

MOUNTAIN MEADOWS PARKSIDE CONDOMINIUM, STAGE 2

APPROVAL:

[Signature]
Ashland Planning Department
PA #97-076 Condominium

11/9/99
Date

Being a replat of Parcel 2 of Partition Plat No. P-59-1999
situated in 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

RECORDING

Filed for record this 10 day of November, 19 99 at
11:53 o'clock A m. and recorded in Volume 25 of Plats at Page 36
of records of Jackson County, Oregon.

[Signature]
County Clerk

[Signature]
Deputy

APPROVAL:

EXAMINED AND APPROVED this 9th day of November, 19 99.

[Signature]
City Surveyor

EXAMINED AND APPROVED as required by ORS 100.110 as of NOVEMBER 10th, 19 99.

[Signature]
Assessor Department of Assessment

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 100.110 have been
paid as of 11/10, 19 99.

[Signature]
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

Supplemental Declaration of Condominium Ownership, Covenants, Conditions and
Restrictions recorded as Doc. 99-56600, 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:

Parcel No. 2 per Partition Plat No. P-59-1999, according to the official plat
thereof, now of record, in Volume 10, Page 59 of "Record of Partition Plats"
in Jackson County, Oregon and filed as Survey No. 16285 in the Office of the
Jackson County Surveyor.

[Signature]
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 2
and that Mountain Meadows L.L.C. (1) does hereby commit the land and improvements shown on this
Plat to the operation of the Condominium Law as set forth in ORS Chapter 100 and that said
land and improvements are subject to the provisions of ORS 100.005 to 100.625 and (2) does
hereby dedicate to the City of Ashland the area shown on Sheet 2 labeled as Public Utility
Easement (PUE), with the condition that Falcon Cable TV, their successors and/or assigns 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 utilities, and Mountain Meadows, L.L.C. does hereby establish the Ingress-
Egress Easement as shown on Sheet 2 and does hereby grant Emergency Vehicles the right to use
the Ingress-Egress Easement at all times and as necessary. Mountain Meadows Parkside
Condominium, Stage 2 shall be subject to the Declaration of Covenants, Conditions and
Restrictions for Mountain Meadows Owners' Association recorded as Doc. 96-24900, and amended
by Doc. 98-34427, ORJCO; the By-Laws of the Mountain Meadows Parkside Condominium Owner's
Association recorded as Doc. 98-35221, ORJCO; the Declaration of Condominium Ownership,
Covenants and Restrictions recorded as Doc. 98-35222, ORJCO and a Supplemental
Declaration of Condominium Ownership, Covenants, Conditions and Restrictions to be recorded
simultaneously with this Plat.

[Signature]
Madeline Hill, President

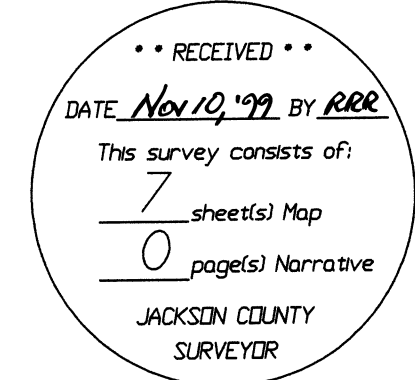
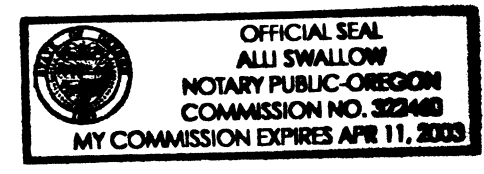
Madeline Hill, President
Hill Associates, Inc., (Manager of Mountain Meadows, L.L.C.)

STATE OF OREGON)
)ss.
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 4th day of November, 19 99.

Before me: [Signature]
Notary Public of Oregon.

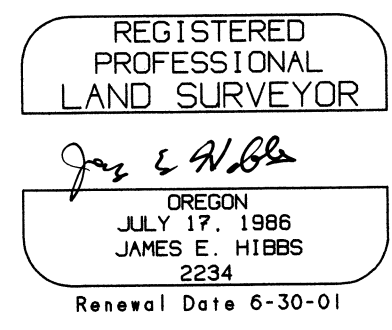


SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument MOUNTAIN MEADOWS PARKSIDE CONDOMINIUM,
STAGE 2. 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.

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



AFFIDAVIT OF CONSENT

FROM U.S. BANK NATIONAL ASSOCIATION RECORDED AS DOC. 99-56601, ORJCO.

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

[Signature]
SURVEYOR

~~For index of the County Court approving this Plat see Volume _____ Page _____ of
the County Commissioners' Journal of Proceedings.~~

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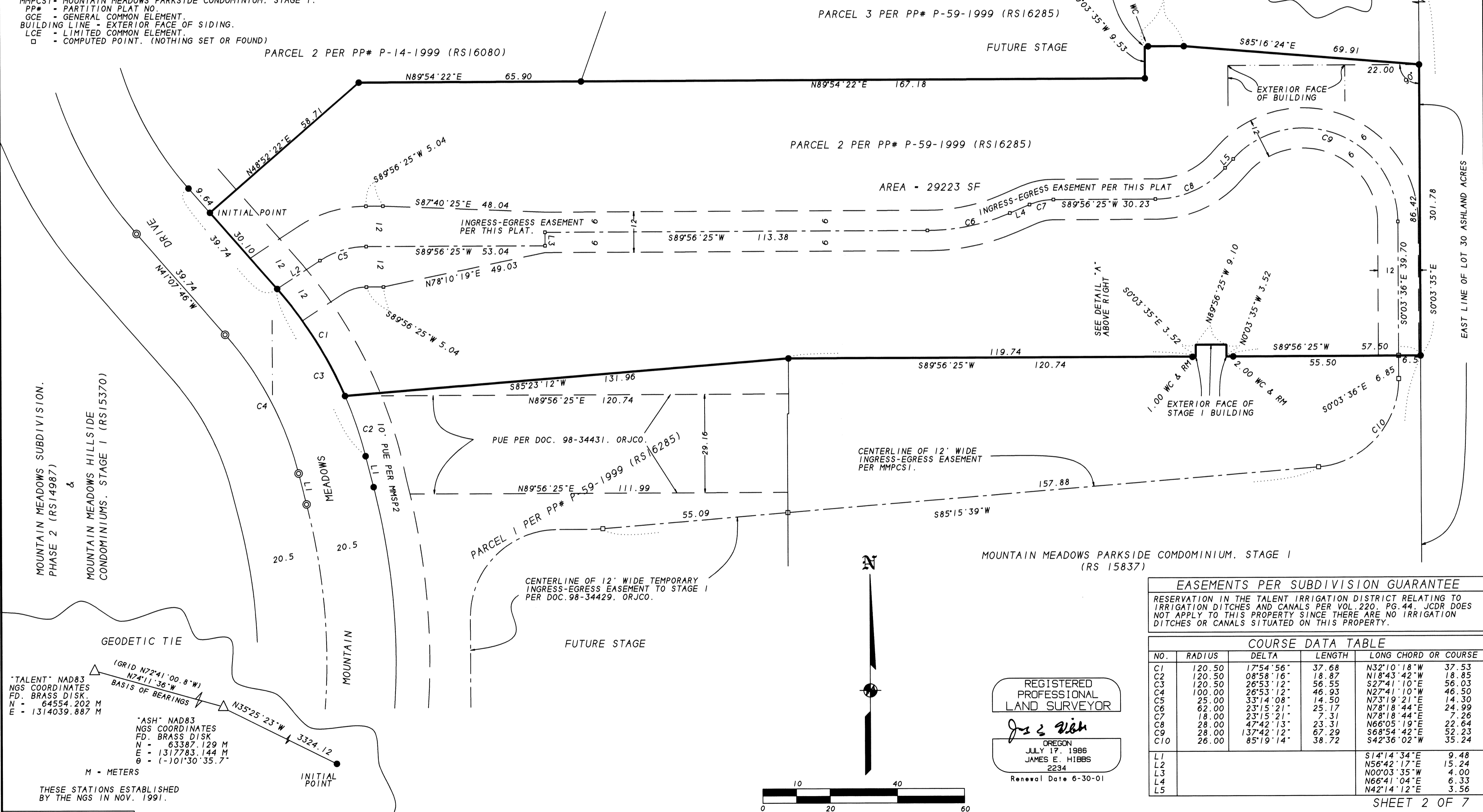
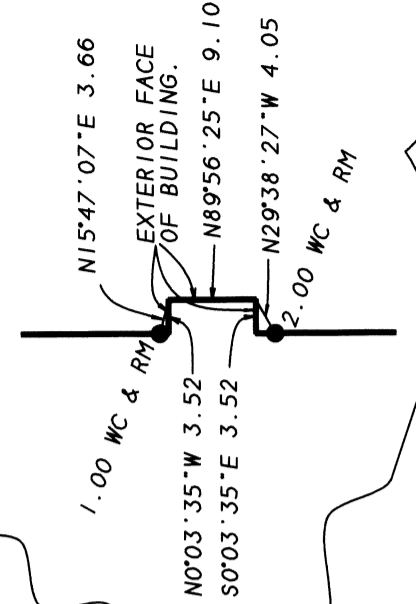
LEGEND:

- - 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" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. PER MMSP1, MMSP2, MMPCS1, PP# P-14-1999 OR PP# P-59-1999.
- (1826.34) - ELEVATION BASED ON FEMA RM4, CHISELED "X" IN CENTER OF CONCRETE SIDEWALK AT MOUNTAIN AVENUE BRIDGE CROSSING OF BEAR CREEK. ELEV.: 1760.04' NGVD29.
- ORJCO - OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
RS - RECORDED SURVEY #.
PUE - PUBLIC UTILITY EASEMENT, INCLUDING TCI CABLEVISION.
JCDR - JACKSON COUNTY DEED RECORDS.
CI/LI - SEE COURSE DATA TABLE
MMSP1 - MOUNTAIN MEADOWS SUBD., PHASE 1.
MMSP2 - MOUNTAIN MEADOWS SUBD., PHASE 2.
MMPCS1 - MOUNTAIN MEADOWS PARKSIDE CONDOMINIUM, STAGE 1.
PP# - PARTITION PLAT NO.
GCE - GENERAL COMMON ELEMENT.
BUILDING LINE - EXTERIOR FACE OF SIDING.
LCE - LIMITED COMMON ELEMENT.
□ - COMPUTED POINT. (NOTHING SET OR FOUND)

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: AUGUST 12, 1999 SCALE: 1" = 20' UNIT OF MEASUREMENT: FEET

DETAIL "A" - NOT TO SCALE



GEODETIC TIE

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

BASIS OF BEARINGS
N74°11'36"W

"ASH" NAD83 NGS COORDINATES
FD. BRASS DISK
N = 63387.129 M
E = 1317783.144 M
θ = (-)01°30'35.7"

M - METERS

THESE STATIONS ESTABLISHED BY THE NGS IN NOV. 1991.

REGISTERED PROFESSIONAL LAND SURVEYOR

J. E. Hibbs

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
Renewal Date 6-30-01

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 OR COURSE
C1	120.50	17°54'56"	37.68	N32°10'18"W 37.53
C2	120.50	08°58'16"	18.87	N18°43'42"W 18.85
C3	120.50	26°53'12"	56.55	S27°41'10"W 56.03
C4	100.00	26°53'12"	46.93	N27°41'10"W 46.50
C5	25.00	33°14'08"	14.50	N73°19'21"E 14.30
C6	62.00	23°15'21"	25.17	N78°18'44"E 24.99
C7	18.00	23°15'21"	7.31	N78°18'44"E 7.26
C8	28.00	47°42'13"	23.31	N66°05'19"E 22.64
C9	28.00	137°42'12"	67.29	S68°54'42"E 52.23
C10	26.00	85°19'14"	38.72	S42°36'02"W 35.24
L1				S14°14'34"E 9.48
L2				N56°42'17"E 15.24
L3				N00°03'35"W 4.00
L4				N66°41'04"E 6.33
L5				N42°14'12"E 3.56

MOUNTAIN MEADOWS PARKSIDE CONDOMINIUM, STAGE 2

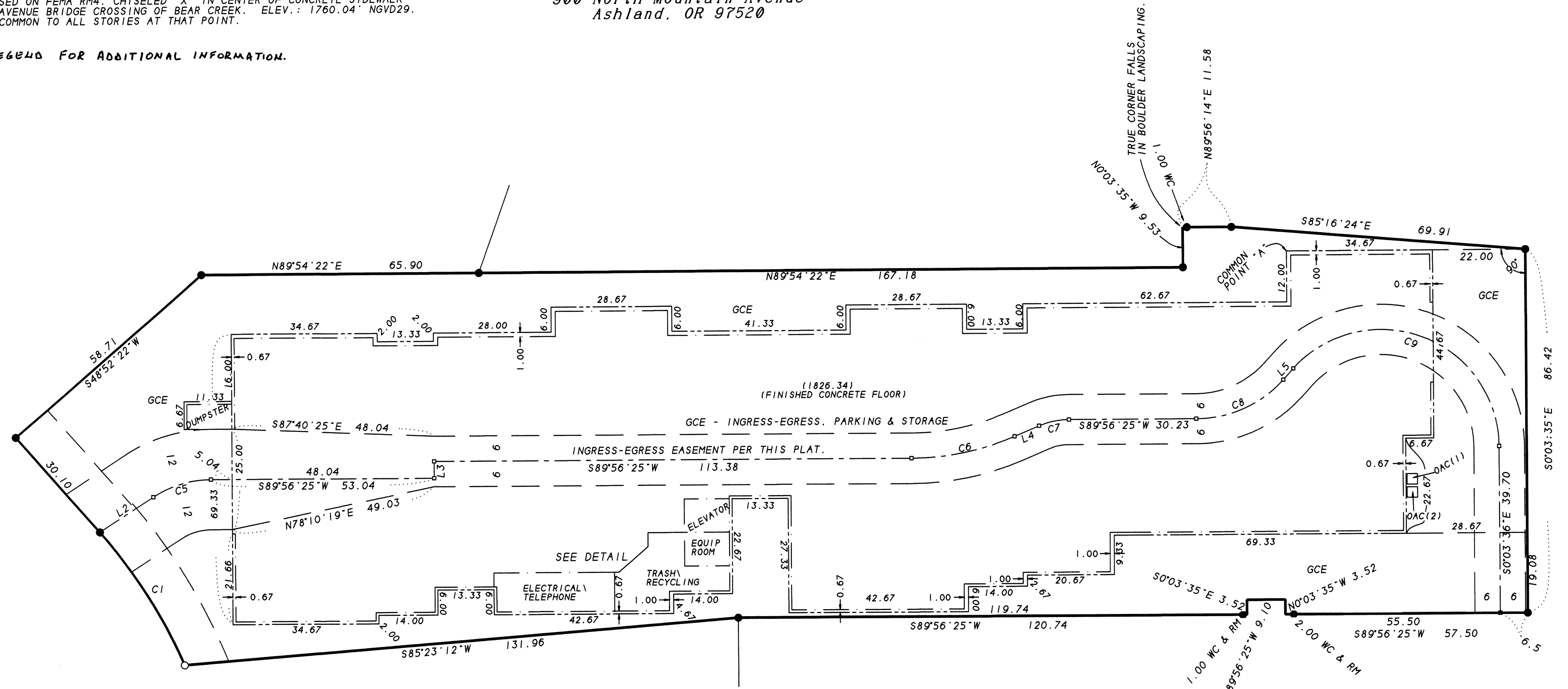
Being a replat of Parcel 2 of Partition Plat No. P-59-1999 situated in Lot 30, ASHLAND ACRES TRACTS & located in the N.E. 1/4 of Sec. 4, T.39 S., R.1 E., W.M. City of Ashland Jackson County, Oregon

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

- LEGEND:**
- OAC (1) - OUTDOOR AIR CONDITIONER (UNIT #) LCE
 - GF (1) - GAS FURNACE (UNIT #) LCE
 - WH (1) - WATER HEATER (UNIT #) LCE
 - - EXTERIOR BOUNDARY OF BUILDING
 - - - - UNIT OWNERSHIP BOUNDARY
 - (1826.34) - ELEVATION OF UNIT.
 - - - - LCE BOUNDARY
 - - - - INTERIOR WALL LINE
 - () - ELEVATION BASED ON FEMA RM4, CHISELED "X" IN CENTER OF CONCRETE SIDEWALK AT MOUNTAIN AVENUE BRIDGE CROSSING OF BEAR CREEK. ELEV.: 1760.04' NGVD29. COMMON POINT "A" IS COMMON TO ALL STORIES AT THAT POINT.

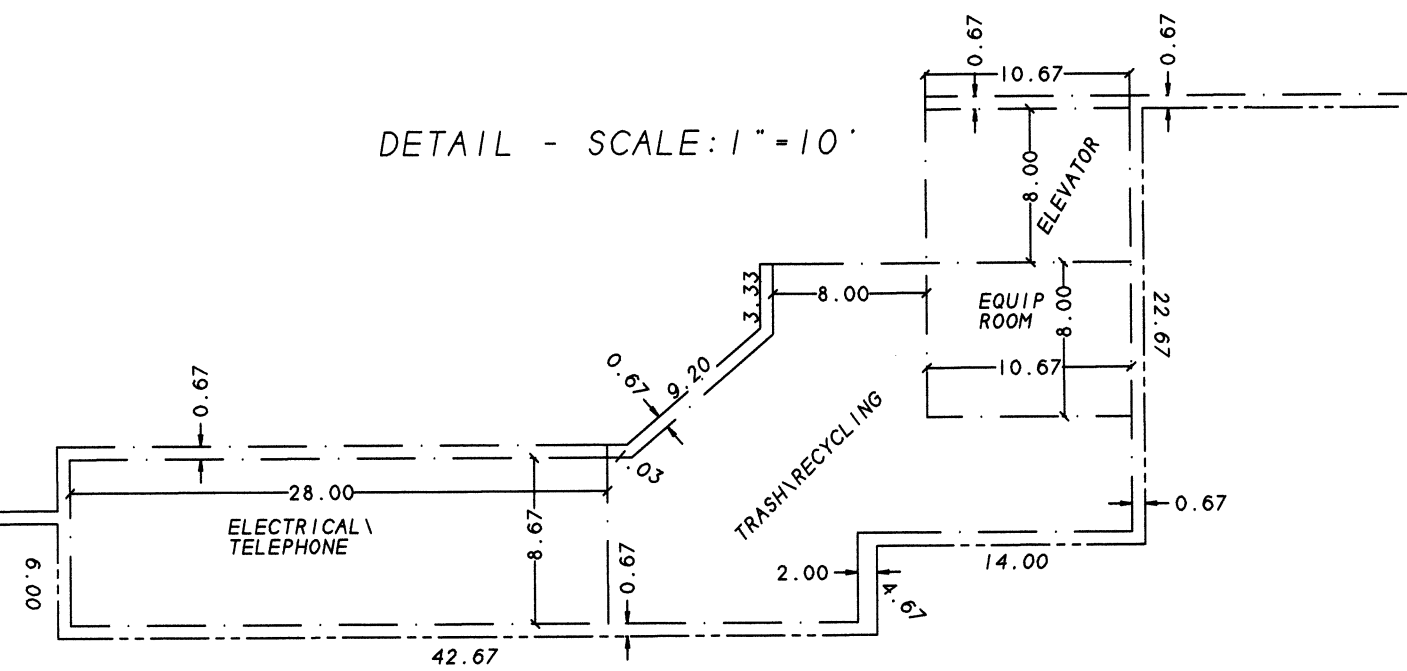
- NOTES:**
- 1) INSIDE UNIT DIMENSIONS ARE TO FACE OF STUDWALL.
 - 2) FLOOR ELEVATIONS ARE AT TOP OF FLOOR JOISTS.
 - 3) CEILING DIMENSIONS ARE FROM TOP OF FLOOR JOISTS TO BOTTOM OF CEILING JOISTS.
 - 4) ENTIRE SITE IS GCE EXCEPT FOR THE LCE AND UNIT OWNERSHIP BOUNDARIES SHOWN.
 - 5) ALL WALLS ARE 0.46' THICK EXCEPT WHERE NOTED.
 - 6) EXTERIOR DIMENSIONS ARE OUTSIDE OF SIDING.

SEE SHEET 2 LEGEND FOR ADDITIONAL INFORMATION.



GROUND FLOOR PLAN

DETAIL - SCALE: 1" = 10'



SURVEY BY:

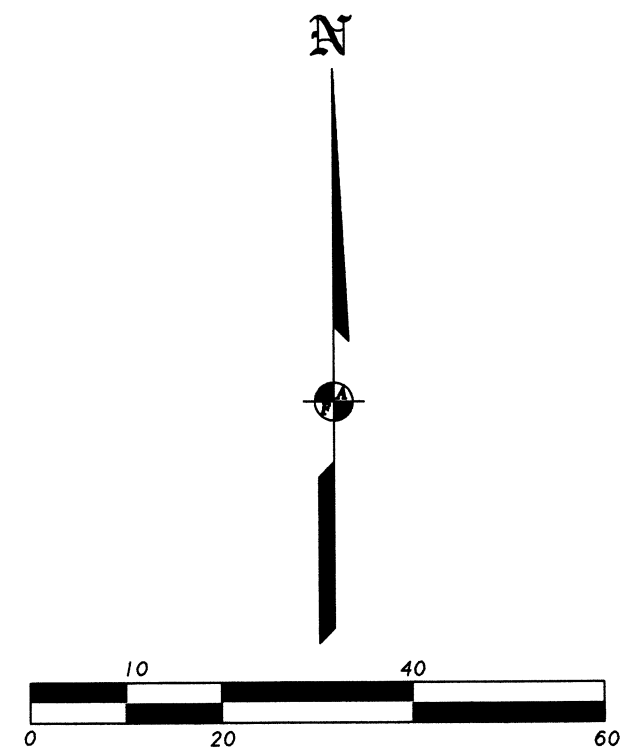
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 PHONE: (541) 772-2782

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 Renewal Date 6-30-01

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

James E. Hibbs
 SURVEYOR

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



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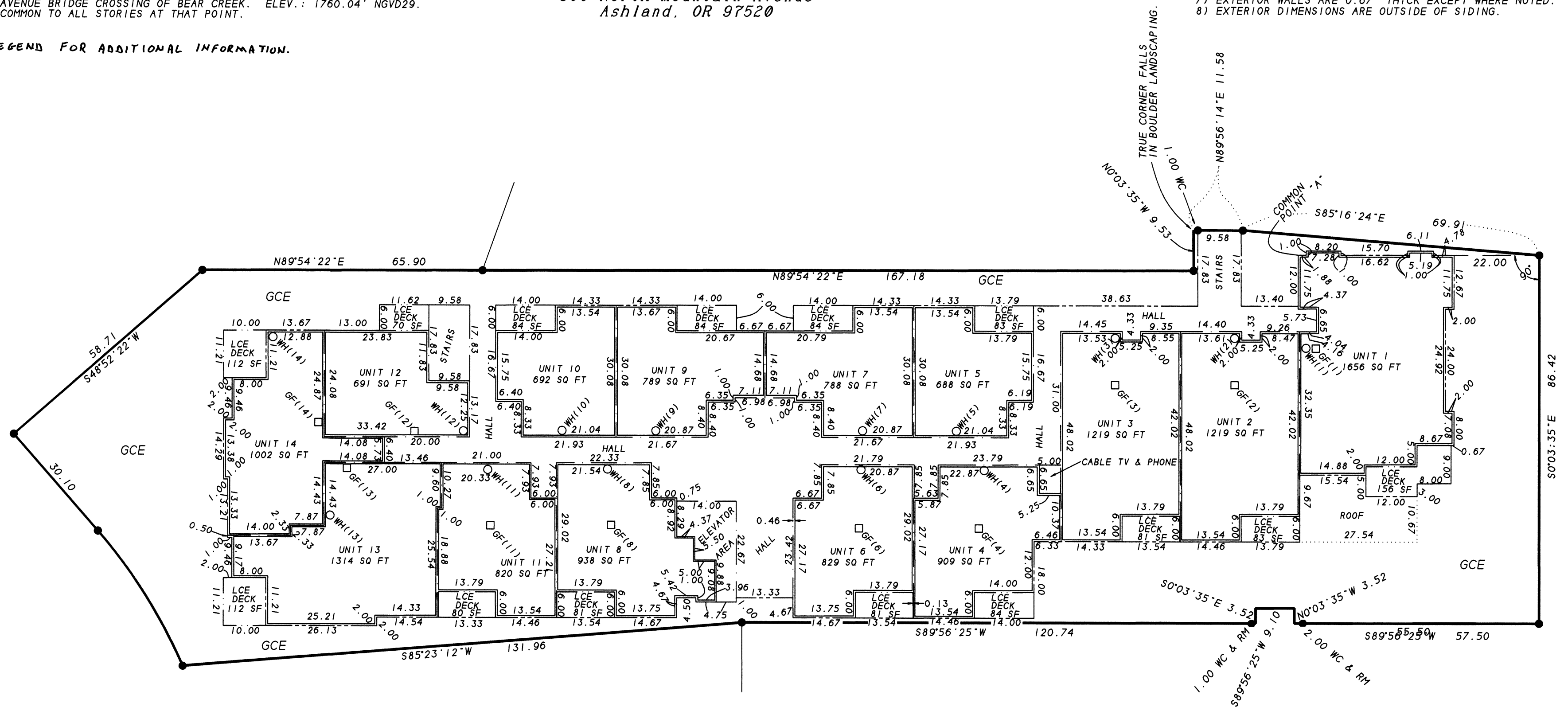
LEGEND:

- SF - SQUARE FEET.
- GF (1) - GAS FURNACE (UNIT #) LCE
- WH (1) - WATER HEATER (UNIT #) LCE
- EXTERIOR BOUNDARY OF BUILDING
- UNIT OWNERSHIP BOUNDARY
- (1826.34) - ELEVATION OF UNIT.
- LCE BOUNDARY
- INTERIOR WALL LINE
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NOTES:

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- 7) EXTERIOR WALLS ARE 0.67" THICK EXCEPT WHERE NOTED.
- 8) EXTERIOR DIMENSIONS ARE OUTSIDE OF SIDING.

SEE SHEET 2 LEGEND FOR ADDITIONAL INFORMATION.



1ST FLOOR UNITS
UNITS 1-14, INCLUSIVE - (1839.14)

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

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James E. Hibbs
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James E. Hibbs
OREGON
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2234
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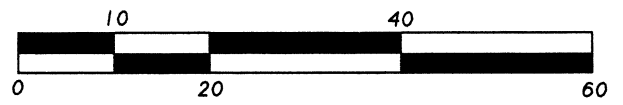
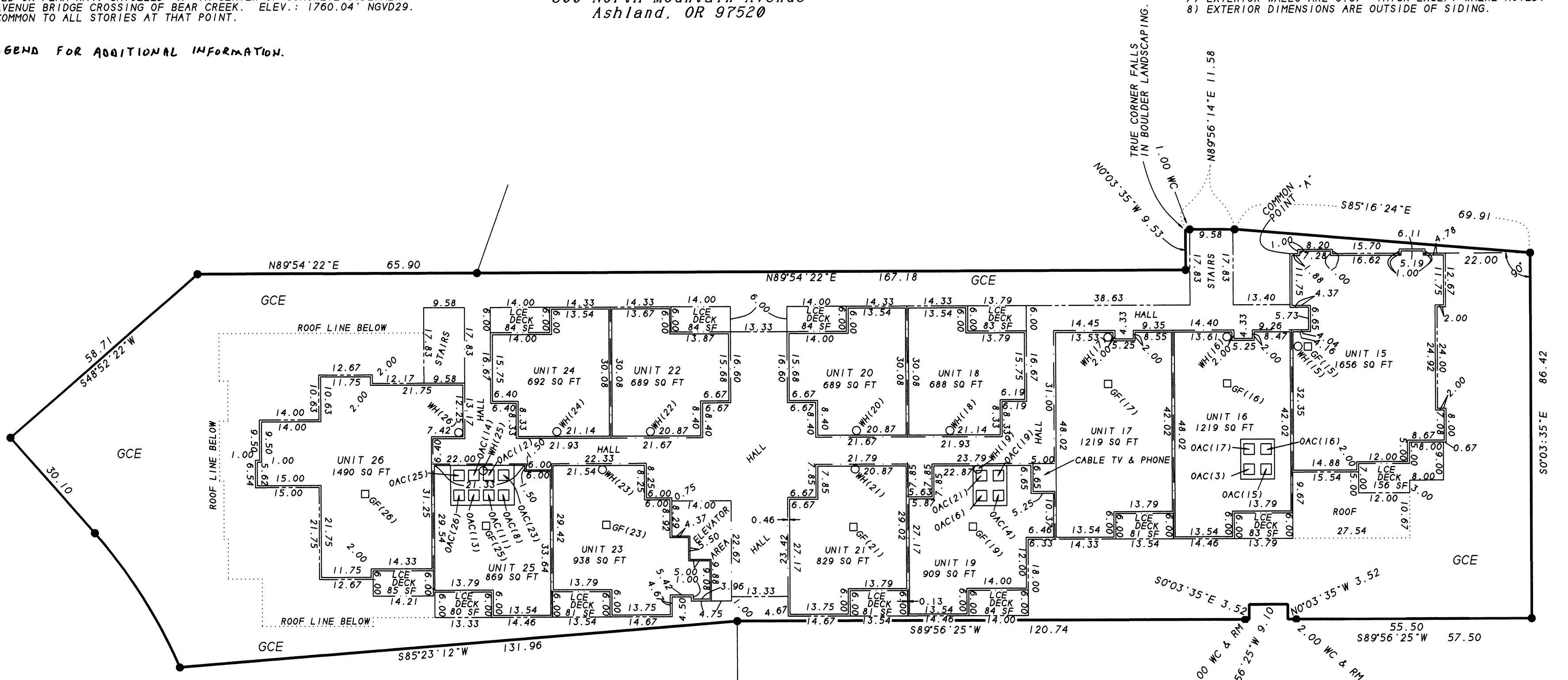
LEGEND:

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- GF (1) - GAS FURNACE (UNIT #) LCE
- WH (1) - WATER HEATER (UNIT #) LCE
- EXTERIOR BOUNDARY OF BUILDING
- UNIT OWNERSHIP BOUNDARY
- (1826.34) - ELEVATION OF UNIT.
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SEE SHEET 2 LEGEND FOR ADDITIONAL INFORMATION.



2ND FLOOR UNITS
 UNITS 15-26, INCLUSIVE - (1848.59)

* * NOTE * *
 N-S Bearings - N0°03'35\"E
 E-W Bearings - N89°56'25\"W

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

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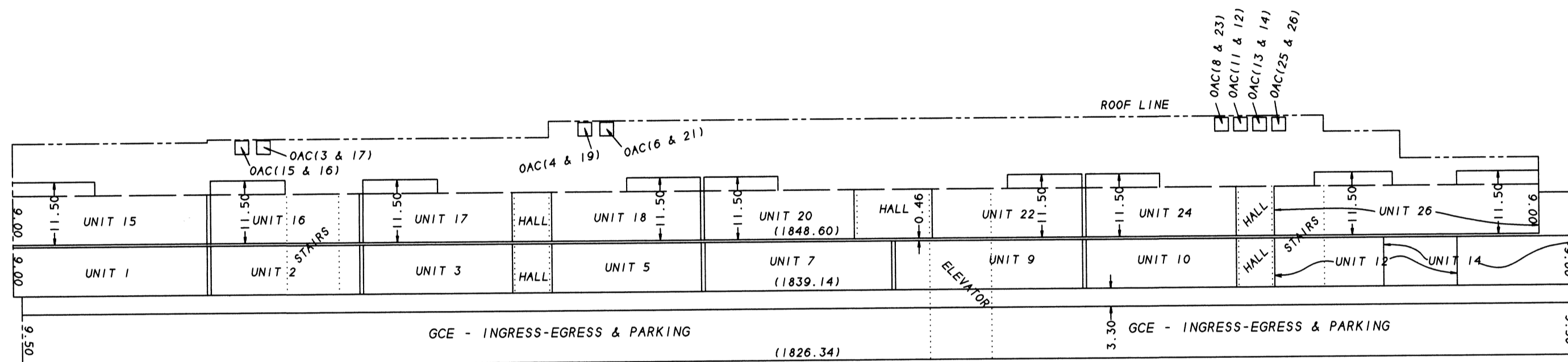
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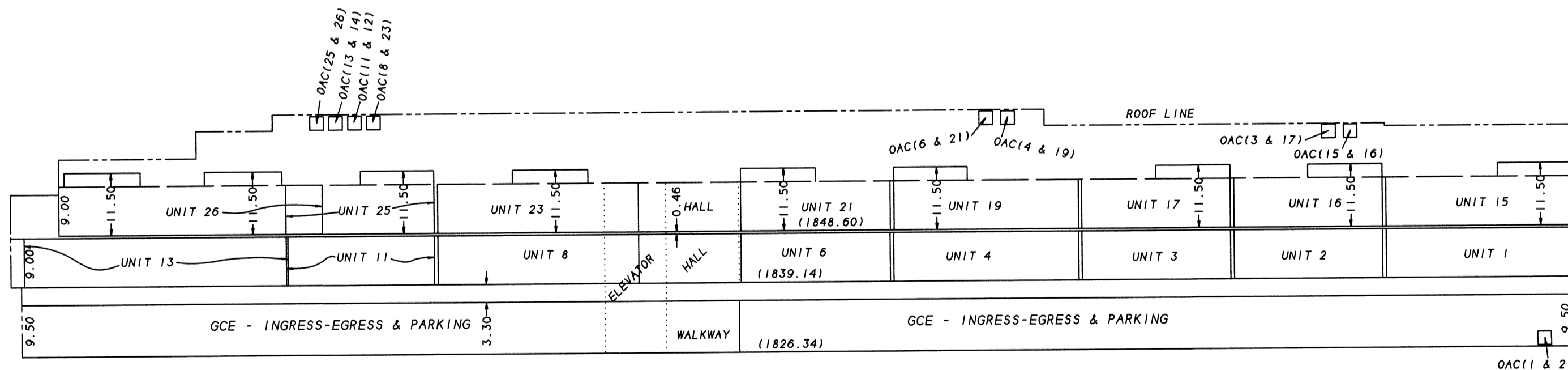
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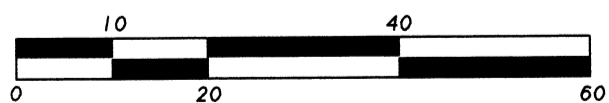
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NORTH SIDE VIEW



SOUTH SIDE VIEW



REGISTERED
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James E. Hibbs
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
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391E04AD TL 200

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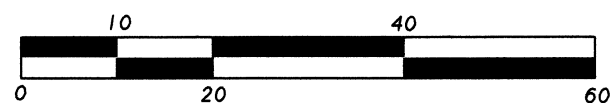
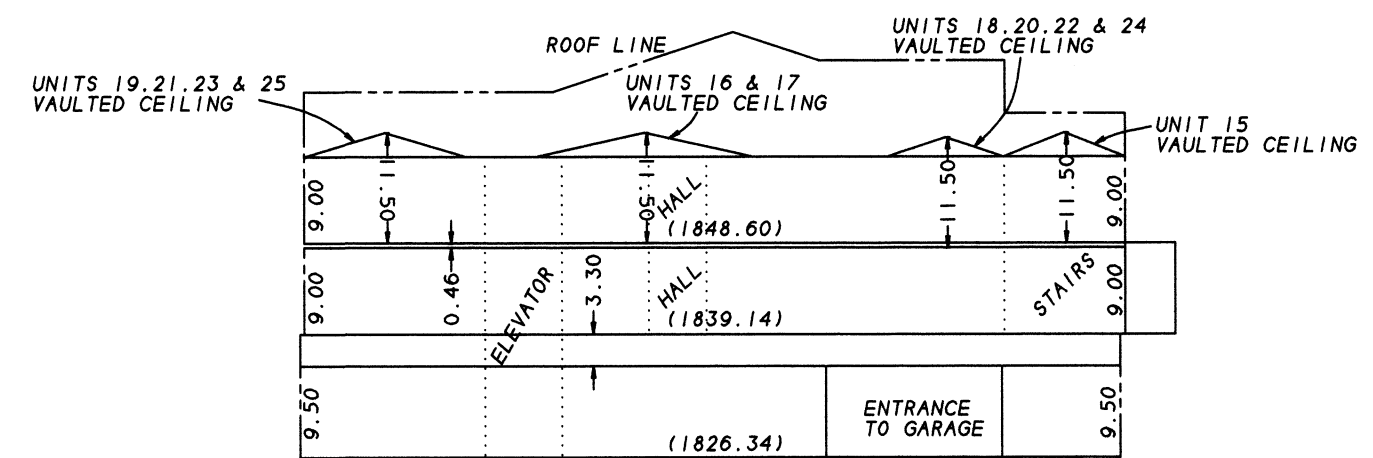
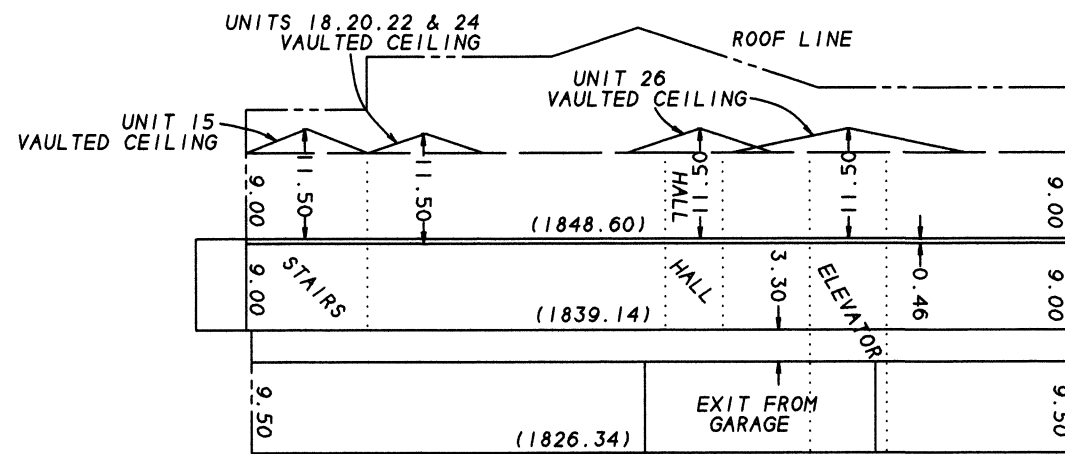
for
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 900 North Mountain Avenue
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REGISTERED
 PROFESSIONAL
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 JULY 17, 1986
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 Renewal Date 6-30-01

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