

APPROVAL:

ASHLAND PLANNING DEPARTMENT
PA #2003-071 SUBDIVISION

5/2/2004
DATE

APPROVAL:

EXAMINED AND APPROVED THIS 25th DAY OF May, 2004.

Jamie Holton
CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY ORS 92.100 AS OF JUNE 21st, 2004.

Russell E. Dale
ASSESSOR, DEPARTMENT OF ASSESSMENT

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

PAID AS OF June 21st, 2004.

Carol Juvenon
TAX COLLECTOR

***** DECLARATION *****

KNOW ALL MEN BY THESE PRESENTS THAT BUD'S DAIRY, LLC IS THE OWNER IN FEE OF THE LANDS SHOWN HEREON MORE PARTICULARLY DESCRIBED IN SURVEYOR'S CERTIFICATE, AND HAS SUBDIVIDED THE SAME INTO THE LOTS, STREETS, AND OPEN SPACE AS SHOWN ON SHEET 2 AND 3 AND DOES HEREBY DEDICATE TO THE CITY OF ASHLAND FOR PUBLIC USE THE STREETS SHOWN ON SHEET 2 AND 3 AS WELL AS THOSE AREAS LABELED AS PUBLIC PEDESTRIAN ACCESS EASEMENT (PPAE) AND PUBLIC UTILITY EASEMENT (PUE), WITH THE CONDITION THAT CHARTER COMMUNICATIONS, ITS SUCCESSORS ASSIGNS IN INTEREST, IS GRANTED THE RIGHT TO USE SAID PUE FOR THE PLACEMENT AND MAINTENANCE OF THEIR LINES AS LONG THESE LINES DO NOT INTERFERE WITH THE MAINTENANCE OF CITY OF ASHLAND UTILITIES, AND DOES HEREBY DEED TO THE CITY OF ASHLAND THE ONE-FOOT STREET PLUG ON THE CONDITION THAT UPON THE PROPERLY ACCEPTED EXTENSION OF THE AFFECTED STREETS OR OTHER LAND USE DECISION MADE BY THE CITY, THE STREET PLUG(S) WILL AUTOMATICALLY BE DEDICATED TO THE PUBLIC FOR STREET PURPOSES. BUD'S DAIRY, LLC DOES HEREBY MAKE AND ESTABLISH THE PRIVATE STORM DRAINAGE EASEMENT (PSDE) AND THE PRIVATE SANITARY SEWER EASEMENT (PSSE) AS SHOWN ON SHEET 2 AND 3 FOR THE BENEFIT OF THE LOTS SHOWN. BUD'S DAIRY SHALL BE SUBJECT A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED WITH THIS PLAT. BUD'S DAIRY, LLC DOES HEREBY DESIGNATE SAID SUBDIVISION AS BUD'S DAIRY, A PLANNED COMMUNITY.

*** POST MONUMENTATION ***

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY DECEMBER 31, 2005.

James E. Hibbs
SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC.# 08-25912, ORJCO, THIS 18th DAY OF July, 2008. (SEE CS 20097)

APPROVED: *Roger Holm*
JACKSON COUNTY SURVEYOR

STATE OF OREGON }
COUNTY OF JACKSON } SS

PERSONALLY APPEARED THE ABOVE NAMED RUSSELL E. DALE, MANAGING MEMBER OF BUD'S DAIRY, LLC AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF BUD'S DAIRY, LLC.

DATED THIS 1st DAY OF April, 2004.

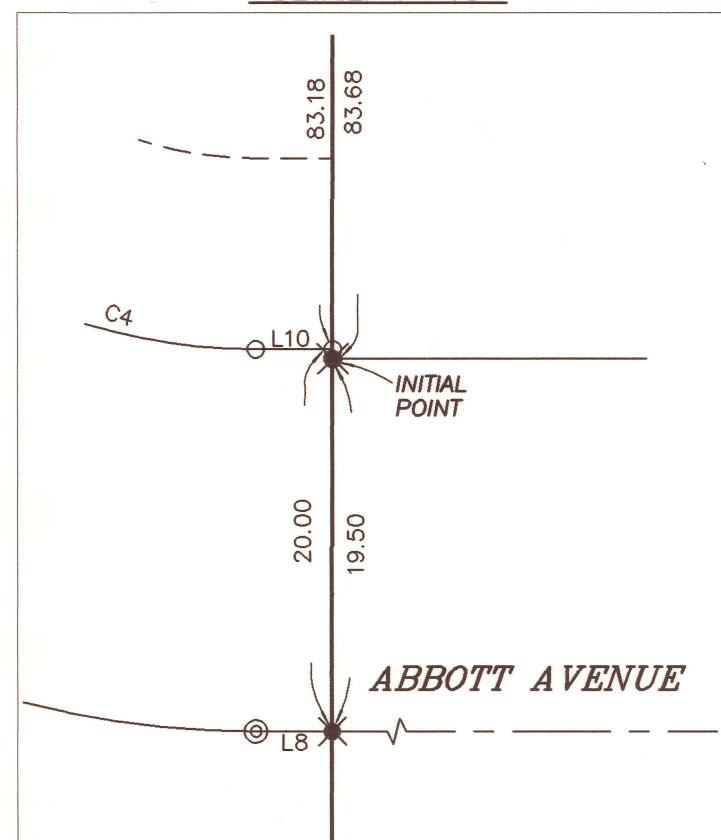
BEFORE ME: *Nancy E. Slocum*
NOTARY PUBLIC OF OREGON.



AFFIDAVIT OF CONSENT

FROM PREMIERWEST BANK RECORDED AS DOC. 2004-35710, ORJCO.

DETAIL: 1"=10'



BUD'S DAIRY

A PLANNED COMMUNITY

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

for BUD'S DAIRY, LLC 585 ALLISON STREET ASHLAND, OR 97520

DATE: MARCH 16, 2004

*** RECORDER'S CERTIFICATE ***

FILED FOR RECORD THIS 25th DAY OF JUNE, 2004, AT 8:18 O'CLOCK A.M., AND RECORDED IN VOLUME 30 OF PLATS ON PAGE 39 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckett
COUNTY CLERK

Cheryl Angeris
DEPUTY

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS RECORDED AS DOC.# 2004-35709, 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 39 of CHAUTAUQUA TRACE, PHASE 2, 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 West line of said PHASE 2, South 00°05'27" West, 111.48 feet to a found 3/4 inch iron pipe marking the Southwest corner of said PHASE 2; thence South 00°07'16" West, 131.52 feet to a point from which a found 5/8 inch iron pin established by Survey No. 8604, on file in the Office of the Jackson County Surveyor, bears South 00°07'16" West; thence North 89°34'07" West, 381.53 feet; thence North 89°38'04" West, 255.60 feet to the East line of Clay Street; thence along said East line, North 00°04'41" East, 325.89 feet to an existing fence line; thence along the boundary line established by Document Nos. 03-72760 through 03-72764, inclusive, said Official Records, South 89°26'59" East, 142.65 feet; thence continue along said boundary line, South 89°43'43" East, 494.62 feet to the West line of CHAUTAUQUA TRACE PHASE 2, A PLANNED COMMUNITY, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the West line of said Phases 2 and 3, South 00°05'27" West, 83.68 feet to the INITIAL POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs

OREGON JULY 17, 1986 JAMES E. HIBBS 2234

RENEWAL DATE 6-30-05

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

PURPOSE: TO SURVEY AND MONUMENT THE EXTERIOR LOT CORNERS AND GRAPHICALLY SHOW THE LOTS, STREETS & OPEN SPACES OF BUD'S DAIRY, A PLANNED COMMUNITY.

PROCEDURE: THE EXTERIOR OF THIS SUBDIVISION WAS MONUMENTED BY THIS OFFICE DURING FS17969. COMPUTED THE INTERIOR LOT, STREET AND OPEN SPACE CORNER POSITIONS PER THE APPROVED TENTATIVE PLAT. THE INTERIOR MONUMENTS ARE BEING DEFERRED UNTIL STREET STREET CONSTRUCTION AND LOT GRADING IS COMPLETE. THOSE MONUMENTS FOUND ARE AS SHOWN ON SHEETS 2 AND 3.

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 MEDFORD, OREGON 97501 PHONE: (541) 772-2782

RECEIVED
DATE 6-25-04 BY
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 1 OF 3

SURVEY BY:

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

DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD	NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	34°00'40"	237.44	400.00	N72°59'40"W 233.97	C12	63°27'37"	22.15	20.00	N58°16'11"E 21.04
C2	34°00'16"	29.67	50.00	S72°59'28"E 29.24	C13	90°00'00"	7.85	5.00	S45°00'00"E 7.07
C3	34°00'40"	249.32	420.00	N72°59'40"W 245.67	C14	27°32'43"	192.30	400.00	N76°13'38"W 190.46
C4	34°00'16"	17.80	30.00	S72°59'28"E 17.54	C15	6°27'56"	45.14	400.00	N59°13'18"W 45.12
C5	33°14'02"	45.53	78.50	S73°22'35"E 44.90	C16	90°00'00"	15.71	10.00	N45°00'00"E 14.14
C6	96°42'03"	33.76	20.00	S74°53'24"W 29.89	C17	20°58'16"	134.51	367.50	N79°30'52"W 133.76
C7	95°23'00"	33.30	20.00	N21°09'08"W 29.58	C18	4°20'05"	27.80	367.50	N87°49'57"W 27.80
C8	21°09'22"	137.17	371.50	N79°25'19"W 136.40	C19	5°03'57"	32.49	367.50	N83°07'56"W 32.48
C9	89°55'19"	10.20	6.50	S45°02'20"W 9.19	C20	5°08'25"	32.97	367.50	N78°01'44"W 32.96
C10	90°04'40"	10.22	6.50	S44°57'40"E 9.20	C21	6°25'47"	41.24	367.50	N72°14'37"W 41.22
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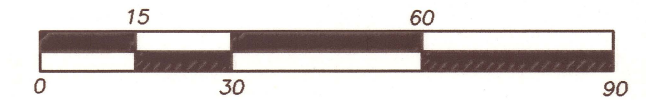
NUM	DISTANCE	BEARING
L1	4.47	N90°00'00"E
L2	0.25	N90°00'00"E
L3	0.75	N90°00'00"W
L4	0.50	N90°00'00"E
L5	3.39	N0°00'00"E
L6	3.19	S0°00'00"W
L7	14.06	N26°32'22"E
L8	3.98	N89°59'36"W
L9	3.94	N89°59'36"W
L10	4.01	N89°59'36"W
L11	23.45	S08°18'22"W
L12	18.50	S6°10'24"E
L13	7.62	S23°11'55"W
* L14	19.49	N49°40'15"W
L15	2.62	South

* AFFID. OF CORRECTION DOC. NO. 2008-31620 (CS 18308) R.R., C.S. 8/22/08 *

EASEMENTS OF RECORD PER SUBDIVISION GUARANTEE

1) RIGHT OF WAY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER V.231, P.369, JCDR ARE GENERAL AREA DESCRIPTIONS AND CANNOT BE DEPICTED BUT MAY AFFECT THE SUBJECT PROPERTY.

NOTES ON BEARINGS
UNLESS NOTED THE EAST-WEST BEARINGS OF THE LOTS ARE WEST AND THE NORTH-SOUTH BEARINGS ARE SOUTH.



LEGEND

- ⊙ = FD. COUNTY SURVEYOR'S BRASS DISK IN CONCRETE PER FS12063.
 - = FD. 5/8" IRON PIN W. PLASTIC CAP MKD. SWAIN LS759 PER FS9812.
 - ✱ = FD. 5/8" IRON PIN W. PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER CT#2.
 - ⊗ = FD. 3" BRASS DISK IN MON. WELL MKD. L.J. FRIAR & ASSOC. PER B@A.
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 - * ⊙ = SET 3" BRASS DISK IN MON. WELL MKD. L.J. FRIAR & ASSOC. (DEFERRED)
 - * ⊙ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED).
- PSSE = PRIVATE SANITARY SEWER EASEMENT.
PSDE = PRIVATE STORM DRAINAGE EASEMENT.
PUE = PUBLIC UTILITY EASEMENT.
CT#2 = CHAUTAUQUA TRACE SUBDIVISION, PHASE 2 (FS15820).
FS = FILED SURVEY #
JCDR = JACKSON COUNTY DEED RECORDS.
SQ FT = SQUARE FEET.
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
B@A = BIRCHWOOD AT ASHLAND (FS16178).
-X- = FENCE LINE.
PPAE = PUBLIC PEDESTRIAN ACCESS EASEMENT.

BASIS OF BEARINGS

NOAA TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 14 AS DERIVED FROM THE NOAA NET ESTABLISHED IN 1988 AND ON FILE WITH THE JACKSON COUNTY SURVEYOR'S OFFICE. THE REFERENCE LINE FOR BEARING CONTROL WAS TAKEN FROM MONUMENTS ALONG THE CENTERLINE OF CLAY STREET AS SHOWN ON SURVEY NO.16178 IN THE JACKSON COUNTY SURVEYOR'S OFFICE AND AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET DATE: MARCH 16, 2004 SCALE: 1" = 30'

* SEE AFFID. OF DEFERRED MONUMENTATION DOC# 00-25912 (CS 20097) R.R., C.S. 7/18/08

REGISTERED PROFESSIONAL LAND SURVEYOR

JAMES E. HIBBS
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-05

** RECEIVED **
DATE 6-25-04 BY [Signature]
This survey consists of:
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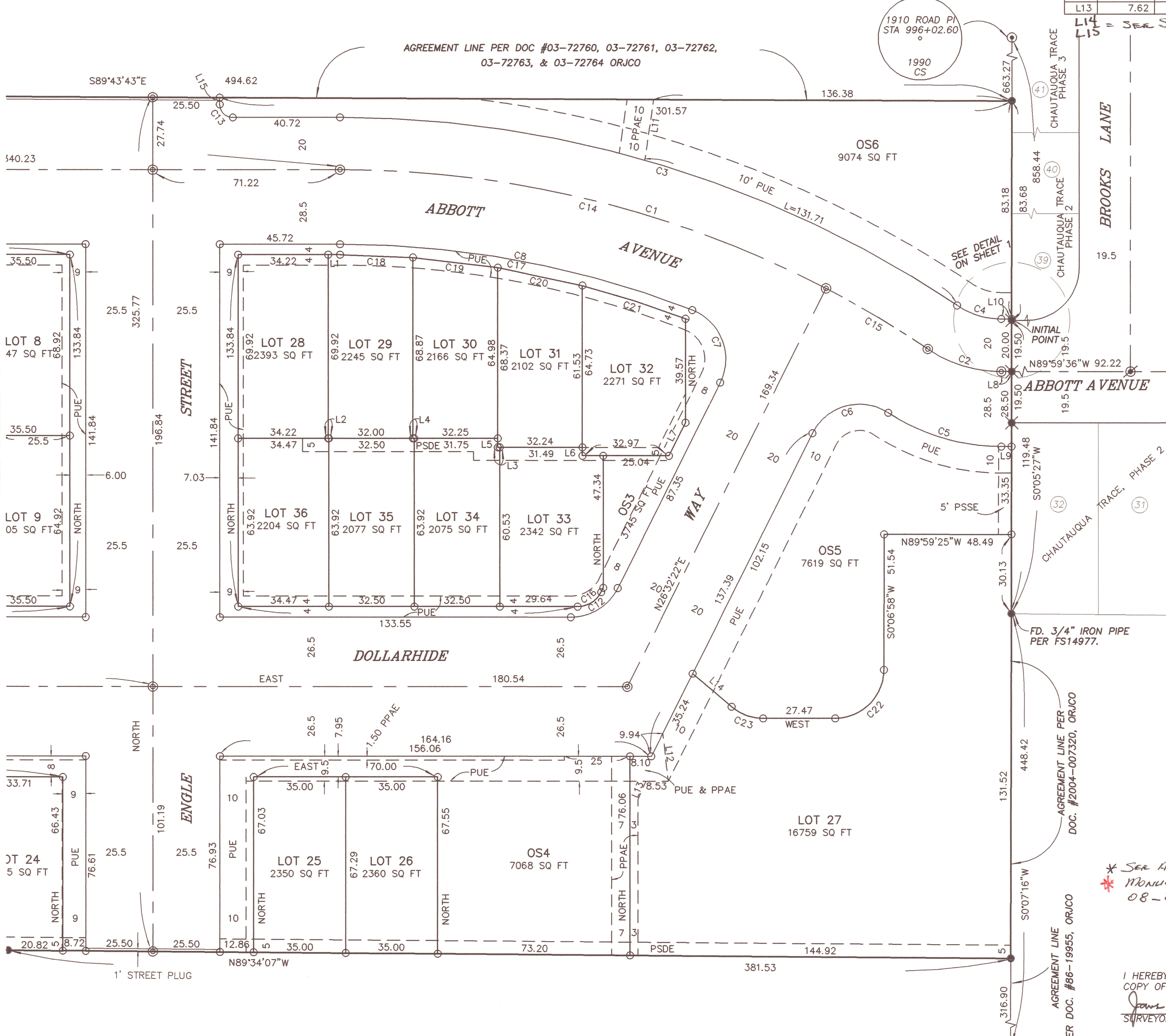
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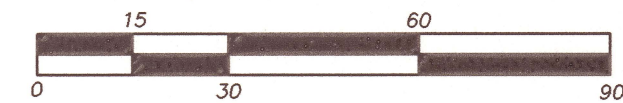
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BUD'S DAIRY
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of Section 11, T.39S., R.1E., W.M.
City of Ashland Jackson County, Oregon
for
BUD'S DAIRY, LLC
585 ALLISON STREET
ASHLAND, OR 97520



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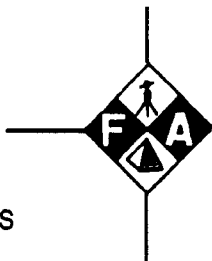
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James E. Hibbs
SURVEYOR

TELEPHONE
541-772-2782



L. J. FRIAR AND ASSOCIATES
CONSULTING LAND SURVEY

816 WEST 8TH STREET
MEDFORD, OREGON 9750

JAMES E HIBBS, PLS

Jackson County Official Records **2008-031620**

R-ACO

Cnt=1 Stn=5 SHINGLJS 08/19/2008 01:12:28 PM

\$5.00 \$5.00 \$5.00 \$11.00 \$28.00 Total: \$54.00



01338237200800316200010018

I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Christine Walker - County Clerk

AFFIDAVIT OF CORRECTION
Pursuant to O.R.S. 209.255

18308

I, James E. Hibbs, Registered Professional Land Surveyor of the State of Oregon No. 2234, do hereby state that I have discovered two drafting errors on the Official Plat of **BUDS DAIRY, A PLANNED COMMUNITY** filed as Survey No. 18308 in the Jackson County Surveyor's Office.

In the DATA TABLE the courses for L14 and L15 were inadvertently left off the Plat. L14 is 19.49 N49°40'15"W and L15 is 2.62 SOUTH.

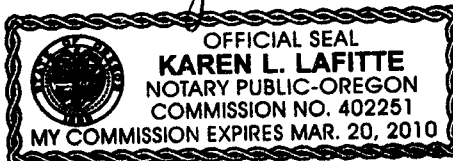
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234

RENEWAL DATE 6-30-09

STATE OF OREGON)
) ss
COUNTY OF JACKSON)

Signed before me this 12th day of August, 2008 by James E. Hibbs.

Notary Public of Oregon

I, Roger R. Roberts, Jackson County Surveyor, hereby certify that I have examined this Affidavit of Correction, and that the changes are permitted in accordance with O.R.S. 209.255.

Roger R. Roberts, Jackson Co. Surveyor