

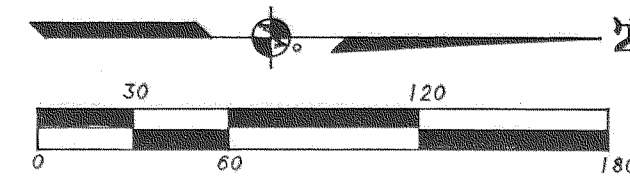
CHAUTAUQUA TRACE, PHASE 2. A PLANNED COMMUNITY.

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



KEY MAP TO SHEET NUMBERS



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

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.

CHAUTAUQUA TRACE, PHASE 2, A PLANNED COMMUNITY.

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for CHAUTAUQUA TRACE LLC 585 Allison Street ASHLAND, OR 97520

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs

OREGON JULY 17, 1988 JAMES E. HIBBS 2234

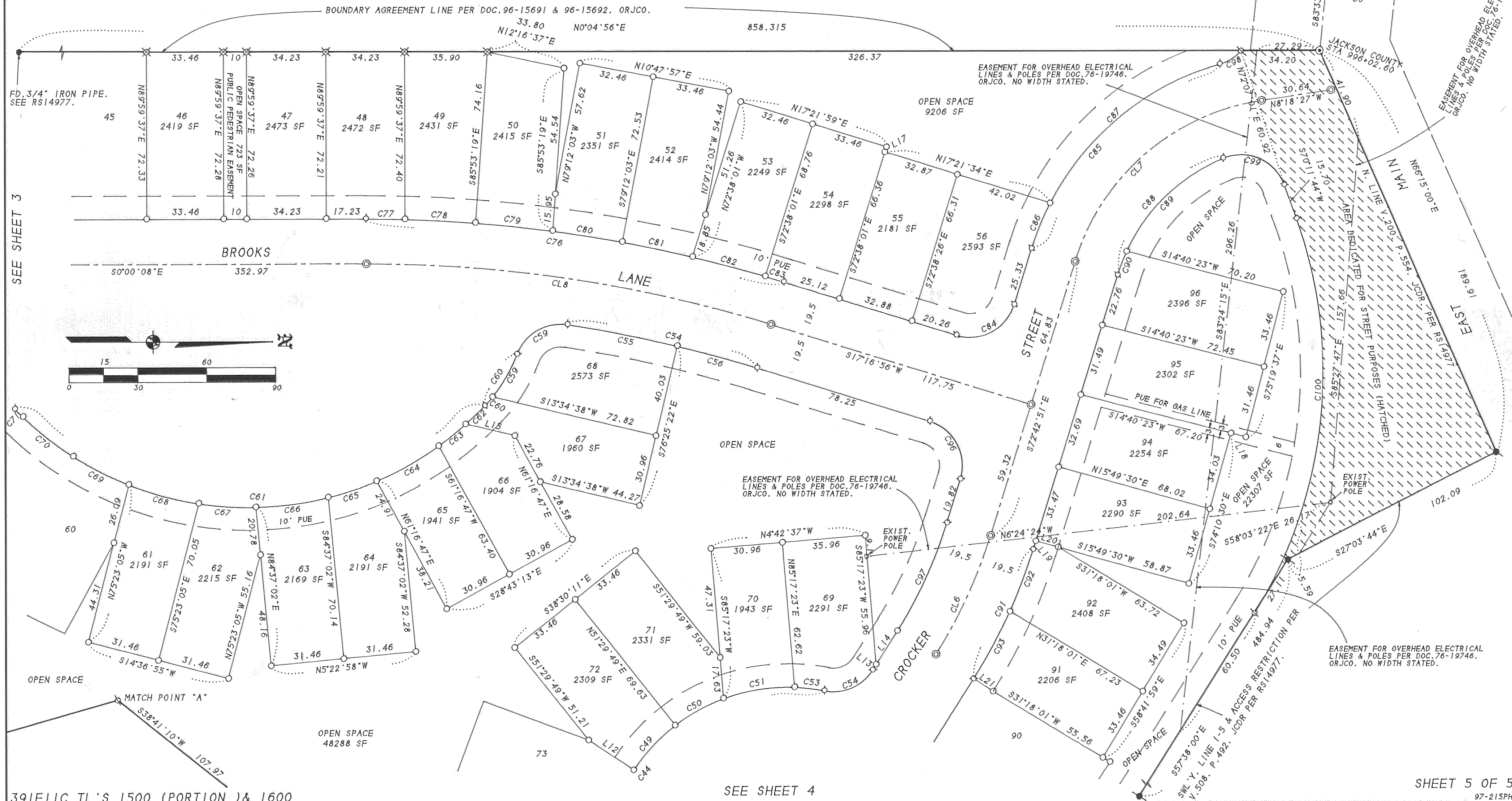
Renewal Date 6-30-99

SURVEY BY:

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

NOTE REGARDING OPEN SPACE ALL AREAS LYING OUTSIDE LOTS AND STREETS ARE OPEN SPACE.

SEE LEGEND ON SHEET 3



SEE SHEET 3

SEE SHEET 4

391E11C TL'S 1500 (PORTION) & 1600

SHEET 5 OF 5

97-215PH2-5

SEE SHEET 5

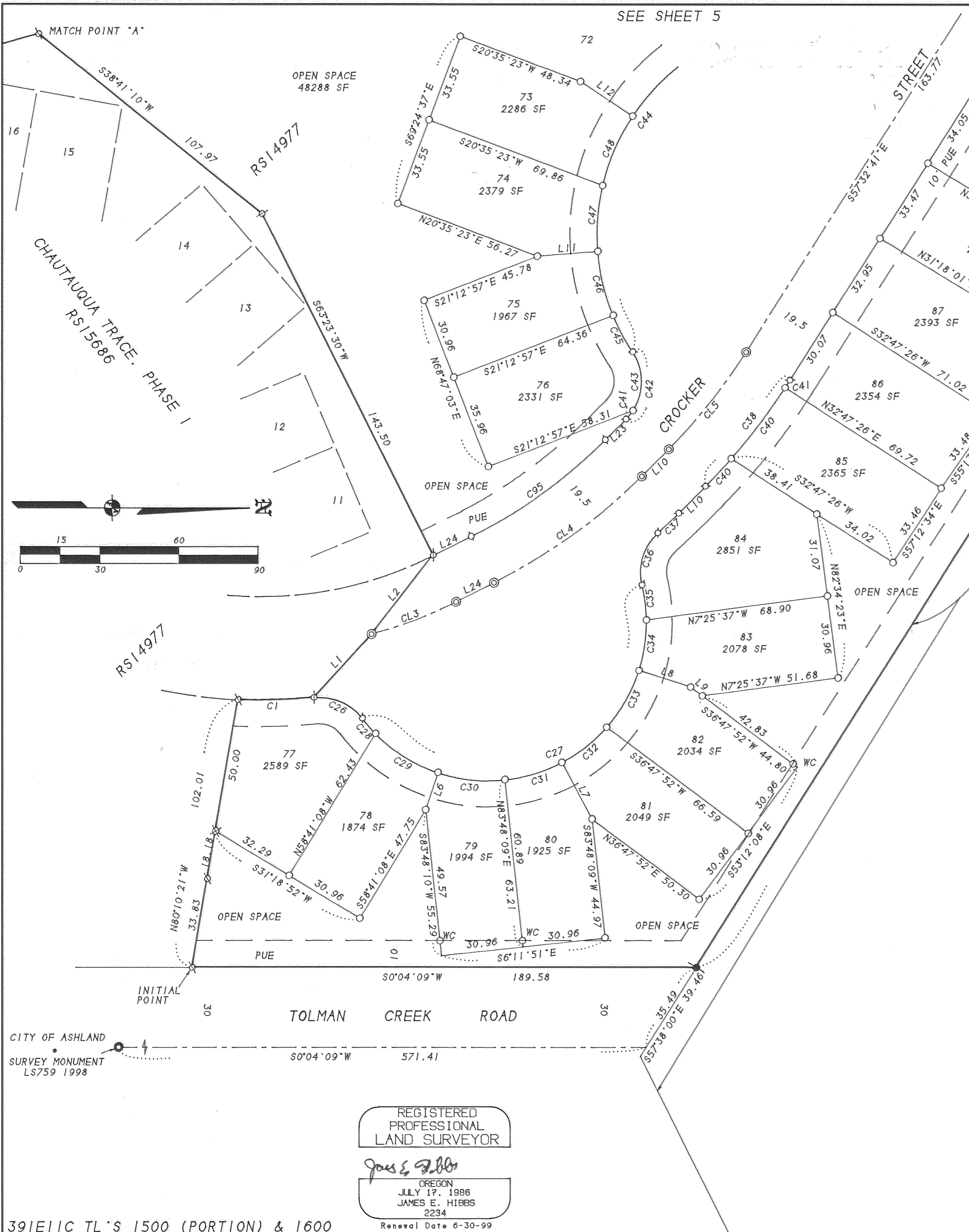
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SEE LEGEND ON SHEET 3

NOTE REGARDING OPEN SPACE: ALL AREAS LYING OUTSIDE LOTS AND STREETS IS OPEN SPACE.

COURSE DATA TABLE with columns: NO., COURSE, and values for courses L1 through L24.

COURSE DATA TABLE with columns: NO., RADIUS, DELTA, LENGTH, LONG CHORD, and values for courses C1 through C100.

REGISTERED PROFESSIONAL LAND SURVEYOR James E. Hibbs, Oregon, July 17, 1986, 2234, Renewal Date 6-30-99

SEE SHEET 5

CHAUTAUQUA TRACE, PHASE 2, 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 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 2, 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 RIGHT OF WAY DEDICATION ALONG EAST MAIN WAS COMPUTED BY HOLDING 30 FEET FROM THE ENGINEER'S CENTERLINE OBTAINED FROM THE PROJECT ENGINEER. AS DISCUSSED ON RS14977 THIS RIGHT OF WAY DEDICATION WILL ALLOW THE PRESENT IMPROVEMENTS TO BE WITHIN A PUBLIC RIGHT OF WAY. THERE WILL ALSO BE ROOM FOR ADDITIONAL IMPROVEMENTS WHEN EAST MAIN IS DEVELOPED. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN ON SHEETS 2.3 & 4.

LEGEND

- ⊙ = FD. 2.5" COUNTY SURVEYOR'S BRASS DISK IN CONCRETE PER RS12063.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. SWAIN LS759 PER RS9812.
- ⦿ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. PER RS14977.
- ⊗ = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC.
- ⊘ = SET OR FOUND 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊙ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. & ASSOC. (DEFERRED)
- = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. & ASSOC. (DEFERRED)
- ⊙ = SET 1" X 30" IRON PIPE W/ 2.5" BRASS DISK MKD. L.J.FRIAR & ASSOC IN MON. CASE. (DEFERRED)
- = FD. 3" BRASS DISK IN MONUMENT WELL.

- X-X- = FENCE LINE.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- CI CL LI = SEE COURSE DATA TABLE ON SHEET 4.
- RS = RECORDED SURVEY #.
- SF = SQUARE FEET.
- WC = WITNESS CORNER.

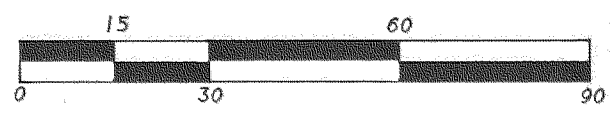
BASIS OF BEARINGS: NOAA TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 11 AS DERIVED FROM THE NOAA NET ESTABLISHED IN 1968 AND ON FILE WITH THE JACKSON COUNTY SURVEYOR'S OFFICE. THE REFERENCE LINE FOR BEARING CONTROL WAS TAKEN FROM MONUMENTS ALONG THE WESTERLY LINE OF TOLMAN CREEK ROAD AS SHOWN ON SURVEY NO. 9812 IN THE JACKSON COUNTY SURVEYOR'S OFFICE AND AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET DATE: APRIL 6, 1998 SCALE: 1" = 30'

• • NOTE REGARDING OPEN SPACE • •
 ALL AREAS LYING OUTSIDE LOTS AND STREETS IS OPEN SPACE.

⊞ = BRASS TAG IN LEAD PLUG IN CONC.
 AFFID. OF DEFERRED MON. Doc.No. 02-24495 (CS 17305)

Roger Bobbitt, C.S.
 5/2/02



FD. 3/4" IRON PIPE.
 SEE RS14977.

BOUNDARY AGREEMENT LINE PER DOC.96-15693, ORJCO.

RS9812

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

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

BASIS OF BEARINGS
 S0°04'09"W 446.75'

CHAUTAUQUA TRACE, PHASE 2, 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: Bill Moh
ASHLAND PLANNING DEPARTMENT
PA #97-038 & 97-079 SUBDIVISION
6/26/98 DATE

APPROVAL:
EXAMINED AND APPROVED THIS 3rd DAY OF June 1998.

Jan Holson
CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY ORS 92.100 AS OF 7/19 1998.

Jeff Low
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF 7/19 1998.

Linda Ossett, Deputy
TAX COLLECTOR

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 15 DAY OF July 1998 AT 2:24 O'CLOCK P. M., AND RECORDED IN VOLUME 24 OF PLATS ON PAGE 28 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckel
COUNTY CLERK

Cheryl Augers
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:

Beginning at the Northeast corner of CHAUTAUQUA TRACE, PHASE 1, A PLANNED COMMUNITY, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING: thence along the exterior of said PHASE 1, North 80°10'21" West, 102.01 feet to an angle point; thence along the arc of a 182.50 foot radius curve to the left having a central angle of 08°57'08", a distance of 28.515 feet (the long chord of which bears North 01°38'32" West, 28.49 feet) to an angle point; thence North 47°36'49" West, 32.13 feet to an angle point; thence North 51°47'38" West, 37.45 feet to an angle point; thence South 63°23'30" West, 143.50 feet to an angle point; thence South 38°41'10" West, 107.97 feet to an angle point; thence South 15°58'35" East, 141.49 feet to an angle point; thence South 40°08'47" East, 33.91 feet to an angle point; thence South 13°38'12" West, 98.42 feet to an angle point; thence South 76°21'48" East, 48.82 feet to the beginning of a 188.50 foot radius curve to the right having a central angle of 23°40'39"; thence along the arc of said curve, 77.90 feet (the long chord of which bears South 64°31'28" East, 77.34 feet) to an angle point; thence South 00°31'06" West, 38.42 feet to a point on 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, 435.13 feet to the terminus of said Line; thence along that certain Boundary Agreement Line described in Document Nos. 96-15691 and 96-15692, said Official Records, North 00°04'56" East, 858.315 feet to the Northwest corner of that tract described in Volume 200, Page 554, Jackson County Deed Records; thence along the North line of said tract, North 66°15'00" East, 189.91 feet to the Southwesterly line of Interstate No. 5 as described in Volume 508, Page 492, said Deed Records; thence along said Southwesterly line, South 27°03'44" East, 102.09 feet to an angle point; thence South 57°38'00" East, 484.94 feet to the West line of Tolman Creek Road; thence along said West line, South 00°04'09" West, 189.58 feet to the INITIAL POINT OF BEGINNING.

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 SHEETS 3, 4 & 5 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 3, CHAUTAUQUA TRACE, PHASE 2, 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" RECORDED PREVIOUSLY SETTING FORTH THE CONDITIONS FOR OPEN SPACE AREAS. CHAUTAUQUA TRACE, LLC, DOES HEREBY DESIGNATE SAID SUBDIVISION AS CHAUTAUQUA TRACE, PHASE 2, A PLANNED COMMUNITY, & DOES HEREBY DEDICATE TO THE PUBLIC THE PUBLIC PEDESTRIAN EASEMENT SHOWN ON SHEET 5.

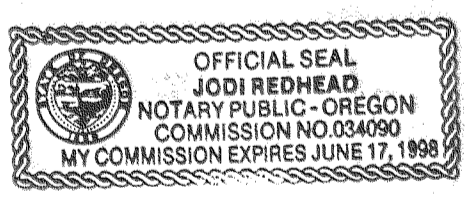
Russell Dale
RUSSELL DALE, MANAGING MEMBER
CHAUTAUQUA TRACE, LLC

STATE OF OREGON) ss.
COUNTY OF JACKSON)

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 22nd DAY OF May 1998.

BEFORE ME: Jodi Redhead
NOTARY PUBLIC OF OREGON.



POST MONUMENTATION

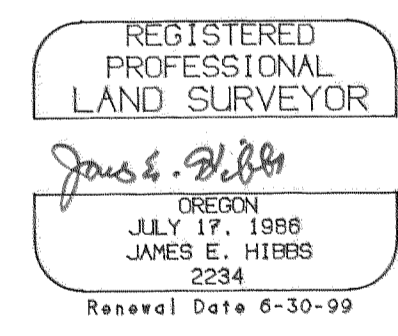
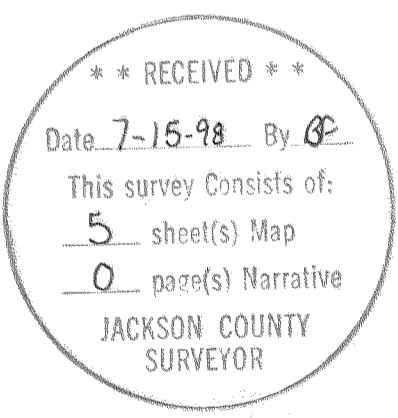
THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY DECEMBER 31 1999.

James E. Hibbs
SURVEYOR

AFFIDAVIT OF CONSENT
FROM U.S. BANK NATIONAL ASSOCIATION AS DOC. # 98-31198, ORJCO.

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. 02-24495 (CS 17305)
ORJCO. THIS 2ND DAY OF May 192002.

APPROVED: Roger Roberts
JACKSON COUNTY 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.

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 5
97-215PH2-1