

Prepared For:

**INVESTMENT MARKETING & ACQUISITION CORPORATION**  
 1089 Medford Center #191  
 Medford, Oregon 97504

# ASHLAND MEADOW VILLAGE SUBDIVISION A PLANNED COMMUNITY, PHASE III

Located In The Southwest One-quarter Of Section II,  
 Township 39 South, Range I East, Willametta Meridian,  
 City of Ashland, Jackson County, Oregon

DATE: May 15, 1998

**LEGEND:**

- Indicates a set 5/8 by 24 inch long rebar with yellow plastic cap marked "NEATHAMER PLS 2675", set flush or as noted.
- △ Indicates a set 5/8 by 30 inch long rebar with yellow plastic cap marked "NEATHAMER PLS 2675", set flush or as noted.
- Indicates a found 5/8 inch steel pin and red plastic cap marked "CLARK LS 601", per SN 12636, or as noted.
- ⊙ Indicates a found 5/8 inch steel pin and yellow plastic cap marked "MARQUESS AND ASSOC", per SN 13771.
- ⊕ Indicates a found 1 inch diameter iron pipe with a 2" Brass Cap marked "LS 601 1991", center punched and set in a monument case.
- ⊗ Indicates a set 1 by 30 inch long iron pipe with 3" Brass Cap marked "NEATHAMER LS 2675", center punched and set in a monument case.
- ⊙ Indicates a found 2 3/4 inch Brass Cap set flush with the pavement and marked as noted.
- Indicates computed position.
- O.S. Indicates open space.
- [ ] Indicates record information from SN 10951.
- < > Indicates record information from SN 12636.
- ( ) Indicates record information from SN 15238.
- SN Indicates a survey filed by number at the Jackson County Surveyors Office, Jackson County, Oregon.
- PUE Indicates a Public Utility Easement for electric, telephone, gas, water, cable television, sanitary sewer, storm drainage, irrigation, sidewalk, construction and maintenance.

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES**

**Purpose:** Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and Planning Action Number 97-062 as administratively approved by the City of Ashland Planning Department on June 18, 1997.

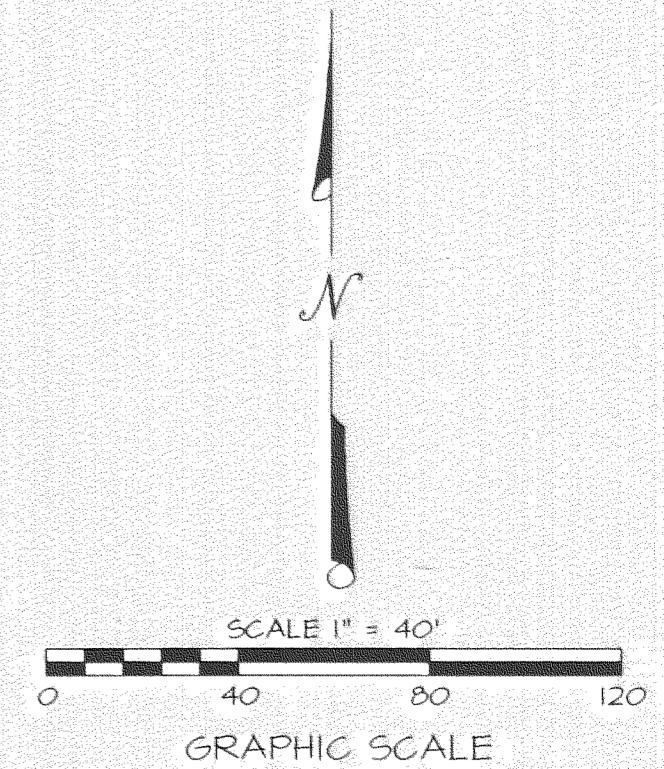
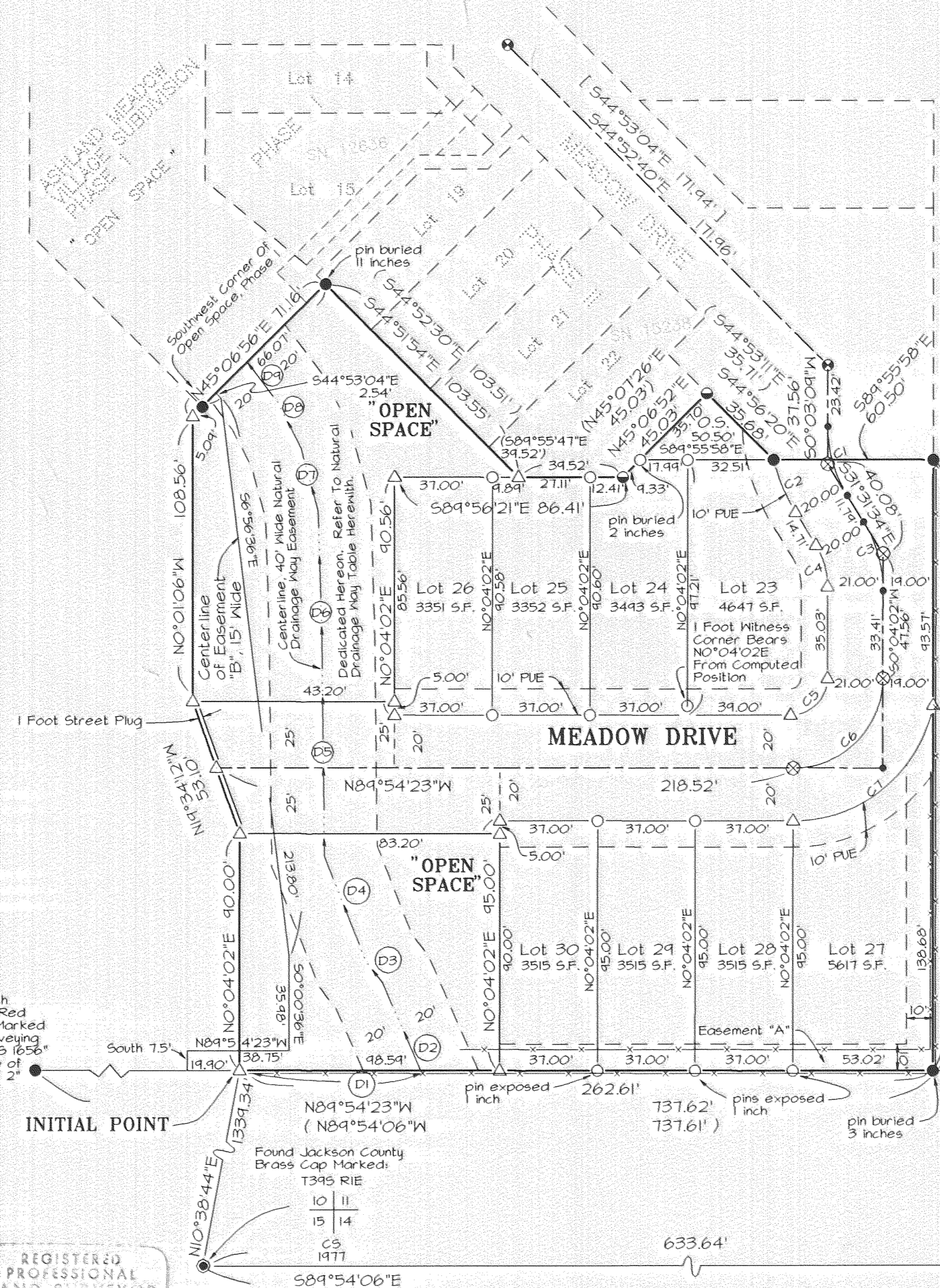
**Procedure:** Utilizing a Nikon DTM-420 and a Husky FS-2 with TDS software, all found monuments were tied in a closed traverse. The project boundaries and interior lots were computed and monumented as depicted hereon.

**NATURAL DRAINAGE WAY TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
D1	S89°54'23"E	68.73'	D6	N1°41'19"W	48.25'
D2	N23°25'40"W	39.10'	D7	N15°13'15"W	24.69'
D3	N37°22'10"W	10.58'	D8	N27°03'20"W	19.59'
D4	N21°23'16"W	42.99'	D9	N37°11'41"W	19.11'
D5	N0°38'46"W	83.05'			

**CURVE TABLE**

LINE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	31°34'43"	50.00'	27.56'	S15°44'13"E	27.21'
C2	17°45'55"	70.00'	21.70'	S22°38'37"E	21.62'
C3	31°35'36"	50.00'	27.57'	S15°43'46"E	27.22'
C4	31°35'36"	30.00'	16.54'	S15°43'46"E	16.33'
C5	90°01'35"	14.00'	22.00'	S45°04'50"W	19.80'
C6	90°01'35"	34.00'	53.42'	S45°04'49"W	48.09'
C7	78°58'58"	54.00'	74.44'	S50°36'08"W	68.68'



**BASIS OF BEARINGS:**

True Meridian at the North-South centerline of Section 14 as derived from the N.O.A. Net, established in 1968 and on file in the office of the Jackson County Surveyor. The reference line for bearing control for this survey was taken from monuments on the south line of Section II, shown hereon, and as referenced on filed surveys numbered 9668, 10549, 12636, and 15238, all being filed in the office of the Jackson County Surveyor.

**NOTES:**

Utility Easement recorded July 2, 1941 in Volume 231 at Page 369, Deed Records of Jackson County, Oregon is blanket in nature along existing overhead facilities. No overhead utilities exist within the boundaries of this subdivision.

Easement "A" is a 10.00 wide reservation by Investment Marketing & Acquisition Corporation for a private landscape maintenance and construction easement, over, across, under and through the property depicted hereon.

Easement "B" is a TALENT IRRIGATION DISTRICT easement for irrigation pipeline construction and maintenance over, across, and under that portion of the project as depicted hereon, dated January 29, 1998, and Recorded February 4, 1998, as Instrument Number 98-03698, Official Records of Jackson County, Oregon.

Found 5/8 Inch Iron Pin And Red Plastic Cap Marked "Hoffbahr Surveying R. Roberts LS 1656" SN 10951, Top of cap exposed 2"

INITIAL POINT

Found Jackson County Brass Cap Marked: T395 RIE 10 11 15 14 CS 1977

Found 5/8 Inch Iron Pin And Red Plastic Cap Marked "Hoffbahr Surveying R. Roberts LS 1656" SN 10951 - Top of cap buried 3"

Found Brass Cap Marked: SWAIN 1983

**\*\* RECEIVED \*\***  
 Date: 6-11-98 By: BC  
 This survey consists of:  
 2 sheet(s) Map  
 0 page(s) Narrative  
**JACKSON COUNTY SURVEYOR**



I hereby certify that this is an exact copy of the original.

*Robert V. Neathamer*  
 Surveyor

BASIS OF BEARINGS, SN 10549 & 10951

**SURVEYED BY:** Neathamer Surveying, Inc.  
 145 South Grape Street  
 Medford, Oregon 97501  
 Phone (541) 732-2869  
 FAX: (541) 732-2869

15772 11R/91



# ASHLAND MEADOW VILLAGE SUBDIVISION A PLANNED COMMUNITY, PHASE III

**DECLARATION**

KNOW ALL PERSONS BY THESE PRESENTS, that INVESTMENT MARKETING AND ACQUISITION CORPORATION, an Oregon Corporation, hereinafter as IMAC, is the fee title owner of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, and the following named officer acting for and on behalf of INVESTMENT MARKETING AND ACQUISITION CORPORATION, hereby dedicates to the City of Ashland for public use all streets and public utility easements shown hereon. 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 Public Utility easements, shown hereon, as long as it does not interfere with the installation, maintenance or placement of the City of Ashland's Utilities. IMAC hereby dedicates a Natural Drainage Way Easement over and across that area shown as a "Natural Drainage Way", reserving unto IMAC the right to place storm water in said Natural Drainage Way so long as IMAC complies with all City, County, State and Federal regulations in force as of this date. Any unimproved portion of Meadow Drive, as dedicated hereon, shall be maintained as Open Space until such time as an extension is approved by the City of Ashland Planning Commission, at which time said use, within said street, shall terminate. Said street improvements shall be improved by the Developer at the Developer's expense upon the approval of said extension. Further IMAC conveys in fee simple, to the City of Ashland, the 1.00 foot street plug as shown on the Subdivision Plat. Future dedication of said street plug shall be in accordance with the City of Ashland Ordinance Number 2436, passed and adopted December 1, 1987 and duly approved by the Mayor December 3, 1987. IMAC hereby reserve unto itself a 10 foot wide private landscape, maintenance and construction easement, shown herewith as easement "A" over, across, under and through the property as shown hereon. ASHLAND MEADOW VILLAGE SUBDIVISION, a Planned Community, Phase III, shall be subject to Covenants, Conditions, Restrictions and Agreements setting forth open space requirements, maintenance and other items by a HOME OWNERS ASSOCIATION, as contained in Instrument Number 90-27246, recorded October 29, 1996, and Instrument Number 94-13498, recorded April 13, 1997, and that certain License Agreement, for maintenance purposes, dated September 30, 1997, and recorded October 12, 1997, as Instrument Number 97-39375, Official Records of Jackson County, Oregon. INVESTMENT MARKETING AND ACQUISITION CORPORATION has caused this tract of land to be surveyed and platted into lots, as open space, a street, public utility, and natural drainage way easement, as shown hereon. INVESTMENT MARKETING AND ACQUISITION CORPORATION hereby designates this subdivision as ASHLAND MEADOW VILLAGE SUBDIVISION, a Planned Community, Phase III, to the City of Ashland.

Located In The Southwest One-quarter Of Section II,  
Township 39 South, Range I East, Willamette Meridian,  
City of Ashland, Jackson County, Oregon

Prepared For:

**INVESTMENT MARKETING &  
ACQUISITION CORPORATION**  
1089 Medford Center #191  
Medford, Oregon 97504

DATE: May 15, 1998

I, Robert V. Neathamer, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law, the tract of land shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary

All that real property situated in the State of Oregon, County of Jackson, City of Ashland, more particularly described as follows:

Beginning at a 5/8 by 30 inch rebar marking the Initial Point of Ashland Meadow Subdivision, Phase III, said point being on the south boundary of that parcel described as Tract A in Volume 377, at Page 99 of the Deed records of Jackson County, Oregon, and bearing North 10°38'44" East a distance of 1339.34 feet from the corner common to Sections 10, 11, 14 and 15 of Township 39 South, Range I East of the Willamette Base and Meridian in Jackson County, Oregon; thence North 0°04'02" East a distance of 90.00 feet; thence North 19°34'12" West a distance of 53.10 feet; thence North 0°01'06" West a distance of 108.56 feet; thence North 45°06'56" East a distance of 5.09 feet to that certain area identified as "Open Space" of Ashland Meadow Village Subdivision, Phase I as recorded August 29, 1991 in Volume 16 of Plat Records at Page 116, Official Records of Jackson County, Oregon, and filed as Survey Number 12636 in the Office of the Jackson County Surveyor; thence along the southeasterly boundary of said "Open Space", North 45°06'56" East a distance of 66.07 feet to the southwesterly boundary of Ashland Meadow Village Subdivision, Phase II as recorded January 10, 1997 in Volume 22 of Plat Records at Page 3, Official Records of Jackson County, Oregon, and filed as Survey Number 15238 in the Office of the Jackson County Surveyor; thence along last said southwesterly boundary the following courses and distances, South 44°51'54" East, 103.55 feet; South 89°56'21" East, 34.52 feet; North 45°06'52" East, 45.03 feet; South 44°56'20" East, 35.68 feet to the south boundary of said Phase I; thence along last said south boundary, South 89°55'58" East a distance of 60.50 feet to the southeast corner thereof; thence South 0°04'02" West a distance of 232.25 feet to a point on the south boundary of said Tract A; thence along last said south boundary, North 89°54'23" West a distance of 262.61 feet to the Initial Point and the Point Of Beginning.

IN WITNESS WHEREOF, I set my hand and seal this 15 day of MAY, 1998.

Kevin Nering, President  
Kevin Nering, President

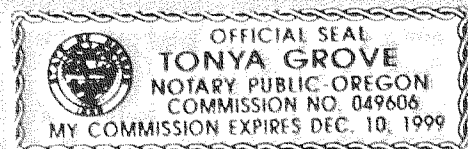
STATE OF OREGON }  
County of Jackson } ss

Personally appeared the above named Kevin Nering known to me to be the President of INVESTMENT MARKETING AND ACQUISITION CORPORATION, an Oregon Corporation, and acknowledged the foregoing instrument, pursuant to authorization by the shareholders of said corporation, to be his voluntary act and deed.

WITNESS my hand and seal this 15<sup>th</sup> day of May, 1998

Before me:  
Sonya Grove  
Notary Public - Oregon

My commission expires 12-10-99



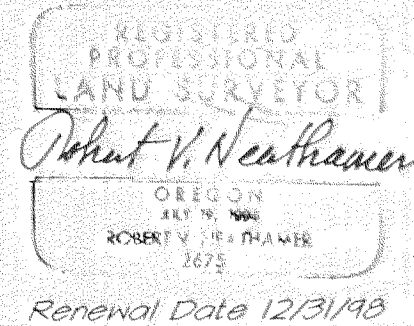
**RELEASE**

Ashland Land Investments, L.L.C., as holders of beneficiary interest under that certain Trust Deed dated September 12, 1996, and recorded as Instrument Number 96-30820 on September 12, 1996, in the Official Records of Jackson County, Oregon, and as modified on January 22, 1997, by Instrument Number 97-02178 of said records, affecting the land described hereon, do hereby release from lien of said Trust Deed all property shown hereon as dedicated to public use.

Signed this 15 day of MAY, 1998

Donald E. Grove, Manager  
Donald E. Grove, Manager

Robert V. Neathamer  
Surveyor



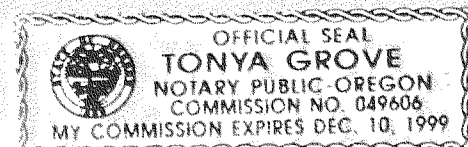
STATE OF OREGON }  
County of Jackson } ss

Personally appeared the above named Donald E. Grove known to me to be a manager of ASHLAND LAND INVESTMENT, L.L.C., an Oregon Limited Liability Company, and acknowledged the foregoing instrument, pursuant to authorization by the members of said company, to be his voluntary act and deed.

WITNESS my hand and seal this 15 day of May, 1998

Before me:  
Sonya Grove  
Notary Public - Oregon

My commission expires 12-10-99



**APPROVALS:**

Bill Mohr  
ASHLAND PLANNING DEPARTMENT  
Planning Action Number: 97-062

5/21/98  
DATE

Examined and approved this 21st day of May, 1998.

Jam H. Olam  
City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of June 2ND, 1998.

Ron Dudley Assessor 6-2-1998 Date  
Lynda Absitt Deputy Tax Collector 6-2-98 Date

**RECORDING**

FILED FOR RECORD THIS THE 11 DAY OF June, 1998 AT 9:11 O'CLOCK A M AND RECORDED IN VOLUME 24 OF PLATS AT PAGE 21 OF THE RECORDS JACKSON COUNTY, OREGON.

FOR THE ORDER THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_

Rathleen S. Beckett County Clerk  
Geraldine Cutting Deputy

COUNTY SURVEYOR FILE NO. \_\_\_\_\_

**RELEASE**

Ashland Real Estate, an Oregon general partnership, as holders of beneficiary interest under that certain Trust Deed dated October 10, 1996, and recorded as Instrument Number 96-34919 on October 17, 1996, in the Official Records of Jackson County, Oregon, affecting the land described hereon, do hereby release from lien of said Trust Deed, all property shown hereon as dedicated to public use.

Signed this 15 day of MAY, 1998

Jack Monteith  
Jack Monteith, Managing Partner

BY Donald E. Grove  
Donald E. Grove, His Attorney In Fact

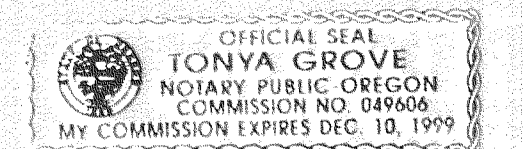
STATE OF OREGON }  
County of Jackson } ss

Personally appeared Donald E. Grove known to me to be the party having Power of Attorney to sign for Jack Monteith, the Managing Partner of ASHLAND REAL ESTATE, an Oregon general partnership, and acknowledged the foregoing instrument, pursuant to authorization by the partners of said partnership, to be his voluntary act and deed.

WITNESS my hand and seal this 15 day of May, 1998

Before me:  
Sonya Grove  
Notary Public - Oregon

My commission expires 12-10-99



I hereby certify that this is an exact copy of the original.

Robert V. Neathamer  
Surveyor

SURVEYED BY: Neathamer Surveying, Inc.  
145 South Grape Street  
Medford, Oregon 97501  
Phone: (541) 732-2869  
FAX: (541) 732-1382