

APPROVAL:

*Bill M...*  
Ashland Planning Department  
PA #98-126

3/22/99  
Date

LAND PARTITION SURVEY

PARTITION PLAT NO. P-14-1999  
A replat of a portion of Lot 30, ASHLAND ACRES TRACTS & located in the N.E. 1/4 & S.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.  
P.O. Box 1334  
Ashland, OR 97520

RECORDING  
Filed for record this 23 day of March, 19 99 at  
2:02 o'clock P m., and recorded as Partition Plat No. P-14-1999  
in "Record of Partition Plats" of Jackson County, Oregon.  
Index Volume 10, Page 14.

*Kathleen S. Beckett*  
County Clerk  
*James E. Hibbs*  
Deputy  
County Surveyor File No. 16080

APPROVAL:

EXAMINED AND APPROVED this 19th day of March, 19 99.

*James H. Olson*  
City Surveyor

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT MOUNTAIN MEADOWS, LLC, IS THE OWNER IN FEE OF THE REAL PROPERTY SHOWN HEREON, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS PARTITIONED THE SAME INTO THE PARCELS AS SHOWN ON SHEET 2 AND DOES HEREBY DEDICATE TO THE CITY OF ASHLAND THAT AREA SHOWN ON SHEET 2 LABELED CONSERVATION & DRAINAGE WAY EASEMENT. THIS PROPERTY IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MOUNTAIN MEADOWS OWNERS ASSOCIATION RECORDED AS DOCUMENT NO. 96-24900, ORJCO AND SUPPLEMENTAL DECLARATION RECORDED AS DOCUMENT NO. 98-34427, ORJCO AND BY-LAWS OF THE MOUNTAIN MEADOWS OWNER'S ASSOCIATION RECORDED AS DOCUMENT NO. 96-24901, ORJCO. MOUNTAIN MEADOWS, LLC HEREBY ESTABLISHES THE TEMPORARY PEDESTRIAN AND INGRESS-EGRESS EASEMENT WHICH COVERS ALL OF PARCELS 1, 2 AND 3. THIS EASEMENT IS TEMPORARY IN THAT PORTIONS OF SAID EASEMENT WILL BE AUTOMATICALLY EXTINGUISHED AND REPLACED WITH PERMANENT PEDESTRIAN AND INGRESS-EGRESS EASEMENTS AS PORTIONS OF THE PARCELS ARE DEVELOPED THROUGH FUTURE PLANNING ACTIONS.

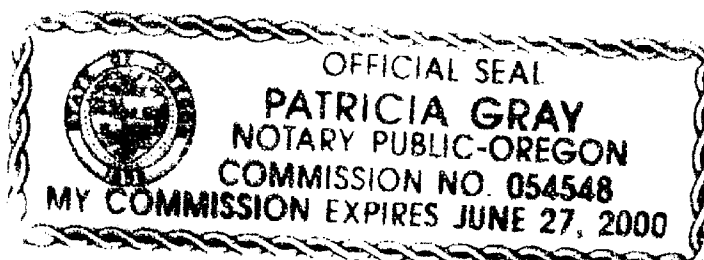
*Madelaine Hill, President*  
MADELAINE HILL, PRESIDENT OF HILL ASSOCIATES, INC.,  
MANAGER OF MOUNTAIN MEADOWS, LLC

STATE OF OREGON)  
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED MADELAINE 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, LLC., BY AND THROUGH ITS MANAGER, HILL ASSOCIATES, INC.

DATED THIS 15th DAY OF March, 19 99.

BEFORE ME: *Patricia Gray*  
NOTARY PUBLIC OF OREGON.



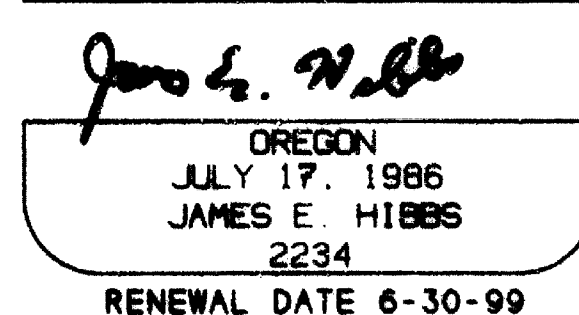
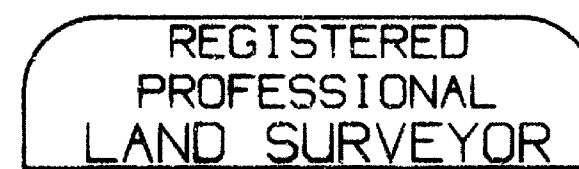
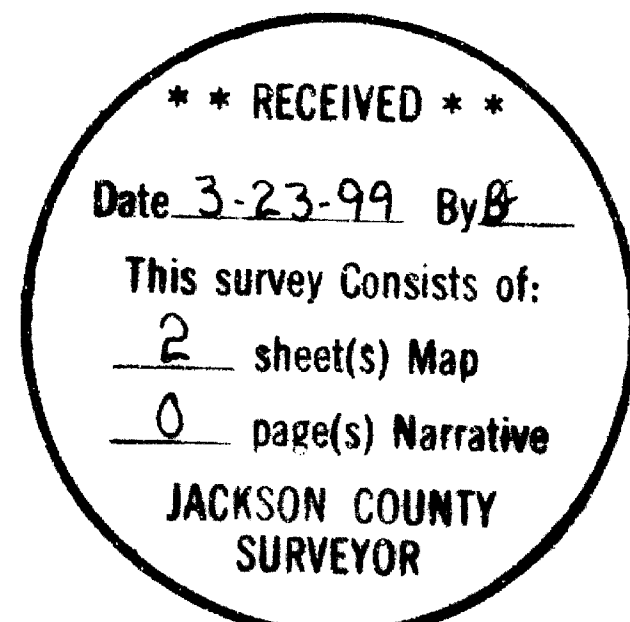
AFFIDAVITS OF CONSENT

From BANK OF SOUTHERN OREGON recorded as Doc. No. 99-14977, ORJCO.

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

PURPOSE: To survey and monument the corners of three Parcels created through a Land Partition for the purpose of securing financing for projects being developed on the Parcels. See Ashland PA #98-126.  
PROCEDURE: The exterior of this Partition was monumented as a result of MOUNTAIN MEADOWS SUBDIVISION, PHASES 1 & 2 & MOUNTAIN MEADOWS PARKSIDE CONDOMINIUM, STAGE 1. Computed the Parcel corners as requested and monumented same. Those monuments found as well as those set are as shown on Sheet 2.

I HEREBY CERTIFY 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

SHEET 1 OF 2

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

- LEGEND:
- - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. PER MMSP1 OR MMSP2.
  - - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. PER MMPCS1.
  - - SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC.
  - - FD. 1" X 30" GALV. IRON PIPE W/ 2.5" BRASS DISK MKD. L.J.FRIAR & ASSOC. IN MONUMENT CASE PER MMSP2.
- ORJCO - OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.  
RS - RECORDED SURVEY  
PUE - PUBLIC UTILITY EASEMENT, INCLUDING TCI CABLEVISION.  
JCDR - JACKSON COUNTY DEED RECORDS.  
LI C1 - SEE COURSE DATA TABLE.  
MMSP2 - MOUNTAIN MEADOWS SUBDIVISION, PHASE 2.  
MMSP1 - MOUNTAIN MEADOWS SUBDIVISION, PHASE 1.  
MMPCS1 - MOUNTAIN MEADOWS PARKSIDE CONDOMINIUM, STAGE 1.  
WC - WITNESS CORNER.

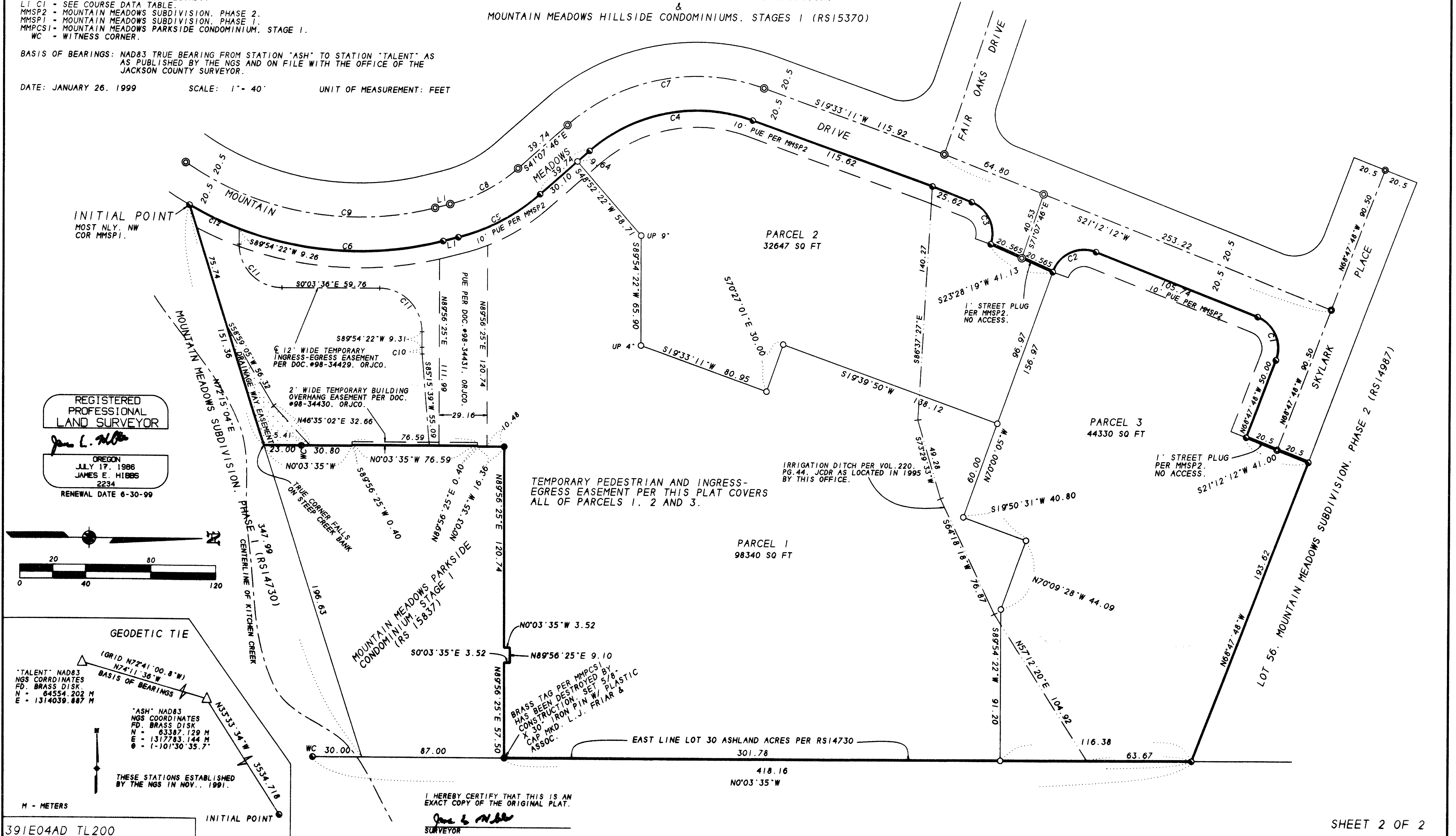
# LAND PARTITION SURVEY

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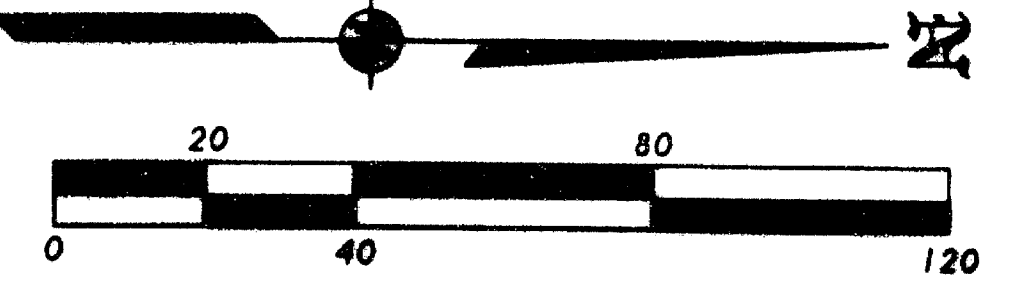
COURSE DATA TABLE				
NO.	RADIUS	DELTA	LENGTH	LONG CHORD
C1	20.00	90°00'00"	31.42	S66°12'12"W 28.28
C2	20.00	92°19'58"	32.23	S24°57'47"E 28.85
C3	20.00	87°40'02"	30.60	S65°02'13"W 27.70
C4	99.50	60°40'57"	105.38	S10°47'18"E 100.52
C5	120.50	26°53'12"	56.55	S27°41'10"E 56.03
C6	210.00	43°47'31"	160.51	S07°39'11"W 156.63
C7	120.00	60°40'57"	127.09	S10°47'18"E 121.24
C8	100.00	26°53'12"	46.93	S27°41'10"E 46.50
C9	189.50	48°14'17"	159.54	S09°52'35"W 154.87
C10	50.00	04°38'44"	4.05	S87°35'01"W 4.05
C11	26.00	90°02'02"	40.86	S44°55'23"W 36.78
C12	210.00	09°13'52"	33.83	N24°56'01"E 33.80
NO.	COURSE			
L1	S14°14'34"E 9.48			

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: JANUARY 26, 1999 SCALE: 1" = 40' UNIT OF MEASUREMENT: FEET

MOUNTAIN MEADOWS SUBDIVISION, PHASE 2 (RS14987)  
&  
MOUNTAIN MEADOWS HILLSIDE CONDOMINIUMS, STAGES 1 (RS15370)



REGISTERED PROFESSIONAL LAND SURVEYOR  
*James E. Hibbs*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-99



GEODETIC TIE  
"TALENT" NAD83 NGS COORDINATES  
FD. BRASS DISK  
N = 64554.202 M  
E = 1314039.887 M  
BASIS OF BEARINGS  
(GRID N72°41'00.8"W)  
N74°11'36"W  
"ASH" NAD83 NGS COORDINATES  
FD. BRASS DISK  
N = 63387.129 M  
E = 1317783.144 M  
θ = (-)101°30'35.7"  
THESE STATIONS ESTABLISHED BY THE NGS IN NOV., 1991.

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*James E. Hibbs*  
SURVEYOR