5'	8-9 N.17°34'W. 19.0'	10-11 N.76°35'E. 9.5'	4-5 N.72°26'E. 5.5'	10-11 N.72°26'E. 4.0'	10-11 N.76°35'E. 9.5'
4-5 N.14°40'W. 2.5'	11-12 N.75°20'E. 5.5'	13-14 N.75°20'E. 5.8'	19-16 S.13°37'E. 14.75'	8-9 N.13°37'W. 18.95'	5-6 N.13°25'W. 2.5'		4-5 N.17°34'W. 2.5'	7-8 S.72°26'W. 29.0'	11-12 N.76°35'E. 5.5'	5-6 N.72°26'E. 19.85'	11-12 N.72°26'E. 5.5'	11-12 N.76°35'E. 5.5'
5-6 N.75°20'E. 3.8'	12-13 S.14°40'E. 2.5'			9-10 S.76°23'W. 19.5'	6-7 N.13°25'W. 4.0'		5-6 N.72°26'E. 19.85'	7-8 S.72°26'W. 29.0'	12-13 S.13°25'E. 2.5'	6-7 N.17°34'W. 19.0'	12-13 S.17°34'E. 2.5'	12-13 S.13°25'E. 2.5'
6-7 N.14°40'W. 19.0'	13-15 N.75°20'E. 5.8'			10-11 S.76°23'W. 2.55'	7-8 N.76°23'E. 29.0'		6-7 N.17°34'W. 19.0'	7-8 S.72°26'W. 29.0'	13-14 N.76°35'E. 6.0'	7-8 S.72°26'W. 29.0'	13-14 N.72°26'E. 5.5'	13-14 N.76°35'E. 6.0'
7-8 S.75°20'W. 29.0'				11-12 S.76°23'W. 5.5'			7-8 S.72°26'W. 29.0'	7-8 S.72°26'W. 29.0'	11-12 N.76°35'E. 5.5'	8-9 N.17°34'W. 19.0'	13-14 N.72°26'E. 5.5'	11-12 N.76°35'E. 5.5'
8-1 S.14°40'E. 19.0'	<u>Garage "A"</u>			12-13 S.13°37'E. 2.55'			8-9 N.17°34'W. 19.0'	8-9 N.17°34'W. 19.0'	12-13 S.13°25'E. 2.5'	9-10 N.72°26'E. 4.0'	13-14 N.72°26'E. 5.5'	12-13 S.13°25'E. 2.5'
	16-17 S.75°20'W. 21.0'			13-14 S.76°23'W. 4.0'			9-10 N.72°26'E. 4.0'	9-10 N.72°26'E. 4.0'	13-14 N.76°35'E. 6.0'	10-11 N.17°34'W. 2.5'	14-7 S.17°34'E. 19.0'	13-14 N.76°35'E. 6.0'
	17-19 N.14°40'W. 13.94'			14-7 S.13°37'E. 18.95'			10-11 N.17°34'W. 2.5'	10-11 N.17°34'W. 2.5'		11-12 N.72°26'E. 5.5'		
	19-20 N.75°20'E. 21.0'			7-8 N.76°23'E. 29.0'			11-12 N.72°26'E. 5.5'	11-12 N.72°26'E. 5.5'		12-13 S.17°34'E. 2.5'		
	20-16 S.14°40'E. 13.94'						12-13 S.17°34'E. 2.5'	12-13 S.17°34'E. 2.5'		13-14 N.72°26'E. 19.5'		
	<u>LOT No. 3</u>						13-14 N.72°26'E. 19.5'	13-14 N.72°26'E. 19.5'		14-7 S.17°34'E. 19.0'		
	<u>Unit "A"</u>						14-7 S.17°34'E. 19.0'	14-7 S.17°34'E. 19.0'				
	1-2 S.76°23'W. 19.55'											
	2-3 S.13°37'E. 2.5'											
	3-4 S.76°23'W. 5.4'											
	4-5 N.13°37'W. 2.5'											
	5-6 S.76°23'W. 4.05'											
	6-7 N.13°37'W. 19.05'											
	7-8 N.76°23'E. 29.0'											
	<u>Garage "A"</u>											
	16-17 S.76°23'W. 21.0'											

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