

SURVEY BY:

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

# MOUNTAIN MEADOWS PARKSIDE CONDOMINIUM, STAGE 1

A replat of a portion of Lot 30, ASHLAND ACRES TRACTS & 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

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.

DATE: JUNE 27, 1998

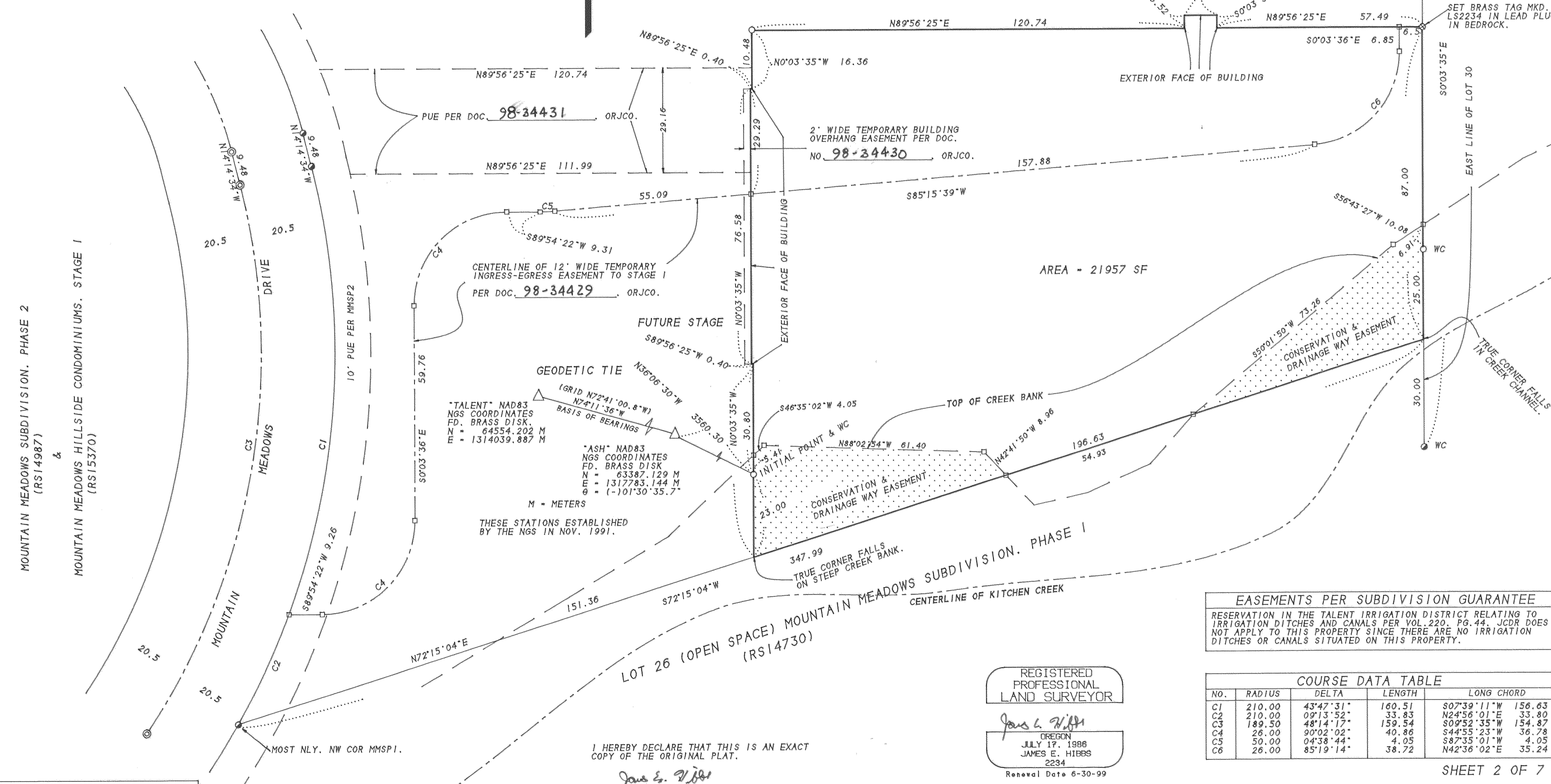
UNIT OF MEASUREMENT: FEET

SCALE - SHEET 2: 1" = 20'

SCALE - SHEETS 3-7: 1" = 10'

LEGEND:

- - SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC.
- - FD. 1" GALV. IRON PIPE W/ 2.5" BRASS DISK MKD. L.J.FRIAR & ASSOC. IN MONUMENT CASE PER MMSP2.
- - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. PER MMSP1 OR MMSP2.
- ( ) - ELEVATION BASED ON FEMA RM4, CHISELED "X" IN CENTER OF CONCRETE SIDEWALK AT MOUNTAIN AVENUE BRIDGE CROSSING OF BEAR CREEK. ELEV.: 1760.04' NGVD.
- ORJCO - OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. RS - RECORDED SURVEY #.
- PUE - PUBLIC UTILITY EASEMENT, INCLUDING TCI CABLEVISION. WC - WITNESS CORNER.
- JCDR - JACKSON COUNTY DEED RECORDS. CI - SEE COURSE DATA TABLE.
- MMSP1 - MOUNTAIN MEADOWS SUBD., PHASE 1 MMSP2 - MOUNTAIN MEADOWS SUBD., PHASE 2
- GCE - GENERAL COMMON ELEMENT BUILDING LINE - EXTERIOR FACE OF SIDING.
- - COMPUTED POINT. (NOTHING SET OR FOUND) LCE - LIMITED COMMON ELEMENT.



**EASEMENTS PER SUBDIVISION GUARANTEE**  
RESERVATION IN THE TALENT IRRIGATION DISTRICT RELATING TO IRRIGATION DITCHES AND CANALS PER VOL. 220, PG. 44. JCDR DOES NOT APPLY TO THIS PROPERTY SINCE THERE ARE NO IRRIGATION DITCHES OR CANALS SITUATED ON THIS PROPERTY.

COURSE DATA TABLE				
NO.	RADIUS	DELTA	LENGTH	LONG CHORD
C1	210.00	43°47'31"	160.51	S07°39'11"W 156.63
C2	210.00	09°13'52"	33.83	N24°56'01"E 33.80
C3	189.50	48°14'17"	159.54	S09°52'35"W 154.87
C4	26.00	90°02'02"	40.86	S44°55'23"W 36.78
C5	50.00	04°38'44"	4.05	S87°35'01"W 4.05
C6	26.00	85°19'14"	38.72	N42°36'02"E 35.24

# MOUNTAIN MEADOWS PARKSIDE CONDOMINIUM, STAGE 1

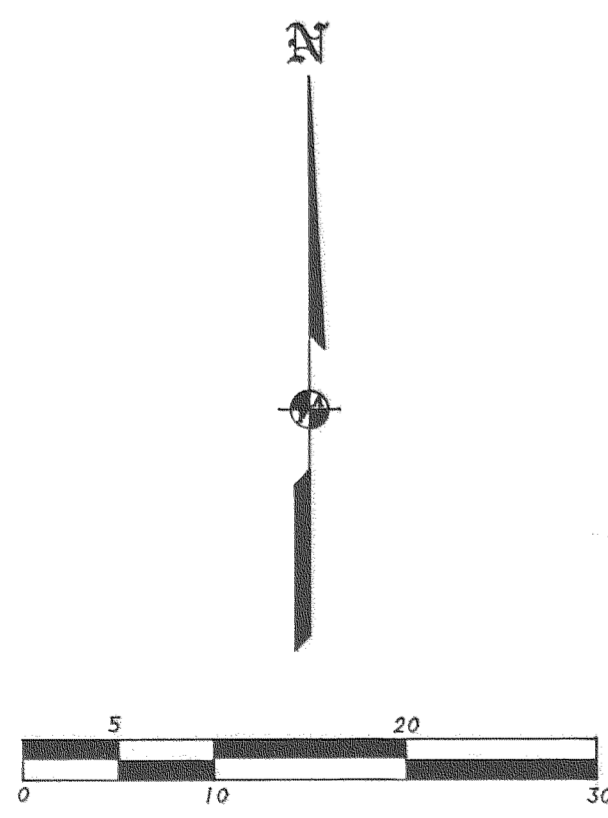
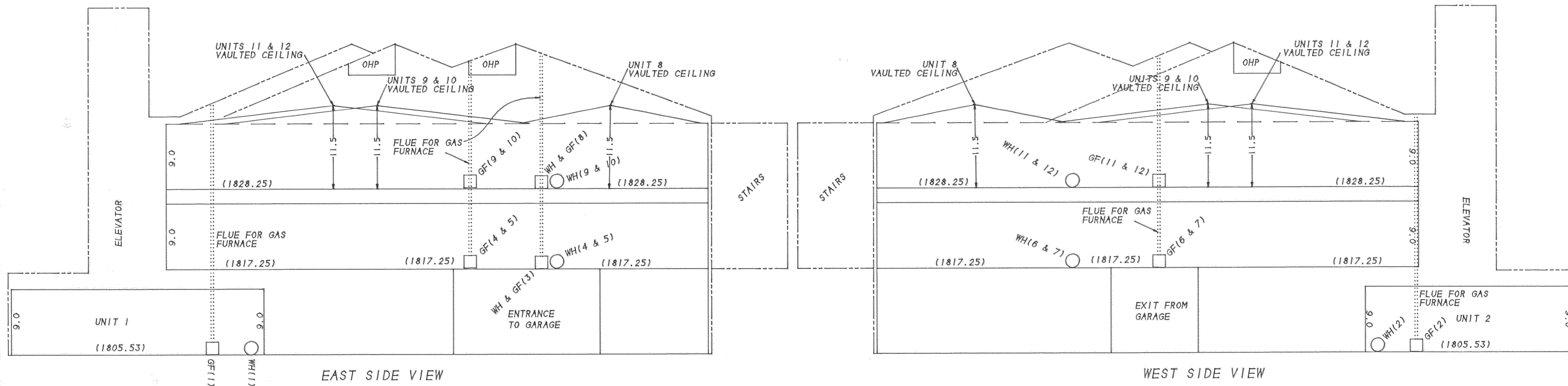
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### LEGEND:

- OHP(1) - OUTDOOR HEAT PUMP ON ROOF (UNIT #)
- GF (1) - GAS FURNACE (UNIT #)
- WH (1) - WATER HEATER (UNIT #)
- - - - - EXTERIOR BOUNDARY OF BUILDING
- - - - - UNIT OWNERSHIP BOUNDARY
- ( ) - ELEVATION OF UNIT.
- - - - - LCE BOUNDARY
- - - - - INTERIOR WALL LINE.
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### 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 SHOWN.
- 5) ALL WALLS ARE 0.46" THICK EXCEPT WHERE NOTED.
- 6) EXTERIOR DIMENSIONS ARE OUTSIDE OF SIDING.



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PHONE: (541) 772-2782

REGISTERED PROFESSIONAL LAND SURVEYOR  
*James E. Hibbs*  
JULY 17, 1986  
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





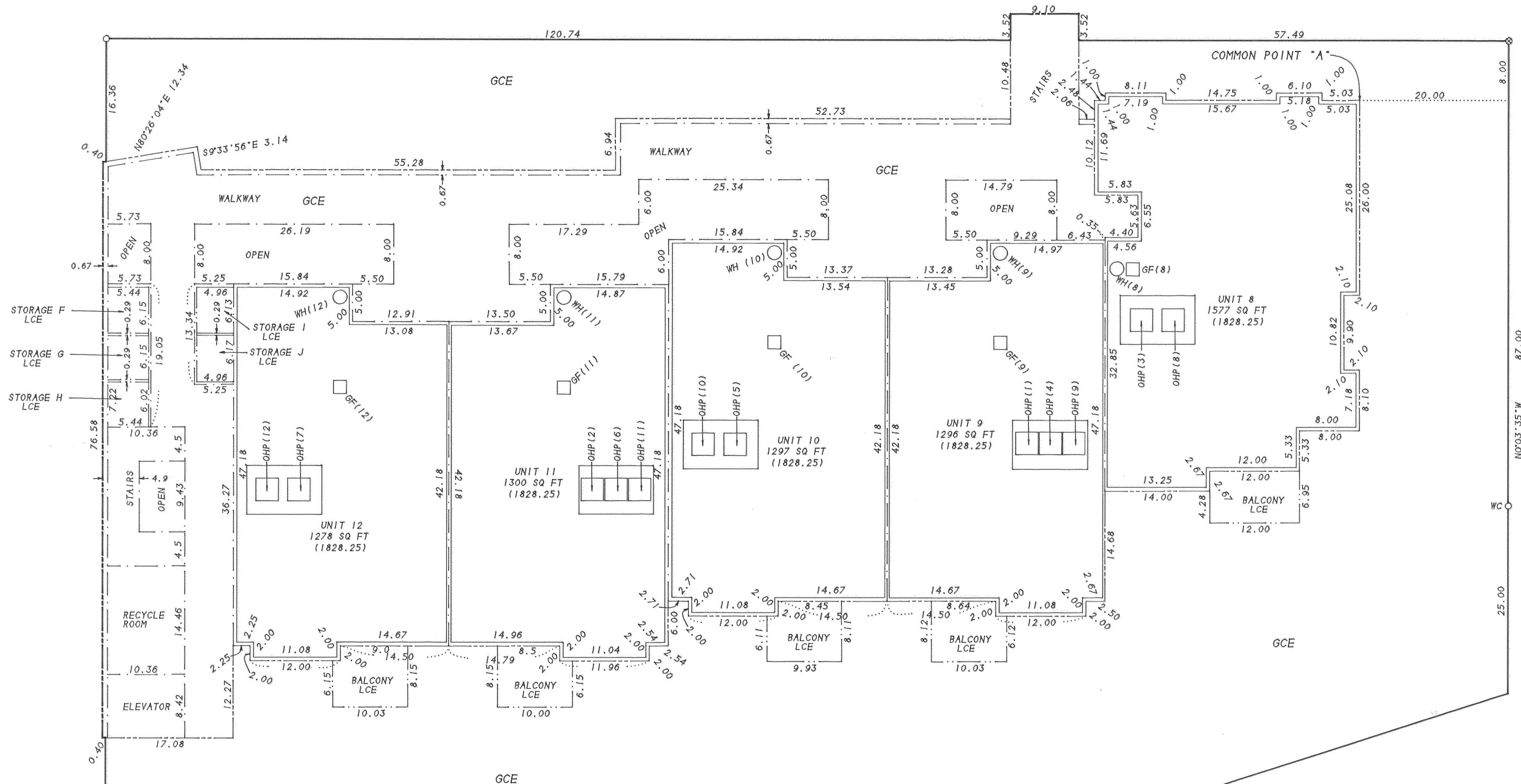
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2ND FLOOR UNITS

**NOTE**

N-S Bearings = N0°03'35"E  
 E-W Bearings = N89°56'25"W

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*James E. Hibbs*  
 OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234  
 Renewal Date 6-30-99

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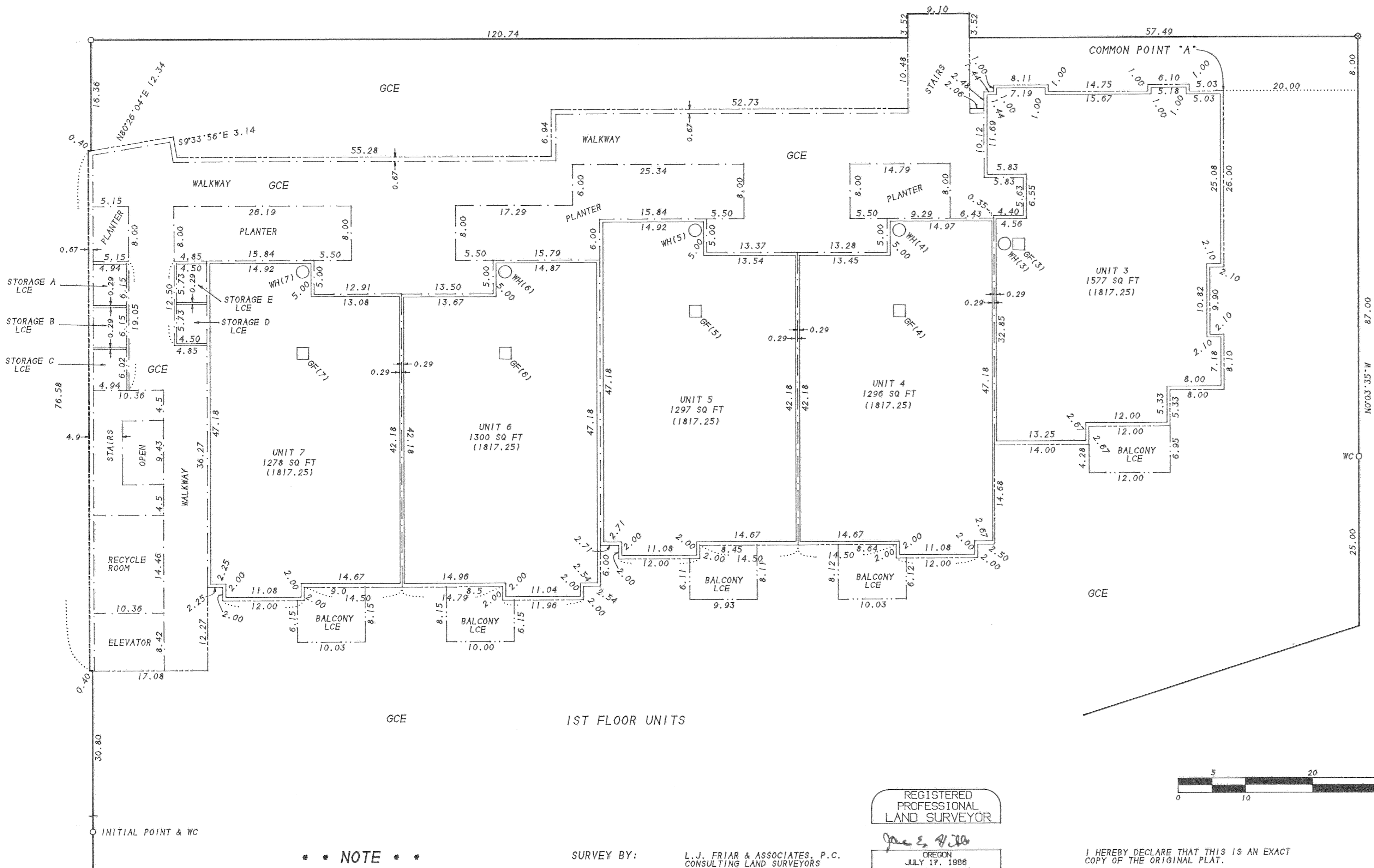
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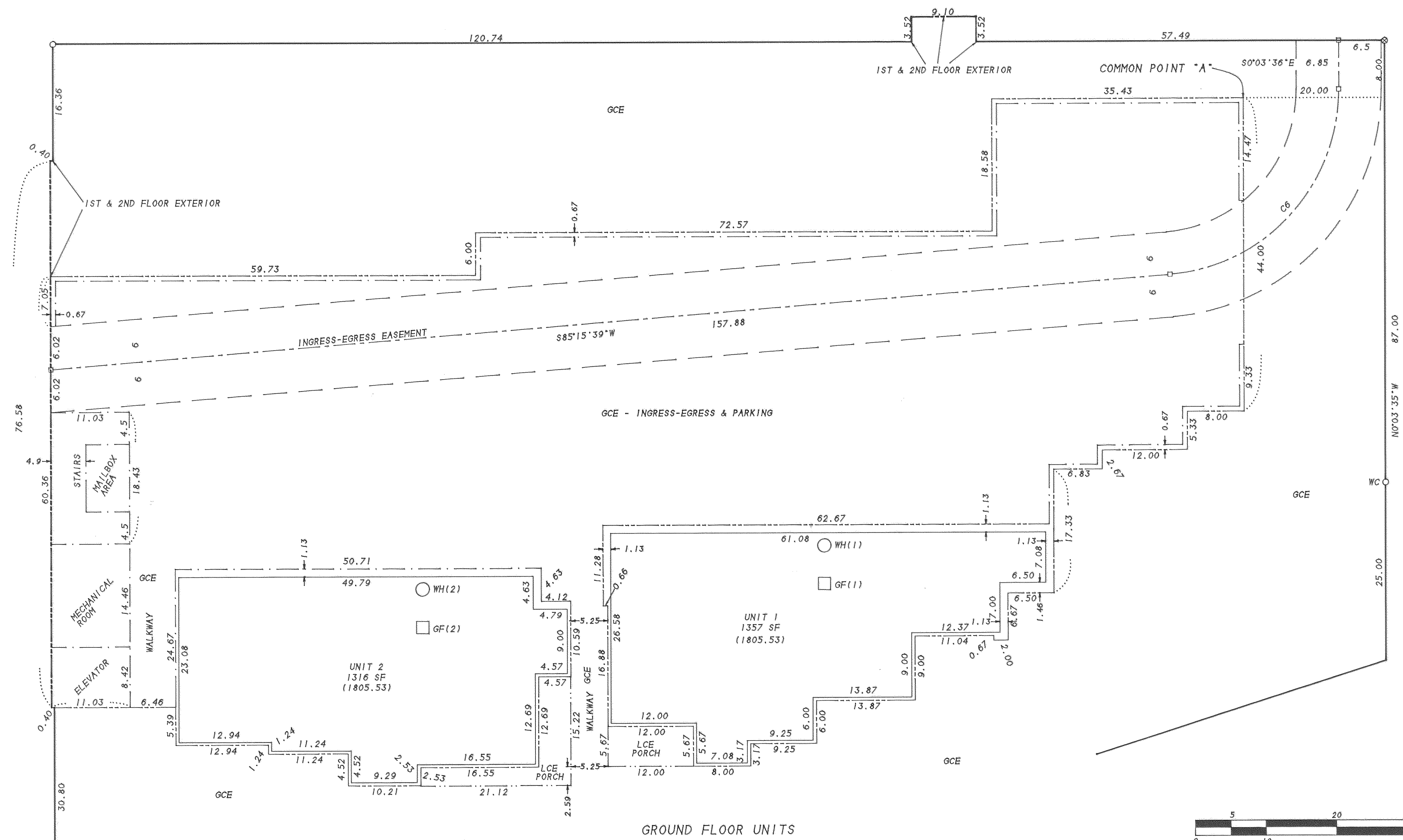
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for Mountain Meadows L.L.C. 900 North Mountain Avenue Ashland, OR 97520

APPROVAL: Bill Moh  
Ashland Planning Department  
PA #97-076 Condominium

7/21/98  
Date

\*\*\*\*\* RECORDING \*\*\*\*\*

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

APPROVAL:

EXAMINED AND APPROVED this 21st day of July, 1998.

Jam H Olson  
City Surveyor

Filed for record this 30 day of July, 1998 at 3:19 o'clock P.m., and recorded in Volume 24 of Plats at Page 30 of records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk  
Glenda E. Bartlett Deputy

EXAMINED AND APPROVED as required by ORS 100.110 as of July 30, 1998.

Michael W. Math Deputy  
Assessor, Department of Assessment

Declaration of Condominium Ownership, Covenants, Conditions and Restrictions recorded as Doc. 98-35222 ORJCO.

By-Laws of the Mountain Meadows Parkside Condominium Owner's Association recorded as Doc. 98-35221 ORJCO.

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 100.110 have been paid as of July 30, 1998.

Carol Applegate, Deputy  
Tax Collector

* INDEX TO SHEETS *	
SHEET 1	SIGNATURE SHEET
SHEET 2	OVERALL VIEW
SHEET 3	GROUND FLOOR PLAN
SHEET 4	1ST FLOOR PLAN VIEW
SHEET 5	2ND FLOOR PLAN VIEW
SHEET 6	NORTH-SOUTH SIDE VIEWS
SHEET 7	EAST-WEST SIDE VIEWS

### \*\*\*\*\* 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:

Beginning at the most Northerly Northwest corner of MOUNTAIN MEADOWS SUBDIVISION, PHASE 1, A PLANNED COMMUNITY, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the Northerly line thereof, North 72°15'04" East, 151.36 feet; thence North 00°03'35" West, 23.00 feet to the INITIAL POINT OF BEGINNING; thence continue North 00°03'35" West, 30.80 feet; thence South 89°56'25" West, 0.40 feet; thence North 00°03'35" West, 76.58 feet; thence North 89°56'25" East, 0.40 feet; thence North 00°03'35" West, 16.36 feet; thence North 89°56'25" East, 120.74 feet; thence North 00°03'35" West, 3.52 feet; thence North 89°56'25" East, 9.10 feet; thence South 00°03'35" East, 3.52 feet; thence North 89°56'25" East, 57.49 feet to intersect the East line of Lot 30 of ASHLAND ACRES, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along said East line, South 00°03'35" East, 87.00 feet to the Northeast corner of said PHASE 1; thence along the Northerly line thereof, South 72°15'04" West, 196.63 feet; thence North 00°03'35" West, 23.00 feet to the INITIAL POINT OF BEGINNING.

James E. Hibbs  
SURVEYOR

### \*\*\*\*\* 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 PARKSIDE CONDOMINIUM, STAGE 1 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 Conservation & Drainage Way Easement and that area labeled 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 City of Ashland's utilities, and Mountain Meadows, L.L.C. does hereby grant Emergency Vehicles the right to use the Ingress-Egress Easement at all times and as necessary. Mountain Meadows Parkside Condominium, Stage 1 shall be subject to (1) Declaration of Covenants, Conditions and Restrictions for Mountain Meadows Owners Association recorded as Doc. 96-24900, ORJCO; (2) By-Laws of the Mountain Meadows Parkside Condominium Owner's Association; and (3) Declaration of Condominium Ownership, Covenants, Conditions and Restrictions to be recorded simultaneously with this Plat.

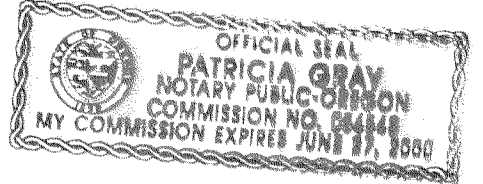
Madeline Hill President  
Madeline Hill, President  
Hill Associates, Inc., (Manager of Mountain Meadows, L.L.C.)

STATE OF OREGON)  
COUNTY OF JACKSON)

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 15th day of July, 1998.

Before me: Patricia Gray  
Notary Public of Oregon.



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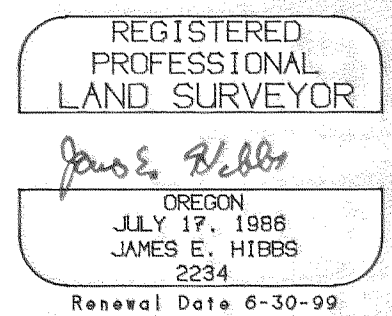
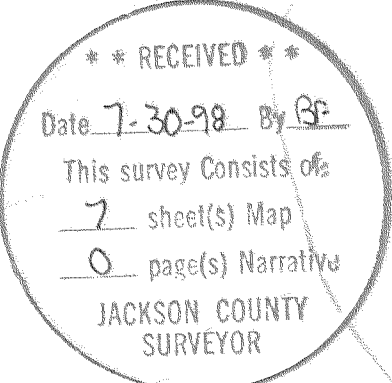
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\*\*\*\*\* AFFIDAVITS OF CONSENT \*\*\*\*\*

FROM BANK OF SOUTHERN OREGON RECORDED AS DOC. 98-34428 ORJCO.

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

PURPOSE: To survey and monument MOUNTAIN MEADOWS PARKSIDE CONDOMINIUM, STAGE 1. See Ashland PA #97-076.  
PROCEDURE: From existing control established by this office during MOUNTAIN MEADOWS SUBDIVISION, PHASE 1 & 2, located the as-built exterior of the subject building as well as the interior wall spaces. Those monuments found as well as those set are as shown hereon. The existing control had the elevation datum of FEMA RM4 incorporated into it.



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SHEET 1 OF 7