

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

MOUNTAIN MEADOWS HILLSIDE CONDOMINIUMS, STAGE 4

In Lots 44 & 45 of MOUNTAIN MEADOWS SUBDIVISION, PHASE 2, A PLANNED COMMUNITY, located in the N.E. 1/4 of Sec. 4, T.39 S., R.1 E., W.M., City of Ashland Jackson County, Oregon

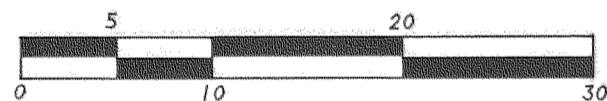
for Mountain Meadows L.L.C. 900 North Mountain Avenue Ashland, OR 97520

- LEGEND:
- - SET 5/8" x 30" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC.
 - () - ELEVATION BASED ON FEMA RM4. CHISELED "X" IN CENTER OF CONCRETE SIDEWALK AT MOUNTAIN AVENUE CROSSING OF BEAR CREEK. ELEVATION: 1495.09' NGVD.
 - ORJCO - OFFICIAL RECORDS OF JACKSON COUNTY, OREGON RS - RECORDED SURVEY *
 - PUE - PUBLIC UTILITY EASEMENT, INCLUDING TCI CABLEVISION.
 - JCDR - JACKSON COUNTY DEED RECORDS. FF - FINISH FLOOR.
 - MMSP2 - MOUNTAIN MEADOWS SUBDIVISION, PHASE 2 LCE - LIMITED COMMON ELEMENT
 - GCE - GENERAL COMMON ELEMENT LF - LOWER FLOOR UF - UPPER FLOOR
 - BUILDING LINE - EXTERIOR FACE OF SIDING.

BASIS OF BEARINGS: NAD83 TRUE BEARING FROM STATION "ASH" TO STATION "TALENT" AS PUBLISHED BY THE NGS AND ON FILE WITH THE OFFICE OF THE JACKSON COUNTY SURVEYOR PER MMSP2.

DATE: JUNE 9, 1997 SCALE: 1" = 10' UNIT OF MEASUREMENT: FEET

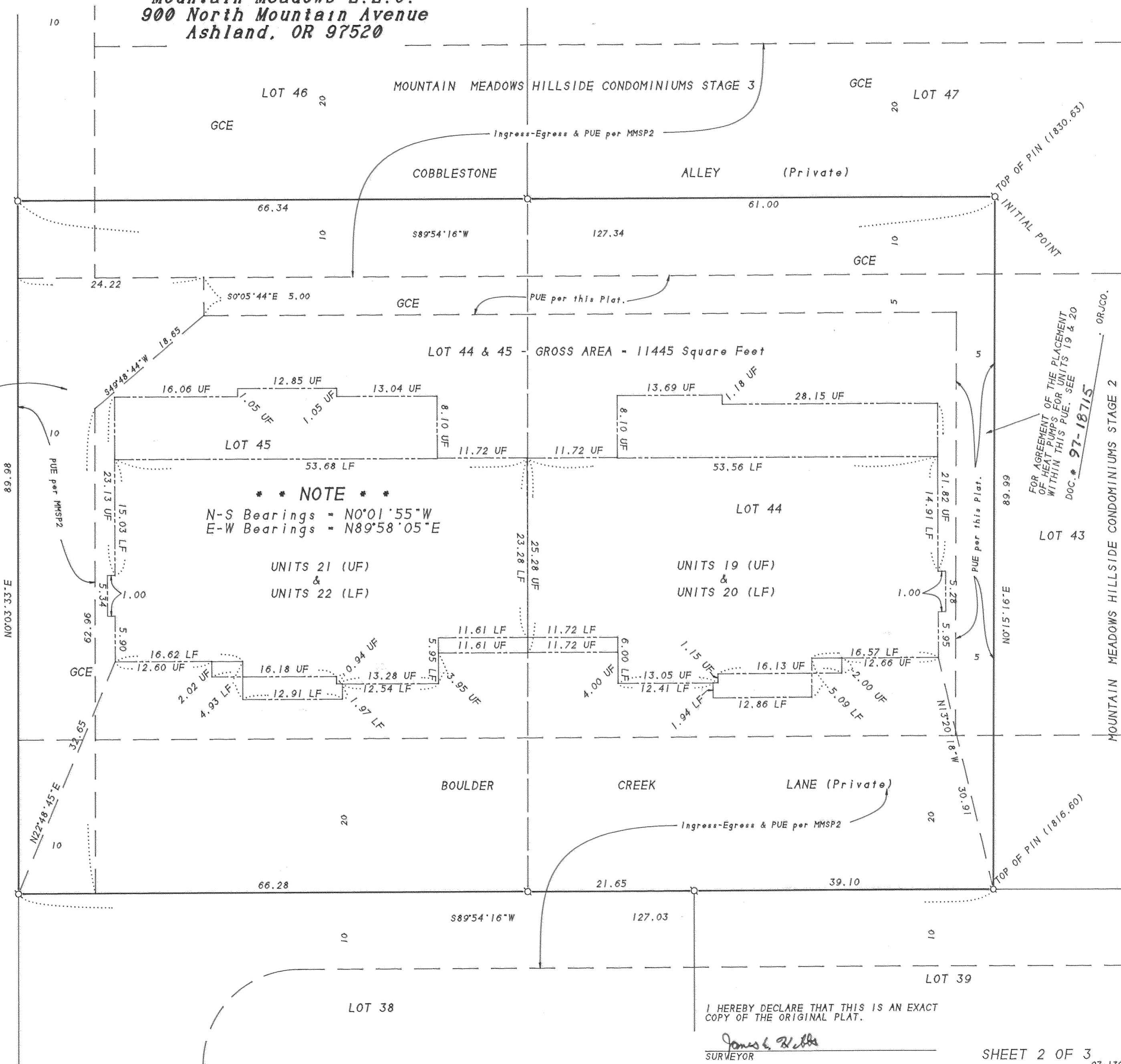
- NOTES:
- THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS & RESTRICTIONS RECORDED AS DOC.#96-24900. ORJCO.
 - THIS PROPERTY IS SUBJECT TO BY-LAWS OF MOUNTAIN MEADOWS OWNER'S ASSOCIATION RECORDED AS DOC.#96-24901. ORJCO.



CENTERLINE PER MMSP2

NORTH MOUNTAIN AVENUE

FOR AGREEMENT OF THE PLACEMENT OF HEAT PUMPS FOR UNITS 21 & 22 WITHIN THIS PUE, SEE DOC.# 97-18715 ORJCO.



NOTE
 N-S Bearings = N0°01'55"W
 E-W Bearings = N89°58'05"E

UNITS 21 (UF)
 &
 UNITS 22 (LF)

UNITS 19 (UF)
 &
 UNITS 20 (LF)

GEODETIC TIE

(GRID N72°41'00.8"W)
 N74°11'36"W

BASIS OF BEARINGS

"TALENT" NAD83
 NGS Coordinate**
 FD. BRASS DISK
 N = 64554.202 M
 E = 1314039.887 M

"ASH" NAD83
 NGS Coordinate**
 FD. BRASS DISK
 N = 63387.129 M
 E = 1317783.144 M
 θ = (-101°30'35.7"

M = METERS

INITIAL POINT
 UNITS 19, 20,
 21 & 22.

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs

OREGON
 JULY 17, 1988
 JAMES E. HIBBS
 2234

Renewal Date 6-30-99

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

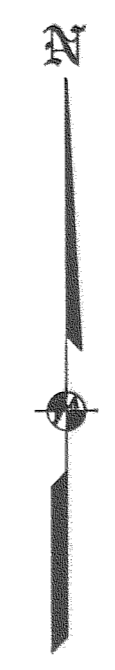
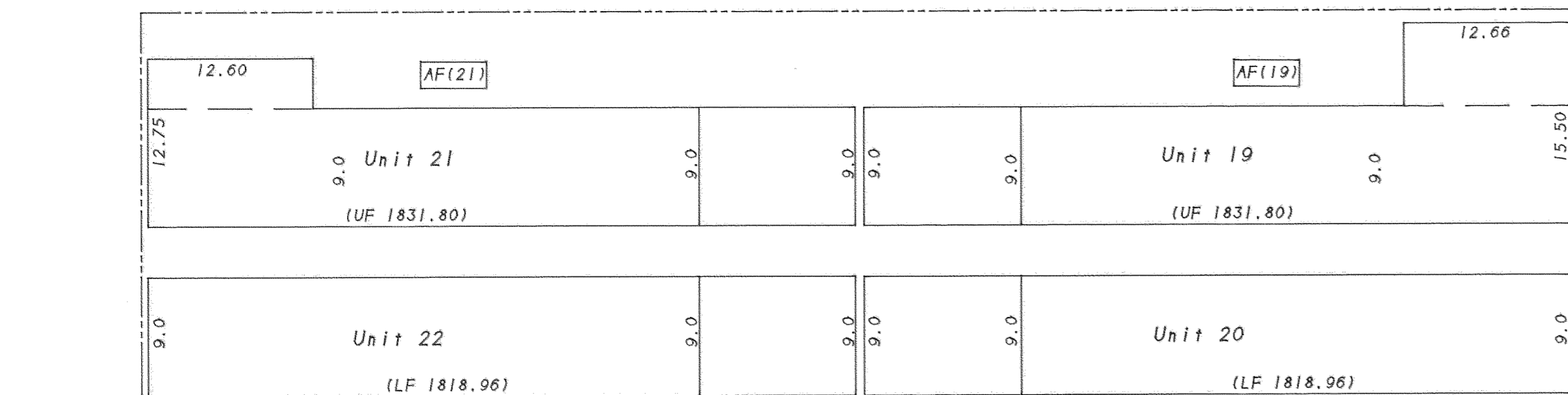
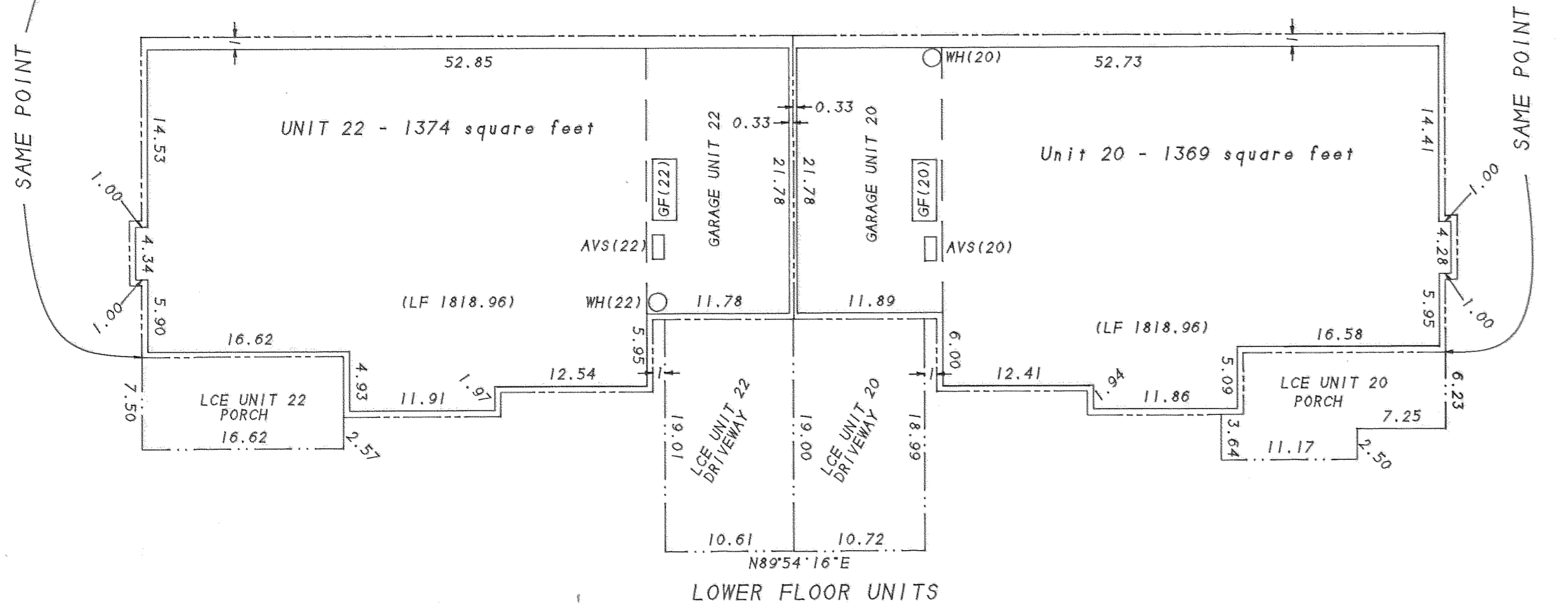
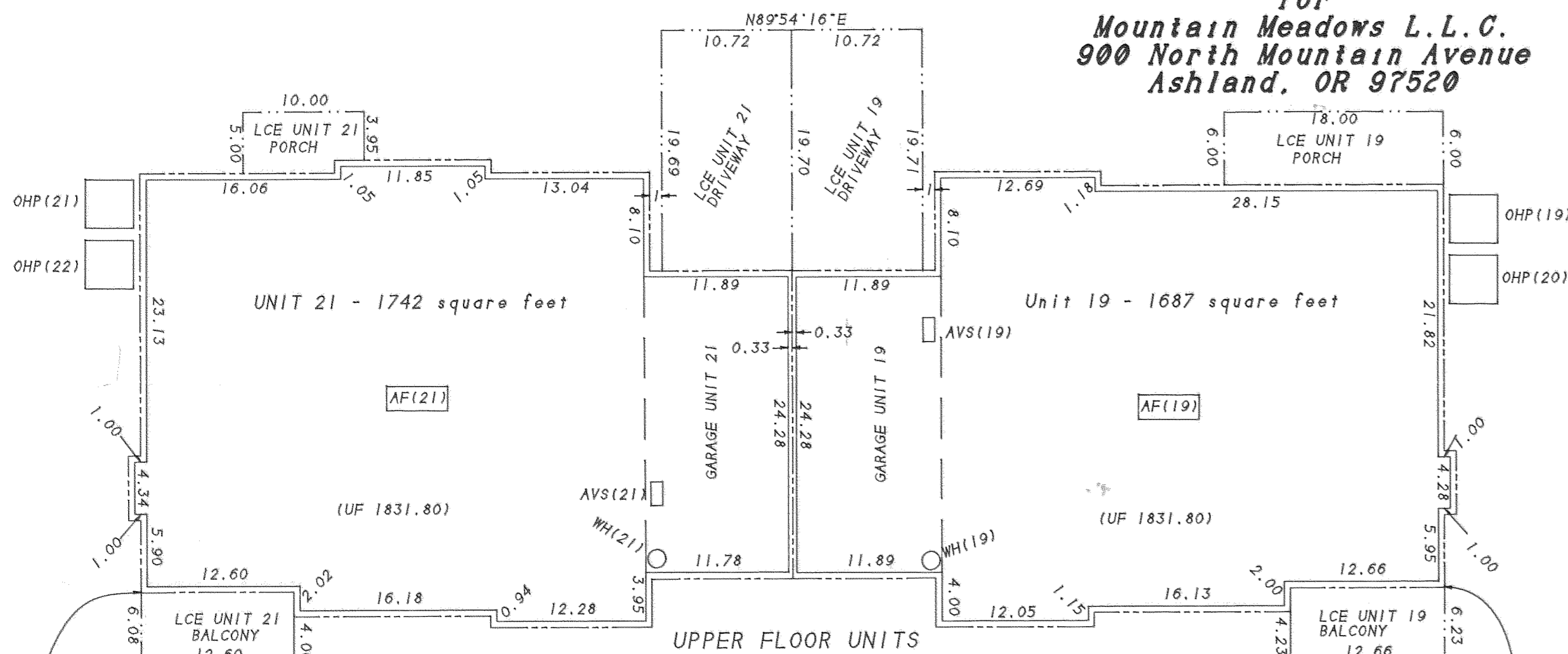
James E. Hibbs
 SURVEYOR

MOUNTAIN MEADOWS HILLSIDE CONDOMINIUMS, STAGE 4

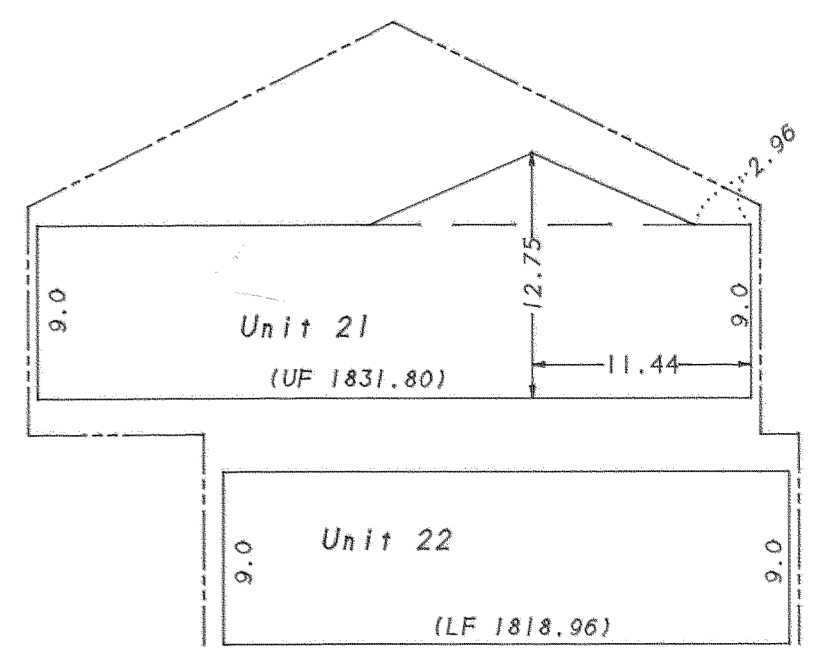
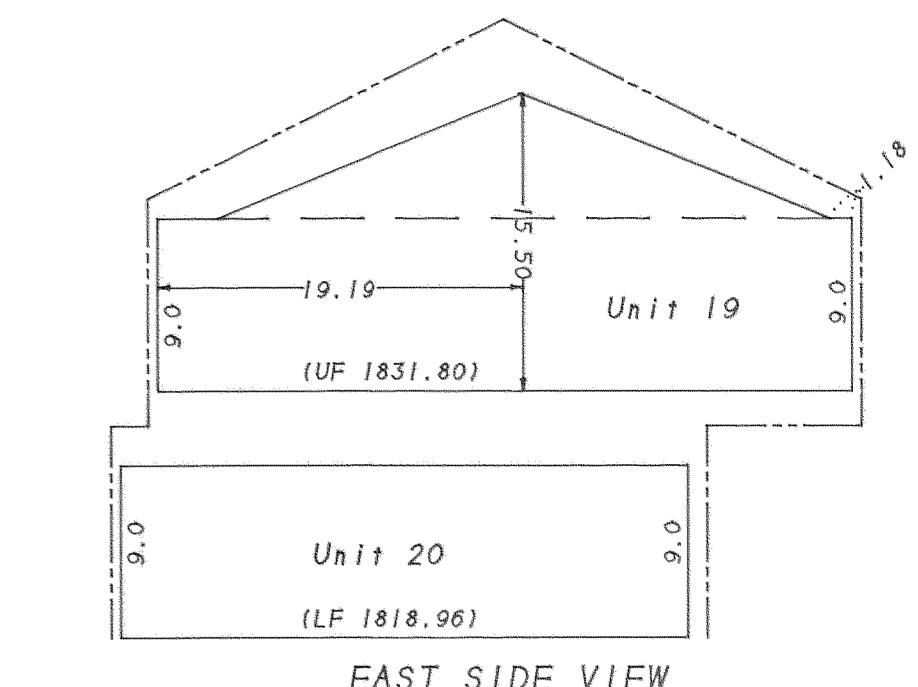
In Lots 44 & 45 of MOUNTAIN MEADOWS SUBDIVISION, PHASE 2, A
 PLANNED COMMUNITY, located in the N.E. 1/4 of Sec. 4, T.39 S.,
 R.1 E., W.M., City of Ashland Jackson County, Oregon

for
Mountain Meadows L.L.C.
 900 North Mountain Avenue
 Ashland, OR 97520

- NOTES:
- 1) INSIDE UNIT DIMENSIONS ARE TO FACE OF STUDWALL.
 - 2) FLOOR ELEVATIONS ARE AT TOP OF FLOOR JOISTS
 - 3) CEILING DIMENSIONS ARE FROM TOP OF FLOOR JOISTS TO BOTTOM OF CEILING JOISTS.
 - 4) ENTIRE SITE IS GCE EXCEPT FOR THE LCE AND UNIT OWNERSHIP BOUNDARIES.
 - 5) ALL WALLS ARE 0.5' THICK EXCEPT WHERE NOTED.
 - 6) EXTERIOR DIMENSIONS ARE OUTSIDE OF SIDING.



* * * NOTE * * *
 N-S Bearings = N0°01'55"W
 E-W Bearings = N89°58'05"E



- LEGEND:
- OHP () - OUTDOOR HEAT PUMP (UNIT #)
 - AF () - ATTIC FURNACE (UNIT #)
 - GF () - GARAGE FURNACE (UNIT #)
 - WH () - WATER HEATER (UNIT #)
 - AVS () - AIR VENTILATION SYSTEM (UNIT #)
 - - - - - EXTERIOR BOUNDARY OF BUILDING
 - --- UNIT OWNERSHIP BOUNDARY
 - () - ELEVATION OF UNIT.
 - - - - - LCE BOUNDARY

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 6-30-99

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MOUNTAIN MEADOWS HILLSIDE CONDOMINIUMS, STAGE 4

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PLANNED COMMUNITY, located in the N.E. 1/4 of Sec. 4, T.39 S.,
R.1 E., W.M., City of Ashland Jackson County, Oregon

APPROVAL:

Bill Cook
Ashland Planning Department
PA #96-007 Condominium

9-4-97
Date

for
Mountain Meadows L.L.C.
900 North Mountain Avenue
Ashland, OR 97520

APPROVAL:

EXAMINED AND APPROVED this 4th day of SEPT., 1997.

Asst. Everett L. Surain
City Surveyor

EXAMINED AND APPROVED as required by ORS 100.110 as of SEPTEMBER 8, 1997.

[Signature]
Assessor, Department of Assessment

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 100.110 have been
paid as of Sept. 8, 1997.

[Signature]
Tax Collector

***** DECLARATION *****

Know all men by these presents that Mountain Meadows L.L.C., is the owner in fee of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and does hereby make, establish and declare that this Plat is a correct representation of the land as laid out by Mountain Meadows L.L.C. as MOUNTAIN MEADOWS HILLSIDE CONDOMINIUMS, STAGE 4 and that Mountain Meadows L.L.C. does hereby commit said land and improvements to the operation of the Condominium Law as set forth in Chapter 100 of the Oregon Revised Statutes and does hereby dedicate to the City of Ashland the area shown on Sheet 2 labeled as Public Utility Easement (PUE), with the condition that TCI Cablevision, their assigns and/or successors in interest are hereby granted the right to install and maintain TV cable service over, across and through said PUE, as long as it does not interfere with the installation and maintenance of the City of Ashland's utilities, and Mountain Meadows, L.L.C. does hereby grant Emergency Vehicles the right to use the Private Streets at all times and as necessary.

Madeline Hill, President

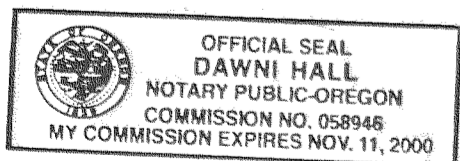
Madeline Hill, President
Hill Associates, Inc., (Manager of Mountain Meadows, L.L.C.)

STATE OF OREGON)
COUNTY OF JACKSON) ss.

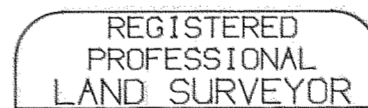
PERSONALLY appeared the above named Madeline Hill, President of Hill Associates, Inc., and acknowledged the foregoing instrument to be her voluntary act and deed and further acknowledged the foregoing instrument was signed on behalf of Mountain Meadows, L.L.C. by authority granted to Hill Associates, Inc. as Manager of Mountain Meadows, L.L.C.

Dated this 4 day of September, 1997.

Before me: Dawni Hall
Notary Public of Oregon.



AFFIDAVIT OF CONSENT from Bank of Southern Oregon
recorded as Doc. 97-33316, ORJCO.



SURVEY BY: L.J. FRIAR & ASSOCIATES, P.C.
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MEDFORD, OREGON 97501
PHONE: (541) 772-2782

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James E. Hibbs
SURVEYOR

SHEET 1 OF 3

***** RECORDING *****

For order of the County Court approving this Plat see Volume _____, Page _____, of the County Commissioner's Journal of Proceedings.

Filed for record this 8 day of September, 1997 at 12:09 o'clock P.m., and recorded in Volume 22, of Plats at Page 23, of records of Jackson County, Oregon.

Rathleen S. Beckett
County Clerk

Glenda E. Bartlett
Deputy

Declaration of Condominium Ownership and of Covenants, Conditions and Restrictions recorded as Doc. 97-33317, ORJCO.

***** SURVEYOR'S CERTIFICATE *****

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY DECLARE THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, THAT THIS PLAT FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS AND BUILDINGS, AND THAT CONSTRUCTION OF THE UNITS AND BUILDINGS AS DEPICTED ON THIS PLAT HAS BEEN COMPLETED, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Lots 44 and 45 of MOUNTAIN MEADOWS SUBDIVISION, PHASE 2, A PLANNED COMMUNITY, according to the official plat thereof, now of record, in Jackson County, Oregon.

James E. Hibbs
SURVEYOR

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

PURPOSE: To survey and monument MOUNTAIN MEADOWS HILLSIDE CONDOMINIUMS, STAGE 4. See Ashland PA #96-007.

PROCEDURE: From existing control established by this office during MOUNTAIN MEADOWS SUBDIVISION, PHASE 2, located the as-built exterior of the subject buildings as well as the interior wall spaces. Set those certain pins around Lots 44 & 45 which are shown as deferred on MOUNTAIN MEADOWS SUBDIVISION, PHASE 2. The existing control already had incorporated the elevation datum of FEMA RM4.