

# MOUNTAIN MEADOWS PARKSIDE CONDOMINIUM, STAGE 4

Being a replat of Parcel 2 of Partition Plat No. P-14-2001 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

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

4/2/2001  
Date

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

Filed for record this 16 day of April, 2001 at 8:21 o'clock A.m., and recorded in Volume 27, of Plats at Page 20 of records of Jackson County, Oregon.

### APPROVAL:

EXAMINED AND APPROVED this 11th day of April, 2001.

[Signature]  
City Surveyor

EXAMINED AND APPROVED as required by ORS 100.110 as of April 13, 2001.

[Signature]  
Assessor, Department of Assessment

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 100.110 have been paid as of April 13, 2001.

[Signature]  
Tax Collector

### \* INDEX TO SHEETS \*

SHEET 1	SIGNATURE SHEET
SHEET 2	OVERALL VIEW
SHEET 3	GROUND FLOOR PLAN - WEST WING & WEST PORTION OF SOUTH WING (UNITS 1-5)
SHEET 4	GROUND FLOOR PLAN - EAST WING & EAST PORTION OF SOUTH WING (ALL GCE)
SHEET 5	1ST FLOOR PLAN - WEST WING & WEST PORTION OF SOUTH WING (UNITS 6-15)
SHEET 6	1ST FLOOR PLAN - EAST WING & EAST PORTION OF SOUTH WING (UNITS 16-24)
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SHEET 11	EAST ELEVATION OF WEST WING, WEST ELEVATION OF EAST WING & NORTH ELEVATION

[Signature]  
County Clerk

[Signature]  
Deputy

Supplemental Declaration of Condominium Ownership, Covenants, Conditions and Restrictions recorded as Doc. 01-16298, 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-14-2001, according to the official plat thereof, now of record, in Volume 12, Page 14 of "Record of Partition Plats" in Jackson County Oregon and filed as Survey No. 16831 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, LLC as MOUNTAIN MEADOWS PARKSIDE CONDOMINIUM, STAGE 4 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 Golden Aspen Place (Private Street) as shown on Sheets 2-4 and does hereby grant Emergency vehicles the right to use said Golden Aspen Place (Private Street) at all times and as necessary. Mountain Meadows Parkside Condominium, Stage 4 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 Docs.98-34427 & 00-29924, ORJCO, (2) the By-Laws of the Mountain Meadows Owner's Association recorded as Doc. 96-24901, ORJCO and amended by Doc.00-29923, 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 Docs. 99-56600 & 00-17711, ORJCO and (5) the By-Laws of the Mountain Meadows Parkside Condominium Association recorded as Doc.98-35221, ORJCO, and (6) a Declaration of Condominium Ownership, Covenants and Conditions and Restrictions to be recorded simultaneously with this Plat.

### \*\*\*\*\* POST MONUMENTATION \*\*\*\*\*

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY APRIL 13, 2002.

[Signature]  
SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC# 02-66001, ORJCO, THIS 11th DAY OF December, 2002.  
CS 17587

APPROVED: [Signature]  
JACKSON COUNTY SURVEYOR

[Signature]  
Madeline Hill, President

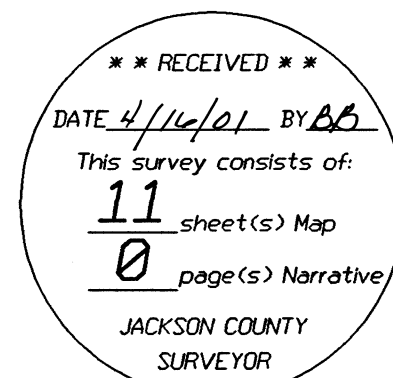
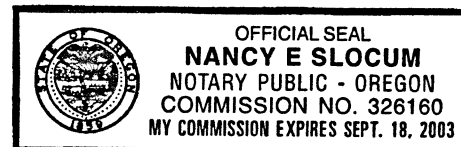
Hill Associates, Inc., (Manager of Mountain Meadows, L.L.C.)

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 11th day of April, 2001.

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 4. See Ashland PA #98-019.  
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

REGISTERED PROFESSIONAL LAND SURVEYOR

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

### \*\*\*\*\* AFFIDAVITS OF CONSENT \*\*\*\*\*

FROM MAINLANDER SERVICES CORPORATION RECORDED AS DOC.# 01-16301, ORJCO.  
FROM BLUE SKY DEVELOPMENT INC. DEFINED BENEFIT PLAN RECORDED AS DOC.# 01-16299, ORJCO.  
FROM MAINLANDER SERVICES CORPORATION MONEY PURCHASE PENSION PLAN RECORDED AS DOC.# 01-16300, ORJCO.

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

[Signature]  
SURVEYOR

BASIS OF BEARINGS: NAD83 TRUE BEARING FROM STATION "ASH" TO STATION "TALENT" AS PUBLISHED BY THE NGS AND TAKEN FROM SURVEY NO. 16831 ON FILE WITH THE JACKSON COUNTY SURVEYOR.

# MOUNTAIN MEADOWS PARKSIDE CONDOMINIUM, STAGE 4

Being a replat of Parcel 2 of Partition Plat No. P-14-2001 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

DATE: MARCH 27, 2001 UNIT OF MEASUREMENT: FEET  
SCALE SHEET 2: 1" = 20' SCALE SHEETS 3-11: 1" = 10'

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

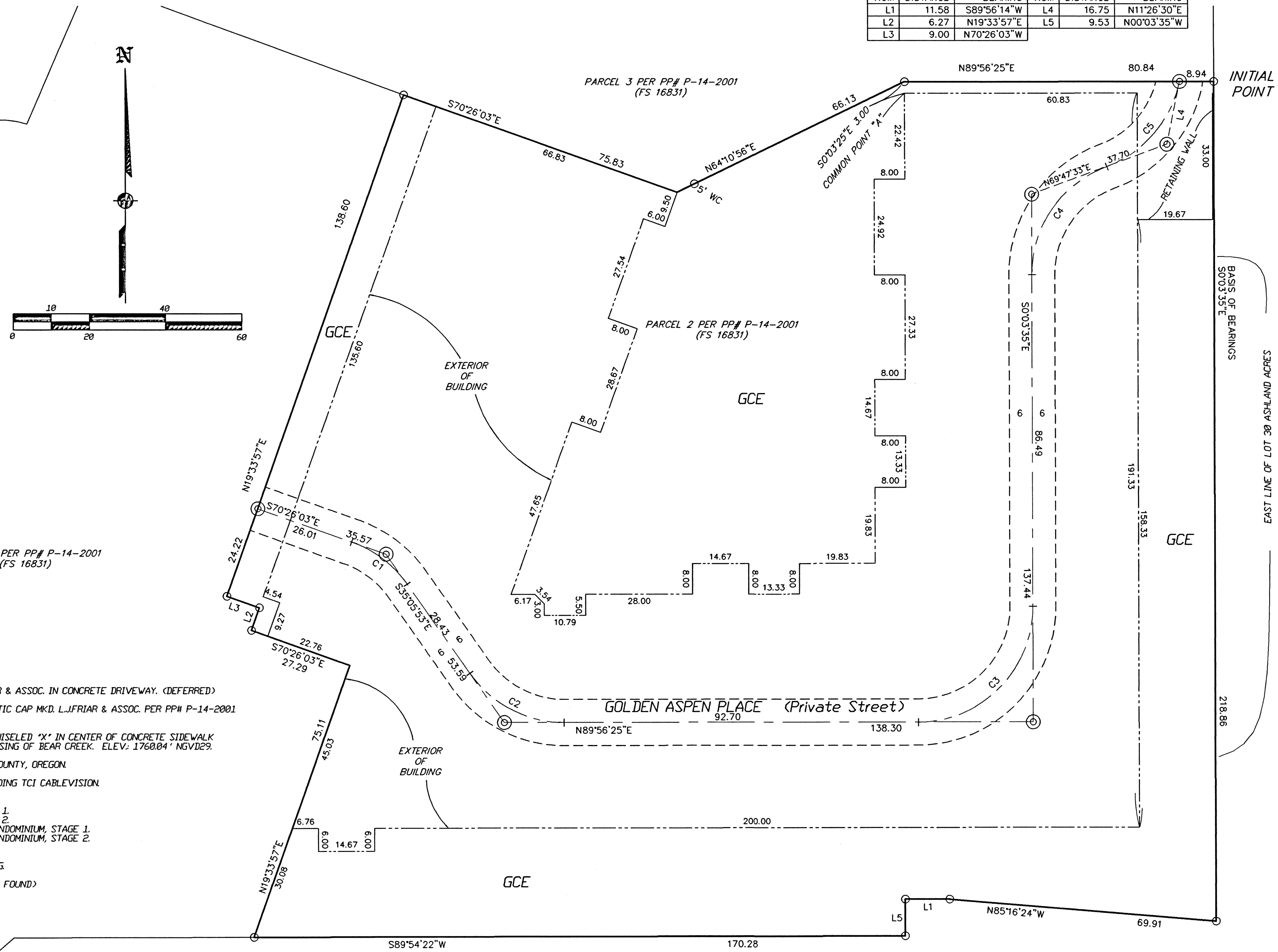
for  
**Mountain Meadows L.L.C.**  
855 Mountain Meadows Drive  
Ashland, OR 97520

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE	TANGENT
C1	35°20'10"	18.50	30.00	N52°45'58"W	18.21	9.56
C2	54°57'41"	28.78	30.00	S62°34'44"E	27.69	15.60
C3	90°00'00"	47.12	30.00	N44°56'25"E	42.43	30.00
C4	69°51'07"	36.57	30.00	S34°51'59"W	34.35	20.95
C5	58°21'02"	30.55	30.00	N40°37'01"E	29.25	16.75
NUM	DISTANCE	BEARING	NUM	DISTANCE	BEARING	
L1	11.58	S89°56'14"W	L4	16.75	N11°26'30"E	
L2	6.27	N19°33'57"E	L5	9.53	N00°03'35"W	
L3	9.00	N70°26'03"W				

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

\*\* RECEIVED \*\*  
DATE 4/16/01 BY BB  
This survey consists of:  
11 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR



**LEGEND:**

- ⊙ = SET 2.5" BRASS DISK MKD. L.J.FRIAR & ASSOC. IN CONCRETE DRIVEWAY. (DEFERRED)
- = FD. 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. PER PP# P-14-2001 (FS16831).
- (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.
- ORJO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- RS = RECORDED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT, INCLUDING TCI CABLEVISION
- JCDR = JACKSON COUNTY DEED RECORDS.
- C1, L1 = SEE COURSE DATA TABLE.
- MMSP1 = MOUNTAIN MEADOWS SUBD., PHASE 1.
- MMSP2 = MOUNTAIN MEADOWS SUBD., PHASE 2.
- MMPCS1 = MOUNTAIN MEADOWS PARKSIDE CONDOMINIUM, STAGE 1.
- MMPCS2 = MOUNTAIN MEADOWS PARKSIDE CONDOMINIUM, STAGE 2.
- PP# = PARTITION PLAT NO.
- GCE = GENERAL COMMON ELEMENT.
- BUILDING LINE = EXTERIOR FACE OF SIDING.
- LCE = LIMITED COMMON ELEMENT.
- ⊠ = COMPUTED POINT. (NOTHING SET OR FOUND)
- WC = WITNESS CORNER.

MOUNTAIN MEADOWS PARKSIDE CONDOMINIUM, STAGE 2 (RS 16319)

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

**EASEMENTS PER SUBDIVISION GUARANTEE**  
TEMPORARY PEDESTRIAN AND INGRESS-EGRESS EASEMENT PER PP# P-14-1999 IS A BLANKET EASEMENT AND ONLY THAT PORTION OF SAID EASEMENT ON THIS PROPERTY WILL TERMINATE UPON THE RECORDING OF THIS PLAT.

# MOUNTAIN MEADOWS PARKSIDE CONDOMINIUM, STAGE 4

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SEE SHEET 4

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

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

**LEGEND:**

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

**NOTES:**

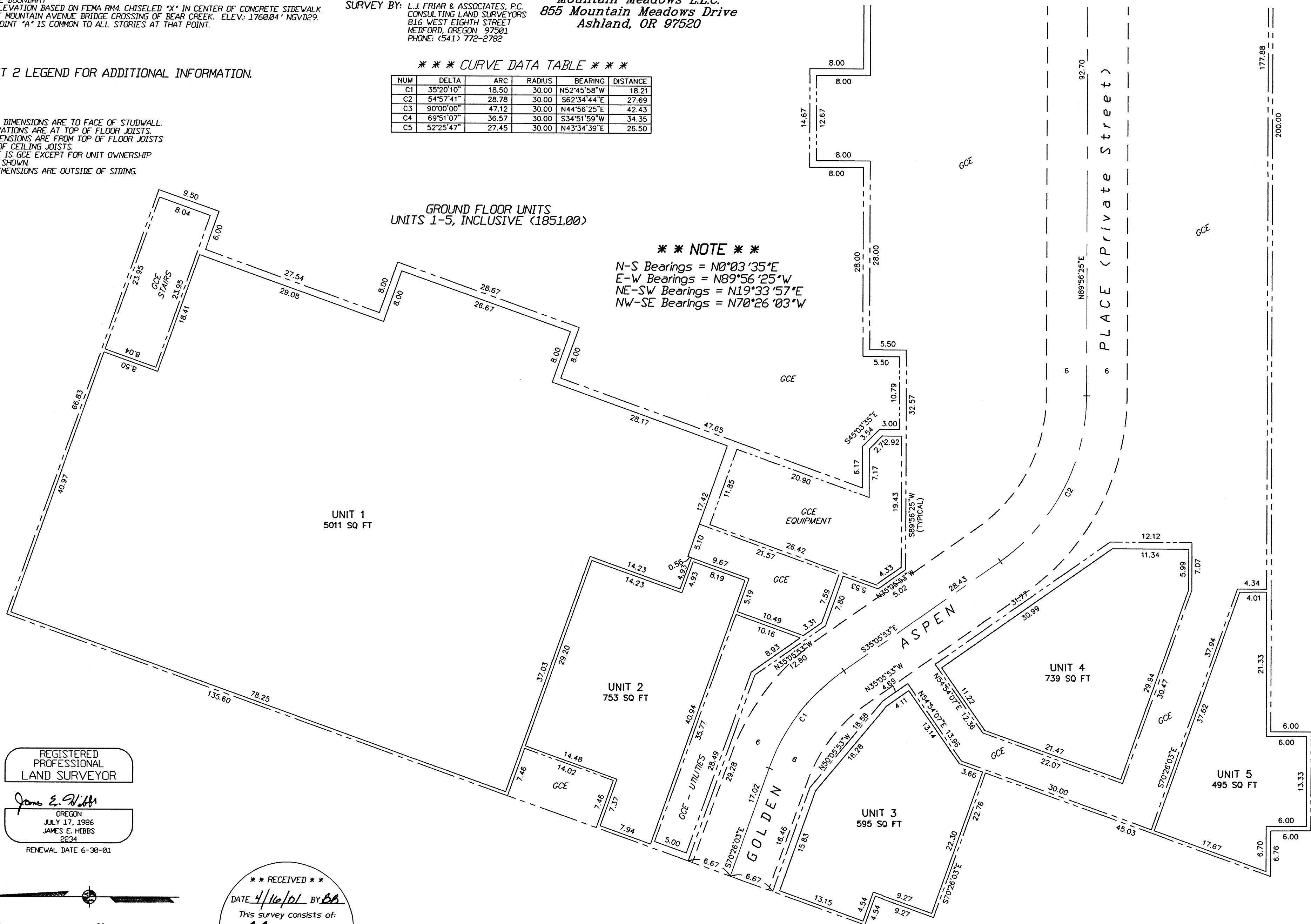
- 1) INSIDE UNIT DIMENSIONS ARE TO FACE OF STUDWALL.
- 2) FLOOR ELEVATIONS ARE AT TOP OF FLOOR JOISTS.
- 3) CEILING DIMENSIONS ARE FROM TOP OF FLOOR JOISTS TO BOTTOM OF CEILING JOISTS.
- 4) ENTIRE SITE IS GCE EXCEPT FOR UNIT OWNERSHIP BOUNDARIES SHOWN.
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**\*\*\* CURVE DATA TABLE \*\*\***

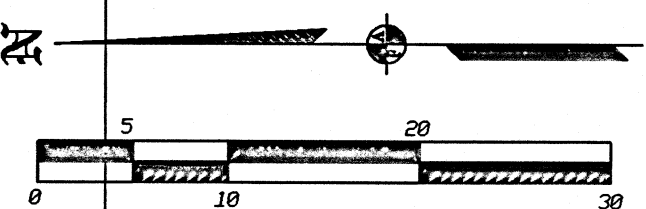
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C5	52°25'47"	27.45	30.00	N43°34'39"E	26.50

**\*\* NOTE \*\***

N-S Bearings = N0°03'35"E  
E-W Bearings = N89°56'25"W  
NE-SW Bearings = N19°33'57"E  
NW-SE Bearings = N70°26'03"W



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



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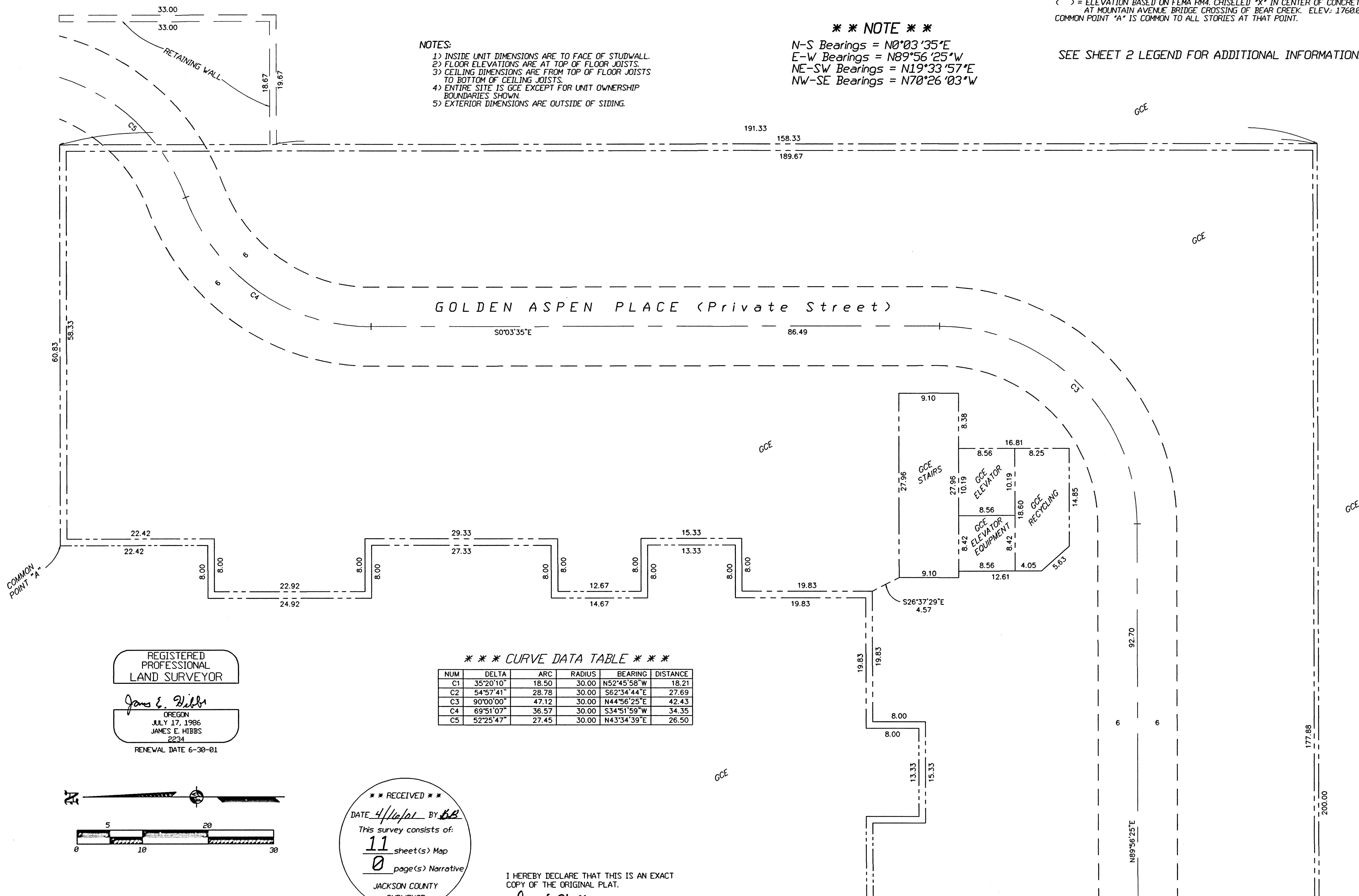
for  
**Mountain Meadows L.L.C.**  
855 Mountain Meadows Drive  
Ashland, OR 97520

**LEGEND:**  
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- NOTES:**
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N-S Bearings = N0°03'35"E  
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SEE SHEET 2 LEGEND FOR ADDITIONAL INFORMATION.

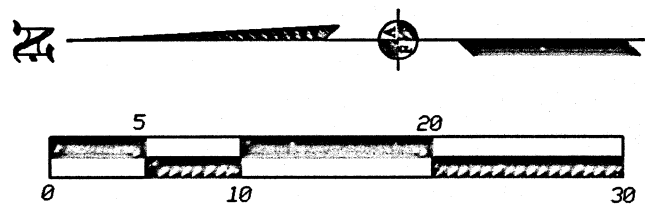


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REGISTERED PROFESSIONAL LAND SURVEYOR

*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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816 WEST EIGHTH STREET  
MEDFORD, OREGON 97501  
PHONE: (541) 772-2782

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

SEE SHEET 6

### LEGEND:

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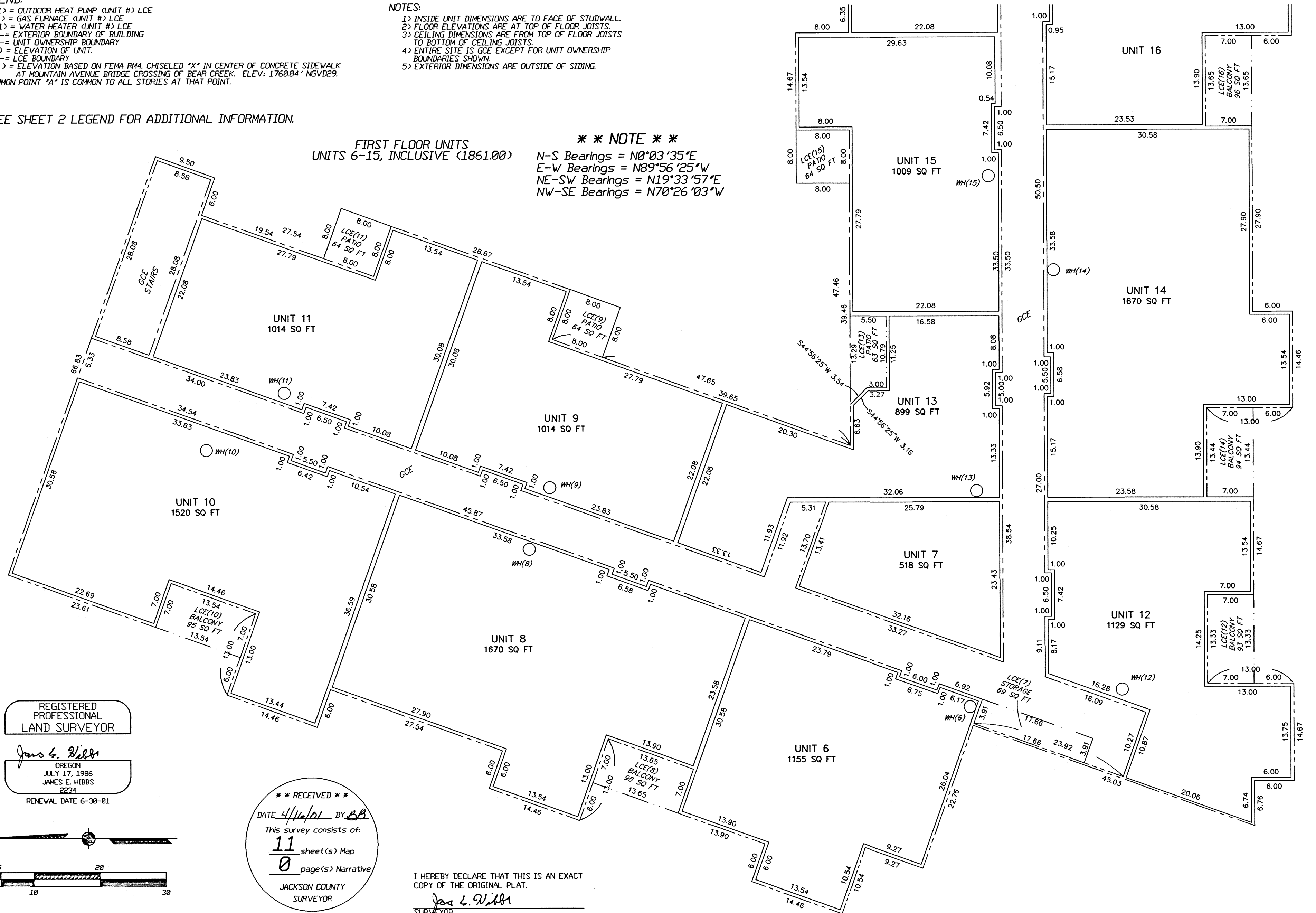
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SEE SHEET 2 LEGEND FOR ADDITIONAL INFORMATION.

### FIRST FLOOR UNITS UNITS 6-15, INCLUSIVE (1861.00)

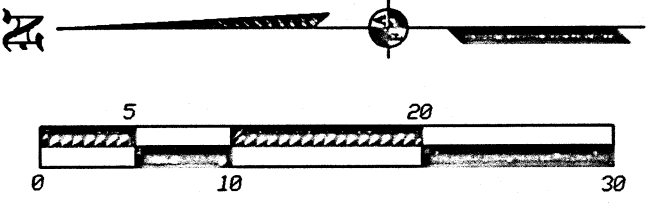
### \*\* NOTE \*\*

N-S Bearings =  $N0^{\circ}03'35"E$   
 E-W Bearings =  $N89^{\circ}56'25"W$   
 NE-SW Bearings =  $N19^{\circ}33'57"E$   
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REGISTERED PROFESSIONAL LAND SURVEYOR

*James E. Hibbs*  
 OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234  
 RENEWAL DATE 6-30-81



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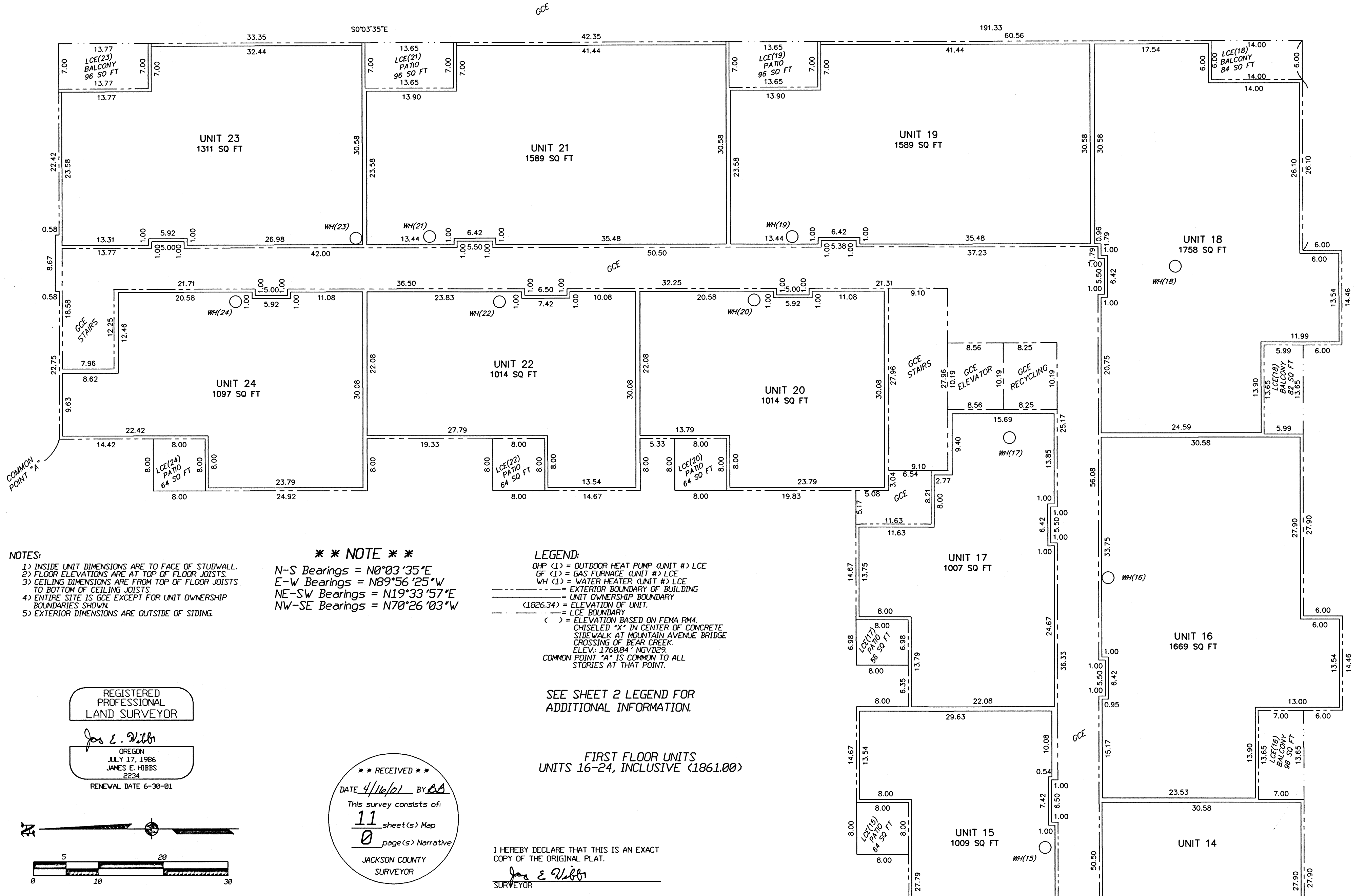
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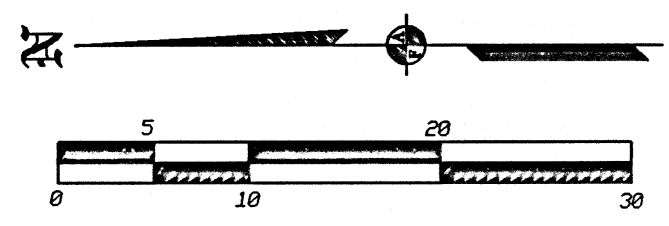
FIRST FLOOR UNITS  
UNITS 16-24, INCLUSIVE (1861.00)

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*Jos E. Wilb*  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

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

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11 sheet(s) Map  
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 JACKSON COUNTY  
 SURVEYOR



SEE SHEET 5

# MOUNTAIN MEADOWS PARKSIDE CONDOMINIUM, STAGE 4

Being a replat of Parcel 2 of Partition Plat No. P-14-2001 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.  
855 Mountain Meadows Drive  
Ashland, OR 97520

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

SEE SHEET 8

### 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 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.

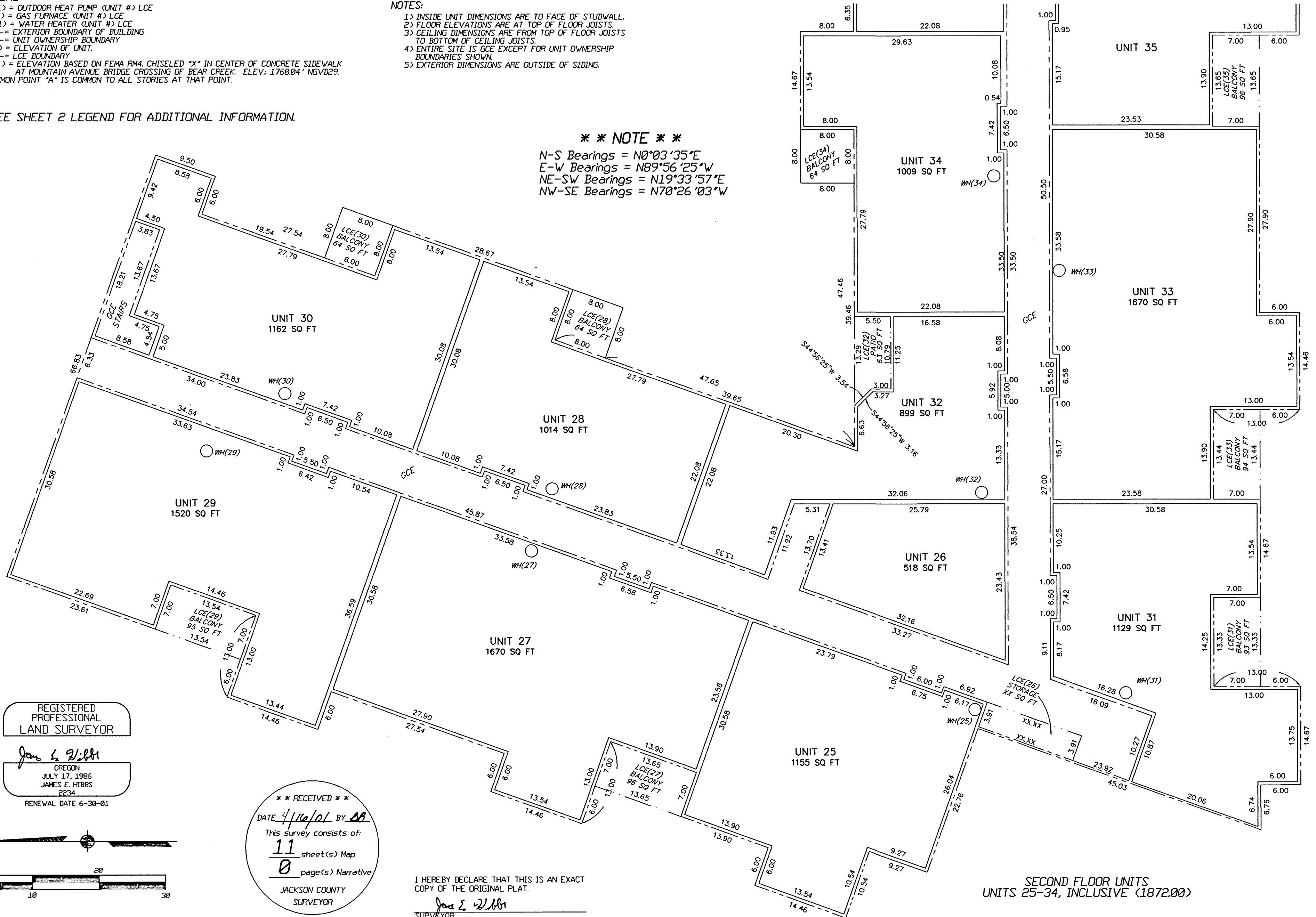
### NOTES:

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

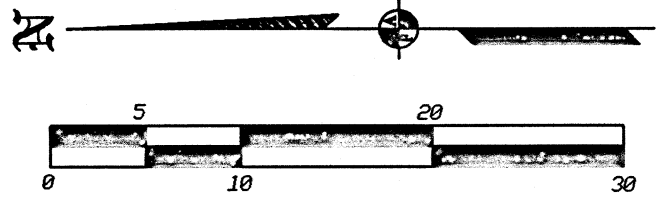
SEE SHEET 2 LEGEND FOR ADDITIONAL INFORMATION.

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

N-S Bearings = N0°03'35"E  
 E-W Bearings = N89°56'25"W  
 NE-SW Bearings = N19°33'57"E  
 NW-SE Bearings = N70°26'03"W



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



\*\* RECEIVED \*\*  
 DATE 4/16/01 BY *AB*  
 This survey consists of:  
 11 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. Hibbs*  
 SURVEYOR

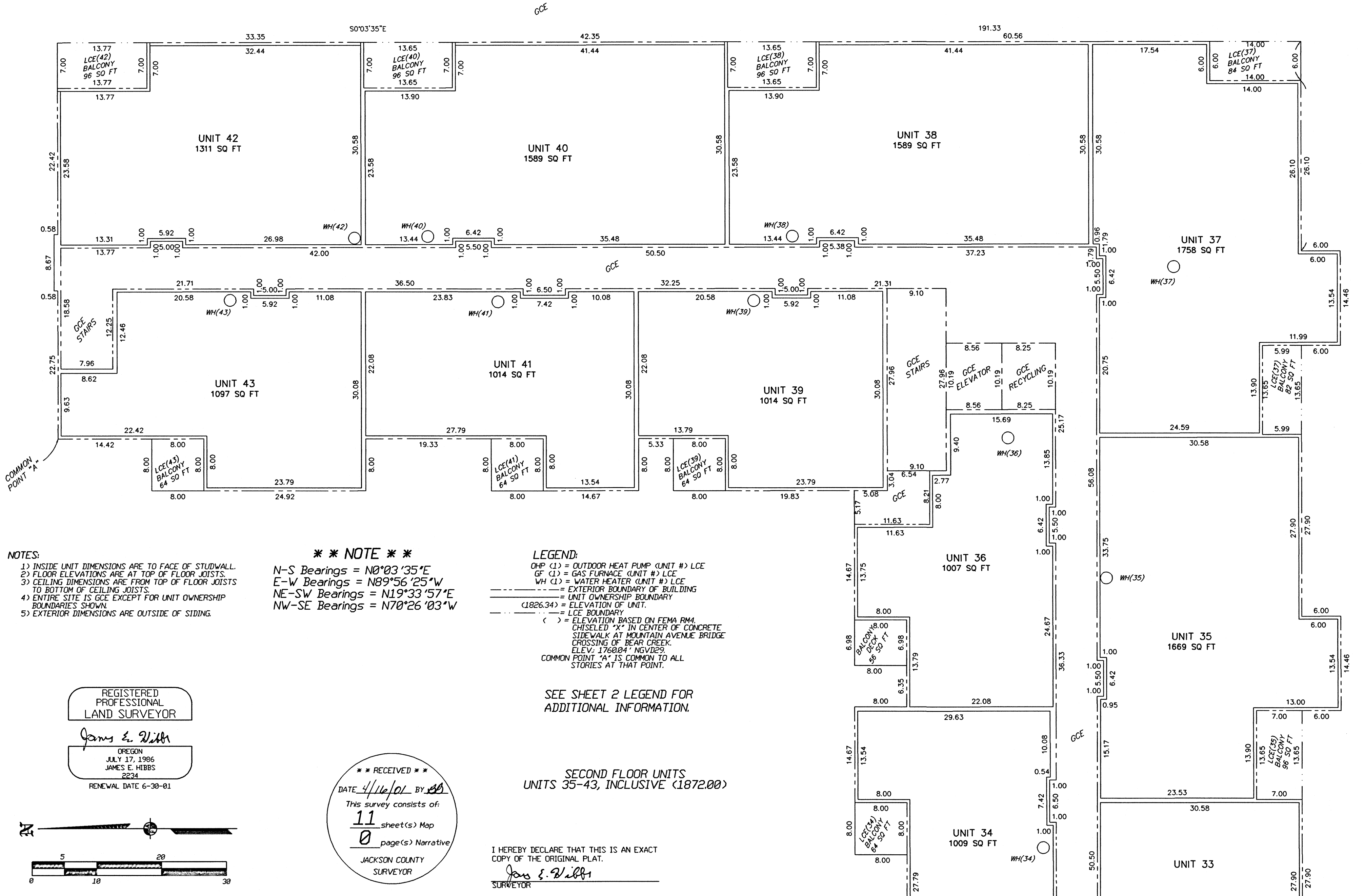
SECOND FLOOR UNITS  
 UNITS 25-34, INCLUSIVE (1872.00)

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**NOTES:**

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**\*\* NOTE \*\***

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 E-W Bearings = N89°56'25"W  
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**LEGEND:**

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- COMMON POINT "A" IS COMMON TO ALL STORIES AT THAT POINT.

SEE SHEET 2 LEGEND FOR ADDITIONAL INFORMATION.

SECOND FLOOR UNITS  
UNITS 35-43, INCLUSIVE (1872.00)

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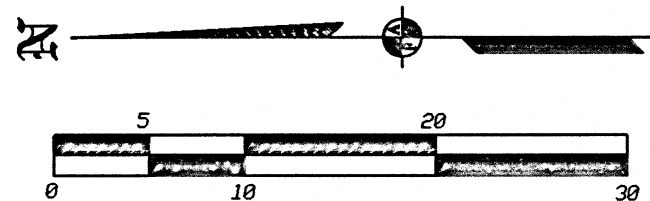
*James E. Hibbs*  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

*James E. Hibbs*

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

**\*\* RECEIVED \*\***  
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 This survey consists of:  
11 sheet(s) Map  
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 JACKSON COUNTY  
 SURVEYOR



SEE SHEET 7

SHEET 8 OF 11

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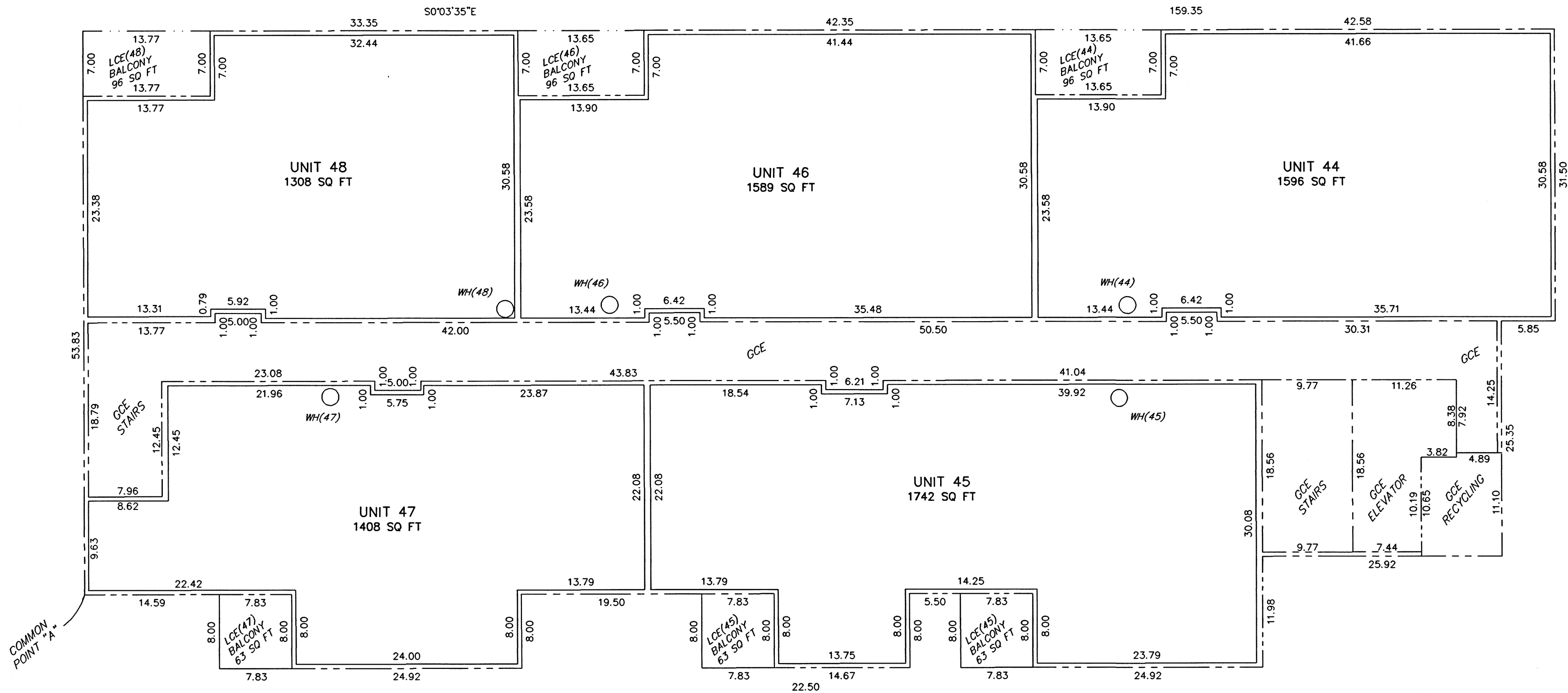


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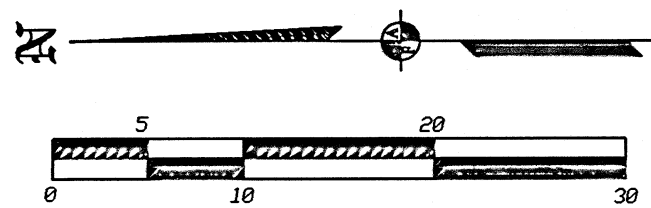
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Ashland, OR 97520

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REGISTERED  
PROFESSIONAL  
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- 5) EXTERIOR DIMENSIONS ARE OUTSIDE OF SIDING.

**\*\* NOTE \*\***

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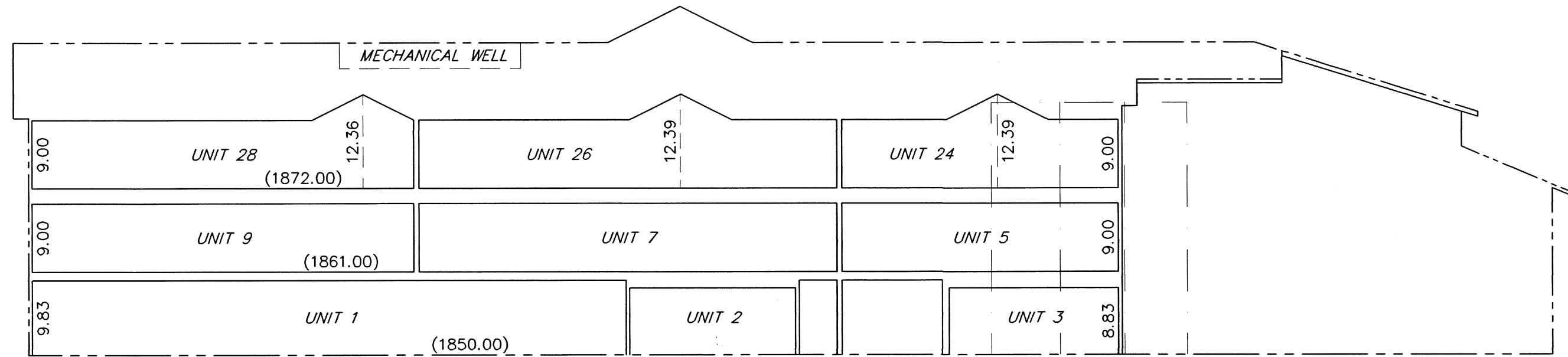
**LEGEND:**

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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.: 1760.04' NGVD29
- COMMON POINT "A" IS COMMON TO ALL STORIES AT THAT POINT.

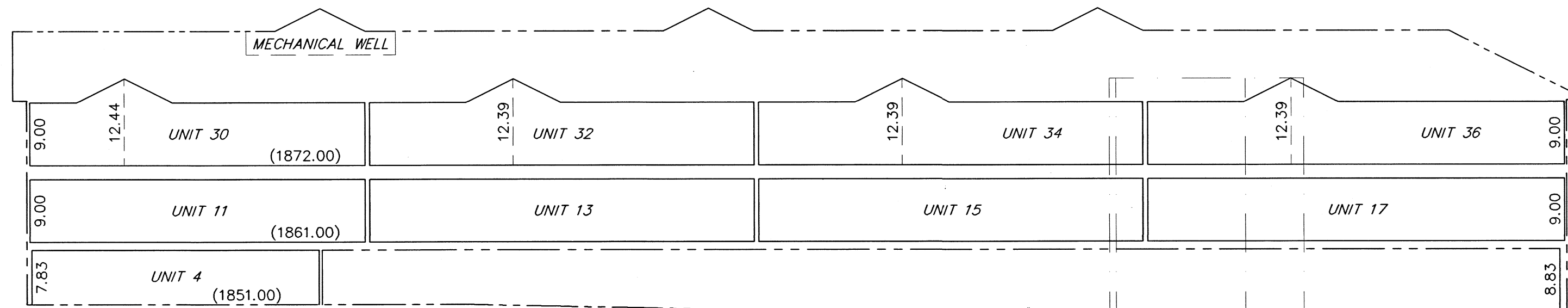
THIRD FLOOR UNITS  
UNITS 44-48, INCLUSIVE (1883.00)

SEE SHEET 2 LEGEND FOR  
ADDITIONAL INFORMATION.

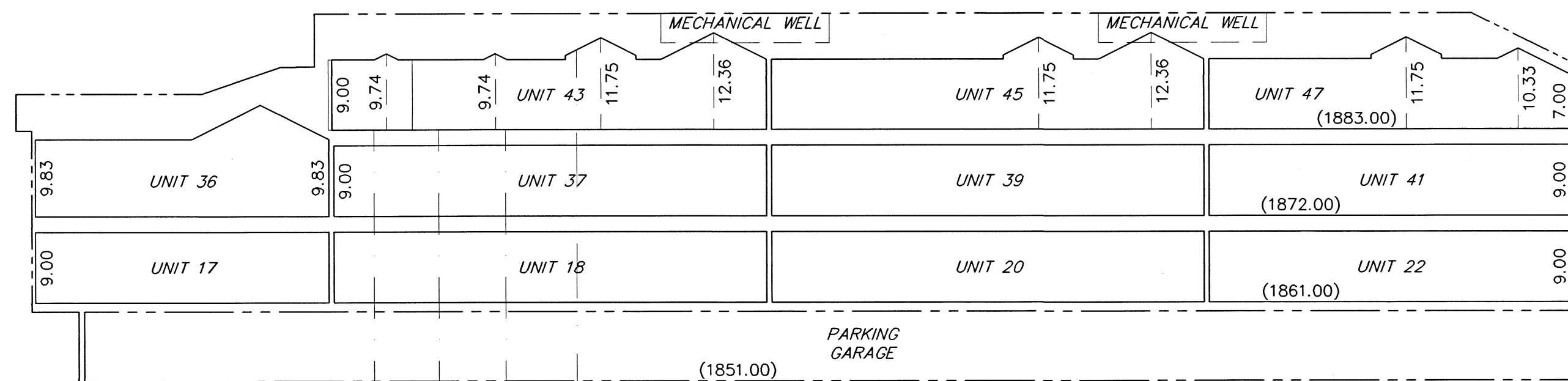
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 855 Mountain Meadows Drive  
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WEST ELEVATION



SOUTH ELEVATION

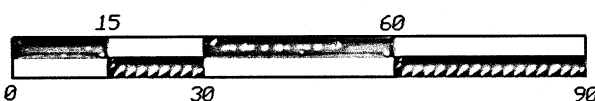


EAST ELEVATION

**LEGEND:**  
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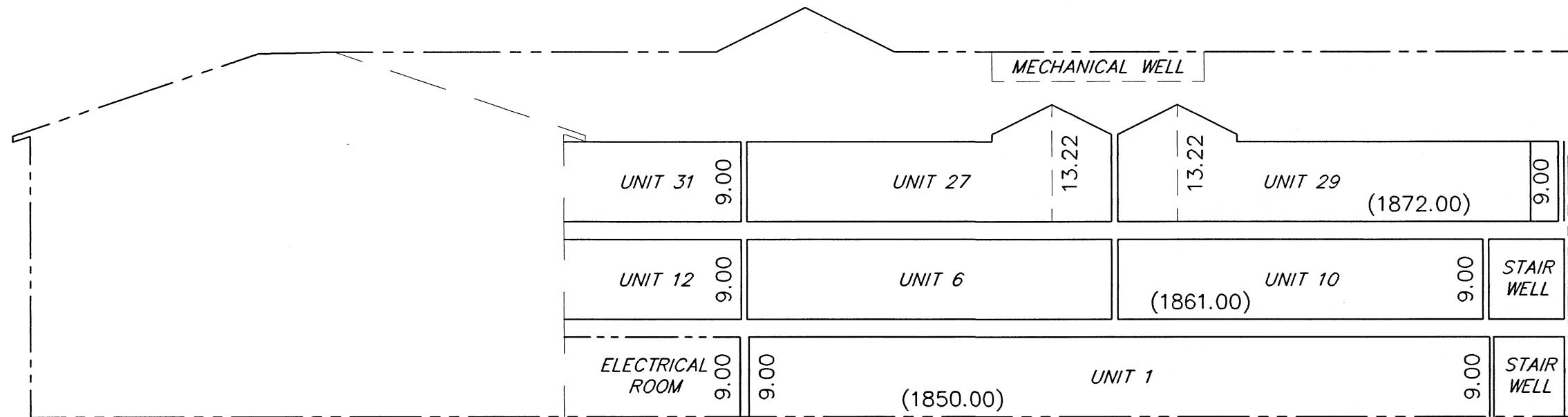
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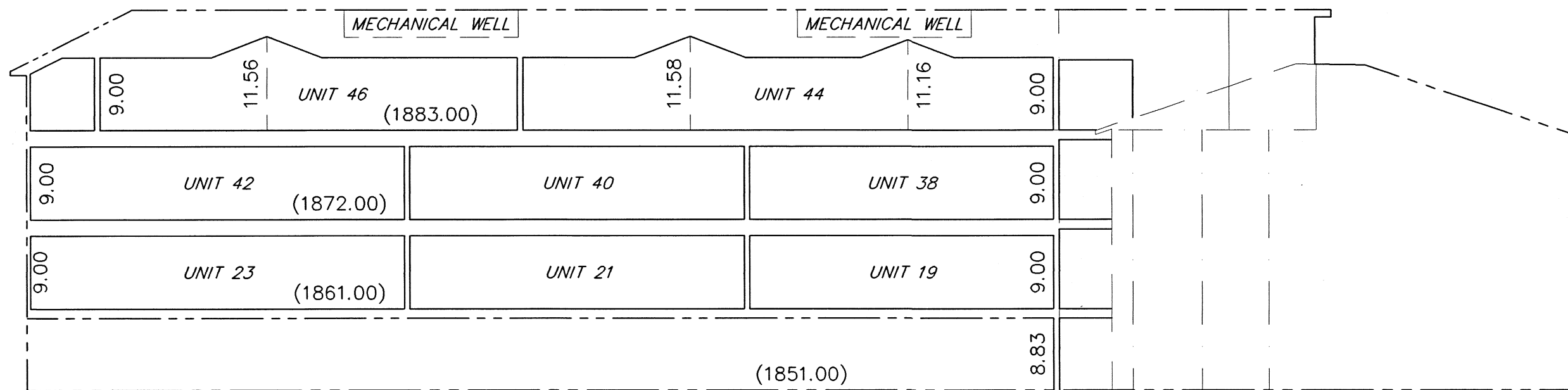
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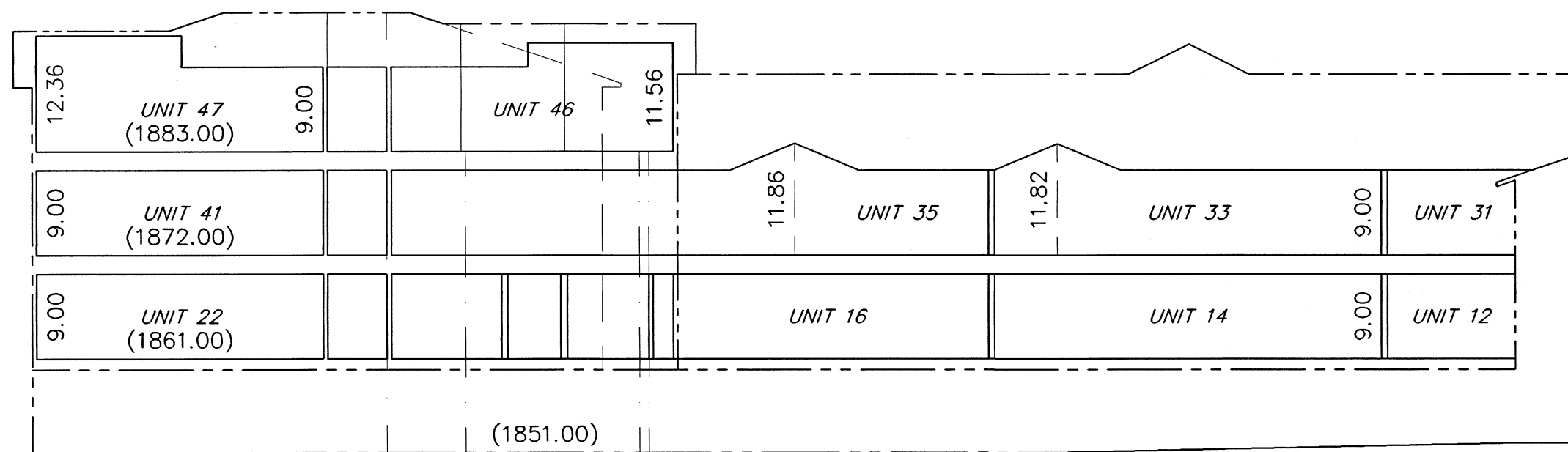
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EAST ELEVATION - WEST WING



WEST ELEVATION - EAST WING

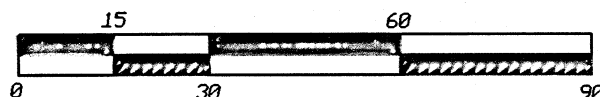


NORTH ELEVATION

**LEGEND:**  
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 GF (1) = GAS FURNACE (UNIT #) LCE  
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