

APPROVAL: [Signature]
ASHLAND PLANNING DEPARTMENT
PA #2004-053 SUBDIVISION

DATE 3/23/2005

DEERFIELD ESTATES SUBDIVISION
Located in the S.W. 1/4 of Sec. 14, T.39S., R.1E., W.M.
City of Ashland Jackson County, Oregon

***** RECORDER'S CERTIFICATE *****
Filed for record this 5th day of April, 2005 at
12:56 o'clock P.M., and recorded in Volume 31 of Plats
at Page 19 of the records of Jackson County, Oregon and recorded as
Document No. 2005-018875, Official Records of Jackson County, Oregon.

APPROVAL: EXAMINED AND APPROVED THIS 14th DAY OF March, 2005.

for
COTA HOMES, L.L.C
P.O. Box 548
Ashland, OR 97520

DATE:
FEBRUARY 17, 2005

Kathleen S. Beckett County Clerk
Carmen D. Helman Deputy

[Signature]
CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY ORS 92.100 AS OF MARCH 31, 2005.

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

Declaration of Covenants, Conditions and Restrictions recorded as Document No.
2005-018874, Official Records of Jackson County, Oregon.

[Signature] Deputy
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS
OF March 31, 2005.

***** 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 a 5/8 inch iron pin being South 00°16'50" West, **508.58** feet from the Northwest corner of
Lot 13 of BELLEVUE, according to the official plat thereof, now of record, in Jackson County, Oregon and
the INITIAL POINT OF BEGINNING; thence South 89°39'10" East, 103.80 feet (record South 89°43'10" East,
103.87 feet); thence South 00°16'50" West, 52.37 feet; thence South 08°57'10" West, 25.71 feet (record
South 08°59'10" West, 25.76 feet); ~~thence~~

South 00°18'55" West, 139.86 feet to a 5/8 inch iron pin on the Northerly line of Lot 17 of said
BELLEVUE; thence along said Northerly line, South 56°06'00" East, 248.39 feet to the Southeast corner of
Lot 14, said BELLEVUE; thence along the East line of said Lot 14, North 00°16'50" East, 473.84 feet
(record 474.13 feet) to the Northeast corner of that tract described in Document No. 2004-018819,
Official Records of Jackson County, Oregon; thence along the Northerly line of said tract, North 76°10'02"
West, 248.66 feet to the Southeast corner of that tract described in Document No. 80-06642, said Official
Records; thence along the South line thereof, North 89°43'10" West, 64.95 feet to the East line of Clay
Street; thence along said East line, South 00°16'50" West, 176.81 feet to the INITIAL POINT OF BEGINNING.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-05

***** DECLARATION *****

KNOW ALL MEN BY THESE PRESENTS THAT WE, GEORGE G. COTA AND MICHAEL T. MAHAR, ARE THE
OWNERS IN FEE OF THE REAL PROPERTY SHOWN ON SHEET 2, MORE PARTICULARLY DESCRIBED IN THE
SURVEYOR'S CERTIFICATE, AND HAVE SUBDIVIDED THE SAME INTO THE LOTS, STREETS AND OPEN SPACES
AS SHOWN ON SHEET 2 AND WE DO HEREBY DEDICATE TO THE CITY OF ASHLAND FOR PUBLIC USE THE
STREET, TOGETHER WITH THE PUBLIC UTILITY EASEMENTS (PUE), WITH THE CONDITION THAT CHARTER
COMMUNICATIONS, ITS SUCCESSORS OR ASSIGNS IN INTEREST IS GRANTED THE RIGHT TO USE SAID PUE'S
FOR THE PLACEMENT AND MAINTENANCE OF CABLE TV LINES AS LONG AS THEY DO NOT INTERFERE WITH
WITH THE MAINTENANCE OF CITY OF ASHLAND UTILITIES AND DO HEREBY MAKE AND ESTABLISH THE PRIVATE
STORM DRAIN EASEMENTS (PSDE) FOR THE BENEFIT OF THE LOTS SHOWN. WE DO HEREBY DEED TO THE
OF ASHLAND IN FEE THE ONE-FOOT STREET PLUG AS SHOWN ON SHEET 2. WE DO HEREBY DESIGNATE
SAID SUBDIVISION AS DEERFIELD ESTATES SUBDIVISION. THIS SUBDIVISION SHALL BE SUBJECT TO A
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED SIMULTANEOUSLY WITH
THIS PLAT SETTING FORTH PROVISIONS FOR THE MAINTENANCE OF THE OPEN SPACE (OS) AND THE PRIVATE
STORM DRAIN EASEMENTS (PSDE).

[Signature]
GEORGE G. COTA

[Signature]
MICHAEL T. MAHAR

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED GEORGE G. COTA AND ACKNOWLEDGED THE FOREGOING
INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS 21 DAY OF FEBRUARY, 2005.

[Signature]

Notary Public - Oregon

Commission No. 344482
My Commission Expires May 29, 2005

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED MICHAEL T. MAHAR AND ACKNOWLEDGED THE FOREGOING
INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS 21 DAY OF FEBRUARY, 2005.

[Signature]

Notary Public - Oregon

Commission No. 344482
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SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT THE LOTS AND STREETS OF DEERFIELD ESTATES
SUBDIVISION. SEE ASHLAND PA# 2004-053.

PROCEDURE: THE EXTERIOR OF THIS TRACT WAS ESTABLISHED BY FS11615. MADE TIES TO
MONUMENTS OF RECORD AS SHOWN TO CONTROL THIS SURVEY. UTILIZED MAP
RECORD DATA PER FS11615 TO COMPUTE THE SE CORNER OF LOT 14
BELLEVUE. COMPUTED THE INTERIOR LOT CORNER POSITIONS AND SET MONUMENTS
AS SHOWN ON SHEET 2.

RECEIVED
DATE 4-5-05 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

I HEREBY DECLARE THAT THIS IS AN EXACT
COPY OF THE ORIGINAL PLAT.
[Signature]
SURVEYOR

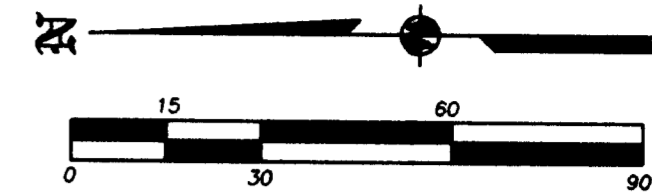
FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME 212, PAGE 1417 OF
THE COUNTY COMMISSIONER'S JOURNAL OF PROCEEDINGS.

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

DEERFIELD ESTATES SUBDIVISION

Located in the S.W. 1/4 of Sec. 14, T.39S., R.1E., W.M.
 City of Ashland Jackson County, Oregon

for
COTA HOMES, L.L.C
 P.O. Box 548
 Ashland, OR 97520

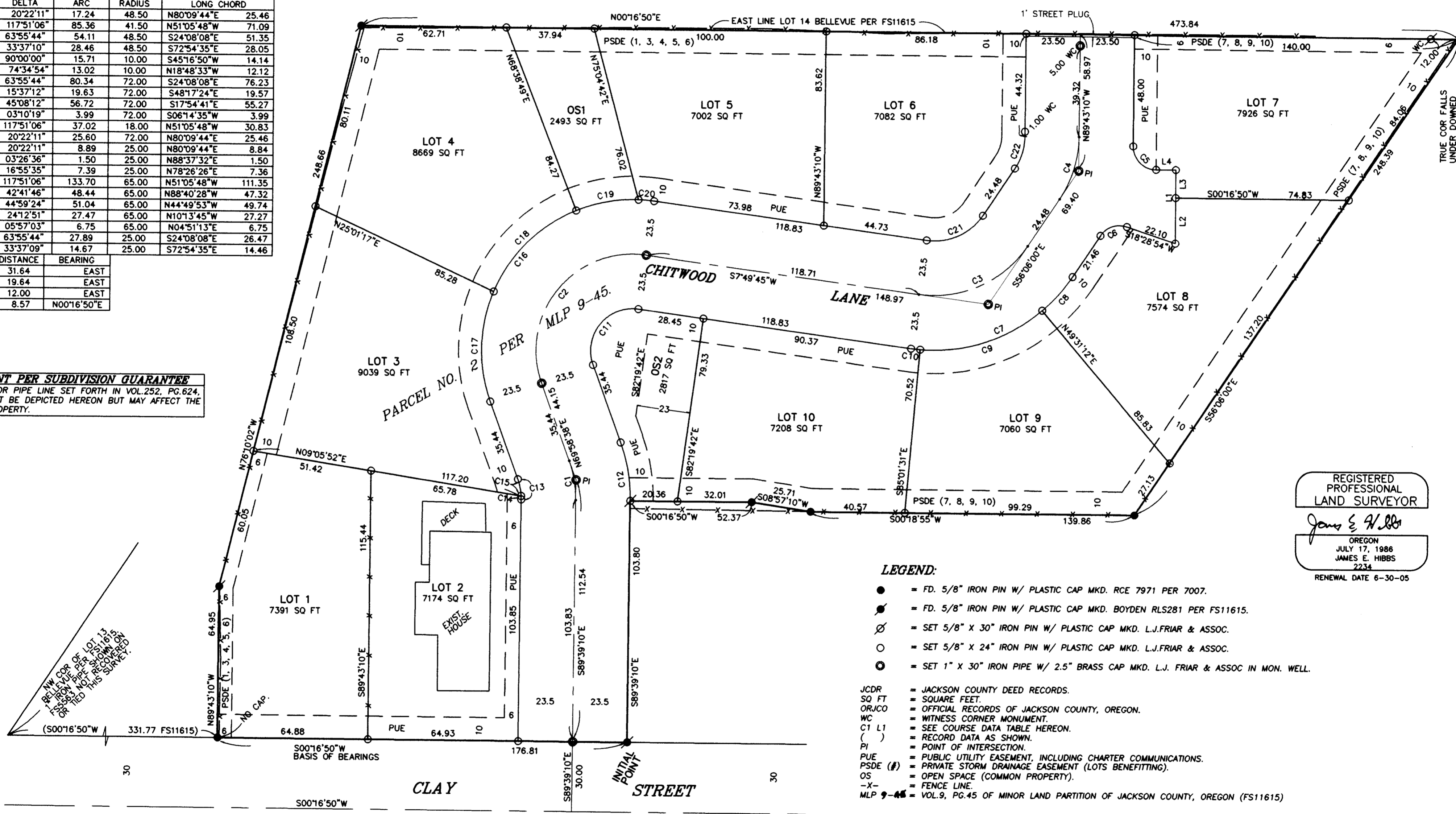


COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	20°22'11"	17.24	48.50	N80°09'44"E 25.46
C2	117°51'06"	85.36	41.50	N51°05'48"W 71.09
C3	63°55'44"	54.11	48.50	S24°08'08"E 51.35
C4	33°37'10"	28.46	48.50	S72°54'35"E 28.05
C5	90°00'00"	15.71	10.00	S45°16'50"W 14.14
C6	74°34'54"	13.02	10.00	N18°48'33"W 12.12
C7	63°55'44"	80.34	72.00	S24°08'08"E 76.23
C8	15°37'12"	19.63	72.00	S48°17'24"E 19.57
C9	45°08'12"	56.72	72.00	S17°54'41"E 55.27
C10	03°10'19"	3.99	72.00	S06°14'35"W 3.99
C11	117°51'06"	37.02	18.00	N51°05'48"W 30.83
C12	20°22'11"	25.60	72.00	N80°09'44"E 25.46
C13	20°22'11"	8.89	25.00	N80°09'44"E 8.84
C14	03°26'36"	1.50	25.00	N88°37'32"E 1.50
C15	16°55'35"	7.39	25.00	N78°26'26"E 7.36
C16	117°51'06"	133.70	65.00	N51°05'48"W 111.35
C17	42°41'46"	48.44	65.00	N88°40'28"W 47.32
C18	44°59'24"	51.04	65.00	N44°49'53"W 49.74
C19	24°12'51"	27.47	65.00	N10°13'45"W 27.27
C20	05°57'03"	6.75	65.00	N04°51'13"E 6.75
C21	63°55'44"	27.89	25.00	S24°08'08"E 26.47
C22	33°37'09"	14.67	25.00	S72°54'35"E 14.46

NUM	DISTANCE	BEARING
L1	31.64	EAST
L2	19.64	EAST
L3	12.00	EAST
L4	8.57	N00°16'50"E

EASEMENT PER SUBDIVISION GUARANTEE
 EASEMENT FOR PIPE LINE SET FORTH IN VOL.252, PG.624.
 JCDR CANNOT BE DEPICTED HEREON BUT MAY AFFECT THE
 SUBJECT PROPERTY.



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
James E. Hibbs
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-05

- LEGEND:**
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. RCE 7971 PER 7007.
 - = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. BOYDEN RLS281 PER FS11615.
 - ⊗ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC.
 - = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC.
 - ⊙ = SET 1" X 30" IRON PIPE W/ 2.5" BRASS CAP MKD. L.J. FRIAR & ASSOC IN MON. WELL.
- JCDR = JACKSON COUNTY DEED RECORDS.
 SQ FT = SQUARE FEET.
 OR/CO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 WC = WITNESS CORNER MONUMENT.
 C1 L1 = SEE COURSE DATA TABLE HEREON.
 () = RECORD DATA AS SHOWN.
 PI = POINT OF INTERSECTION.
 PUE = PUBLIC UTILITY EASEMENT, INCLUDING CHARTER COMMUNICATIONS.
 PSDE (#) = PRIVATE STORM DRAINAGE EASEMENT (LOTS BENEFITTING).
 OS = OPEN SPACE (COMMON PROPERTY).
 -X- = FENCE LINE.
 MLP 9-45 = VOL.9, PG.45 OF MINOR LAND PARTITION OF JACKSON COUNTY, OREGON (FS11615)

BASIS OF BEARINGS:
 NOAA TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 14. THE REFERENCE LINE
 FOR BEARING CONTROL WAS TAKEN FROM THE WEST LINE OF SURVEY 11615 ON FILE
 WITH THE JACKSON COUNTY SURVEYOR'S OFFICE AND AS SHOWN HEREON.

DATE: FEBRUARY 17, 2005 UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'

•• RECEIVED ••
 DATE 4-5-05 BY *EBB*
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

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 COPY OF THE ORIGINAL PLAT.
James E. Hibbs
 SURVEYOR