

# MOUNTAIN MEADOWS PARKSIDE CONDOMINIUM, STAGE 3

Being a replat of Parcel 1 of Partition Plat No. P-59-1999  
 situated in Lot 30, ASHLAND ACRES TRACTS & located in the  
 NE 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.  
 855 Mountain Meadows Drive  
 Ashland, OR 97520

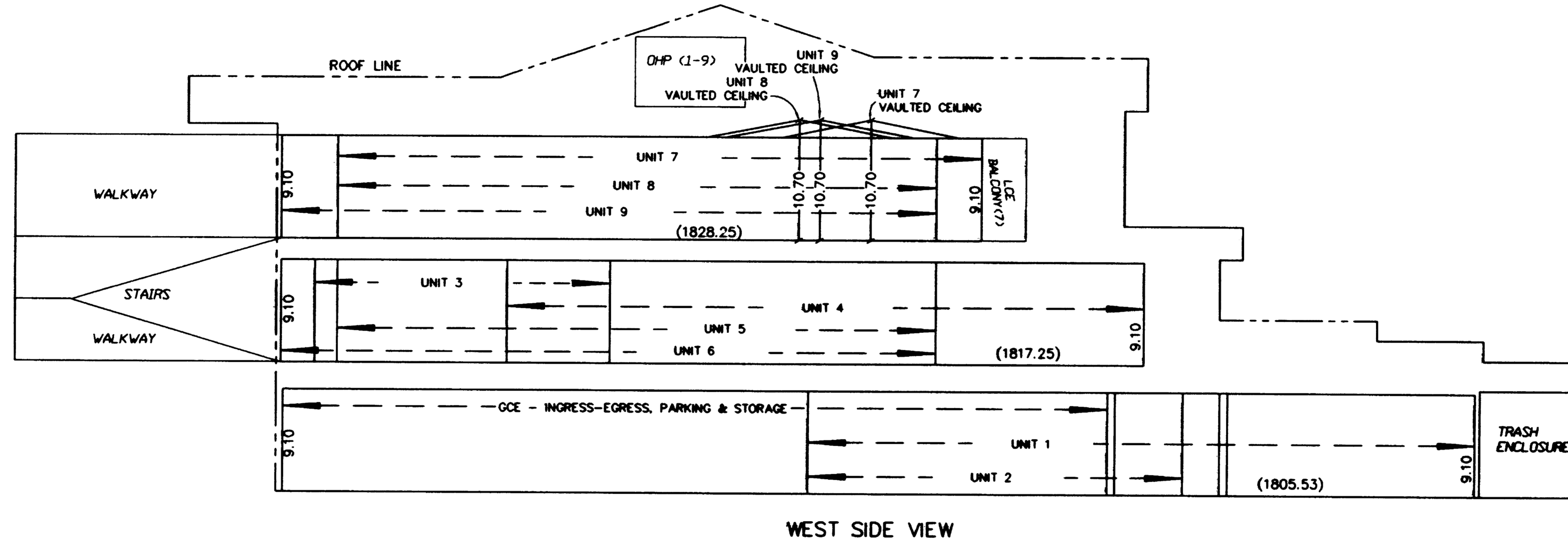
**LEGEND:**

- OHP (1) = OUTDOOR HEAT PUMP (UNIT #) LCE
- GF (1) = GAS FURNACE (UNIT #) LCE
- WH (1) = WATER HEATER (UNIT #) LCE
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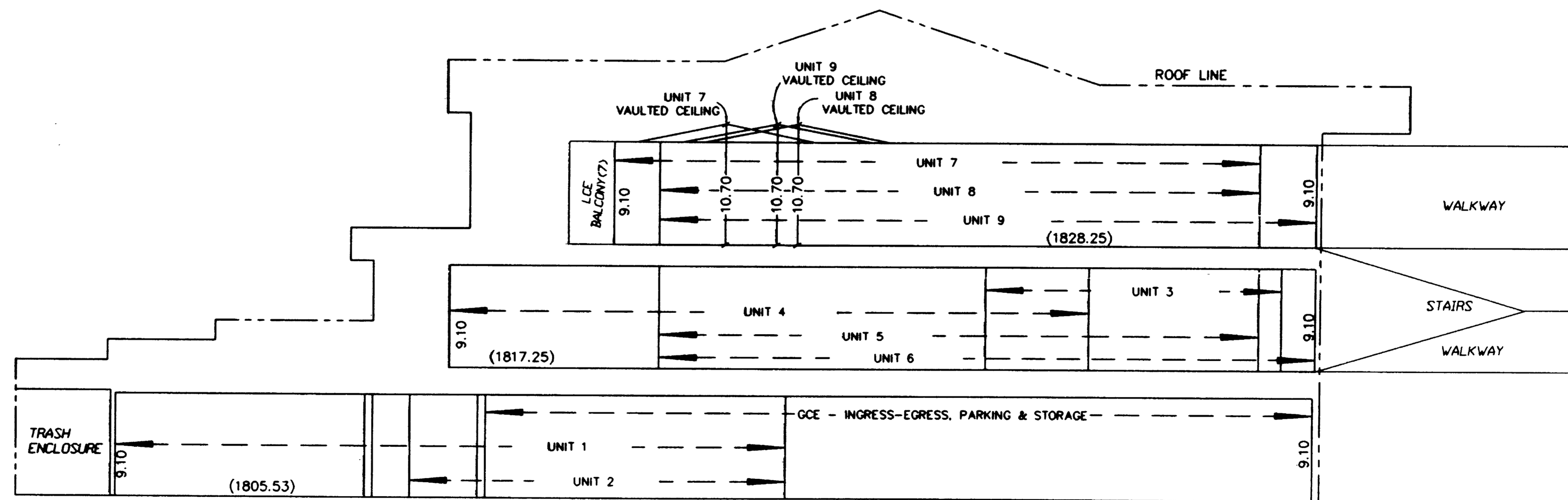
SEE SHEET 2 LEGEND FOR ADDITIONAL INFORMATION.

**NOTES:**

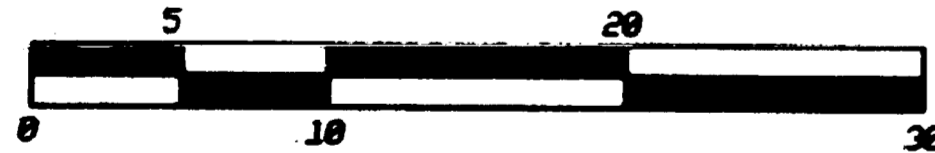
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- 4) ENTIRE SITE IS GCE EXCEPT FOR UNIT OWNERSHIP BOUNDARIES SHOWN.
- 5) EXTERIOR DIMENSIONS ARE OUTSIDE OF SIDING.



WEST SIDE VIEW



EAST SIDE VIEW



REGISTERED PROFESSIONAL LAND SURVEYOR  
 James E. Wilks  
 OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234  
 RENEWAL DATE 6-30-01

\*\*\* RECEIVED \*\*\*  
 DATE April 27, 2000 BY CWD  
 This survey consists of:  
 7 sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

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

James E. Wilks  
 SURVEYOR

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

SHEET 7 OF 7

391E04AD TL 235

# MOUNTAIN MEADOWS PARKSIDE CONDOMINIUM, STAGE 3

APPROVAL:

*[Signature]*  
Ashland Planning Department  
PA #98-019 Condominium

4/26/2000  
Date

Being a replat of Parcel 1 of Partition Plat No. P-59-1999 situated in Lot 30, ASHLAND ACRES TRACTS & located in the NE 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.  
855 Mountain Meadows Drive  
Ashland, OR 97520

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

Filed for record this 27th day of APRIL, 2000 at 4:01 o'clock P.M. and recorded in Volume 26, of Plats at Page 15 of records of Jackson County, Oregon.

APPROVAL:

EXAMINED AND APPROVED this 26th day of April, 2000.

*[Signature]*  
City Surveyor

*[Signature]*  
County Clerk

*[Signature]*  
Deputy

EXAMINED AND APPROVED as required by ORS 100.110 as of April 27, 2000.

*[Signature]*  
Assessor, Department of Assessment

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 100.110 have been paid as of April 27, 2000.

*[Signature]*  
Tax Collector

Supplemental Declaration of Condominium Ownership, Covenants, Conditions and Restrictions recorded as Doc. 00-17711, ORJCO.

### \* 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:

Parcel No. 1 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 3 and that Mountain Meadows, L.L.C. does (1) 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 establish the Ingress-Egress Easement as shown on Sheet 2 and does hereby grant Emergency vehicles the right to use said Ingress-Egress Easement at all times and as necessary. Mountain Meadows Parkside Condominium, Stage 3 shall be subject to (1) the Declaration of Covenants, Conditions and Restrictions for Mountain Meadows Owner's Association recorded as Doc.96-24900, and amended by Doc.98-34427, ORJCO; (2) the By-Laws of the Mountain Meadows Parkside Condominium Owner's Association recorded as Docs. 96-24901 & 98-35221, ORJCO; (3) the Declaration of Condominium Ownership and Covenants, Conditions and Restrictions recorded as Doc. 98-35222, ORJCO; (4) Supplemental Declaration of Condominium Ownership, Covenants, Conditions, and Restrictions recorded as Doc. 99-56600, ORJCO and (5) a 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.)

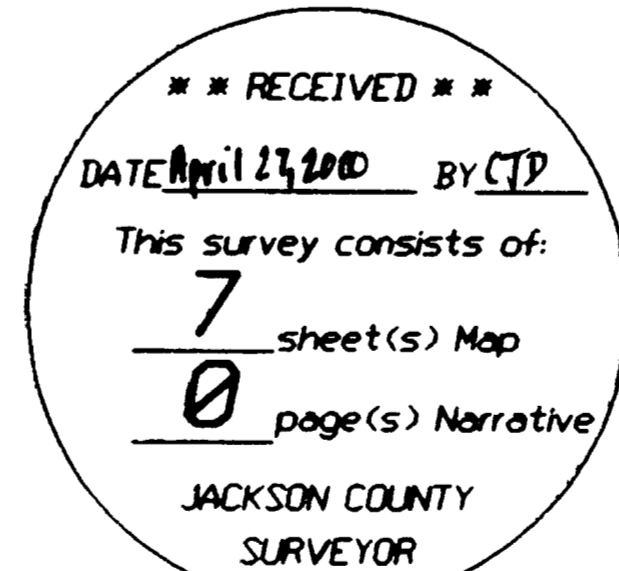


STATE OF OREGON)  
COUNTY OF JACKSON)

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 26th day of April, 2000.

Before me: *[Signature]*  
Notary Public of Oregon.



### SURVEY NARRATIVE TO COMPLY WITH O.R.S. 200.250

PURPOSE: To survey and monument MOUNTAIN MEADOWS PARKSIDE CONDOMINIUM, STAGE 3. 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 RMA 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

REGISTERED PROFESSIONAL LAND SURVEYOR

*[Signature]*  
JAMES E. HIBBS  
JULY 17, 1986  
2234  
RENEWAL DATE 6-30-01

\*\*\* AFFIDAVIT OF CONSENT \*\*\*

FROM U.S. BANK NATIONAL ASSOCIATION RECORDED AS DOC. 00-17710, ORJCO.

391E04AD TL 235

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

*[Signature]*  
SURVEYOR

SHEET 1 OF 7



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for  
**Mountain Meadows L.L.C.**  
855 Mountain Meadows Drive  
Ashland, OR 97520

GRID N72°41'00"W  
N71°11'36"W  
BASIS OF BEARINGS

'TALENT' NAD83  
NGS COORDINATES  
F.D. BRASS DISK  
N = 64554206 M  
E = 1314839887 M

'ASH' NAD83  
NGS COORDINATES  
F.D. BRASS DISK  
N = 63387129 M  
E = 1317783144 M  
G = (-)81°30'35.7"

THESE STATIONS ESTABLISHED  
BY THE NGS IN NOV. 1991.

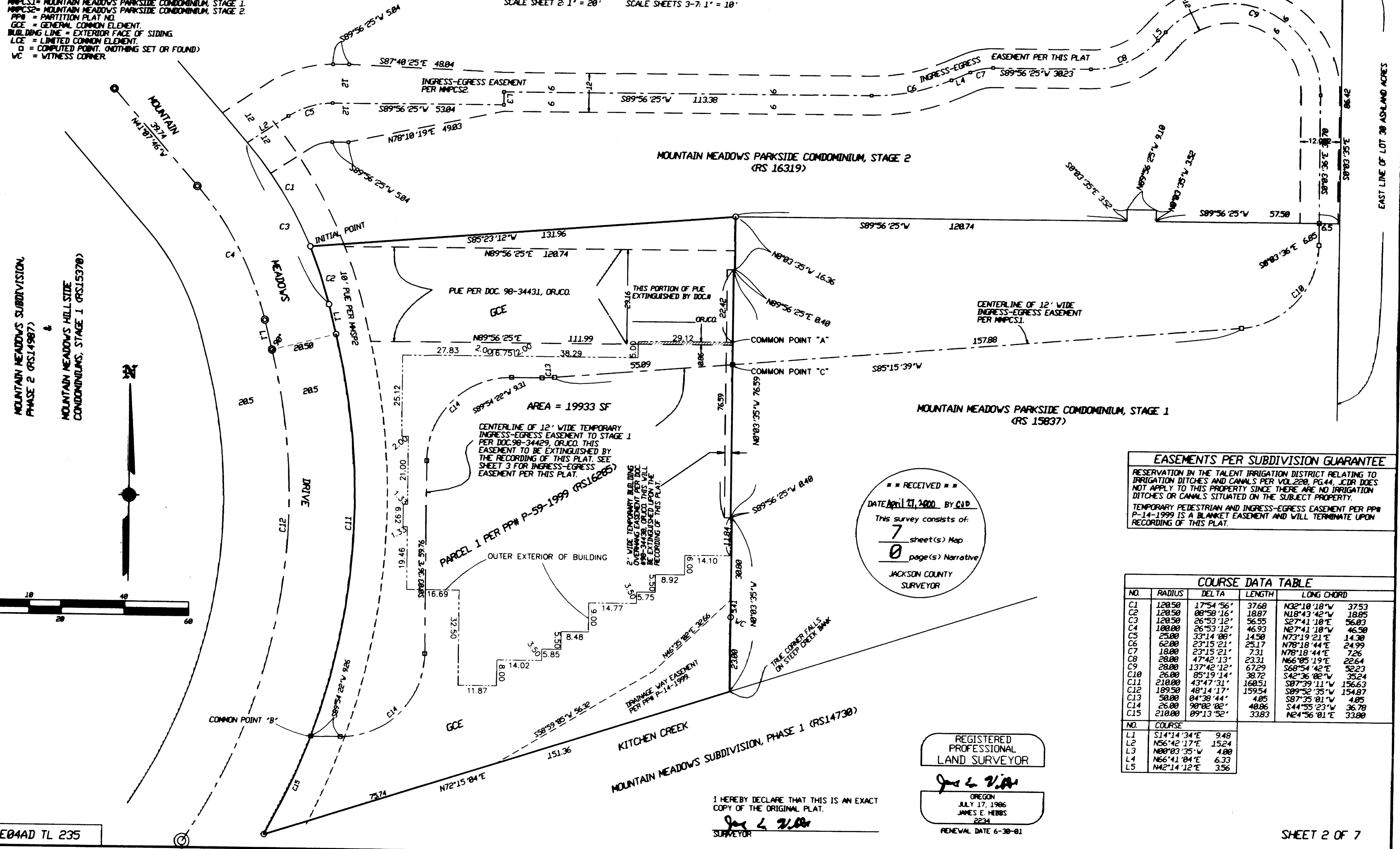
M = METERS

**LEGEND**

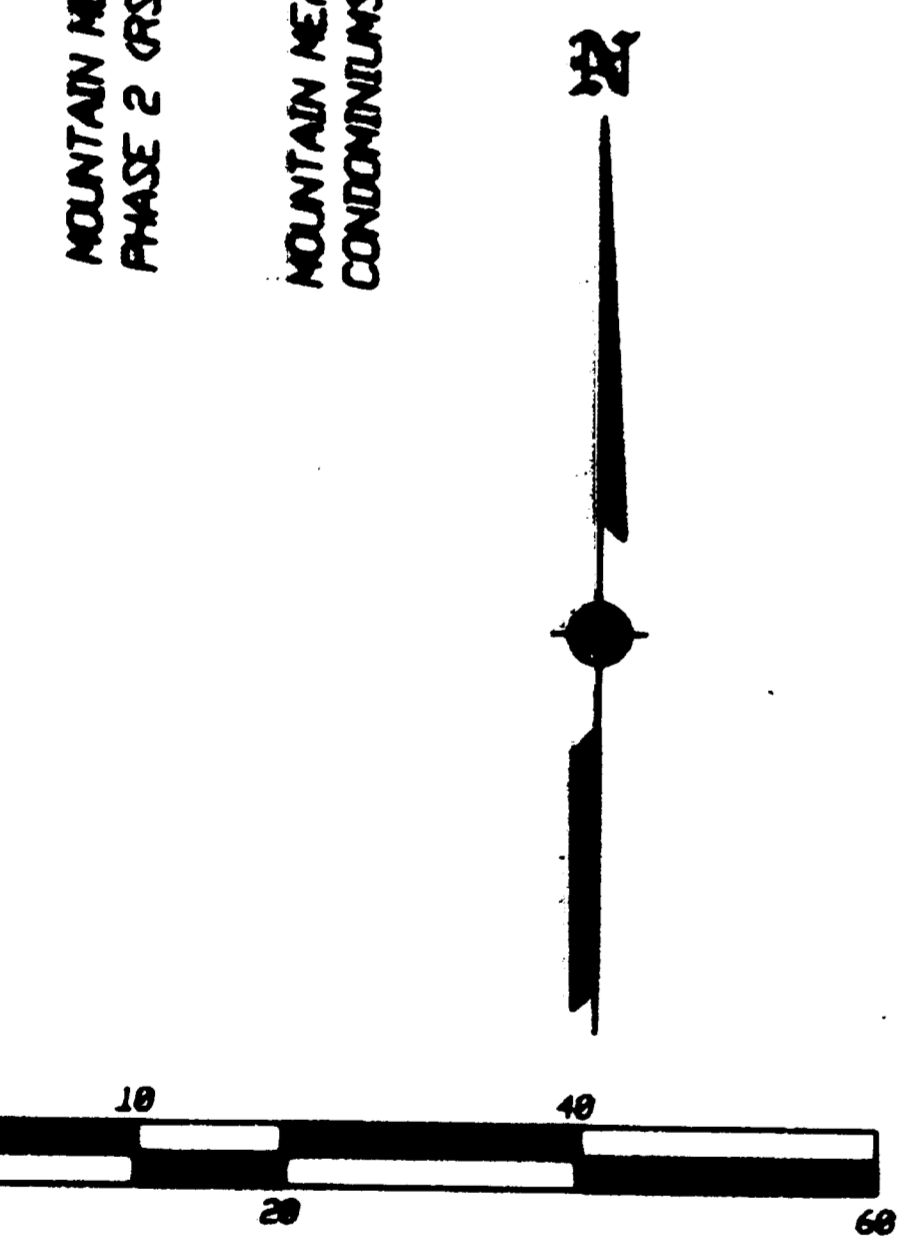
- = FD. 1" GALV. IRON PIPE W/ 25" BRASS DISK MKD. L.I. FRIAR & ASSOC. IN MONUMENT CASE PER MNSP2.
- = FD. 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.I. FRIAR & ASSOC. PER MNSP1, MNSP2, MNPCL1, PPM P-14-1999, PPM P-59-1999 OR MNPCL2.
- CL86634 = ELEVATION BASED ON FEMA RM4, CHISELED "X" IN CENTER OF CONCRETE SIDEWALK AT MOUNTAIN AVENUE BRIDGE CROSSING OF BEAR CREEK. ELEV.: 1768.04' NGVD29.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- RS = RECORDED SURVEY #
- PUE = PUBLIC UTILITY EASEMENT, INCLUDING TCI CABLEVISION
- JCDR = JACKSON COUNTY DEED RECORDS
- CL LI = SEE COURSE DATA TABLE
- MNSP1 = MOUNTAIN MEADOWS SUBD., PHASE 1
- MNSP2 = MOUNTAIN MEADOWS SUBD., PHASE 2
- MNPCL1 = MOUNTAIN MEADOWS PARKSIDE CONDOMINIUM, STAGE 1
- MNPCL2 = MOUNTAIN MEADOWS PARKSIDE CONDOMINIUM, STAGE 2
- PPM = PARTITION PLAT NO.
- GCE = GENERAL COMMON ELEMENT
- BUILDING LINE = EXTERIOR FACE OF SIDING
- LCE = LIMITED COMMON ELEMENT
- = COMPUTED POINT, (NOTHING SET OR FOUND)
- VC = WITNESS CORNER

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: MARCH 7, 2000 UNIT OF MEASUREMENT: FEET  
SCALE SHEET 2: 1" = 20' SCALE SHEETS 3-7: 1" = 10'



MOUNTAIN MEADOWS SUBDIVISION, PHASE 2 (RS14987)  
MOUNTAIN MEADOWS HILL SIDE CONDOMINIUM, STAGE 1 (RS15378)



**EASEMENTS PER SUBDIVISION GUARANTEE**

RESERVATION IN THE TALENT IRRIGATION DISTRICT RELATING TO IRRIGATION DITCHES AND CANALS PER VOL.200, PG.44, JCDR DOES NOT APPLY TO THIS PROPERTY SINCE THERE ARE NO IRRIGATION DITCHES OR CANALS SITUATED ON THE SUBJECT PROPERTY.

TEMPORARY PEDESTRIAN AND INGRESS-EGRESS EASEMENT PER PPM P-14-1999 IS A BLANKET EASEMENT AND WILL TERMINATE UPON RECORDING OF THIS PLAT.

\*\*\* RECEIVED \*\*\*  
DATE: April 21, 2000 BY: G.D.P.  
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7 sheet(s) Map  
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**COURSE DATA TABLE**

NO.	RADIUS	DELTA	LENGTH	LONG CHORD
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"	36.55	S27°41'10"E 36.83
C4	180.00	26°53'12"	46.93	N27°41'10"E 46.30
C5	25.00	33°14'00"	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 32.23
C10	26.00	85°19'14"	38.72	S42°36'02"W 35.24
C11	210.00	43°47'31"	160.51	S87°39'11"W 156.63
C12	189.50	48°14'17"	159.54	S89°52'35"W 154.87
C13	50.00	04°38'44"	4.85	S87°35'01"W 4.85
C14	26.00	90°02'02"	40.86	S44°55'23"W 36.78
C15	210.00	09°13'52"	33.83	N24°56'01"E 33.80

NO.	COURSE
L1	S14°14'34"E 9.48
L2	N56°42'17"E 15.24
L3	N89°03'35"W 4.80
L4	N66°41'04"E 6.33
L5	N42°14'12"E 3.56

REGISTERED PROFESSIONAL LAND SURVEYOR

JAMES E. HIBBS  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-01

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JAMES E. HIBBS  
SURVEYOR

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 for  
 Mountain Meadows L.L.C.  
 855 Mountain Meadows Drive  
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**LEGEND:**

- OMP (1) = OUTDOOR HEAT PUMP (UNIT #) LCE
- GF (1) = GAS FURNACE (UNIT #) LCE
- WH (1) = WATER HEATER (UNIT #) LCE
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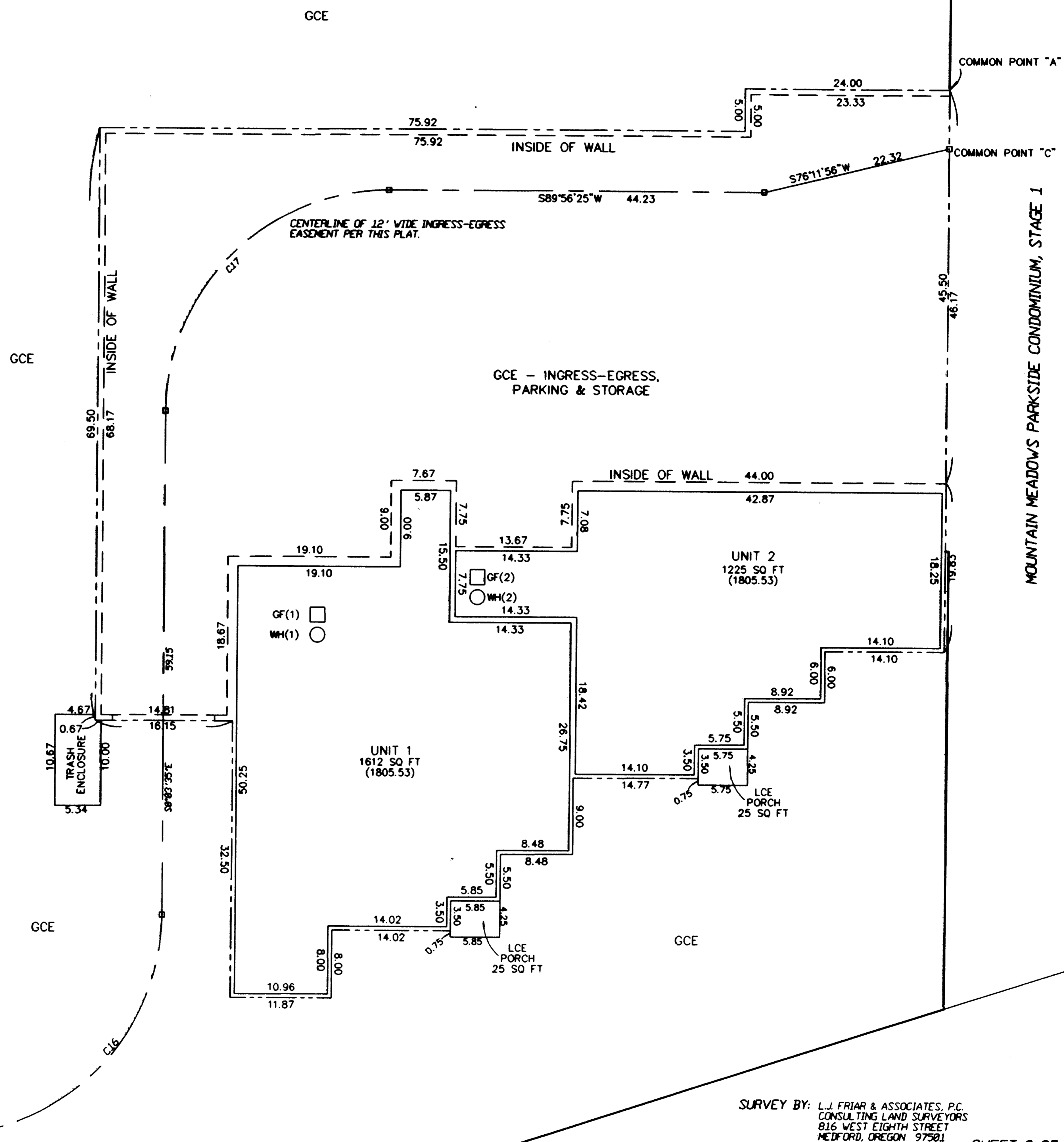
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**\*\* NOTE \*\***

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

**GROUND FLOOR PLAN**



COURSE DATA TABLE				
NO.	RADIUS	DELTA	LENGTH	LONG CHORD
C16	26.00	89°57'59"	48.82	S44°53'24"W 36.76
C17	26.00	90°00'00"	48.84	S44°56'25"W 36.77



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
 James E. Hibbs  
 OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2224  
 RENEWAL DATE 6-30-01

\*\*\* RECEIVED \*\*\*  
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James E. Hibbs  
 SURVEYOR

391E04AD TL 235

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

SHEET 3 OF 7

12/81

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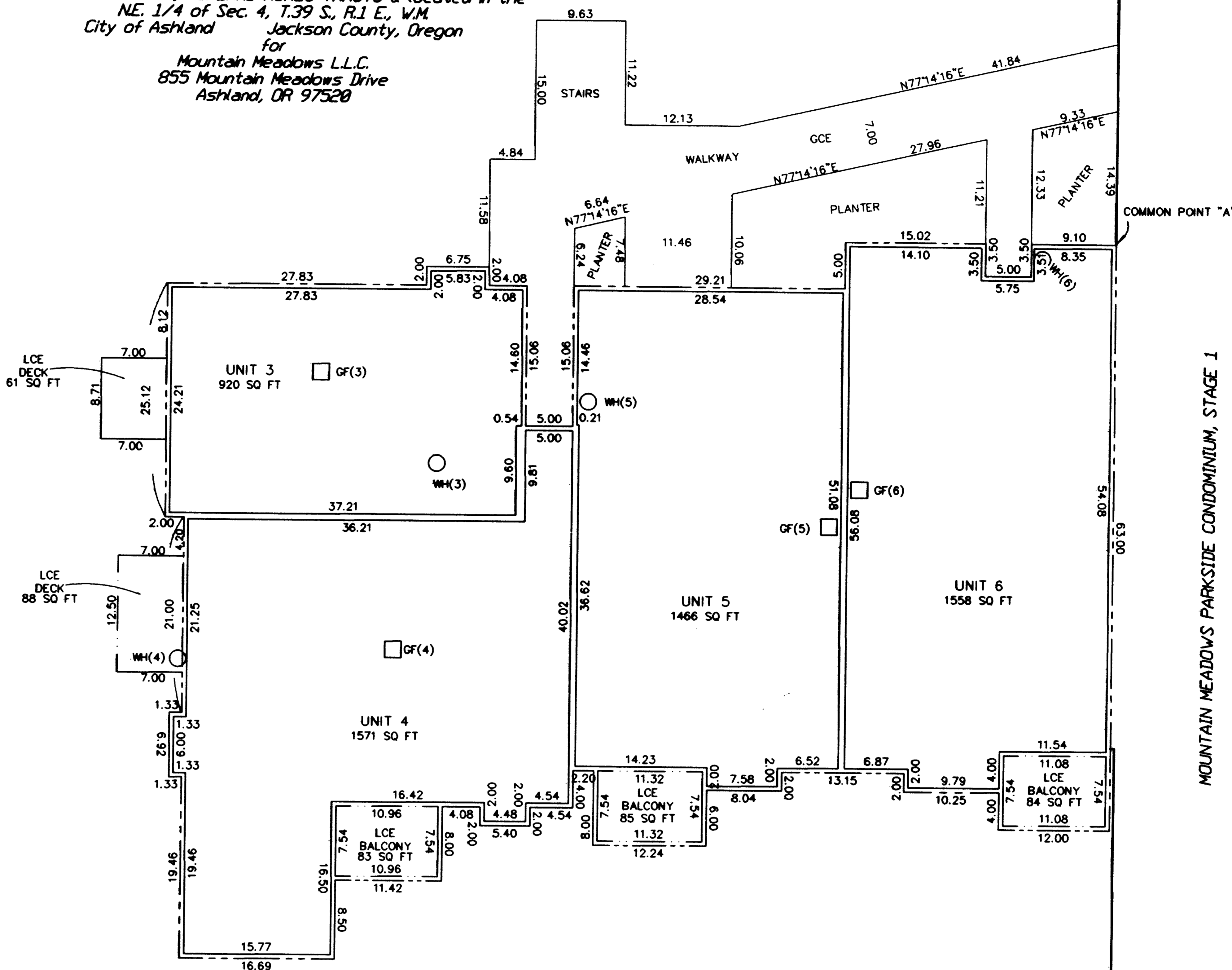
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### \*\*\* NOTE \*\*\*

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

1ST FLOOR UNITS  
UNITS 3-6, INCLUSIVE (1817.25)



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*James E. Hibbs*

OREGON  
JULY 17, 1986  
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2234  
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SHEET 4 OF 7

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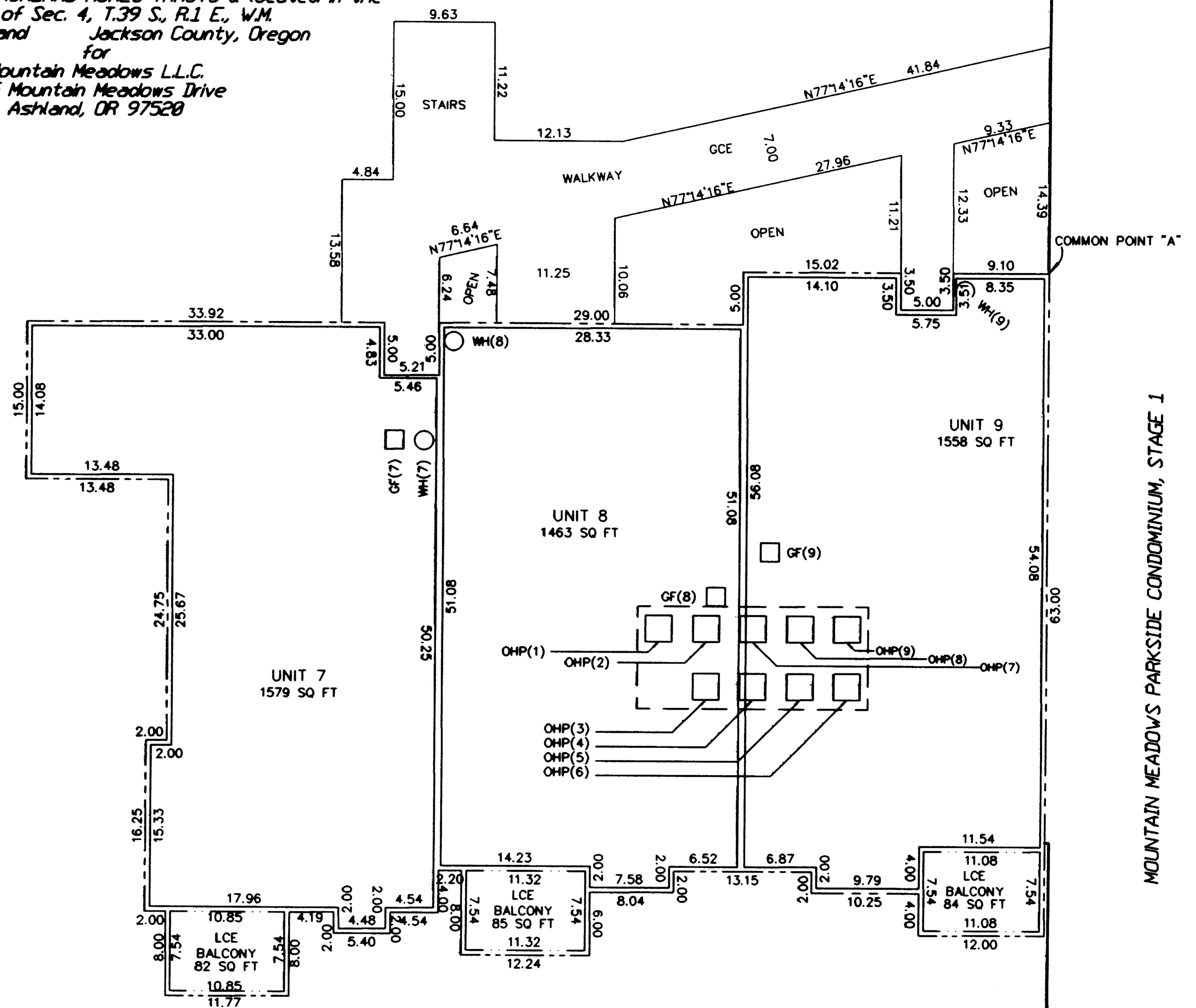
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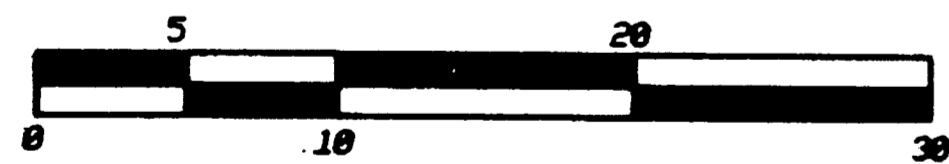
### \*\* NOTE \*\*

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



MOUNTAIN MEADOWS PARKSIDE CONDOMINIUM, STAGE 1

2ND FLOOR UNITS  
UNITS 7-9, INCLUSIVE (1828.25)



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*James E. Hibbs*

OREGON  
JULY 17, 1986  
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DATE April 27, 2000 BY JJD

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12/18/01

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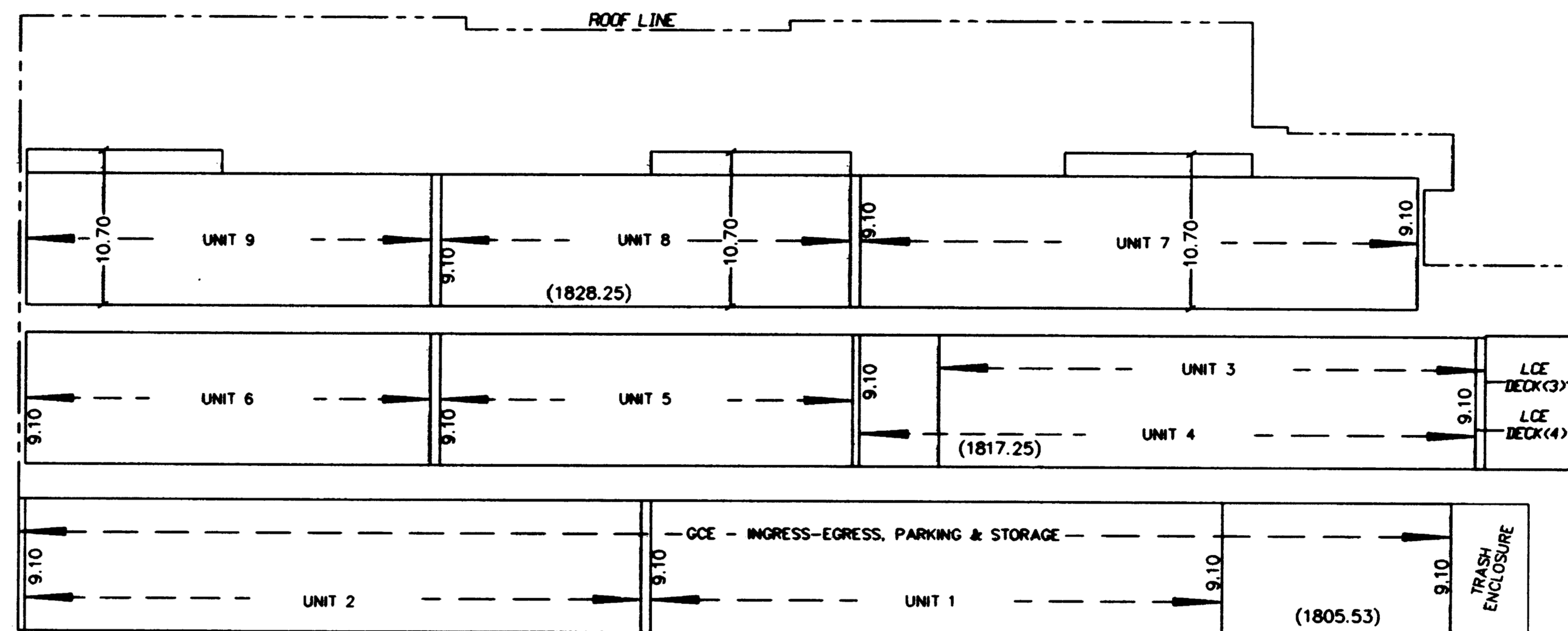
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- (1826.34) = ELEVATION OF UNIT.
- - - = LCE BOUNDARY
- ( ) = ELEVATION BASED ON FEMA RM4, CHISELED "X" IN CENTER OF CONCRETE SIDEWALK AT MOUNTAIN AVENUE, BRIDGE CROSSING OF BEAR CREEK. ELEV: 1760.84' NGVD29. COMMON POINT "A" IS COMMON TO ALL STORIES AT THAT POINT.

SEE SHEET 2 LEGEND FOR ADDITIONAL INFORMATION.

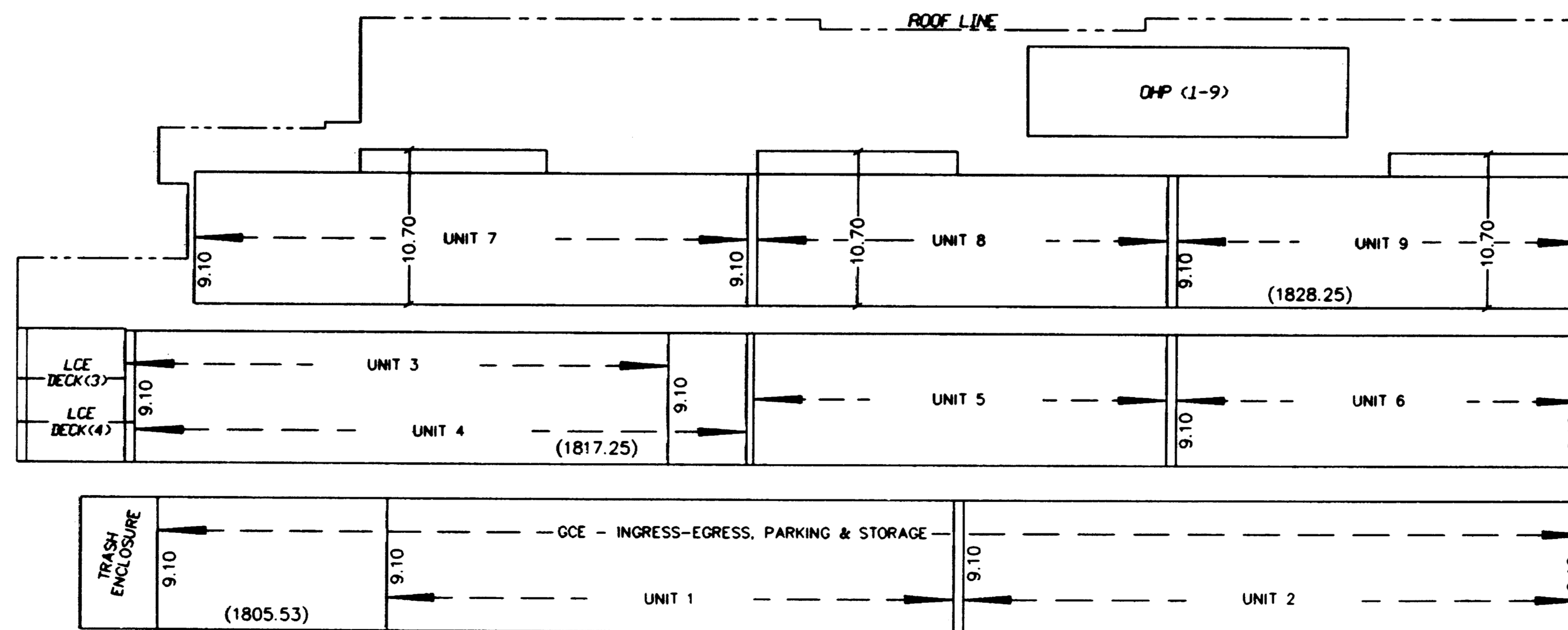
**NOTES:**

- 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 UNIT OWNERSHIP BOUNDARIES SHOWN.
- 5) EXTERIOR DIMENSIONS ARE OUTSIDE OF SIDING.

**NORTH SIDE VIEW**



**SOUTH SIDE VIEW**



REGISTERED PROFESSIONAL LAND SURVEYOR  
 James E. Hibbs  
 OREGON  
 JULY 17, 1906  
 JAMES E. HIBBS  
 2234  
 RENEWAL DATE 6-30-01

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 0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

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

James E. Hibbs  
 SURVEYOR

391E04AD TL 235

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

SHEET 6 OF 7

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