

EASEMENTS OF RECORD PER SUBDIVISION REPORT

RIGHT-OF-WAY FOR TRANSMISSION OF ELECTRICITY PER V.367, P.317, & V.524, P.498. JCDR ARE BLANKET DESCRIPTIONS AND CANNOT BE DEPICTED HEREON.

ACCESS RESTRICTIONS PER V.508, P.492. JCDR DO NOT AFFECT THIS PHASE.

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

PURPOSE: TO SURVEY AND MONUMENT THE EXTERIOR OF AND GRAPHICALLY SHOW THE INTERIOR LOTS AND STREETS OF CHAUTAUQUA TRACE, PHASE 1, A PLANNED COMMUNITY.

PROCEDURE: FROM CONTROL AND MONUMENTS ESTABLISHED BY THIS OFFICE DURING RS 14977 COMPUTED THE EXTERIOR OF AS WELL AS THE INTERIOR LOTS AND STREETS. MONUMENTED THE EXTERIOR OF THE SUBDIVISION WITH THE INTERIOR LOT AND STREET CORNERS BEING DEFERRED UNTIL THE COMPLETION OF CONSTRUCTION. THE MONUMENTS SHOWN AT THE CENTERLINE OF THE WLY, END OF CROCKER STREET AND THE WLY, END OF ABBOTT AVENUE WILL BE RE-MONUMENTED WITH A STANDARD BRASS CAP IN MONUMENT CASE AS REQUIRED BY THE CITY OF ASHLAND. SINCE THE STREET IS NOT COMPLETED AS OF THIS DATE A 5/8" PIN WILL BE SET TO COMPLY WITH STATE LAW. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN ON SHEET 2.

CHAUTAUQUA TRACE, PHASE 1, A PLANNED COMMUNITY.

Located in the S.W. 1/4 of Section 11, T.39 S., R.1 E., W.M. City of Ashland Jackson County, Oregon

For CHAUTAUQUA TRACE LLC 585 Allison Street ASHLAND, OR 97520

SURVEY BY:

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

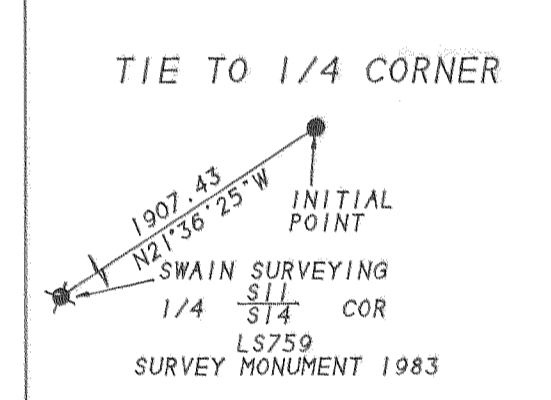
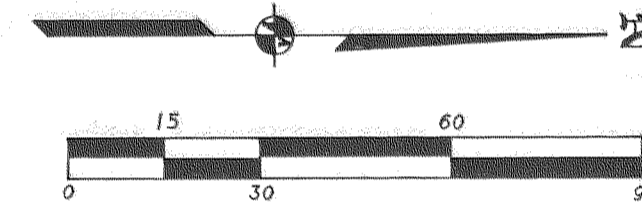
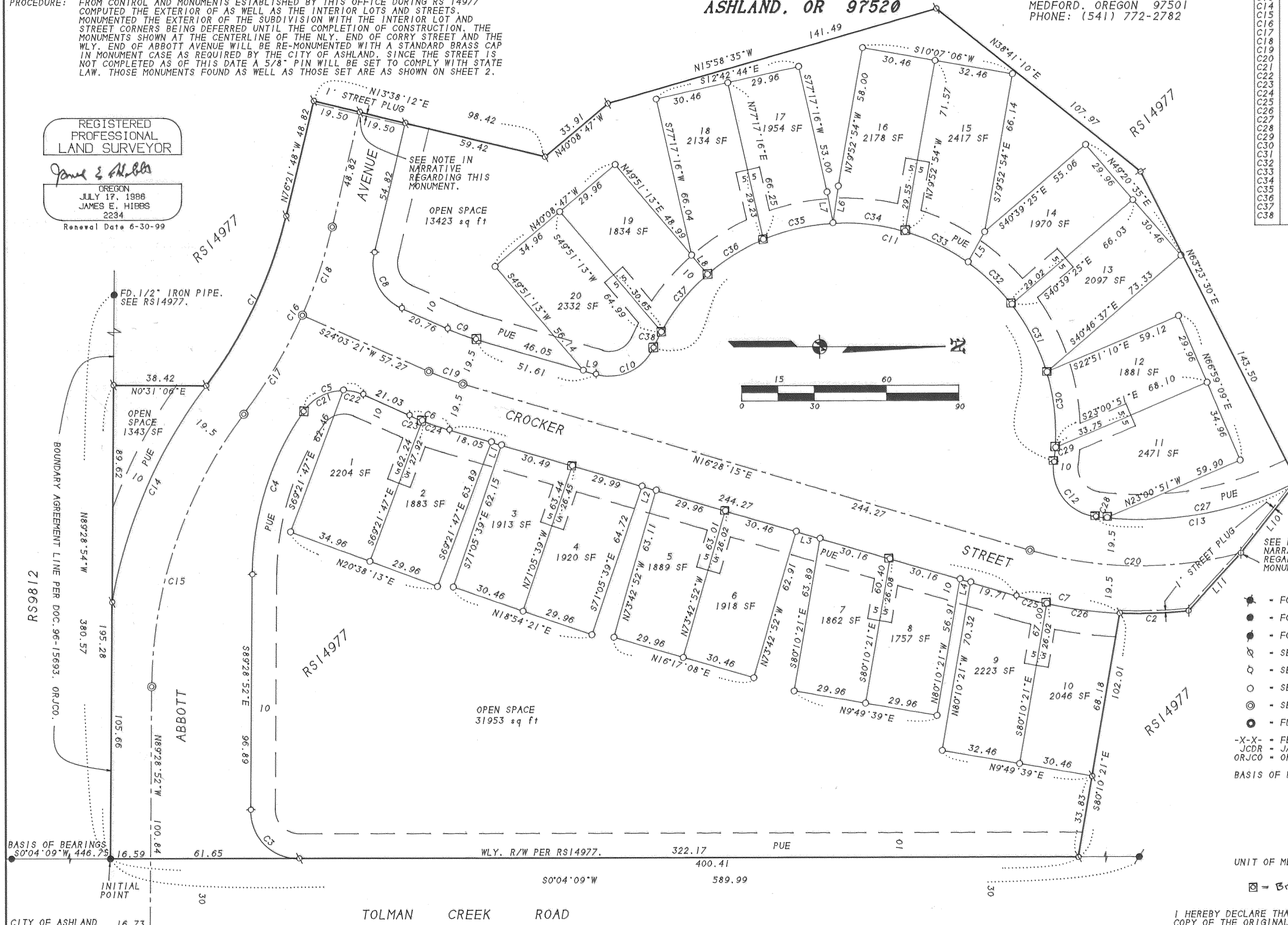
COURSE DATA TABLE

Table with columns: NO., RADIUS, DELTA, LENGTH, LONG CHORD. Lists 38 courses (C1-C38) with their respective measurements.

Table with columns: NO., COURSE. Lists 11 tie courses (L1-L11) with their respective measurements.

REGISTERED PROFESSIONAL LAND SURVEYOR

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



- LEGEND: Symbols for found brass cap, iron pin, set iron pin, set iron pipe, found iron pipe, fence line, JCDR, ORJCO, basis of bearings, unit of measurement.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT. James E. Friar, SURVEYOR. SHEET 2 OF 2

391E11C TL1500 (Portion thereof)

11R/81

# CHAUTAUQUA TRACE, PHASE 1, A PLANNED COMMUNITY.

Located in the S.W. 1/4 of Section 11,  
T.39 S., R.1 E., W.M. City of Ashland  
Jackson County, Oregon

### APPROVAL:

John M. Lupp  
ASHLAND PLANNING DEPARTMENT  
PA #97-058 & 97-079 SUBDIVISION

3-9-98  
DATE

### APPROVAL:

EXAMINED AND APPROVED THIS 9th DAY OF March 1998.

Jam Holman  
CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY ORS 92.100 AS OF March 13 1998.

Ron Rudberg Deputy  
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF March 13 1998.

Synda Admitt, Deputy  
TAX COLLECTOR

### DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT CHAUTAUQUA TRACE, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER IN FEE OF THE REAL PROPERTY SHOWN HEREON. MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE SUBDIVIDED THE SAME INTO THE LOTS, STREETS AND OPEN SPACE AS SHOWN ON SHEET 2 AND HEREBY DEDICATES TO THE PUBLIC FOR PUBLIC USE THE STREETS TOGETHER WITH THOSE EASEMENTS SHOWN HEREON LABELED AS PUBLIC UTILITY EASEMENT (PUE), WITH THE CONDITION THAT TCI CABLEVISION, ITS SUCCESSORS OR ASSIGNS IN INTEREST IS GRANTED THE RIGHT TO USE SAID PUE FOR PLACEMENT AND MAINTENANCE OF CABLE TV LINES AS LONG AS THESE LINES DO NOT INTERFERE WITH THE MAINTENANCE OF CITY OF ASHLAND UTILITIES. CHAUTAUQUA TRACE, LLC DOES HEREBY GRANT TO THE CITY OF ASHLAND IN FEE THE ONE-FOOT STREET PLUGS SHOWN ON SHEET 2. CHAUTAUQUA TRACE, PHASE 1, A PLANNED COMMUNITY, SHALL BE SUBJECT TO THE "BYLAWS" FOR THE CHAUTAUQUA TRACE HOMEOWNERS ASSOCIATION AS WELL AS A "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT SETTING FORTH THE CONDITIONS FOR OPEN SPACE AREAS. CHAUTAUQUA TRACE, LLC, DOES HEREBY DESIGNATE SAID SUBDIVISION AS CHAUTAUQUA TRACE, PHASE 1, A PLANNED COMMUNITY.

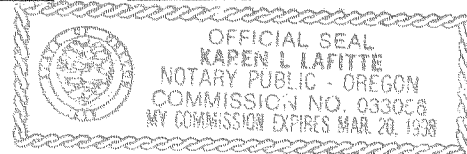
Russell Dale  
RUSSELL DALE, MANAGING MEMBER  
CHAUTAUQUA TRACE, LLC

STATE OF OREGON )  
COUNTY OF JACKSON ) ss.

PERSONALLY APPEARED THE ABOVE NAMED RUSSELL DALE AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND FURTHER ACKNOWLEDGED THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF CHAUTAUQUA TRACE, LLC.

DATED THIS 9th DAY OF March 1998.

BEFORE ME: Karen L Lafitte  
NOTARY PUBLIC OF OREGON.



### POST MONUMENTATION

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY DECEMBER 31 1999.

James E. Hibbs  
SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET. SEE DOC. 02-24496 (CS 17306)  
ORJCO. THIS 2nd DAY OF May 192002

APPROVED: Ronald Roberts  
JACKSON COUNTY SURVEYOR

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

### RECORDER'S CERTIFICATE

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE COUNTY COMMISSIONER'S JOURNAL OF PROCEEDINGS.

FILED FOR RECORD THIS 19 DAY OF March 1998 AT 8:13 O'CLOCK A.M., AND RECORDED IN VOLUME 24 OF PLATS ON PAGE 12 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckwith  
COUNTY CLERK

Cheryl Auger  
DEPUTY

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS RECORDED AS DOC. # 98-09558 ORJCO.

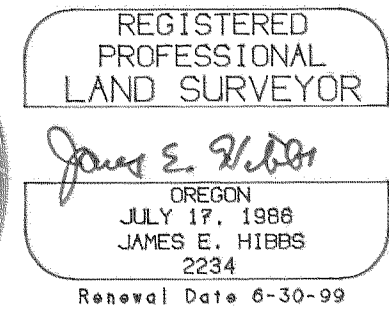
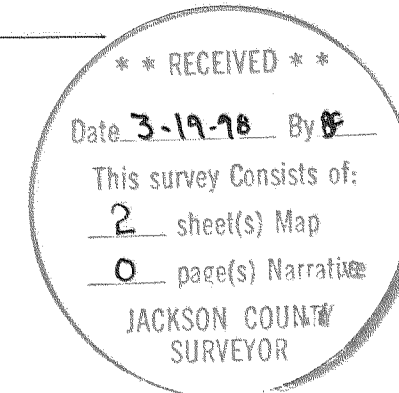
BY LAWS OF CHAUTAUQUA TRACE HOMEOWNERS ASSOCIATION RECORDED AS DOC. # 98-09557 ORJCO.

### 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:

Commencing at the quarter corner common to Sections 11 and 14, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon: thence North 20°36'25" West, 1907.43 feet to a 5/8 inch iron pin on the West line of Tolman Creek Road and the INITIAL POINT OF BEGINNING, said point also being the beginning of that certain Boundary Agreement line described in Document No. 96-15693, Official Records of Jackson County, Oregon: thence along said Agreement Line, North 89°28'54" West, 195.28 feet; thence leaving said Agreement Line, North 00°31'06" East, 38.42 feet; thence along the arc of a 188.50 foot radius non-tangent curve to the left having a central angle of 23°40'39", a distance of 77.90 feet (the long chord of which bears North 64°31'28" West, 77.34 feet); thence North 76°21'48" West, 48.82 feet; thence North 13°38'12" East, 98.42 feet; thence North 40°08'47" West, 33.91 feet; thence North 15°58'35" West, 141.49 feet; thence North 38°41'10" East, 107.97 feet; thence North 63°23'30" East, 143.50 feet; thence South 51°47'38" East, 37.45 feet; thence South 47°36'49" East, 32.13 feet; thence along the arc of a 182.50 foot radius non-tangent curve to the right having a central angle of 08°57'08", a distance of 28.515 feet (the long chord of which bears South 01°38'32" East, 28.49 feet); thence South 80°10'21" East, 102.01 feet to the Westerly right-of-way line of Tolman Creek Road; thence along said Westerly line, South 00°04'09" West, 400.41 feet to the INITIAL POINT OF BEGINNING.

James E. Hibbs  
SURVEYOR



### NOTE REGARDING STREET PLUGS

UPON APPROVED DEDICATION OF THE EXTENSION OF THE AFFECTED STREETS OR ALLEYS THE ONE-FOOT STREET PLUG SHALL BE DEDICATED BY THE CITY TO THE PUBLIC USE AS PART OF SAID STREET. THIS DEDICATION WILL BE AUTOMATIC AND WITHOUT FURTHER ACTION BY THE CITY. ALSO, IT IS THE INTENT, IN THE CASE OF THIS PLAT, THAT THOSE ONE-FOOT STREET PLUGS, REGARDLESS OF BEING EXTENSIONS OR NOT OF THE AFFECTED STREETS OR ALLEYS, SHALL BE AUTOMATICALLY DEDICATED FOR PUBLIC STREETS OR ALLEYS, WHEN CONTIGUOUS TO AND UPON FINAL APPROVAL AND RECORDING OF ANY NEW PLAT.

SURVEY BY:

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

SHEET 1 OF 2  
97-215PHI-1