

ASHLAND MEADOW VILLAGE SUBDIVISION A PLANNED COMMUNITY, PHASE IV

Located in The Southeast One-quarter Of Section 10, and The Southwest One-quarter Of Section 11 Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon

Prepared For:
MEADOWBROOK PARK ESTATES, LLC
P.O. BOX 4667
MEDFORD, OREGON 97501

LEGEND:

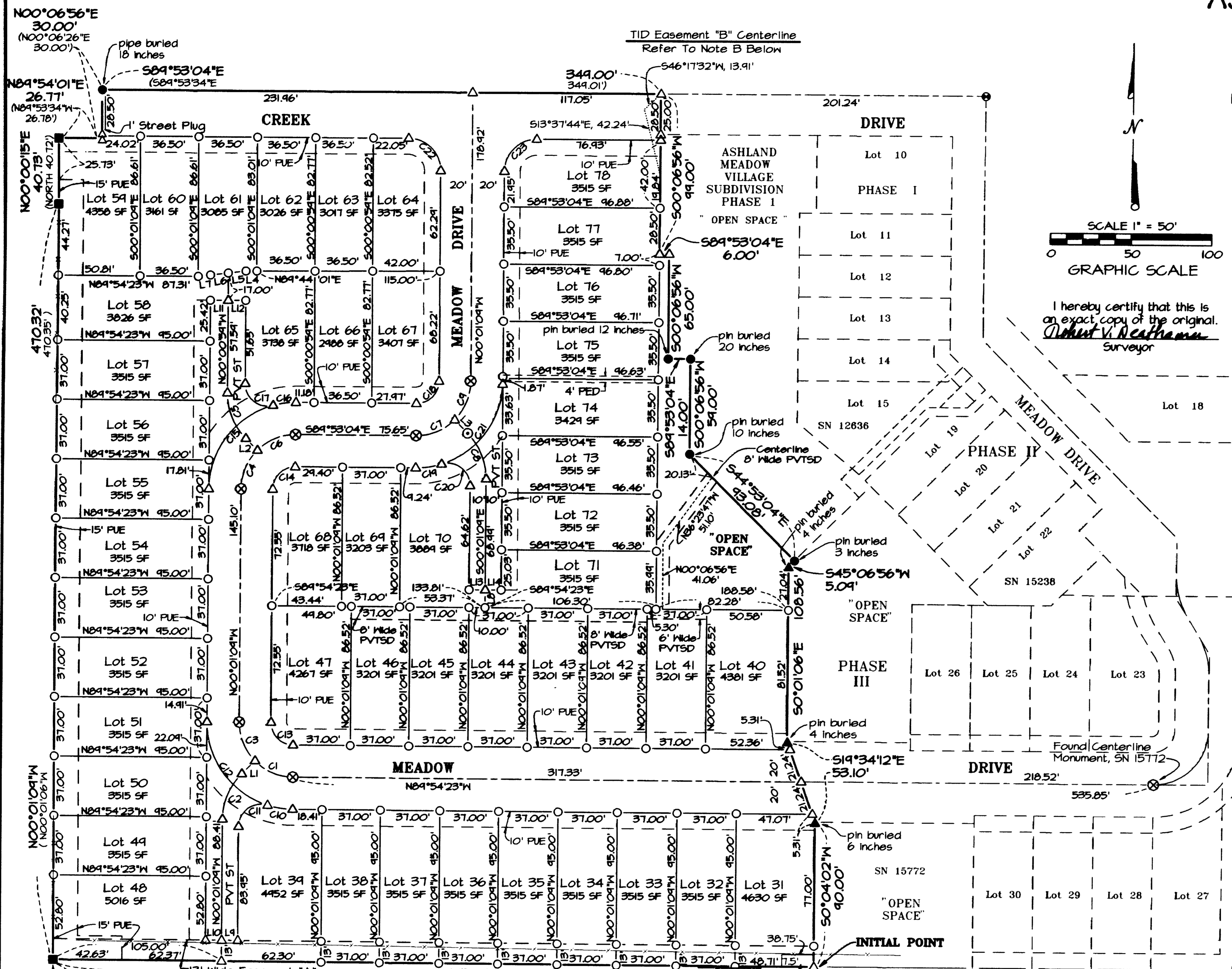
- Indicates a set 5/8 by 24 inch long rebar with yellow plastic cap marked "NEATHAMER PLS 2675", set flush or as noted.
- △ Indicates a set 5/8 by 30 inch long rebar with yellow plastic cap marked "NEATHAMER PLS 2675", set flush or as noted.
- ▲ Indicates a found 5/8 inch rebar pin and yellow plastic cap marked "NEATHAMER LS 2675", per SN 15712.
- Indicates a found 5/8 inch diameter rebar and red plastic cap marked "HOFFBUHR SURVEYING R. ROBERTS LS 1656". Refer to SN 10451.
- ⊙ Indicates a lead plug and tag, "LS 2675", set in concrete.
- ⊗ Indicates a set 1-1/2 by 30 inch long iron pipe with 3/4 inch Brass Disc marked "C/L MON LS 2675", center punched and set in a monument case, unless otherwise indicated.
- Indicates a found 5/8 inch steel pin and red plastic cap marked "CLARK LS 601", per SN 12636 or as noted.
- ⊕ Indicates a found 1 inch diameter iron pipe with a 2" Brass Cap marked "LS 601 1991", center punched and set in a monument case.
- ⊙ Indicates a found 2 3/4 inch brass Cap set flush with the pavement and marked as noted.
- Indicates an existing fence.
- () Indicates record information from SN 10451.
- SN Indicates a survey filed by number at the Jackson County Surveyors Office, Jackson County, Oregon.
- PUE Indicates a Public Utility Easement for electric, telephone, gas, water, cable television, sanitary sewer, storm drainage, irrigation, sidewalk, construction and maintenance.
- PVTSD Indicates a private storm drain easement created hereon.
- PVT ST Indicates a private street created hereon.
- 4' PED Indicates a 4-foot wide pedestrian easement (2-foot each side of lot line).

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

Purpose: Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and Planning Action Number 99-080 as administratively approved by the City of Ashland Planning Department on July 13, 1999.

Procedure: Utilizing a Nikon DTM-520 and a Husky FS-2 with TDS software, all found monuments were tied in a closed traverse.

Based on said traverse, Surveys Numbered 10451, 12636, 15238 and SN15712 on file in the Jackson County Surveyors Office and Document Numbers 99-50888 and 00-28214, Official Records of Jackson County, Oregon, The project boundaries and interior lots were computed and monumented as depicted hereon.

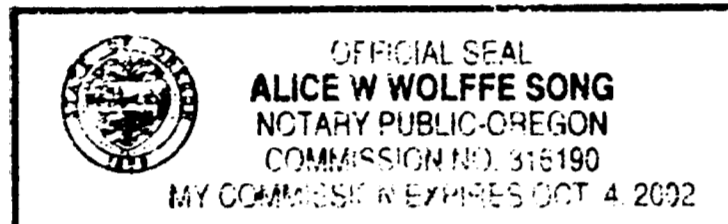


DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that MEADOWBROOK PARK ESTATES HOMEOWNER'S ASSOCIATION, INC., an Oregon corporation, hereinafter as HOMEOWNERS, and MEADOWBROOK PARK ESTATES, LLC, an Oregon limited liability company, hereinafter as MEADOWBROOK, are the fee title owners of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, and the following named officer, acting for and on behalf of HOMEOWNERS, and following named members, acting for and on behalf of MEADOWBROOK, hereby dedicate to the City of Ashland, for public, use all streets and public utility easements shown hereon. Charter Communications, their assigns and/or successors in interest are hereby granted the right to install and maintain TV cable service over, across and through Public Utility easements, shown hereon, as long as it does not interfere with the installation, maintenance or placement of the City of Ashland's utilities. ASHLAND MEADOW VILLAGE SUBDIVISION, a Planned Community, Phase IV, shall be subject to Covenants, Conditions, Restrictions and Agreements setting forth open space requirements, maintenance and other items by a Homeowners Association, as contained in Instrument Number 98-50465, recorded December 16, 1998, and Instrument Number 99-24203, recorded May 28, 1999, and Instrument Number 99-30082, recorded June 3, 1999, or as amended. Further, HOMEOWNERS and MEADOWBROOK convey in fee simple, to the City of Ashland, the 100 foot street plug as shown on the Subdivision Plat. Future dedication of said street plug shall be in accordance with the City of Ashland Ordinance Number 2436, passed and adopted December 1, 1981 and duly approved by the Mayor December 3, 1981. HOMEOWNERS hereby reserve unto itself a 13 foot wide private landscape, maintenance and construction easement, shown herewith as Easement "A", over, across, under and through the property as shown hereon. HOMEOWNERS and MEADOWBROOK have caused this tract of land to be surveyed and platted into lots, open space, a pedestrian way, private streets, private storm drain easements, and public streets and public utility easements, as shown hereon. HOMEOWNERS and MEADOWBROOK hereby designate this subdivision as ASHLAND MEADOW VILLAGE SUBDIVISION, a Planned Community, Phase IV, to the City of Ashland.

IN WITNESS WHEREOF, I set my hand and seal this 8 day of March, 2001.

Donald E. Grove, Member
Steve DeCarlow, President
DeCarlow Homes, Inc., Member
Donald E. Grove, President



STATE OF OREGON }
County of Lane } SS

Personally appeared the above named Donald E. Grove known to me to be a member of MEADOWBROOK PARK ESTATES, LLC, an Oregon limited liability company, and acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS my hand and seal this 8 day of MARCH, 2001

Notary Public - Oregon 10/10/02

STATE OF OREGON }
County of Lane } SS

Personally appeared the above named Donald E. Grove, known to me to be the President of MEADOWBROOK PARK ESTATES HOMEOWNER'S ASSOCIATION, INC, an Oregon Corporation, and acknowledged the foregoing instrument, pursuant to authorization by the shareholders of said corporation, to be his voluntary act and deed.

WITNESS my hand and seal this 8 day of MARCH, 2001

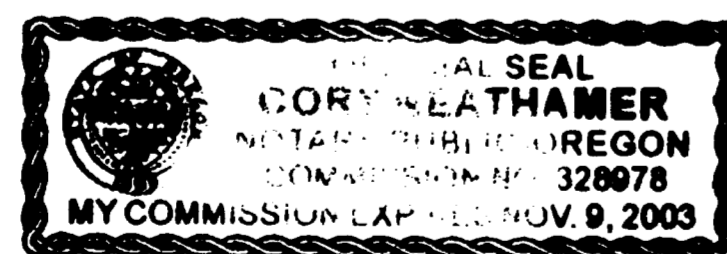
Notary Public - Oregon 10/10/02

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named Steve DeCarlow known to me to be the President of DeCarlow Homes, Inc., a member of MEADOWBROOK PARK ESTATES, LLC, an Oregon limited liability company, and acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS my hand and seal this 9th day of March, 2001

Notary Public - Oregon



NOTES:

- 1) Utility Easement recorded July 2, 1941 in Volume 231, Page 369, Deed Records of Jackson County, Oregon is blanket in nature along existing overhead facilities. Overhead utilities existing within the boundaries of this subdivision have been relocated underground.
2) Agreement as contained in Document No. 91-20477, recorded September 3, 1991, Official Records of Jackson County, Oregon, applies only to Phase I of Ashland Meadow Village Subdivision.
3) Easement "A" is a 13.00 wide reservation by Meadowbrook Park Homeowners Association, Inc. for a private landscape maintenance and construction easement, over, across, under and through the property depicted hereon.

T39-IE-10D, Tax Lot 390
T39-IE-11C, Tax Lots 3124, 3125 and 3126

ASHLAND MEADOW VILLAGE SUBDIVISION
A PLANNED COMMUNITY, PHASE IV

Located In The Southeast One-quarter Of Section 10, and The Southwest One-quarter Of Section 11 Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon

Prepared For:

MEADOWBROOK PARK ESTATES, LLC
P.O. BOX 4667
MEDFORD, OREGON 97501

SURVEYOR'S CERTIFICATE

I, Robert V. Neathamer, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law, the trace of land shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary.

All that real property situated in the State of Oregon, County of Jackson, City of Ashland, more particularly described as follows:

Commencing at the southwest corner of Section 11 in Township 39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; thence South 89°54'06" East (record South 89°53' East) along the south boundary of said Section 11 a distance of 633.64 feet to the west right of way of Clay Street; thence along said west right of way boundary, North 00°03'32" East (record North 00°08' West), 1316.70 feet to a point on the south boundary of that parcel described as Tract A in Volume 377 page 99 of the Deed Records of Jackson County, Oregon; thence North 89°54'06" West (record North 89°53' West) along the south boundary of Tract A, a distance of 125.00 feet; thence continuing along said south boundary, North 89°54'23" West a distance of 262.61 feet to the Initial Point of Beginning; thence also continuing along said south boundary, North 89°54'23" West a distance of 475.01 feet to the southwest corner of Tract A; thence along the west boundary of said Tract A, North 00°01'09" West a distance of 470.32 feet to the northwest corner of said Tract A; thence leaving said Tract A, North 00°00'15" East a distance of 40.73 feet to a point on the south boundary of Parcel 1 as described in No. 79-06122 of the Official Records of Jackson County, Oregon; thence North 89°54'01" East a distance 26.77 feet along the south boundary of said parcel to the southeast corner thereof; thence North 00°06'56" East a distance of 30.00 feet to a point on the south boundary of that tract described on Volume 190, Page 99 said Deed Records; thence along south boundary of last said tract, South 89°53'04" East a distance of 349.00 feet to the westerly boundary of Ashland Meadow Subdivision, A Planned Community, Phase I as recorded August 24, 1991 in Volume 16 of Plats at page 116, Records of Jackson County, Oregon and filed as Survey No. 12636 in the Office of the Jackson County Surveyor; thence along the westerly boundary of said subdivision, South 00°06'56" West a distance of 99.00 feet; thence South 89°53'04" East a distance of 6.00 feet; thence South 00°06'56" West a distance of 65.00 feet; thence South 89°53'04" East a distance of 14.00 feet; thence South 00°06'56" West a distance of 59.00 feet; thence South 44°53'04" East a distance of 93.08 feet to the west boundary of Ashland Meadow Village Subdivision, A Planned Community, Phase III, recorded June 11, 1998 in Volume 24 of Plats at Page 21, Records of Jackson County, Oregon and filed as Survey Number 15772 with the office of the Jackson County Surveyor; thence South 45°06'56" West a distance of 5.09 feet; thence South 00°01'06" East a distance of 108.56 feet; thence South 19°34'12" East, along the west end of Meadow Drive, a distance of 53.10 feet; thence South 00°04'02" West, along said subdivision boundary, a distance of 90.00 feet to the Initial Point of Beginning.

Robert V. Neathamer
Surveyor

RELEASE

Roberts and Larson, an Oregon limited liability company, as holders of beneficiary interest under that certain Trust Deed dated June 22, 2000, and recorded as Instrument Number 00-28215 on July 6, 2000, in the Official Records of Jackson County, Oregon, of said records, do hereby release from lien of said Trust Deed all property shown hereon as dedicated to public use.

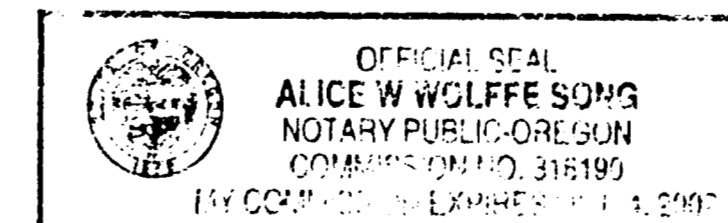
Signed this 9 day of MARCH, 2001.

STATE OF OREGON }
County of Lane } SS

Personally appeared the above named Charles F. Larson known to me to be a member of Roberts and Larson, an Oregon limited liability company and acknowledged the foregoing instrument, pursuant to authorization by the members of said company, to be his voluntary act and deed.

WITNESS my hand and seal this 8 day of MARCH, 2001

Notary Public - Oregon 10/10/02



Drawing S:\MAC\MEADOWBROOK\PHASE4\FINAL PLAT.PRO

RELEASE

RL Acquisition LLC, an Oregon limited liability company, as holders of beneficiary interest under that certain Trust Deed dated June 22, 2000, and recorded as Instrument Number 00-28216 on July 6, 2000, in the Official Records of Jackson County, Oregon, of said records, do hereby release from lien of said Trust Deed all property shown hereon as dedicated to public use.

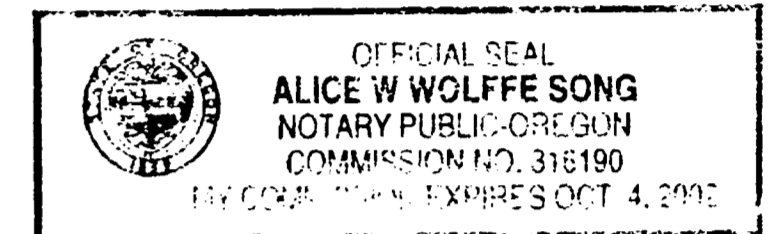
Signed this 8 day of March, 2001

STATE OF OREGON }
County of Lane } SS

Personally appeared the above named Charles F. Larson known to me to be a member of RL Acquisition, LLC, an Oregon limited liability company and acknowledged the foregoing instrument, pursuant to authorization by the members of said company, to be his voluntary act and deed.

WITNESS my hand and seal this 8 day of MARCH, 2001

Notary Public - Oregon 10/10/02



APPROVALS:

John M. Fungli
ASHLAND PLANNING DEPARTMENT
Planning Action Number: 99-080
03.09.2001
DATE

Examined and approved this 9th day of March, 2001.

Janna Holman
City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of March 12, 2001.

Carol Applegate, Deputy
Tax Collector

Examined and approved as required by O.R.S. 92.100 this 12th day of MARCH, 2001.

Don Ross, Assessor
Willetta Johnson, Deputy

RECORDING

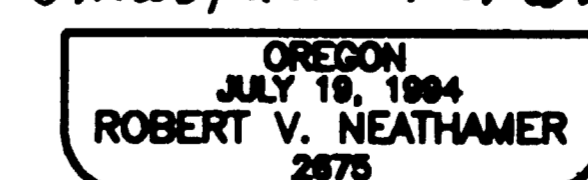
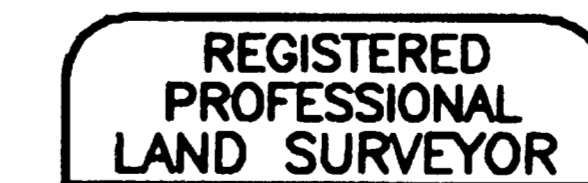
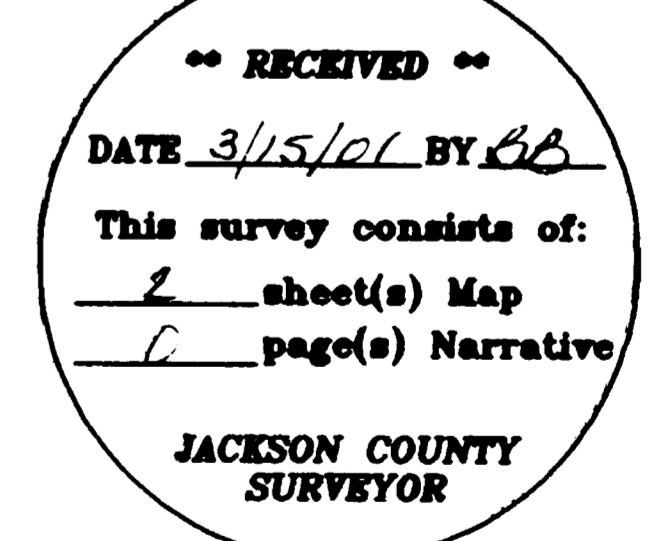
FILED FOR RECORD THIS THE 15 DAY OF March, 2001 AT 10:30 O'CLOCK A.M. AND RECORDED IN VOLUME 27 OF PLATS AT PAGE 16 OF THE RECORDS JACKSON COUNTY, OREGON.

FOR THE ORDER THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME PAGE

Kathleen S. Becebel, County Clerk
Stephanie Walsh, Deputy

COUNTY SURVEYOR FILE NO.

I hereby certify that this is an exact copy of the original.
Robert V. Neathamer
Surveyor



Renewal Date 12/31/02

PREPARED BY: Neathamer Surveying, Inc.
304 South Central Avenue
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 99022 DATE: March 07, 2001

Sheet 1 of 2 © RVN