

MOUNTAIN MEADOWS PLUM RIDGE CONDOMINIUM, STAGE 2

In Lot 3 PLUM RIDGE SUBDIVISION & located in the N.E. 1/4 of Sec. 4, T.39S, R.1E, W.M. in the City of Ashland, Jackson County, Oregon

*** RECORDING ***

APPROVAL:

[Signature]
Ashland Planning Department
PA #2000-006 Condominium

2/2/2001
Date

APPROVAL:

EXAMINED AND APPROVED this 31st day of January, 2001

[Signature]
City Surveyor

for
MOUNTAIN MEADOWS L.L.C.
P.O. Box 1334
Ashland, OR 97520

Filed for record this 01 day of February, 2001 at 3:42 o'clock P.m., and recorded in Volume 27 of Plats at Page 7 of records of Jackson County, Oregon.

[Signature]
County Clerk

[Signature]
Deputy

EXAMINED AND APPROVED as required by ORS 100.110 as of February 7, 2001

[Signature]
Assessor, Department of Assessment

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 100.110 have been paid as of February 7, 2001

[Signature]
Tax Collector

Supplemental Declaration of Condominium Ownership, Covenants, Conditions and Restrictions recorded as Doc. 01-04890, ORJC.

* INDEX TO SHEETS *	
SHEET 1	SIGNATURE SHEET
SHEET 2	OVERALL VIEW
SHEET 3	UNITS 10 - 11 PLAN VIEWS
SHEET 4	UNITS 12 - 15 PLAN VIEWS
SHEET 5	UNITS 10 & 11 ELEVATION VIEWS
SHEET 6	UNITS 12 - 15 ELEVATION 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 Northeast corner of TRACT A of MOUNTAIN MEADOWS PLUM RIDGE CONDOMINIUM, STAGE 1, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the East line of Lot 3 of PLUM RIDGE SUBDIVISION, according to the official plat thereof, now of record in Jackson County, Oregon, North 00°03'33" East, 104.34 feet to the North-east corner thereof; thence along the North line of said Lot 3, South 89°58'00" West, 45.43 feet to an angle point; thence continue along said North line, SOUTH, 17.82 feet to an angle point; thence continue along said North line and the South line of TRACT B of said CONDOMINIUM, STAGE 1, WEST, 142.95 feet to the West line of said Lot 3; thence along said West line, SOUTH, 86.50 feet to the Northwest corner of said TRACT A; thence along the North line thereof, EAST, 188.27 feet to the INITIAL POINT OF BEGINNING.

*** 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 PLUM RIDGE CONDOMINIUM, STAGE 2 and that Mountain Meadows, L.L.C. 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 that said land and improvements 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 & Doc.00-29924, ORJC; (2) the By-Laws of the Mountain Meadows Owner's Association recorded as Docs. 96-24901 & 00-29923, ORJC; (3) the Declaration of Condominium Ownership and Covenants, Conditions and Restrictions and By-Laws of the Mountain Meadows Plum Ridge Condominium Association recorded as Doc. Nos. 00-51302 & 00-51303, ORJC, respectively; (4) and a Supplemental Declaration Condominium Ownership and Covenants, Conditions and Restrictions to be recorded simultaneously with this Plat.

[Signature]
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.

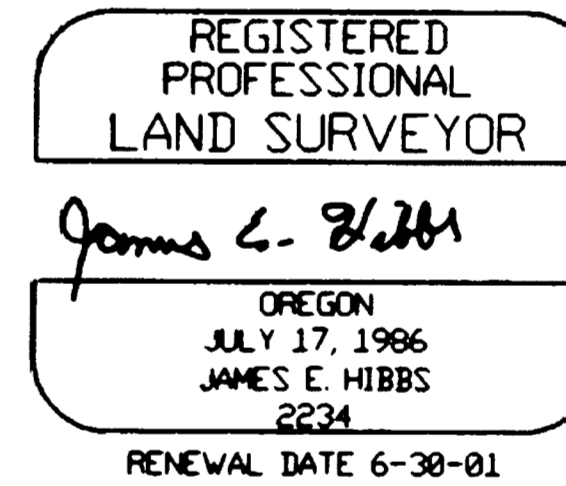
Dated this 25 day of January, 2001

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



*** AFFIDAVIT OF CONSENT ***

FROM LIBERTYBANK RECORDED AS DOC. 01-04889, ORJC.



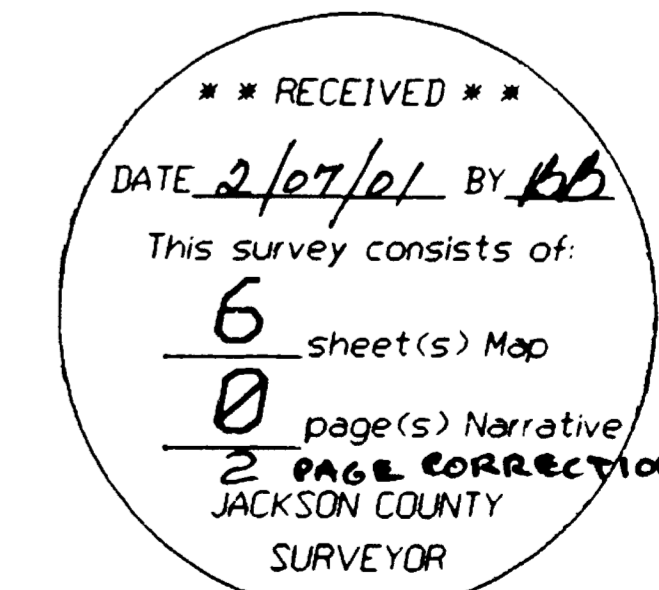
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument MOUNTAIN MEADOWS PLUM RIDGE CONDOMINIUM, STAGE 2. See Ashland PA #2000-006.

PROCEDURE: From existing control established by this office during PLUM RIDGE SUBDIVISION, located the as-built exterior of the subject buildings 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



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
[Signature]
SURVEYOR

SHEET 1 OF 6

391E04AC TL901

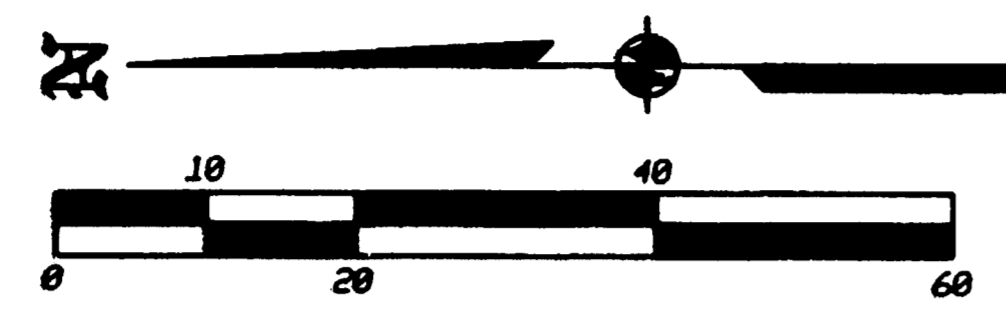
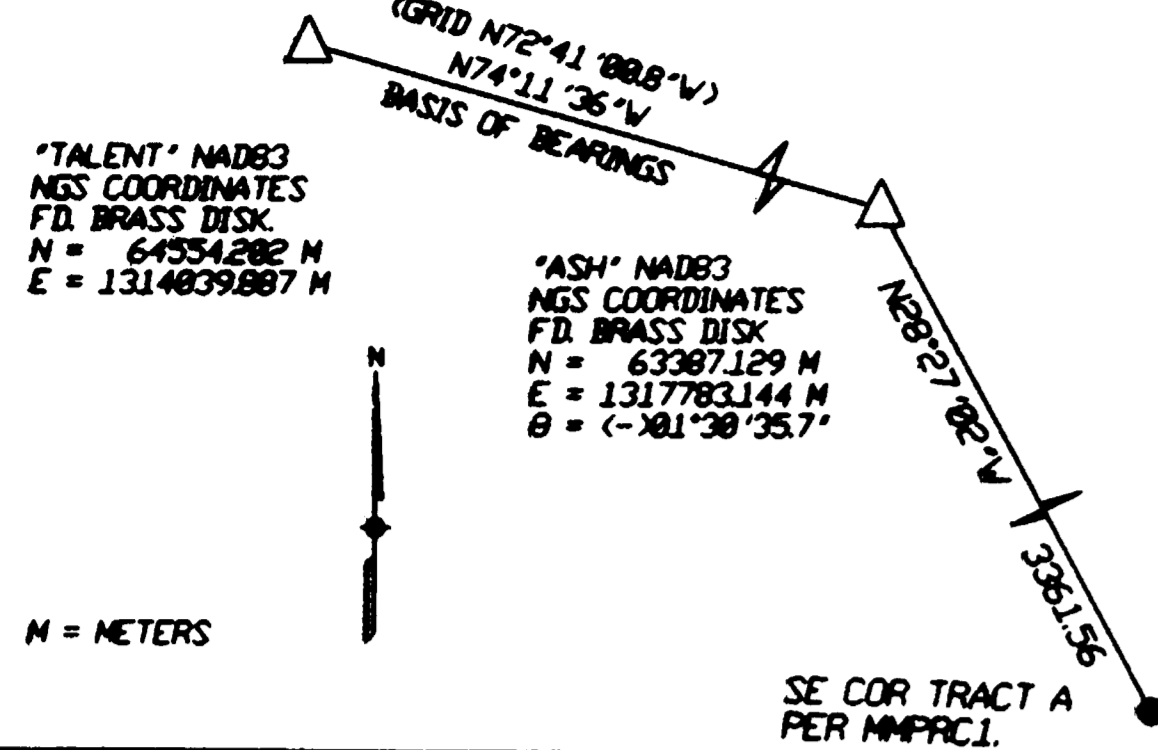
12/26

MOUNTAIN MEADOWS PLUM RIDGE CONDOMINIUM, STAGE 2

In Lot 3 PLUM RIDGE SUBDIVISION &
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for
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- LEGEND:**
- ⊙ = FD. 3" BRONZE CAP MKD. CITY OF ASHLAND SURVEY MARKER 1997 LS759 PER RS15364.
 - ⊙ = FD. 3" BRONZE CAP IN MONUMENT CASE MKD. CITY OF ASHLAND SURVEY MARKER 1993 LS759 PER RS13679.
 - ⊙ = FD. 25" BRASS CAP IN MON. CASE MKD. L.J. FRIAR & ASSOC. PER MMSPL OR GOSMM.
 - ⊙ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. MCHAHAN LS1913 PER FS12902.
 - ⊙ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER GOSMM.
 - ⊙ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - ⊙ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER MMSPL.
 - ⊙ = SET 25" BRASS CAP IN MON CASE MKD. L.J. FRIAR & ASSOC. (DEFERRED) - SEE CS 16951

(1826.34) = ELEVATION BASED ON FEMA RM, 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.
PUE = PUBLIC UTILITY EASEMENT, INCLUDING TCI CABLEVISION.
JCDR = JACKSON COUNTY DEED RECORDS.
C1 L1 = SEE COURSE DATA TABLE.
GCE = GENERAL COMMON ELEMENT.
BUILDING LINE = EXTERIOR FACE OF SIDING.
LCE = LIMITED COMMON ELEMENT.
□ = COMPUTED POINT. (NOTHING SET OR FOUND)
FS = FILED SURVEY #.
PPM = PARTITION PLAT NO.
GOSMM = GREAT OAK SUBDIVISION AT MOUNTAIN MEADOWS. (FS15852)
MMSPL = MOUNTAIN MEADOWS SUBDIVISION, PHASE 1. (FS14730)
WC = WITNESS CORNER.
OHP = OVERHEAD POWER LINE.
OHTV = OVERHEAD CABLE TV LINE.
PPAE = PUBLIC PEDESTRIAN ACCESS EASEMENT.
IEE = IMPRESS-EGRESS EASEMENT.
PRS = PLUM RIDGE SUBDIVISION. (FS16571)
MMSPL1 = MOUNTAIN MEADOWS PLUM RIDGE CONDOMINIUMS, STAGE 1. (FS16746)

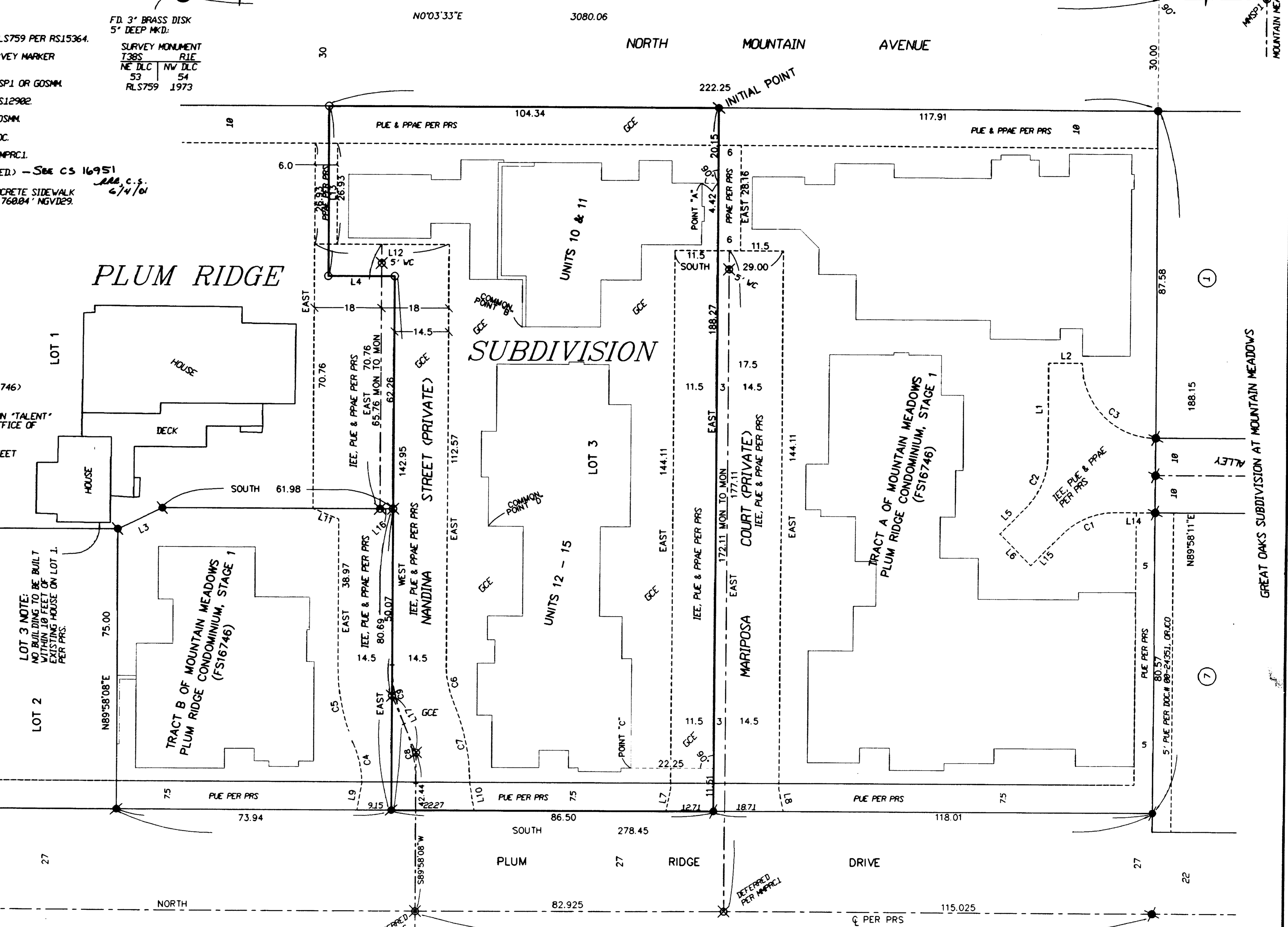
BASIS OF BEARINGS: NAD83 TRUE BEARING FROM STATION 'ASH' TO STATION 'TALENT' AS PUBLISHED BY THE NGS AND ON FILE WITH THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

DATE: JANUARY 8, 2001 UNIT OF MEASUREMENT: FEET
SCALE SHEET 2: 1" = 20' SCALE SHEETS 3-7: 1" = 10'

COURSE DATA TABLE

NUM	DELTA	RADIUS	ARC	LONG CHORD	TANGENT
C1	45°00'00"	20.00	15.71	N22°30'00"W 15.31	
C2	45°00'00"	20.00	15.71	S67°30'00"E 15.31	
C3	90°00'00"	20.00	31.42	S45°00'00"W 28.28	
C4	23°19'50"	25.50	10.38	N78°18'13"E 10.31	
C5	23°21'42"	54.50	22.22	S78°19'09"W 22.07	
C6	23°21'42"	25.50	10.40	S78°19'09"W 10.33	
C7	23°19'50"	54.50	22.19	N78°18'13"E 22.04	
C8	23°19'50"	16.29	40.00	N78°18'13"E 16.18	8.26
C9	23°21'42"	16.31	40.00	S78°19'09"W 16.20	8.27

NUM	DISTANCE	BEARING	NUM	DISTANCE	BEARING
L1	24.64	WEST	L9	7.28	N80°26'50"W
L2	9.00	NORTH	L10	7.29	S80°27'28"W
L3	13.28	S25°22'28"E	L11	7.55	N22°02'18"E
L4	17.82	SOUTH	L12	36.00	NORTH
L6	12.00	S45°00'00"W	L13	45.43	N89°58'08"E
L5	10.00	N45°00'00"W	L14	10.83	NORTH
L7	6.12	N78°36'47"W	L15	11.99	N45°00'00"W
L8	6.12	S78°36'47"W	L16	3.50	SOUTH
			L17	16.53	S66°38'18"W



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

EASEMENTS PER SUBDIVISION GUARANTEE
DITCH RIGHTS PER V.196, P.465. JCDR CANNOT BE DEPICTED HEREON.
RIGHT OF WAY FOR TELEPHONE & TELEGRAPH LINES PER V.144, P.159. JCDR CANNOT BE DEPICTED HEREON.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
JAMES E. HIBBS
SURVEYOR

391E04AC TL901

12R/26

MOUNTAIN MEADOWS PLUM RIDGE CONDOMINIUM, STAGE 2

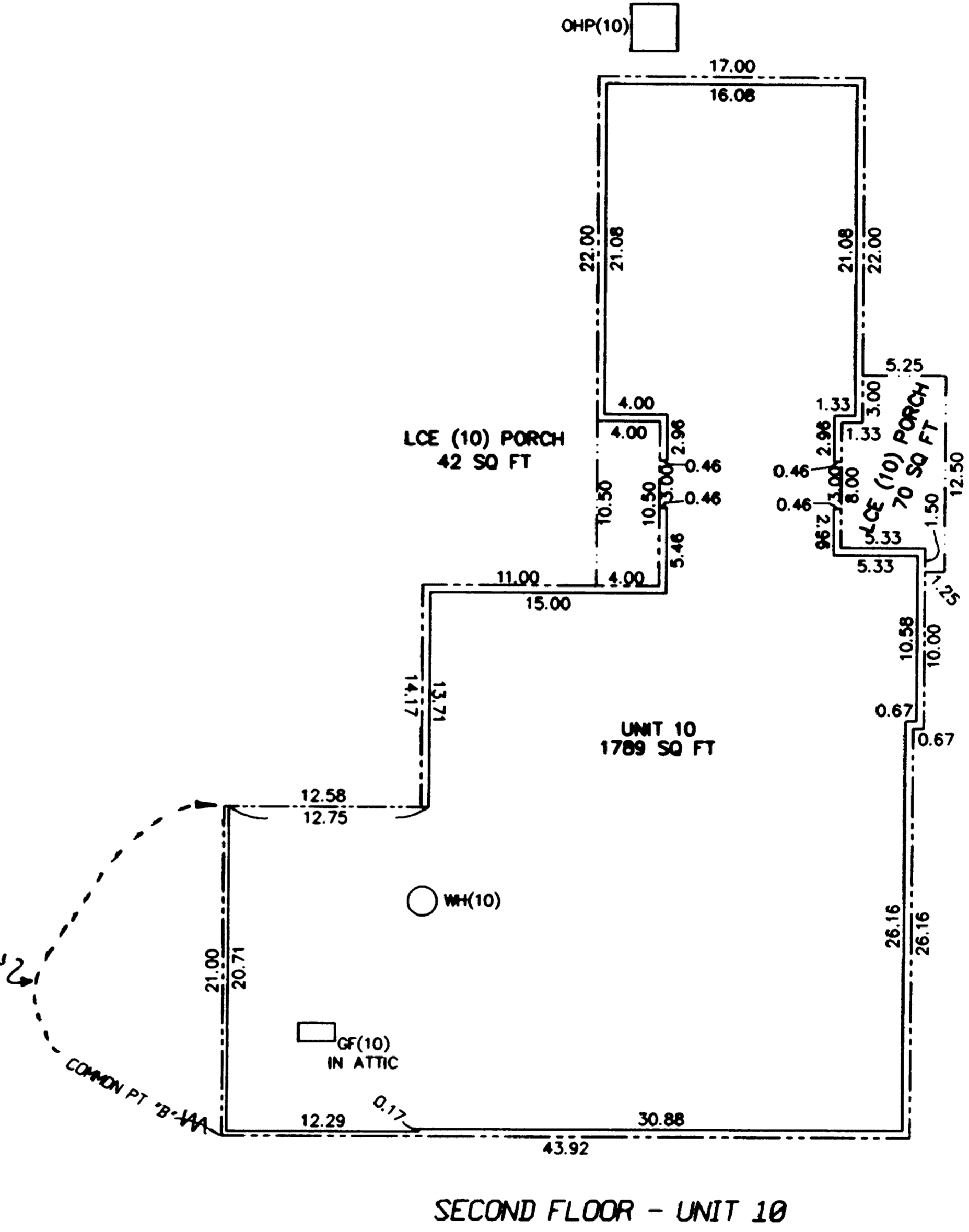
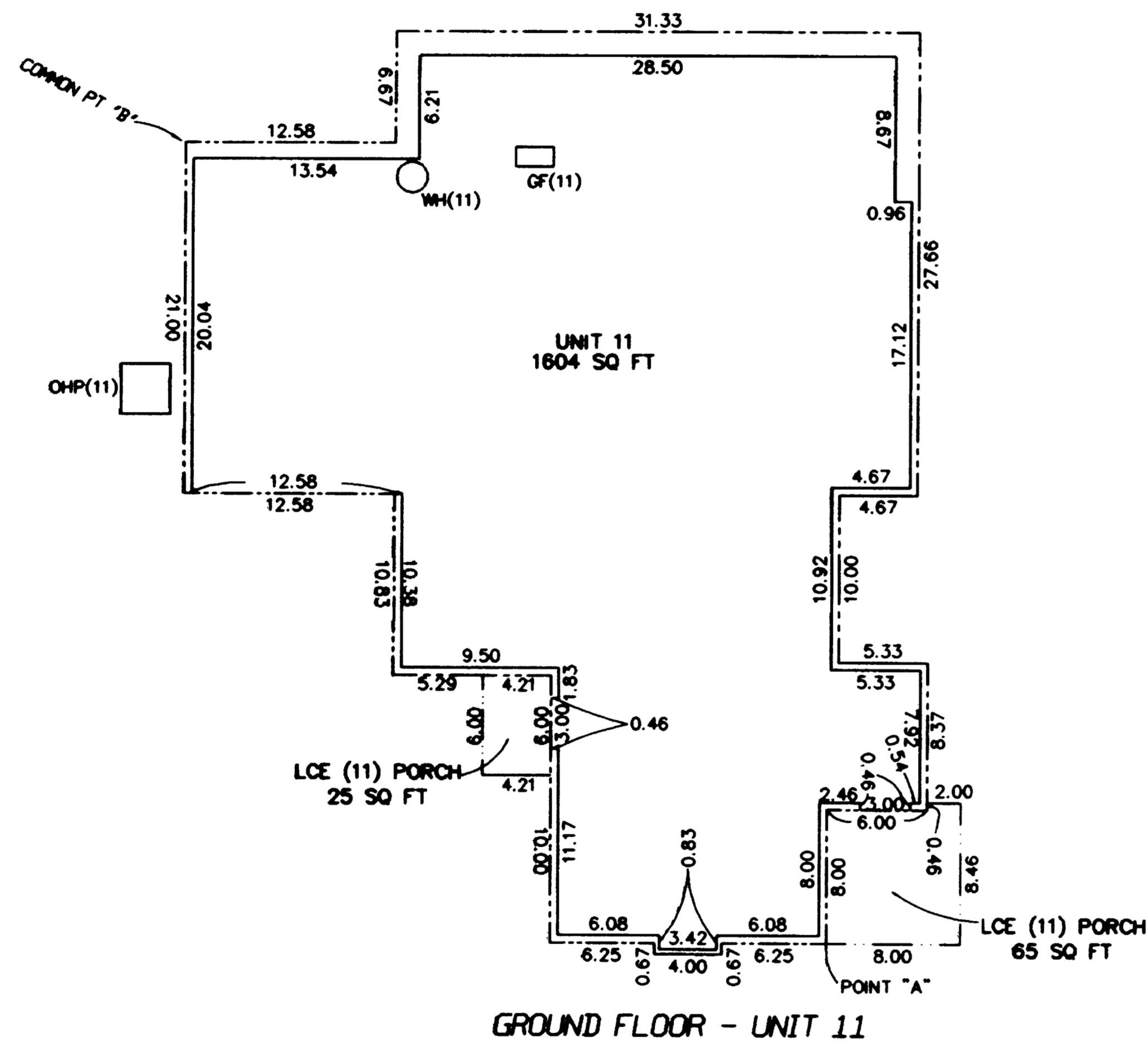
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in the City of Ashland, Jackson County, Oregon

for
MOUNTAIN MEADOWS L.L.C.
P.O. Box 1334
Ashland, OR 97520

LEGEND:

- OHP (1) = OUTDOOR HEAT PUMP (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
- () = ELEVATION BASED ON FEMA FIRM, CHISELED "X" IN CENTER OF CONCRETE SIDEWALK AT MOUNTAIN AVENUE BRIDGE CROSSING OF BEAR CREEK. ELEV: 1768.04' NGVD29. COMMON POINT "A" IS COMMON TO ALL STORIES AT THAT POINT.

SEE SHEET 2 LEGEND FOR ADDITIONAL INFORMATION.



Affidavit of Correction
Doc. No. 01-07063

**** NOTE ****
N-S Bearings = NORTH
E-W Bearings = EAST

NOTES:

- 1) INSIDE UNIT DIMENSIONS ARE TO FACE OF STUDWALL.
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James E. Hibbs
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

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

**** RECEIVED ****
DATE 2/7/01 BY CS
This survey consists of:
5 sheet(s) Map
0 page(s) Narrative
2 pages correspondence
JACKSON COUNTY SURVEYOR

SURVEY BY: L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
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PHONE: (541) 772-2782

12R/26

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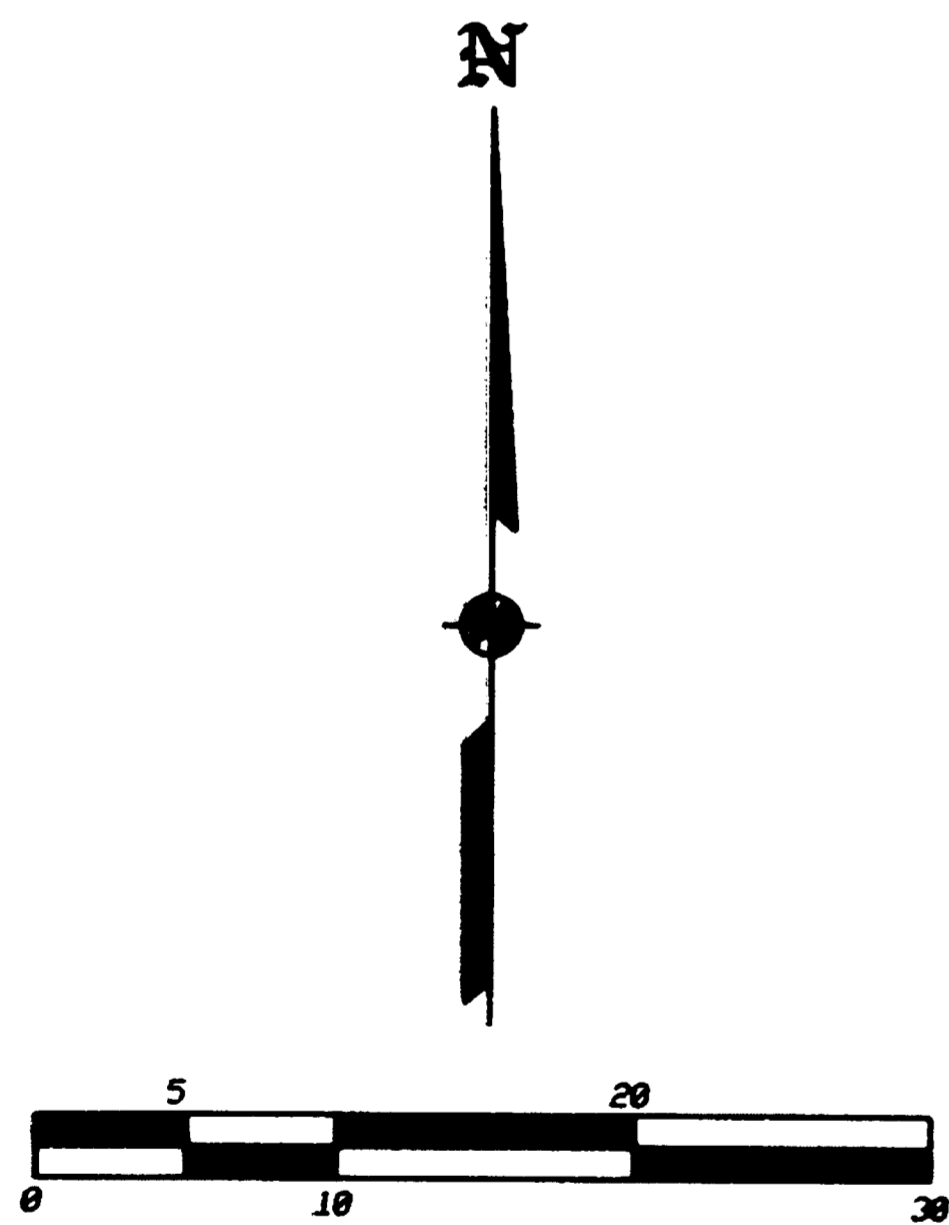
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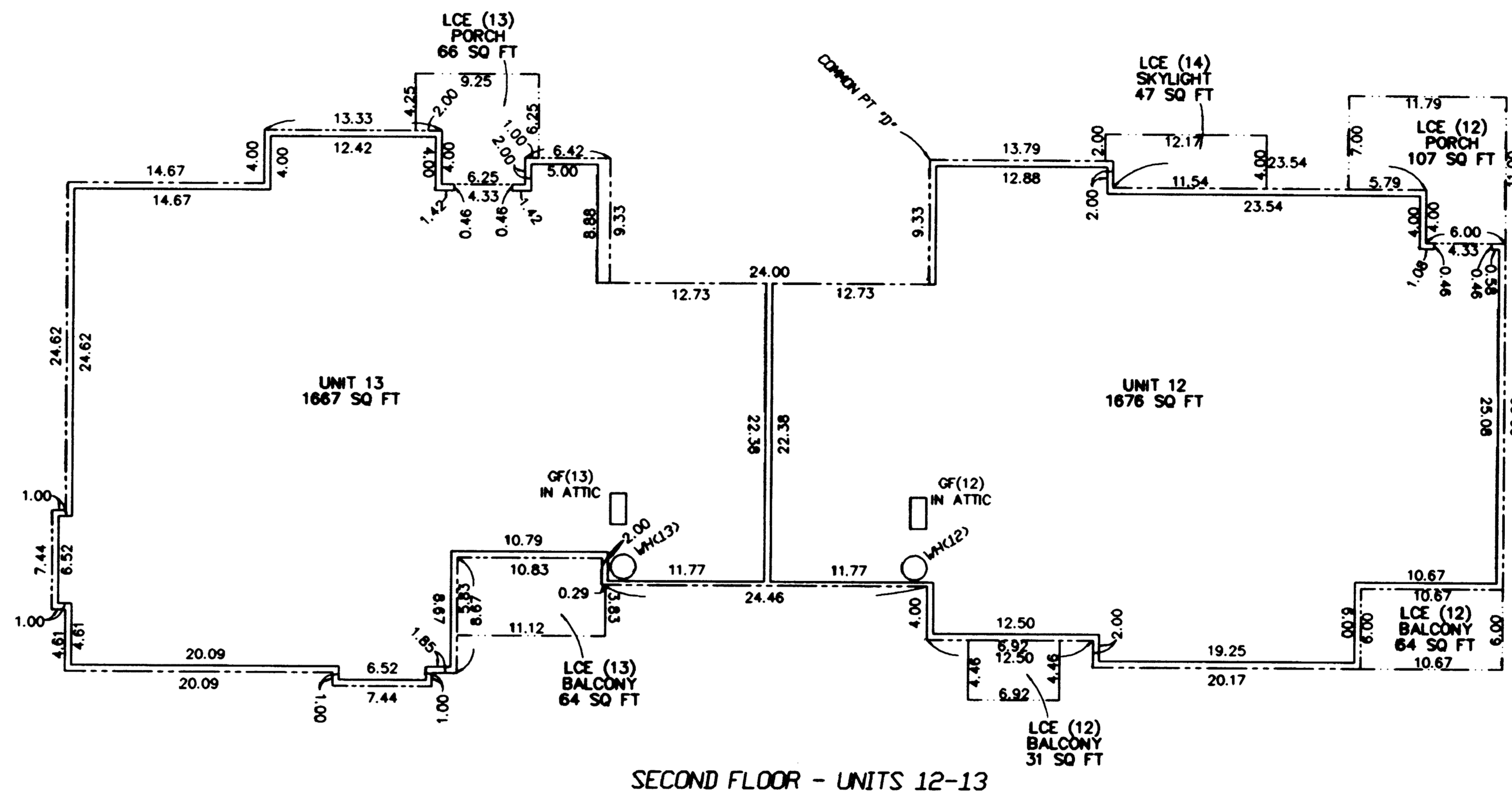
**** NOTE ****
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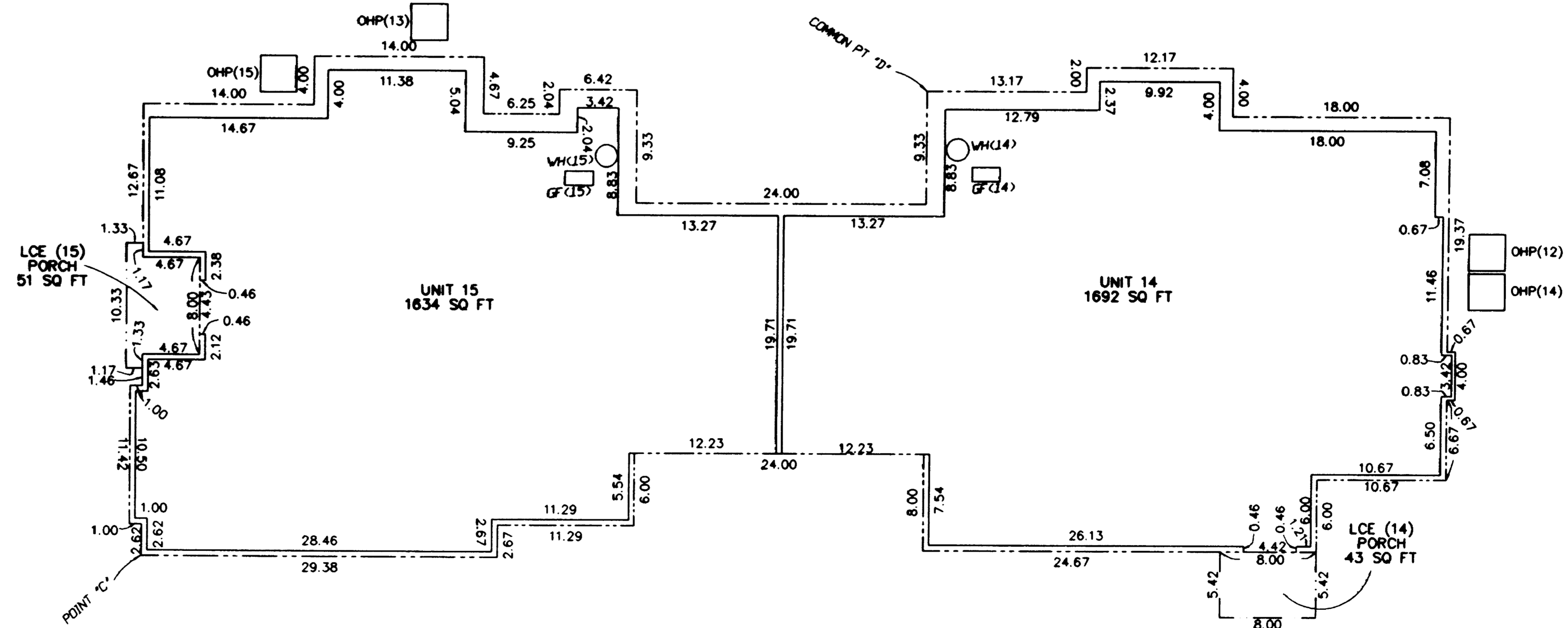
REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

**** RECEIVED ****
DATE 2/27/01 BY JB
This survey consists of:
6 sheet(s) Map
0 page(s) Narrative
2 pages correction
JACKSON COUNTY
SURVEYOR



SECOND FLOOR - UNITS 12-13



GROUND FLOOR - UNITS 14-15

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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 4 OF 6

12R/26

MOUNTAIN MEADOWS PLUM RIDGE CONDOMINIUM, STAGE 2

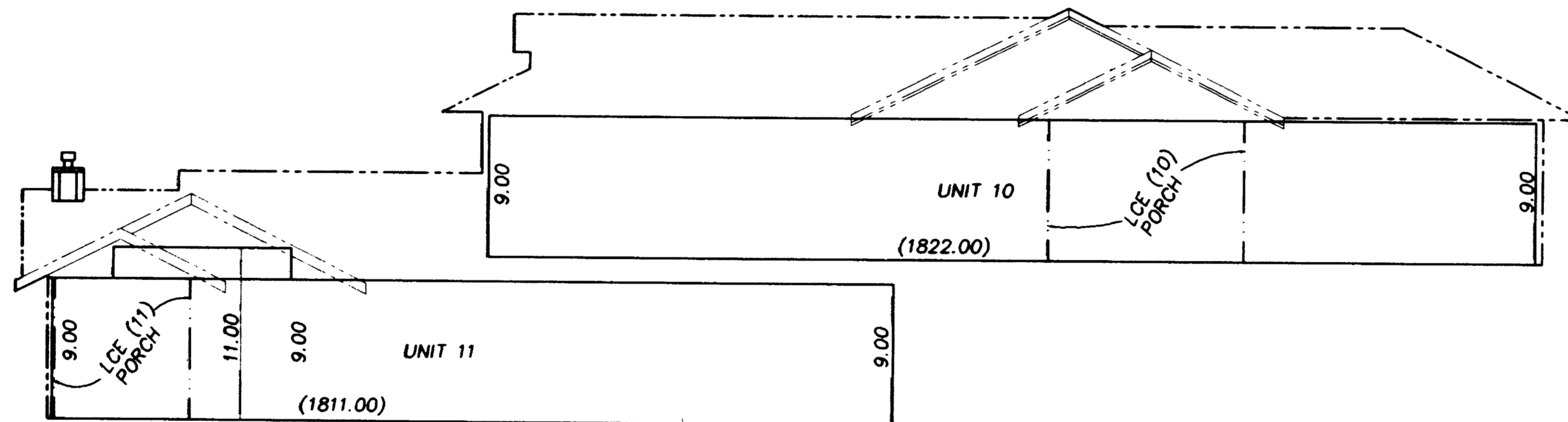
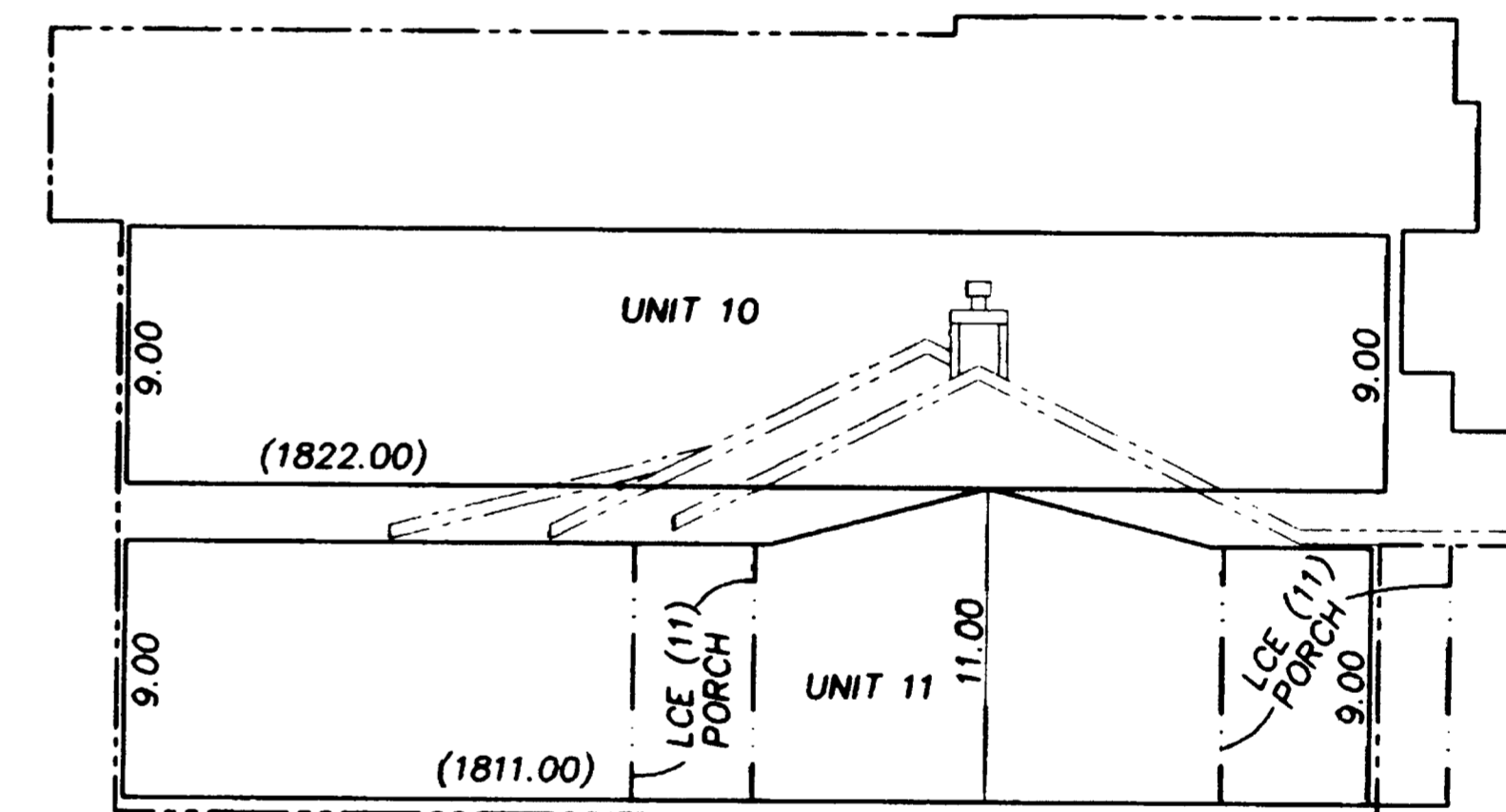
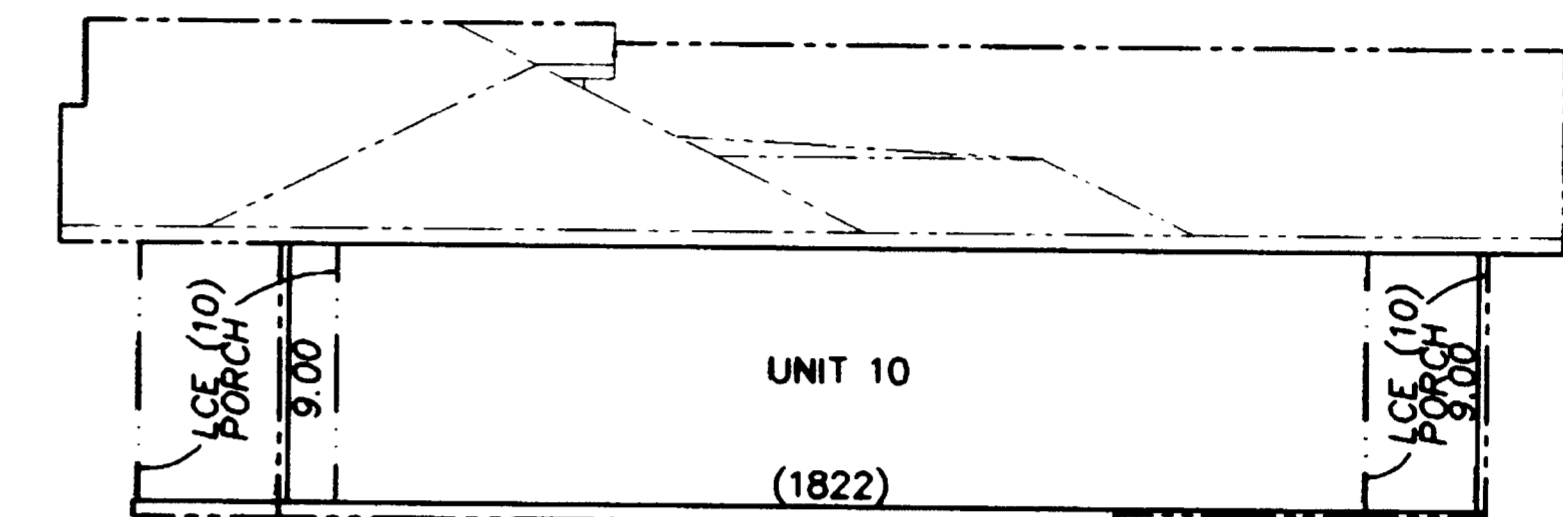
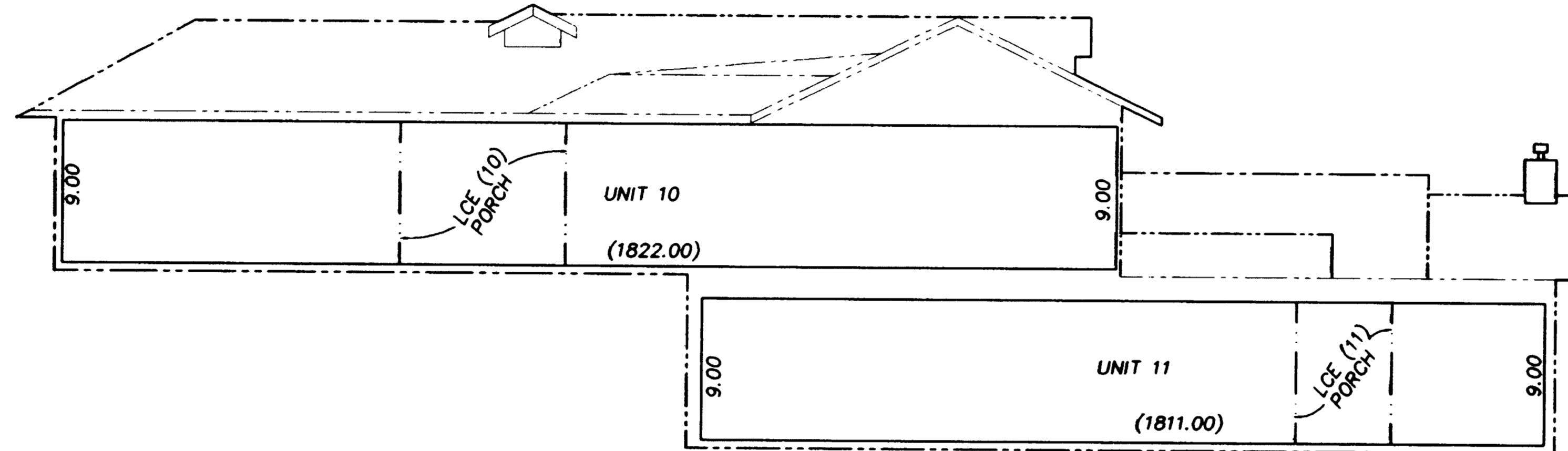
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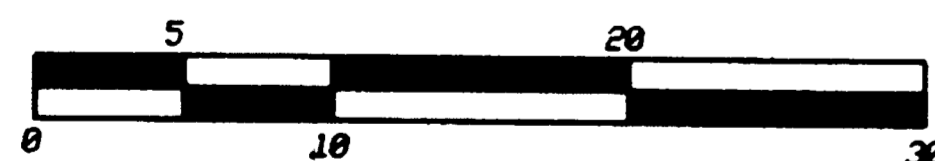
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SEE SHEET 2 LEGEND FOR ADDITIONAL INFORMATION.



NOTES:

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James E. Hibbs
SURVEYOR

391E04AC TL901

REGISTERED
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LAND SURVEYOR

James E. Hibbs

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234

RENEWAL DATE 6-30-81

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DATE *2/27/01* BY *JES*
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2 pages Collaboration
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SURVEYOR

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SHEET 5 OF 6

12R/26

16793

MOUNTAIN MEADOWS PLUM RIDGE CONDOMINIUM, STAGE 2

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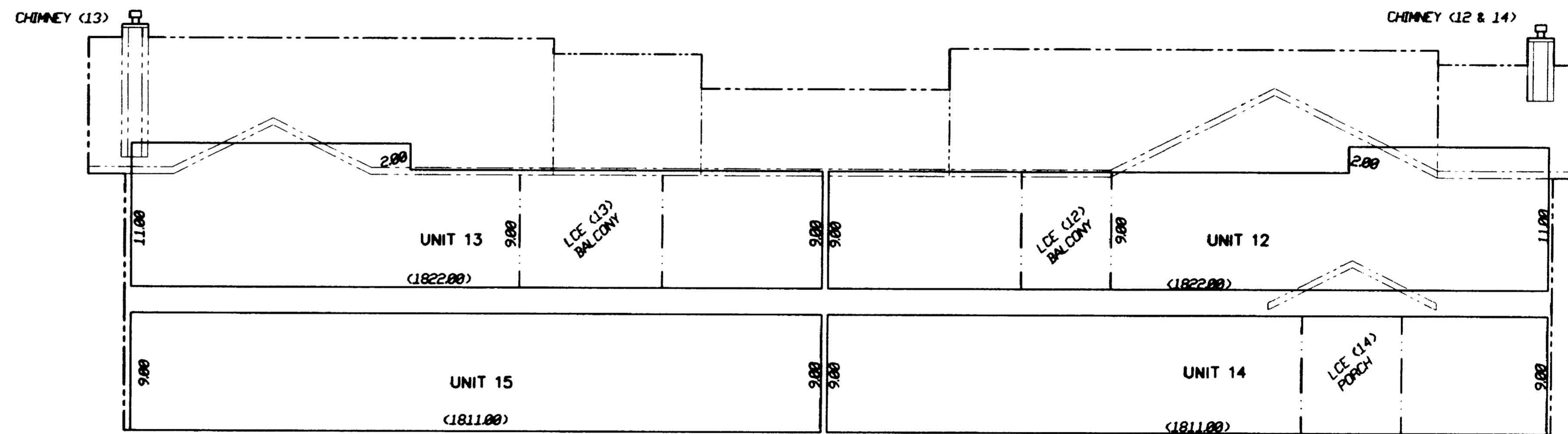
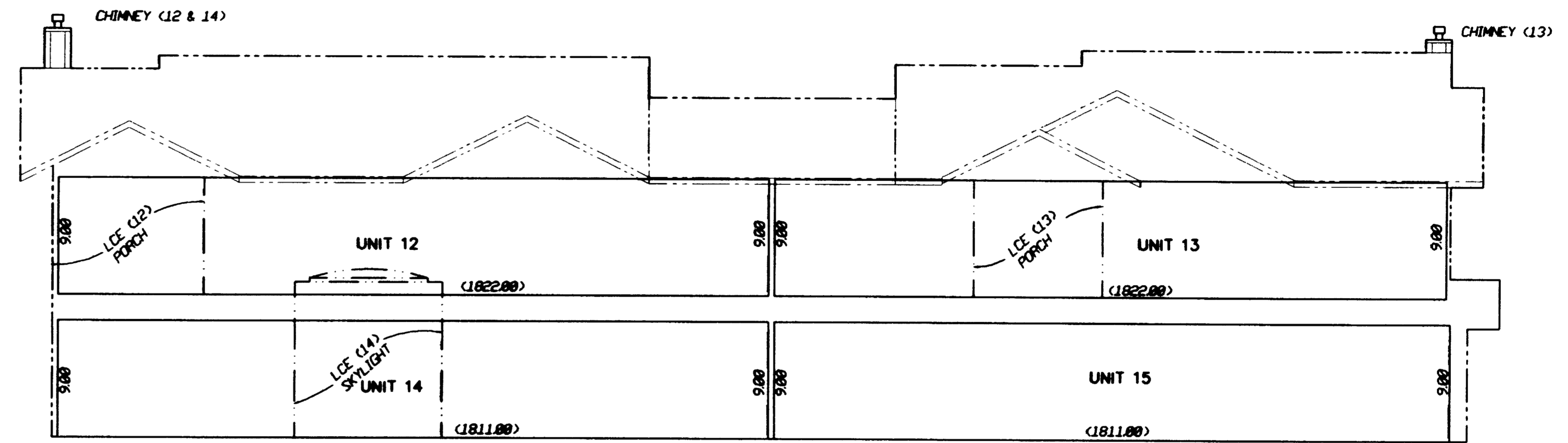
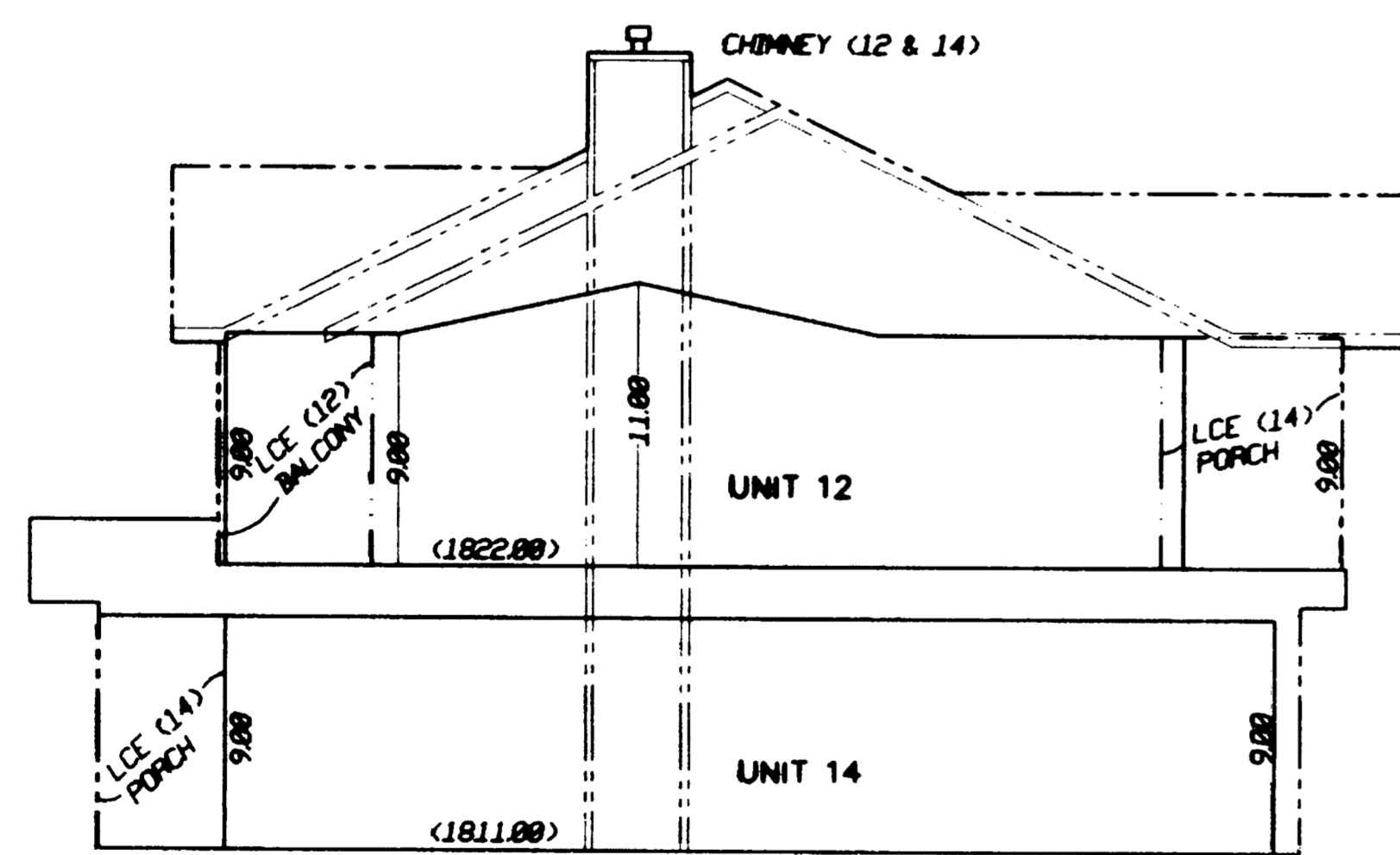
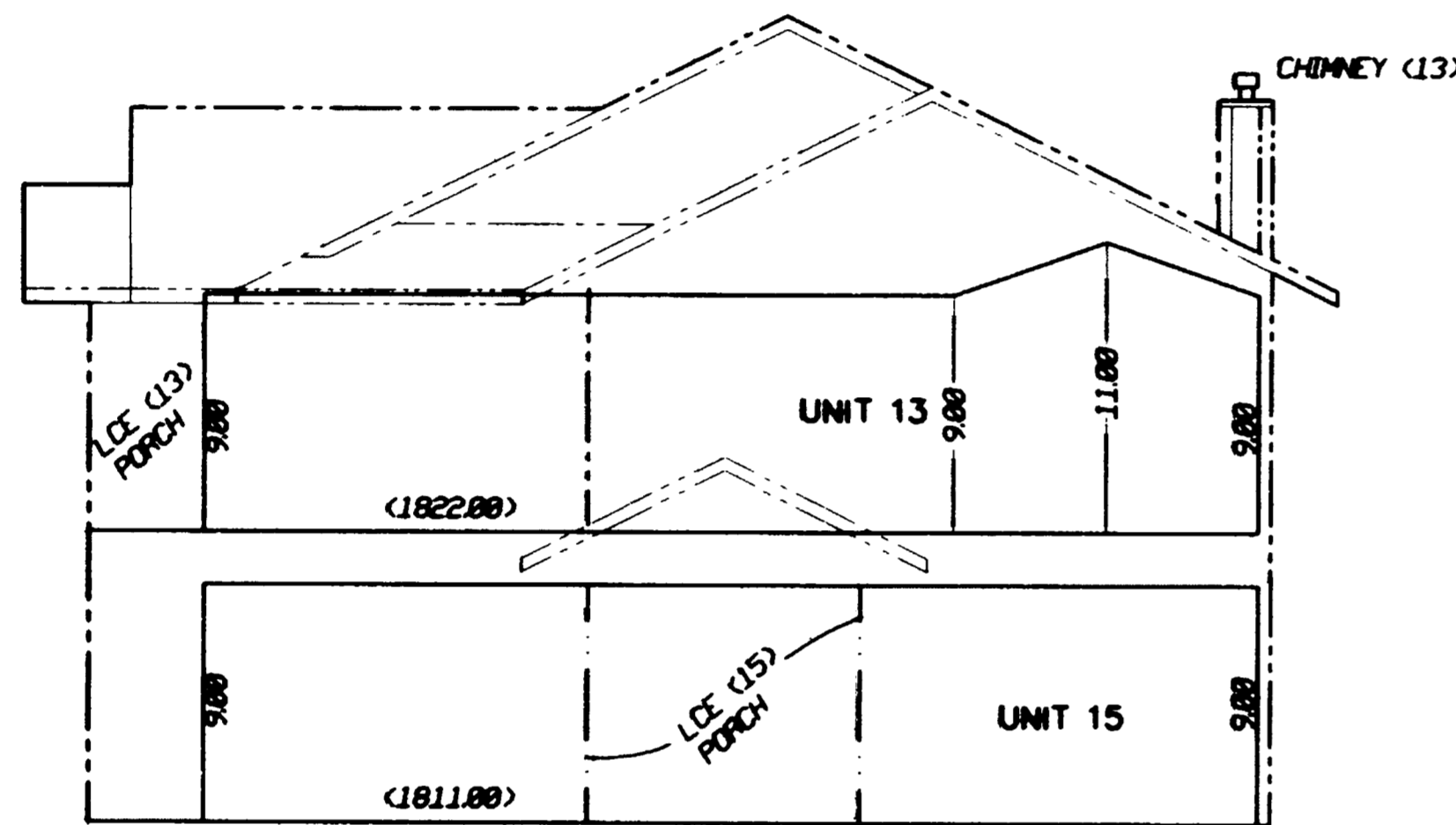
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SEE SHEET 2 LEGEND FOR ADDITIONAL INFORMATION.

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James E. Hibbs

OREGON
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JAMES E. HIBBS
2234
RENEWAL DATE 6-30-01

*** RECEIVED ***

DATE *2/07/01* BY *BB*

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6 sheet(s) Map

0 page(s) Narrative

2 PAGES CORRECTION

JACKSON COUNTY
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SURVEY BY: L.J. FRIAR & ASSOCIATES, P.C.
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SHEET 6 OF 6

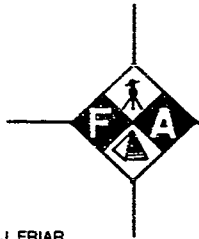
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L.J. FRIAR AND ASSOCIATES

CONSULTING LAND SURVEYORS

816 WEST 8TH STREET
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OHP(10)

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

FEB 26 2001

11:58 AM

Arthur S. Beckwith
COUNTY CLERK

LCE (10) PORCH
42 SQ FT

LCE (10) PORCH
70 SQ FT

UNIT 10
1789 SQ FT

CORRECT
COMMON PT 'B'

INCORRECT
COMMON PT 'B'

GF(10)
IN ATTIC

WH(10)

SECOND FLOOR - UNIT 10

2-