

CHAUTAUQUA TRACE, PHASE 3, A PLANNED COMMUNITY,
A replat of Lots 41 through 96 of CHAUTAUQUA TRACE, PHASE 2, A PLANNED COMMUNITY
as now recorded & 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. Smith
ASHLAND PLANNING DEPARTMENT
PA #97-038 & 97-079 SUBDIVISION
9.10.1999 DATE

APPROVAL:

EXAMINED AND APPROVED THIS 1st DAY OF September 19 99

James Wilson
CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY ORS 92.100 AS OF Sept 28 19 99

Ruhl Lundy Deming
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN

PAID AS OF September 28 19 99

Care Applegate, 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, AND OPEN SPACE AS SHOWN ON SHEETS 3, 4 & 5 AND HEREBY DEDICATES TO THE PUBLIC FOR PUBLIC USE THOSE EASEMENTS SHOWN ON SHEETS 3, 4 & 5 LABELED PUBLIC PEDESTRIAN ACCESS EASEMENT (PPAE) AND PUBLIC UTILITY EASEMENT (PUE), WITH THE CONDITION THAT FALCON CABLE TV, 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, PHASE 3, 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 3, A PLANNED COMMUNITY.

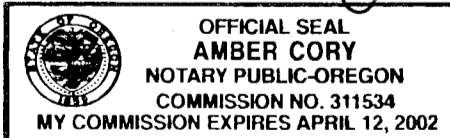
RUSSELL DALE, MANAGING MEMBER
CHAUTAUQUA TRACE, LLC

STATE OF OREGON )
COUNTY OF JACKSON ) ss.

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

DATED THIS 2nd DAY OF July 19 99

BEFORE ME: Amber Cory
NOTARY PUBLIC OF OREGON.



AFFIDAVIT OF CONSENT

FROM U.S. BANK NATIONAL ASSOCIATION AS DOC. # 99-50269 ORJCO.

FROM ADRIAN D. & JEAN L. FENDERSON DOC. # 99-50271 ORJCO.

FROM JUDITH KAY TONEY (AKA JUDITH K. TONEY) DOC. # 99-50270 ORJCO.

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

James E. Hibbs
SURVEYOR

391E11CA TL'S 2700 TO 2741, INCLUSIVE
& 2765 TO 2781, INCLUSIVE

CHAUTAUQUA TRACE LLC
585 Allison Street
ASHLAND, OR 97520

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 30 DAY OF September 1999 AT 11:52 O'CLOCK A.M. AND RECORDED IN VOLUME 25 OF PLATS ON PAGE 31 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Bechell
COUNTY CLERK

Deputy
DEPUTY

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS RECORDED AS DOC. # 98-09558 & 98-46732, ORJCO.

BY LAWS OF CHAUTAUQUA TRACE HOMEOWNERS ASSOCIATION RECORDED AS DOC. # 98-09557 & 98-46732, 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 boundary 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 leaving said exterior boundary, North 88°59'45" West, 207.74 feet to the Southwest corner of Lot 57 of CHAUTAUQUA TRACE, PHASE 2, A PLANNED COMMUNITY, according to the official plat thereof, now of record, in Jackson County, Oregon; thence South 61°02'27" West, 44.57 feet to the Northeast corner of Lot 40, said PHASE 2; thence along the North line thereof, WEST, 72.57 feet to the Northwest corner thereof; thence along the West line of said PHASE 2, North 00°04'56" East, 641.22 feet to the intersection of the Southerly line of East Main Street and the Westerly line of Crocker Street; thence continue along said Southerly line, North 72°07'01" East, 60.92 feet to the Easterly line of Crocker Street; thence continue along said Southerly line, North 70°11'44" East, 15.70 feet to an angle point; thence continue along said Southerly line, along the arc of an 195.00 foot radius curve to the right having a central angle of 52°10'16", a distance of 177.56 feet (the long chord of which bears South 83°43'08" East, 171.49 feet) to intersect the Westerly line of Tolman Creek Road; thence along said Westerly line, South 57°38'00" East, 457.83 feet to an angle point; thence South 00°04'09" West, 189.58 feet to the INITIAL POINT OF BEGINNING.

EXCEPTING THEREFROM any portion lying within East Main Street, Crocker Street and Brooks Lane as shown on the final plat of CHAUTAUQUA TRACE, PHASE 2, A PLANNED COMMUNITY, as now recorded.

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
Renewal Date 6-30-01

RECEIVED
DATE 9-30-99 BY [Signature]
This survey consists of:
5 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

POST MONUMENTATION

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY DECEMBER 31 20 00

SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. 02-24497 (CS 17307) ORJCO. THIS 2nd DAY OF May 20 02

APPROVED: Roger Roberts
JACKSON COUNTY SURVEYOR

AFFIDAVITS OF CONSENT

FROM DONALD M. & JOY G. ARMSTRONG DOC. # 99-50272 ORJCO.

FROM ALAN J. & CHRISTINE G. BOWDISH DOC. # 99-50273 ORJCO.

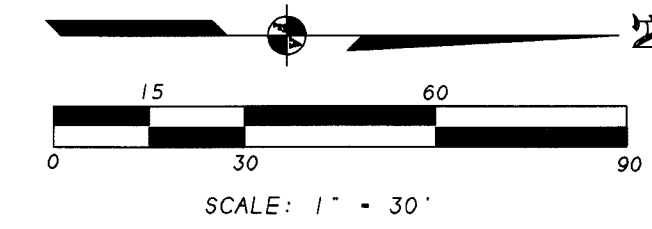
FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME. PAGE OF THE COUNTY COMMISSIONER'S JOURNAL OF PROCEEDINGS.

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

# CHAUTAUQUA TRACE, PHASE 3, A PLANNED COMMUNITY.

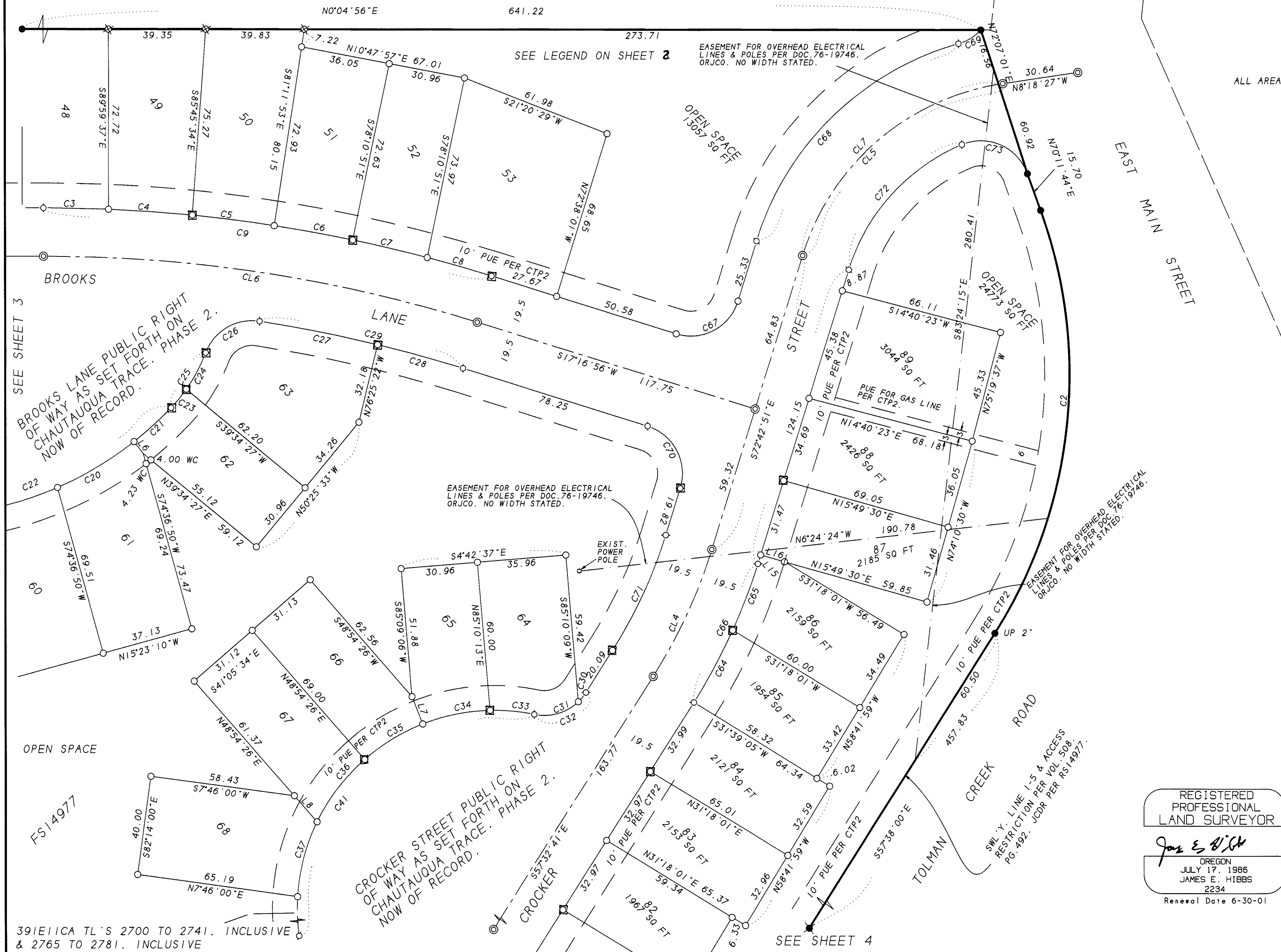
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for  
**CHAUTAUQUA TRACE LLC**  
585 Allison Street  
ASHLAND, OR 97520



SEE LEGEND ON SHEET 2

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



SEE SHEET 3  
BROOKS LANE PUBLIC RIGHT OF WAY AS SET FORTH ON CHAUTAUQUA TRACE, PHASE 2, NOW OF RECORD.

CROCKER STREET PUBLIC RIGHT OF WAY AS SET FORTH ON CHAUTAUQUA TRACE, PHASE 2, NOW OF RECORD.

391E11CA TL'S 2700 TO 2741, INCLUSIVE & 2765 TO 2781, INCLUSIVE

SEE SHEET 4

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

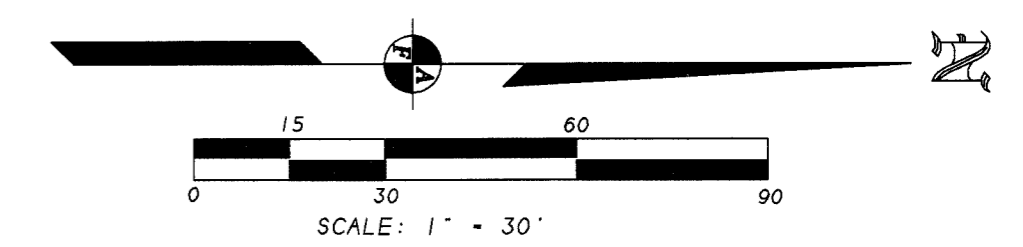
REGISTERED PROFESSIONAL LAND SURVEYOR  
*James E. Hibbs*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
Renewal Date 6-30-01

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*James E. Hibbs*  
SURVEYOR

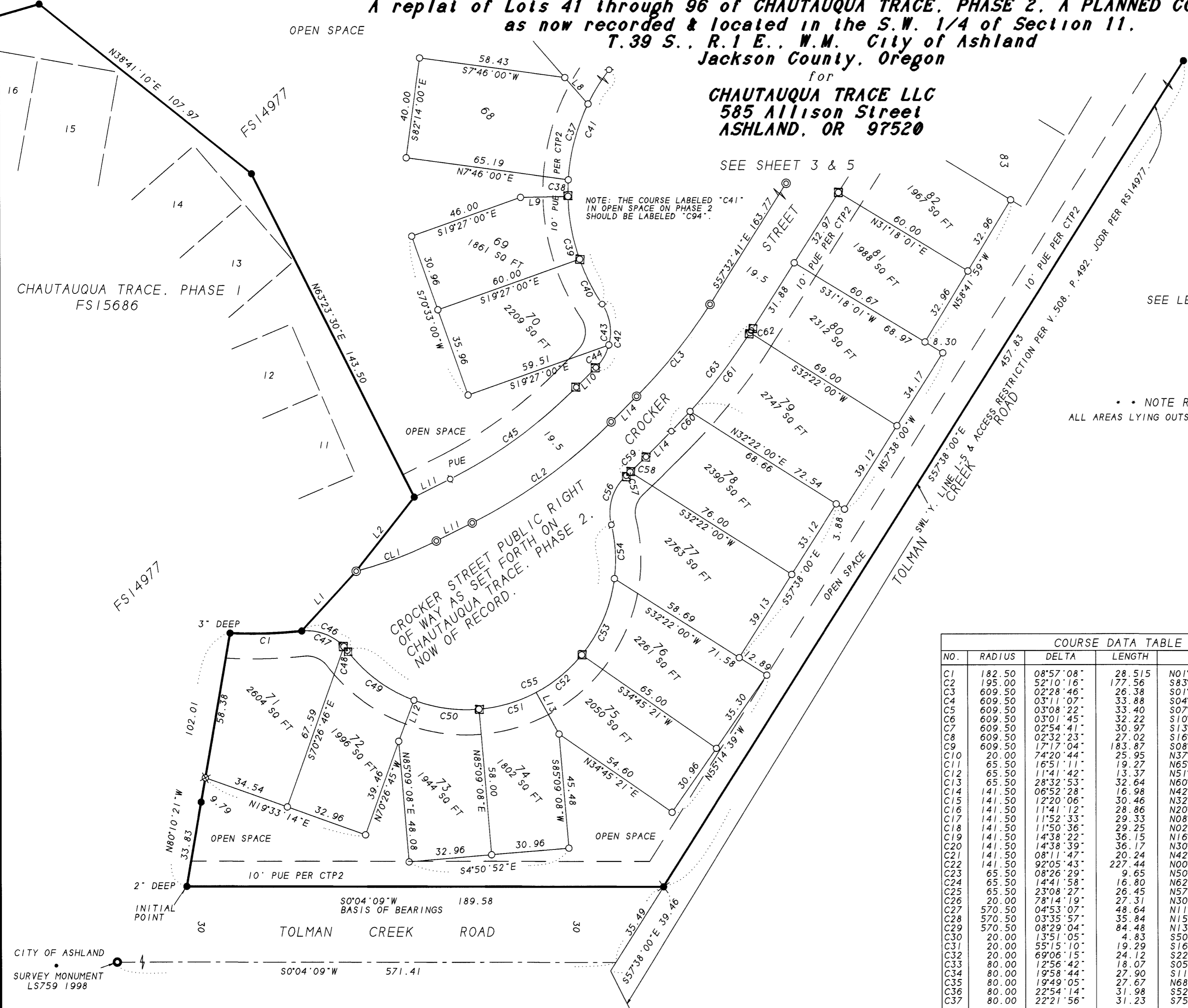
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PHONE: (541) 772-2782



SEE LEGEND ON SHEET 2

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

COURSE DATA TABLE		
NO.	COURSE	
L1	N47°36'49"W	32.13
L2	N51°47'38"W	37.45
L3	S51°04'45"E	4.50
L4	N75°06'03"W	10.83
L5	N81°10'48"E	9.38
L6	N51°53'47"E	6.09
L7	S68°38'08"W	11.83
L8	N48°54'26"E	13.98
L9	N01°09'08"W	19.01
L10	S44°59'57"E	11.00
L11	N26°36'30"W	16.01
L12	S69°23'42"E	17.38
L13	N61°19'49"E	18.86
L14	N44°59'57"W	14.32
L15	N72°42'51"W	3.74
L16	N15°49'30"E	10.00

COURSE DATA TABLE					COURSE DATA TABLE						
NO.	RADIUS	DELTA	LENGTH	LONG CHORD	NO.	RADIUS	DELTA	LENGTH	LONG CHORD		
C1	182.50	08°57'08"	28.515	N01°38'32"W	28.49	C38	80.00	04°42'02"	6.56	S88°48'08"E	6.56
C2	195.00	52°10'16"	177.56	S83°43'08"E	171.49	C39	80.00	18°12'29"	25.42	N79°44'37"E	25.32
C3	609.50	02°28'46"	26.38	S01°14'15"W	26.37	C40	80.00	14°15'30"	19.91	N63°30'37"E	19.86
C4	609.50	03°11'07"	33.88	S04°04'11"W	33.88	C41	80.00	135°10'42"	188.74	S56°01'47"E	147.92
C5	609.50	03°08'22"	33.40	S07°13'56"W	33.39	C42	20.00	78°37'11"	27.44	S84°18'33"E	25.34
C6	609.50	03°01'45"	32.22	S10°18'59"W	32.22	C43	20.00	48°45'46"	17.02	N80°45'45"E	16.51
C7	609.50	02°54'41"	30.97	S13°17'12"W	30.97	C44	20.00	29°51'25"	10.42	S59°55'39"E	10.30
C8	609.50	02°32'23"	27.02	S16°00'45"W	27.02	C45	194.50	18°23'27"	62.43	S35°48'14"E	62.16
C9	609.50	17°17'04"	183.87	S08°38'24"W	183.17	C46	20.00	58°53'07"	20.55	N23°19'28"E	19.66
C10	20.00	74°20'44"	25.95	N37°10'14"E	24.17	C47	20.00	52°59'18"	18.49	N20°22'34"E	17.84
C11	65.50	16°51'11"	19.27	N65°55'01"E	19.20	C48	20.00	05°53'49"	2.06	N49°49'07"E	2.06
C12	65.50	11°41'42"	13.37	N51°38'37"E	13.35	C49	59.50	02°09'44"	33.40	N36°41'10"E	32.96
C13	65.50	28°32'53"	32.64	N60°04'11"E	32.30	C50	59.50	25°22'24"	26.35	N07°55'06"E	26.13
C14	141.50	06°52'28"	16.98	N42°21'29"E	16.97	C51	59.50	23°05'24"	23.98	N16°18'48"W	23.82
C15	141.50	12°20'06"	30.46	N32°45'12"E	30.40	C52	59.50	22°42'46"	23.59	N39°12'53"W	23.43
C16	141.50	11°41'12"	28.86	N20°44'33"E	28.81	C53	59.50	32°09'56"	33.40	N66°39'14"W	32.97
C17	141.50	11°52'33"	29.33	N08°57'40"E	29.28	C54	59.50	20°47'39"	21.59	S86°51'58"W	21.48
C18	141.50	11°50'36"	29.25	N02°53'54"W	29.20	C55	59.50	156°17'53"	162.31	N25°22'55"W	116.46
C19	141.50	14°38'22"	36.15	N16°08'24"W	36.06	C56	20.00	61°12'11"	21.36	N72°55'45"W	20.36
C20	141.50	14°38'39"	36.17	N30°46'54"W	36.07	C57	233.50	00°30'29"	2.07	N42°34'54"W	2.07
C21	141.50	08°11'47"	20.24	N42°12'06"W	20.23	C58	233.50	02°09'48"	8.82	N43°55'03"W	8.82
C22	141.50	92°05'43"	227.44	N00°15'09"W	203.74	C59	233.50	02°40'17"	10.89	N43°39'48"W	10.89
C23	65.50	08°26'29"	9.65	N50°31'14"W	9.64	C60	233.50	02°38'58"	10.80	N46°19'26"W	10.80
C24	65.50	14°41'58"	16.80	N62°05'28"W	16.76	C61	233.50	09°39'03"	39.33	N52°28'26"W	39.28
C25	65.50	23°08'27"	26.45	N57°52'13"W	26.27	C62	233.50	00°14'43"	1.00	N57°25'20"W	1.00
C26	20.00	78°14'19"	27.31	N30°19'17"W	25.24	C63	233.50	12°32'44"	51.13	N51°16'19"W	51.03
C27	570.50	04°53'07"	48.64	N11°14'25"E	48.63	C64	233.50	08°07'50"	33.13	N61°36'36"W	33.11
C28	570.50	03°35'57"	35.84	N15°28'58"E	35.83	C65	233.50	07°02'20"	28.69	N69°11'41"W	28.67
C29	570.50	08°29'04"	84.48	N13°02'24"E	84.40	C66	233.50	15°10'10"	61.82	N65°07'46"W	61.64
C30	20.00	13°51'05"	4.83	S50°37'09"E	4.82	C67	20.00	89°59'47"	31.41	S27°42'57"E	28.28
C31	20.00	55°15'10"	19.29	S16°04'01"E	18.55	C68	119.50	57°00'01"	118.88	S44°12'50"E	114.04
C32	20.00	69°06'15"	24.12	S22°59'34"E	22.69	C69	20.00	31°00'27"	10.82	S31°13'03"E	10.69
C33	80.00	12°56'42"	18.07	S05°05'12"W	18.04	C70	20.00	90°00'13"	31.42	N62°17'03"E	28.29
C34	80.00	19°58'44"	27.90	S11°22'30"E	27.75	C71	194.50	15°10'10"	51.495	S65°07'46"E	51.34
C35	80.00	19°49'05"	27.67	N68°38'08"E	80.00	C72	80.50	50°01'55"	70.29	N47°41'54"W	68.08
C36	80.00	22°54'14"	31.98	S52°38'04"E	31.77	C73	20.00	92°52'41"	32.42	N23°45'24"E	28.99
C37	80.00	22°21'56"	31.23	S75°16'09"E	31.03						
CL1	163.00	12°00'02"	34.14	N20°36'29"W	34.08						
CL2	214.00	18°23'27"	68.69	N35°48'14"W	68.395						
CL3	214.00	12°32'44"	46.86	N44°59'57"W	44.32						
CL4	214.00	15°10'10"	56.66	N65°07'46"W	56.49						
CL5	100.00	64°24'24"	112.41	N40°30'39"W	106.595						
CL6	590.00	17°17'04"	177.99	N08°38'24"E	177.31						
CL7	100.00	63°24'57"	110.68	N41°00'23"W	105.12						

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

*James E. Hibbs*  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

*James E. Hibbs*  
OREGON  
JULY 17, 1986  
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2234  
Renewal Date 6-30-01

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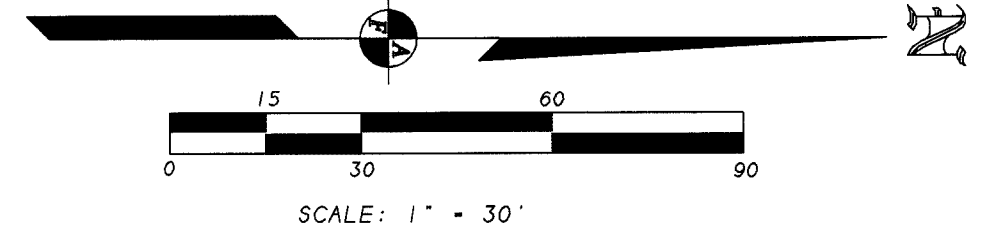
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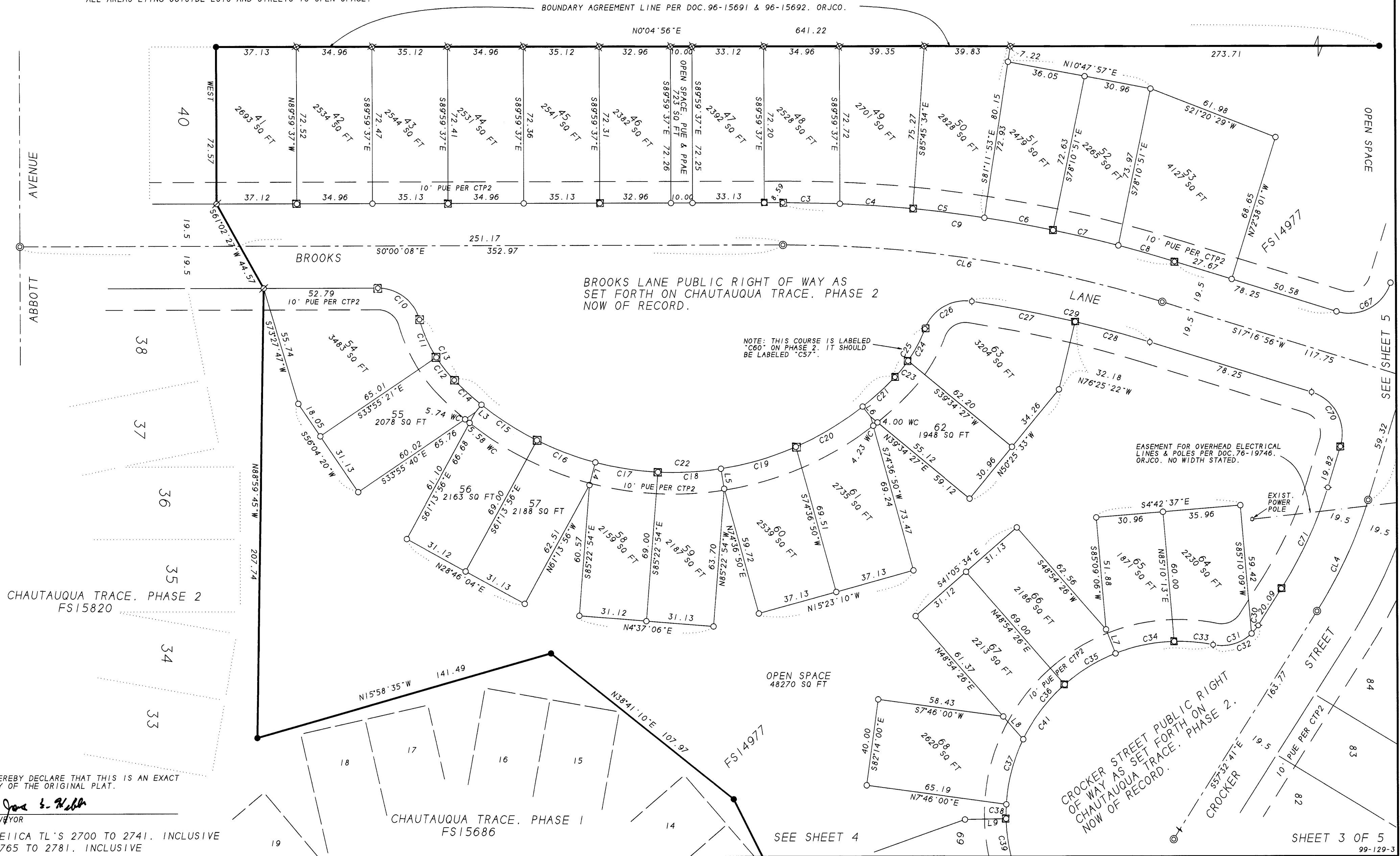
SEE LEGEND ON SHEET 2

for  
**CHAUTAUQUA TRACE LLC**  
585 Allison Street  
ASHLAND, OR 97520



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

BOUNDARY AGREEMENT LINE PER DOC. 96-15691 & 96-15692, ORJCO.



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*James E. Hibbs*  
SURVEYOR

391E11CA TL'S 2700 TO 2741, INCLUSIVE & 2765 TO 2781, INCLUSIVE

CHAUTAUQUA TRACE, PHASE 1  
FS15686

SEE SHEET 4

CROCKER STREET PUBLIC RIGHT OF WAY AS SET FORTH ON CHAUTAUQUA TRACE, PHASE 2, NOW OF RECORD.

SHEET 3 OF 5  
99-129-3

**CHAUTAUQUA TRACE, PHASE 3, A PLANNED COMMUNITY.**  
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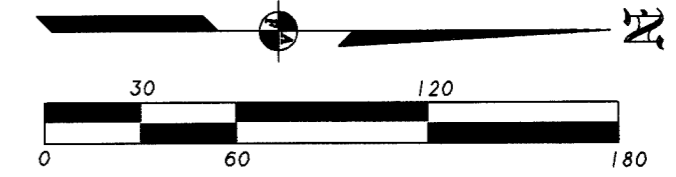
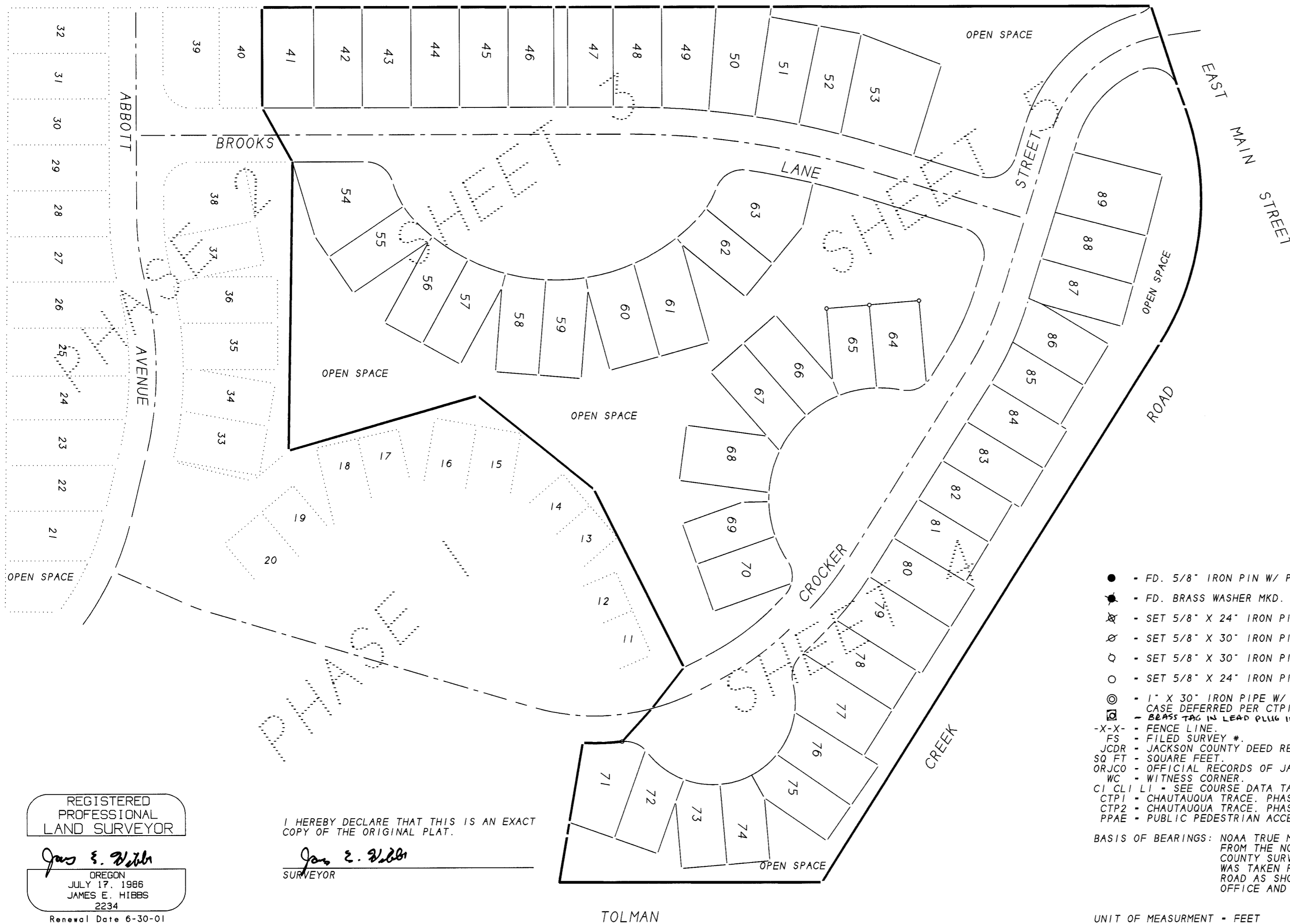
for  
**CHAUTAUQUA TRACE LLC**  
 585 Allison Street  
 ASHLAND, OR 97520

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 OPEN SPACE OF CHAUTAUQUA TRACE, PHASE 3, A PLANNED COMMUNITY.

PROCEDURE: FROM CONTROL AND MONUMENTS ESTABLISHED BY THIS OFFICE DURING FS14977, 15686 & 15820. COMPUTED THE EXTERIOR OF AS WELL AS THE INTERIOR LOTS AND OPEN SPACE. MONUMENTED THE EXTERIOR OF THE SUBDIVISION WITH THE INTERIOR LOT AND OPEN SPACE CORNERS BEING DEFERRED UNTIL THE COMPLETION OF CONSTRUCTION. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN ON SHEETS 2.3 & 4.

**KEY MAP TO SHEET NUMBERS**



**LEGEND**

- - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC PER FS15686 OR 15820.
- ★ - FD. BRASS WASHER MKD. LS2234 IN LEAD PLUG IN CONC. SIDEWALK PER FS15820.
- ✕ - SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ - SET 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)
- ⊙ - 1" X 30" IRON PIPE W/ 2.5" BRASS DISK MKD. L.J.FRIAR & ASSOC IN MON. CASE DEFERRED PER CTP1 & CTP2)
- ⊞ - BRASS TAG IN LEAD PLUG IN CONC. AFFID. OF DEFERRED MON. DOE No. CZ-24497 (CS 17307)
- X-X- - FENCE LINE.
- FS - FILED SURVEY #.
- JCDR - JACKSON COUNTY DEED RECORDS.
- SQ FT - SQUARE FEET.
- ORJCO - OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC - WITNESS CORNER.
- CI CL1 LI - SEE COURSE DATA TABLE ON SHEET 4.
- CTP1 - CHAUTAUQUA TRACE, PHASE 1, A PLANNED COMMUNITY (FS15686).
- CTP2 - CHAUTAUQUA TRACE, PHASE 2, A PLANNED COMMUNITY (FS15820).
- PPAE - PUBLIC PEDESTRIAN ACCESS EASEMENT.

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. 15820 IN THE JACKSON COUNTY SURVEYOR'S OFFICE AND AS SHOWN ON SHEET 4.

UNIT OF MEASUREMENT - FEET      DATE: JUNE 15, 1999      SCALE: AS NOTED EACH SHEET

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*James E. Hibbs*  
 OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234  
 Renewal Date 6-30-01

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

*James E. Hibbs*  
 SURVEYOR