

THE PAVILION CONDOMINIUM

Located in the N.E. 1/4 of Sec. 4, T.39S., R.1E., W.M., City of Ashland, Jackson County, Oregon.

APPROVAL:
John M. [Signature]
Ashland Planning Department
PA #01-082 Condominium

08.26.2002
Date

for
Mountain Meadows L.L.C.
Business Center
950 Golden Aspen Place
Ashland, OR 97520

*** RECORDING ***

Filed for record this 09 day of October, 2002 at
1:59 o'clock P m., and recorded in Volume 28, of Plats at Page 51
of records of Jackson County, Oregon.

APPROVAL:
EXAMINED AND APPROVED this 26th day of August, 2002.

DATE:
AUGUST 5, 2002

Jan H. Olson
City Surveyor

Kathleen S. Beckelt
County Clerk

[Signature]
Deputy

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Declaration of Condominium Ownership, Covenants, Conditions and Restrictions recorded as
Doc. 02-53731, ORJCO.

EXAMINED AND APPROVED as required by ORS 100.110 as
of 24th of October, 2002.

[Signature], Deputy
Assessor, Department of Assessment

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 100.110 have been
paid as of October 9th, 2002.

James Clark, Deputy
Tax Collector

*** 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 IMPROVEMENTS, AND THAT CONSTRUCTION OF THE UNITS AND IMPROVEMENTS AS DEPICTED ON THIS PLAT HAS BEEN COMPLETED, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Commencing at the Southwest corner of Lot 56 of MOUNTAIN MEADOWS SUBDIVISION, PHASE 2, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the Southerly line of said Lot 56, South 68°47'48" East, 190.46 feet; thence along the Westerly line of Skylark Place, South 21°12'12" West, 41.00 feet; thence along the Southerly line of Skylark Place, South 68°47'48" East, 50.00 feet; thence along the arc of a 20.00 foot radius curve to the right having a central angle of 90°00'00", a distance of 31.42 feet (the long chord of which bears South 23°47'48" East, 28.28 feet) to the Westerly line of Mountain Meadows Drive; thence along said Westerly line, South 21°12'12" West, 173.84 feet; thence along the arc of a 20.00 foot radius curve to the right having a central angle of 87°40'02", a distance of 30.60 feet (the long chord of which bears South 65°02'12" West, 27.70 feet) to the Northerly line of Fair Oaks Avenue; thence along said Northerly line, North 71°07'46" West, 122.90 feet; thence along the arc of a 495.73 foot radius curve to the left having a central angle of 07°22'03", a distance of 63.75 feet (the long chord of which bears North 74°48'47" West, 63.70 feet); thence along the arc of a 20.00 foot radius curve to the right having a central angle of 88°09'51", a distance of 30.78 feet (the long chord of which bears North 34°24'55" West, 27.83 feet) to the Easterly line of North Mountain Avenue; thence along said Easterly line, North 09°40'02" East, 39.82 feet; thence North 14°16'06" East, 197.68 feet; thence North 19°58'45" East, 15.54 feet to the INITIAL POINT OF BEGINNING.

James E. Hibbs
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 THE PAVILION CONDOMINIUM, 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 Access Easement as shown on Sheet 2 and does hereby grant Emergency vehicles the right to use said Access Easement at all times and as necessary. The Pavilion Condominium 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) a Declaration of Condominium Ownership, Covenants and Conditions and Restrictions to be recorded simultaneously with this Plat. Mountain Meadows, LLC does hereby establish the Access Easement to Water Meters as shown on Sheet 3 for the purpose of providing City of Ashland Water Department personnel access to the Water Meter Room and does hereby dedicate to the City of Ashland the Public Utility Easements (PUE) as shown on Sheet 2 with the condition the Charter Communications, its successors or assigns in interest shall have the right to use said PUE for the placement and maintenance of Cable TV lines as long as they do not interfere with the placement and maintenance of City of Ashland utilities.

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

STATE OF OREGON }
COUNTY OF JACKSON } ss.

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 26 day of AUGUST, 2002.

[Signature] Notary Public - Oregon
Commission No. 330749
My Commission Expires 03/19/04



*** RECEIVED ***
DATE 10-9-02 BY [Signature]
This survey consists of:
15 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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

PURPOSE: To survey and monument THE PAVILION CONDOMINIUM. See City of Ashland PA #01-082.

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
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-03

*** AFFIDAVITS OF CONSENT ***

FROM UMPQUA BANK RECORDED AS DOC.# 02-53730, ORJCO.

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

James E. Hibbs
SURVEYOR

THE PAVILION CONDOMINIUM

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for
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950 Golden Aspen Place
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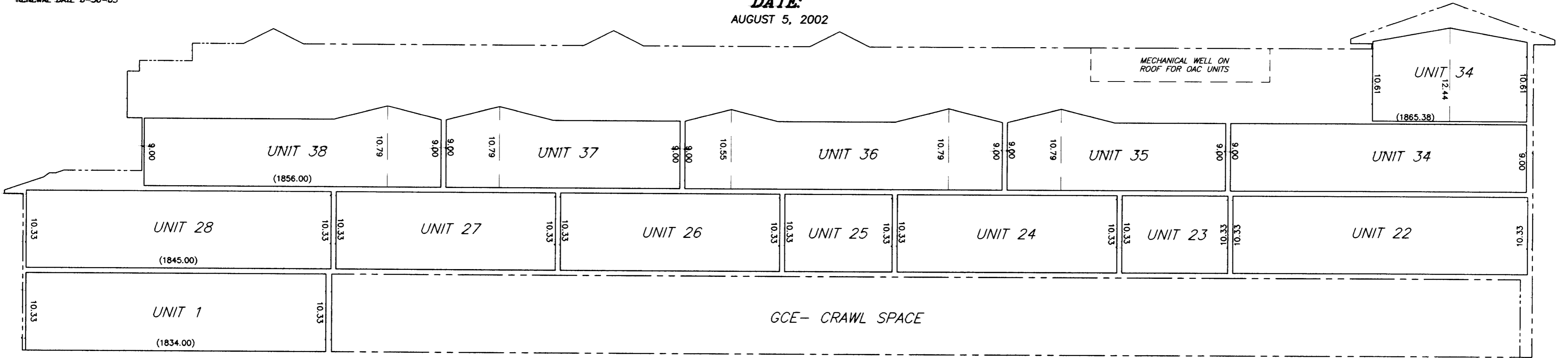
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SOUTH SIDE ELEVATION

LEGEND:

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SEE SHEET 2 LEGEND FOR ADDITIONAL INFORMATION.

NOTES:

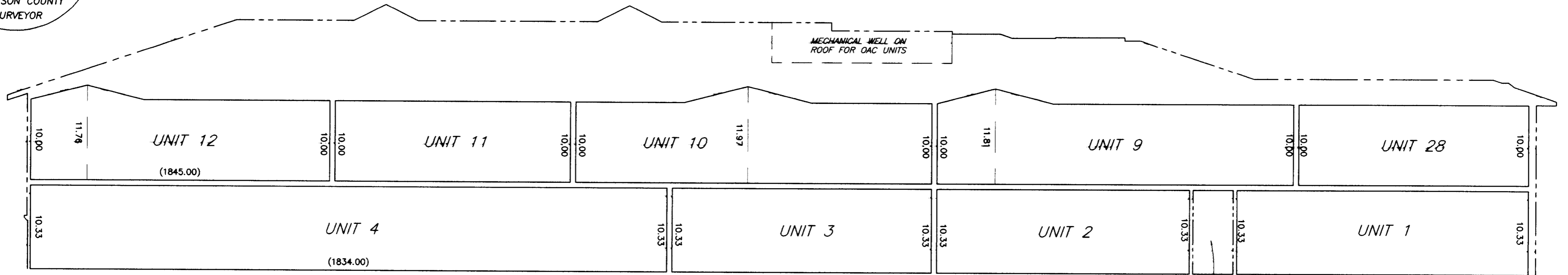
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WEST SIDE ELEVATION



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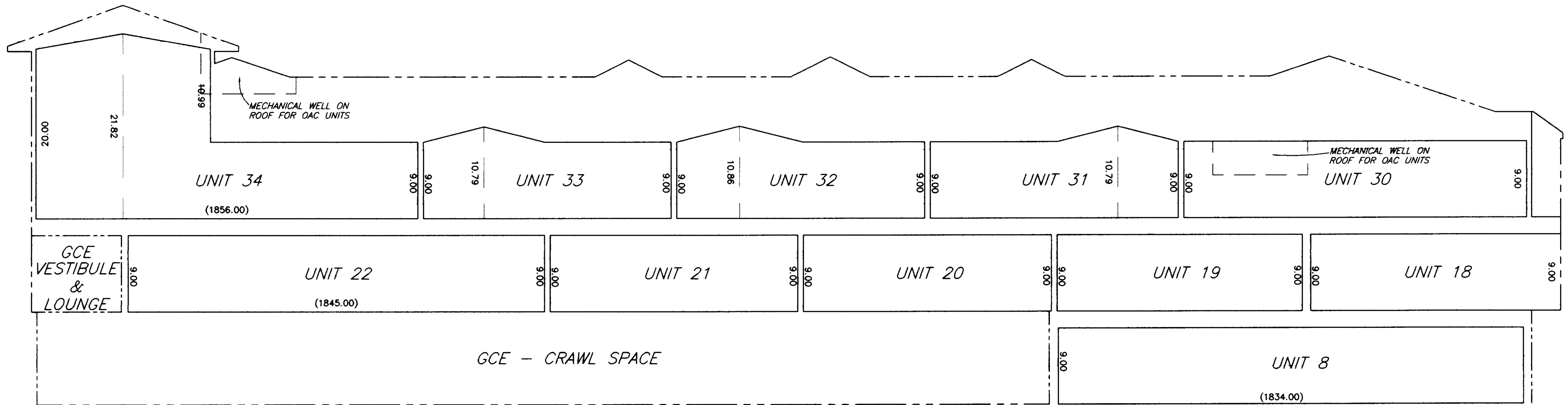
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EAST SIDE ELEVATION



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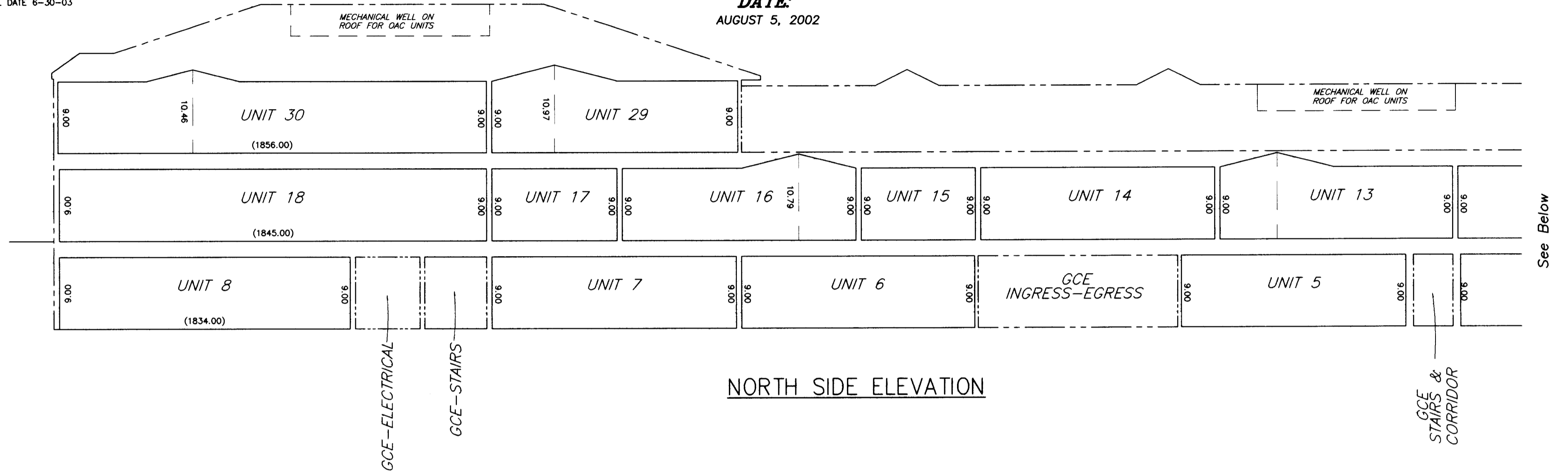
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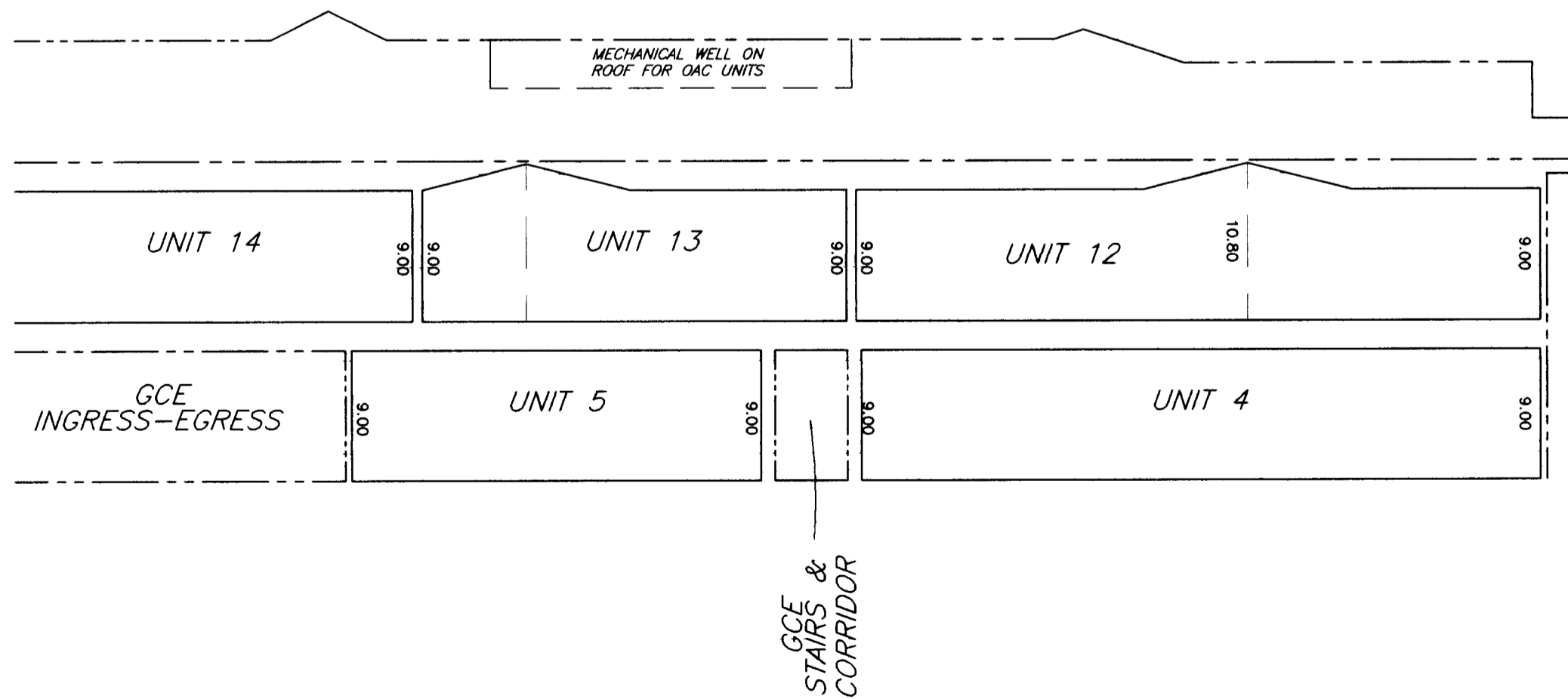
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See Sheet 11

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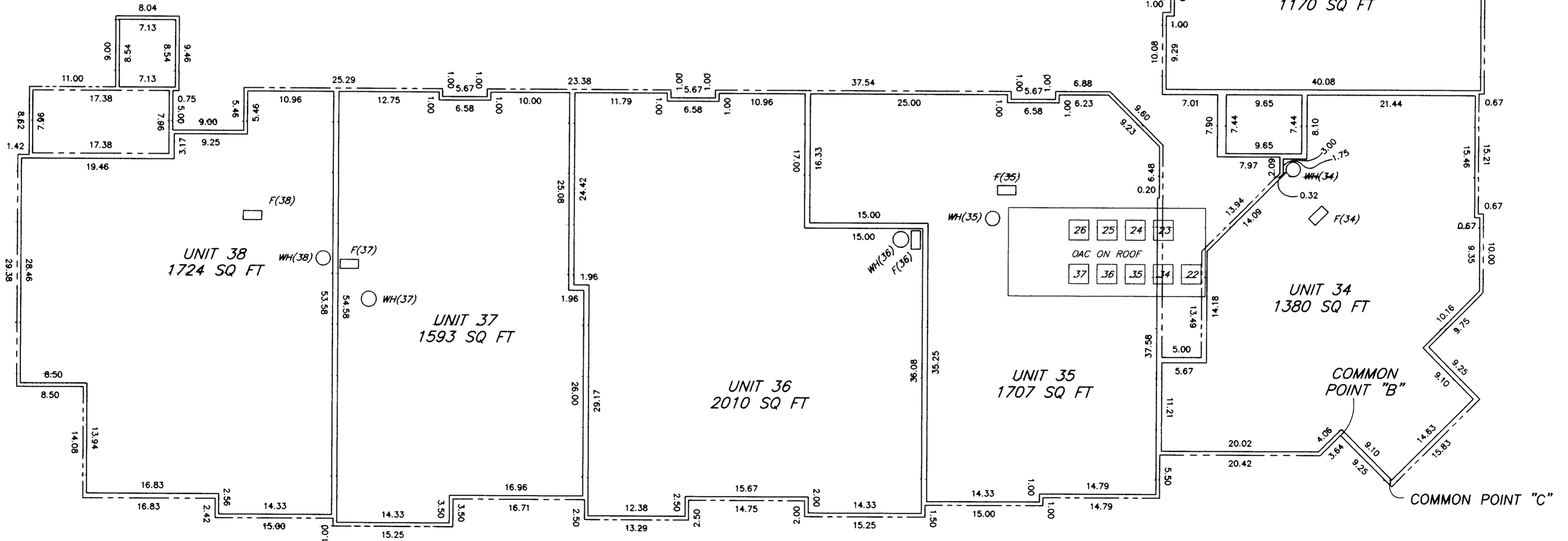
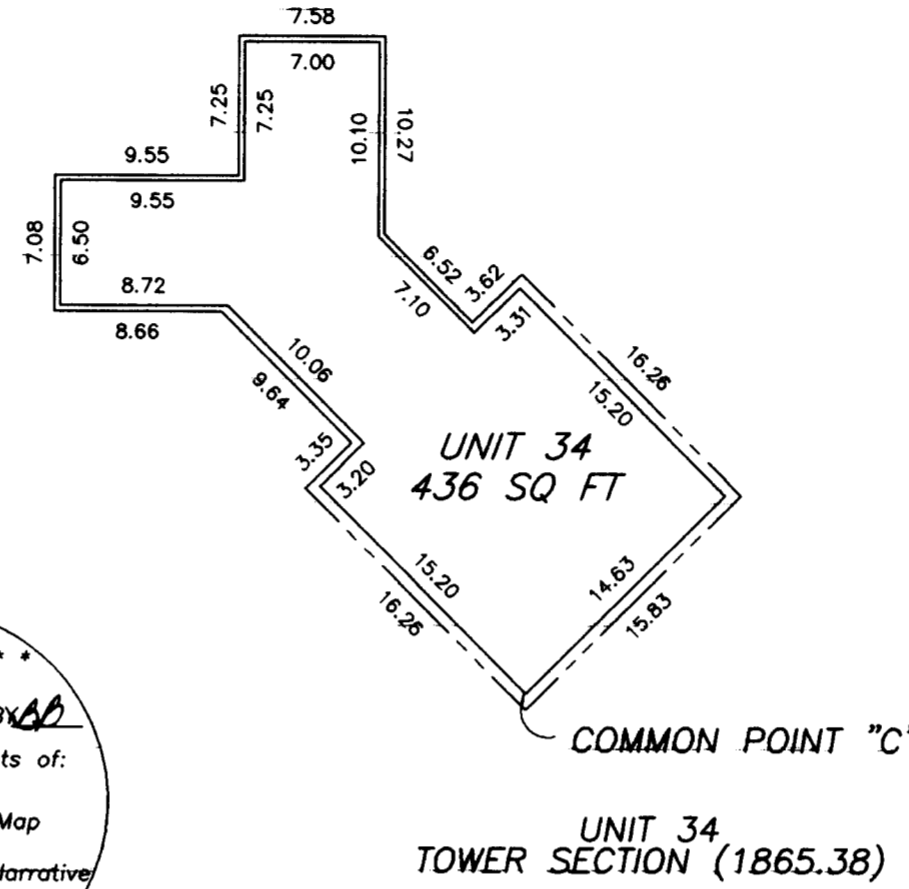


SECOND FLOOR UNITS
UNITS 29-38, INCLUSIVE (1856.00)

**** NOTE ****

N-S Bearings = N21°12'12"E
 E-W Bearings = S68°47'48"E
 NE-SW Bearings = N66°12'12"E
 NW-SE Bearings = N23°47'48"W

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THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

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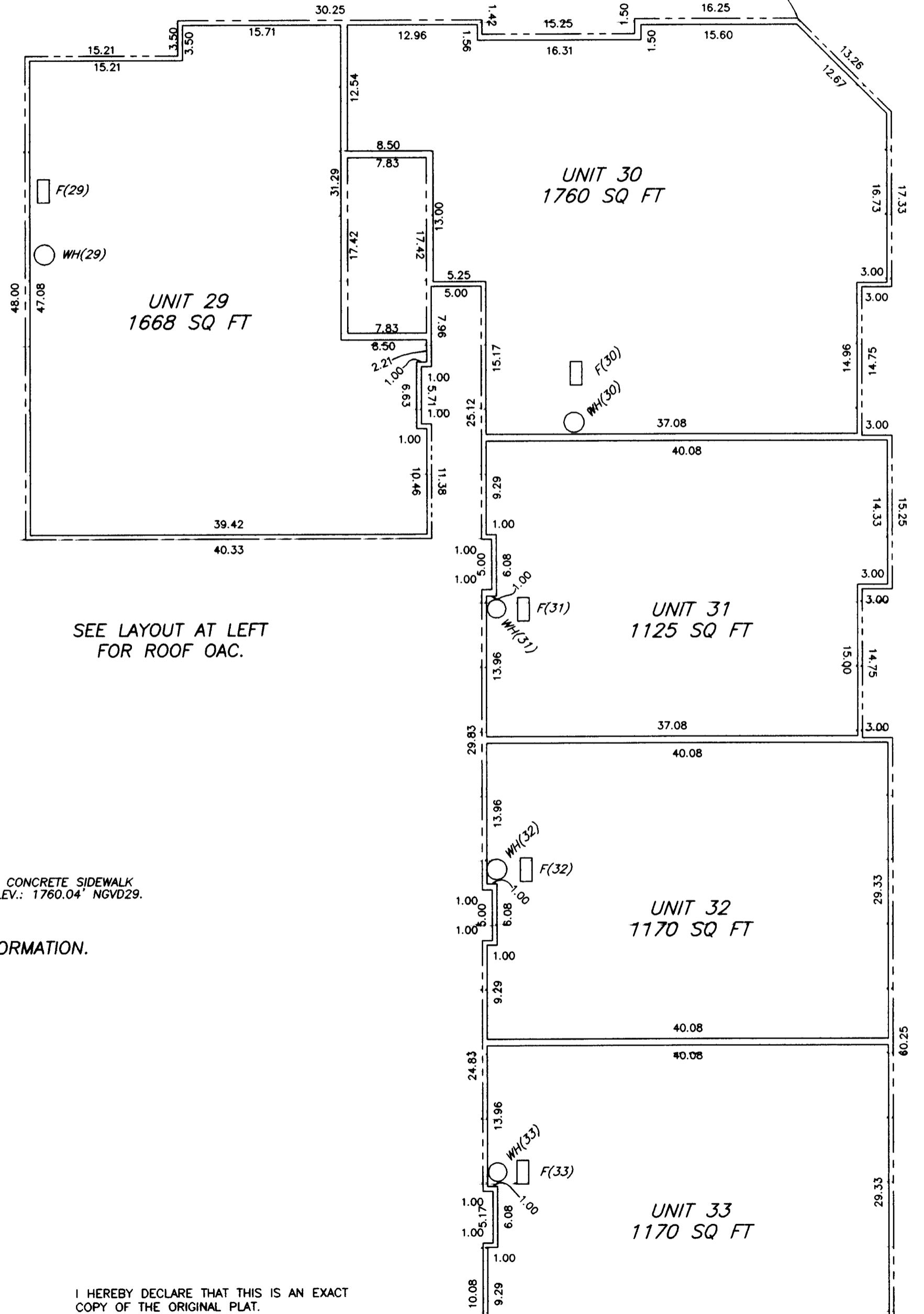
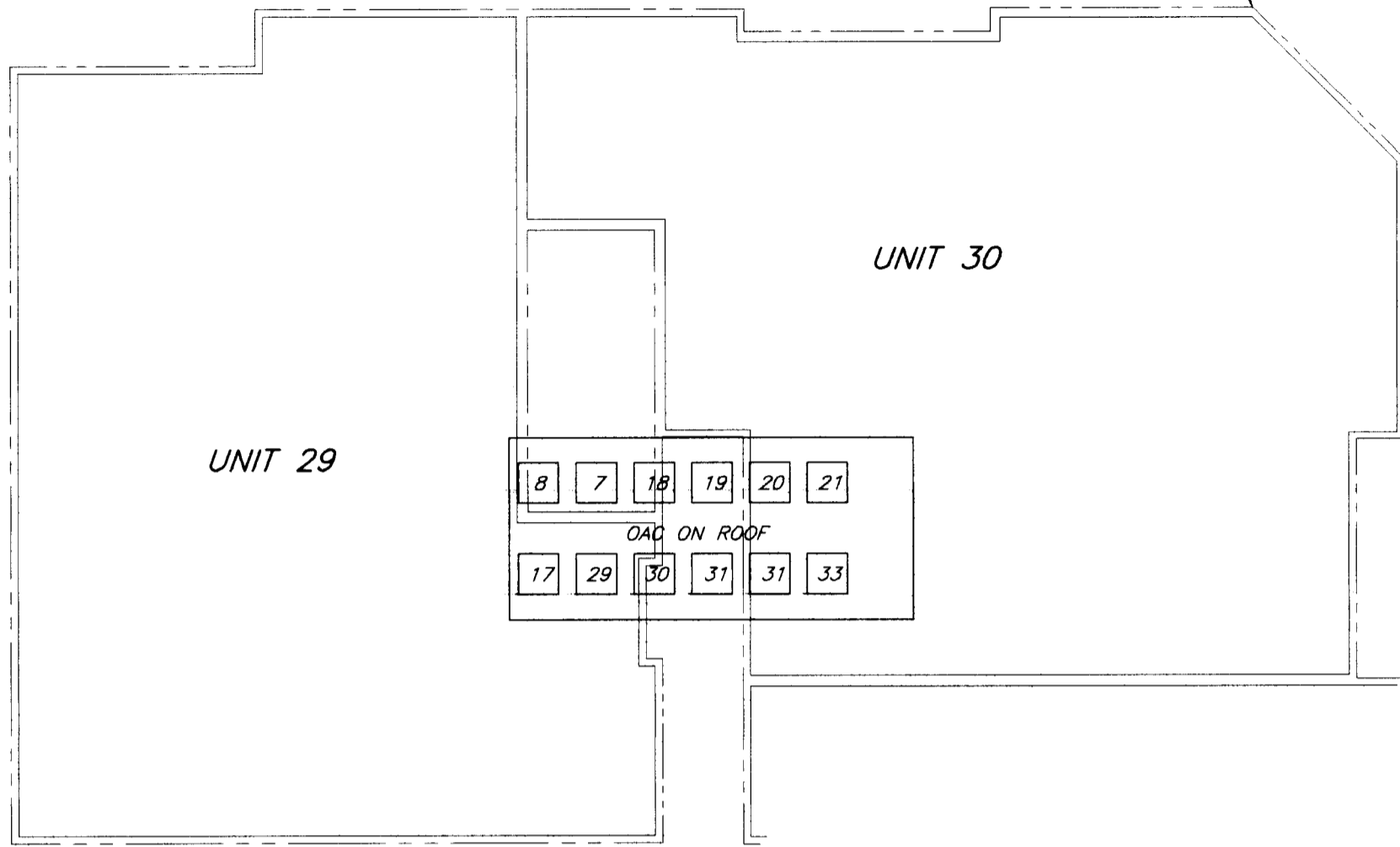
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COMMON POINT "A"

COMMON POINT "A"



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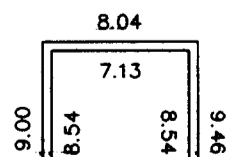
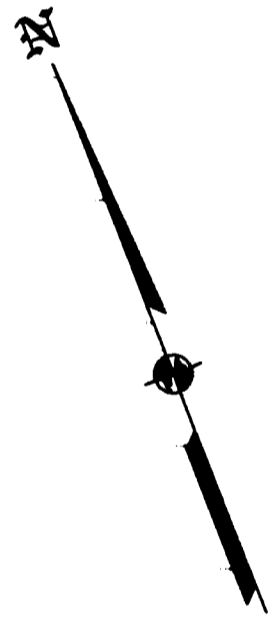
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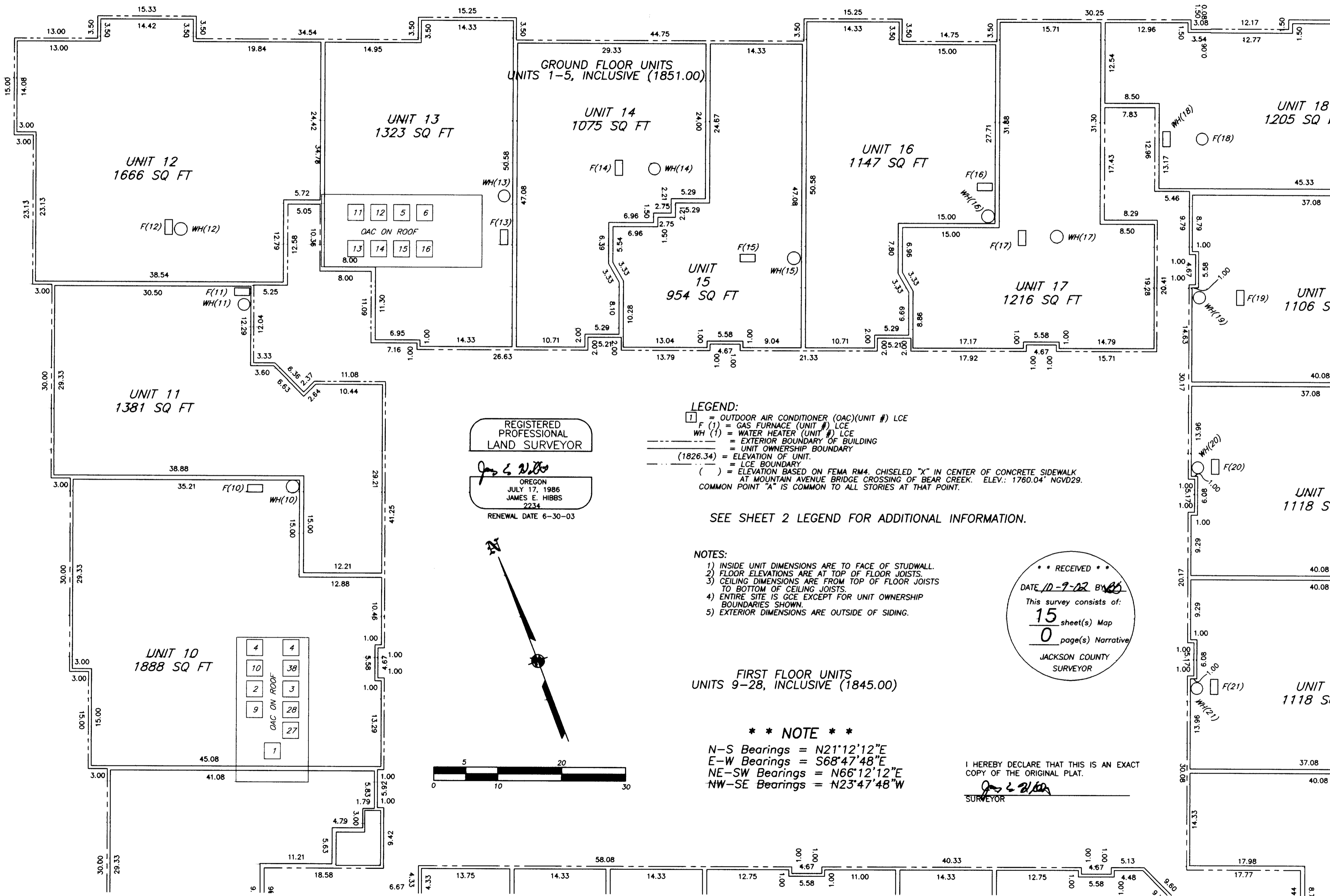
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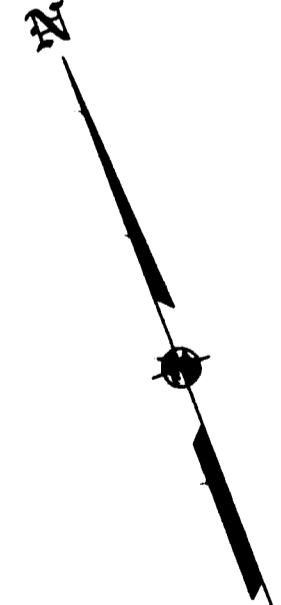
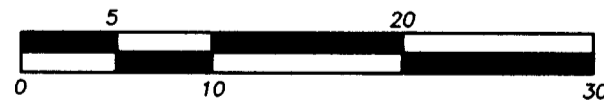
FIRST FLOOR UNITS
UNITS 9-28, INCLUSIVE (1845.00)

* * NOTE * *

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See Sheets 7 & 8

See Sheets 8 & 9

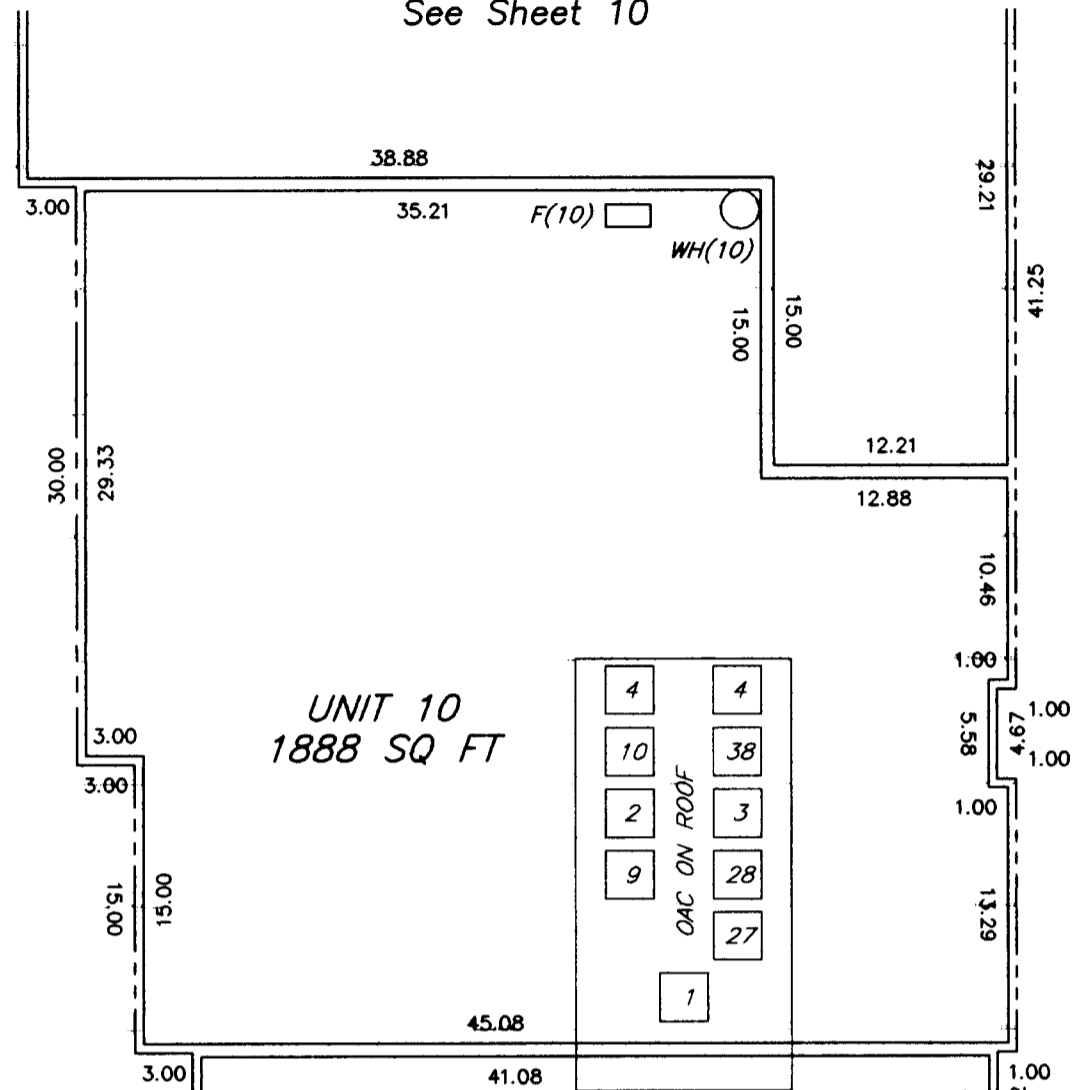
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Ashland, OR 97520

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

See Sheet 10



REGISTERED
PROFESSIONAL
LAND SURVEYOR

J. E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-03



LEGEND:

- [] = OUTDOOR AIR CONDITIONER (OAC)(UNIT #) LCE
- F (1) = GAS FURNACE (UNIT #) LCE
- WH (1) = WATER HEATER (UNIT #) LCE
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SEE SHEET 2 LEGEND FOR ADDITIONAL INFORMATION.

NOTES:

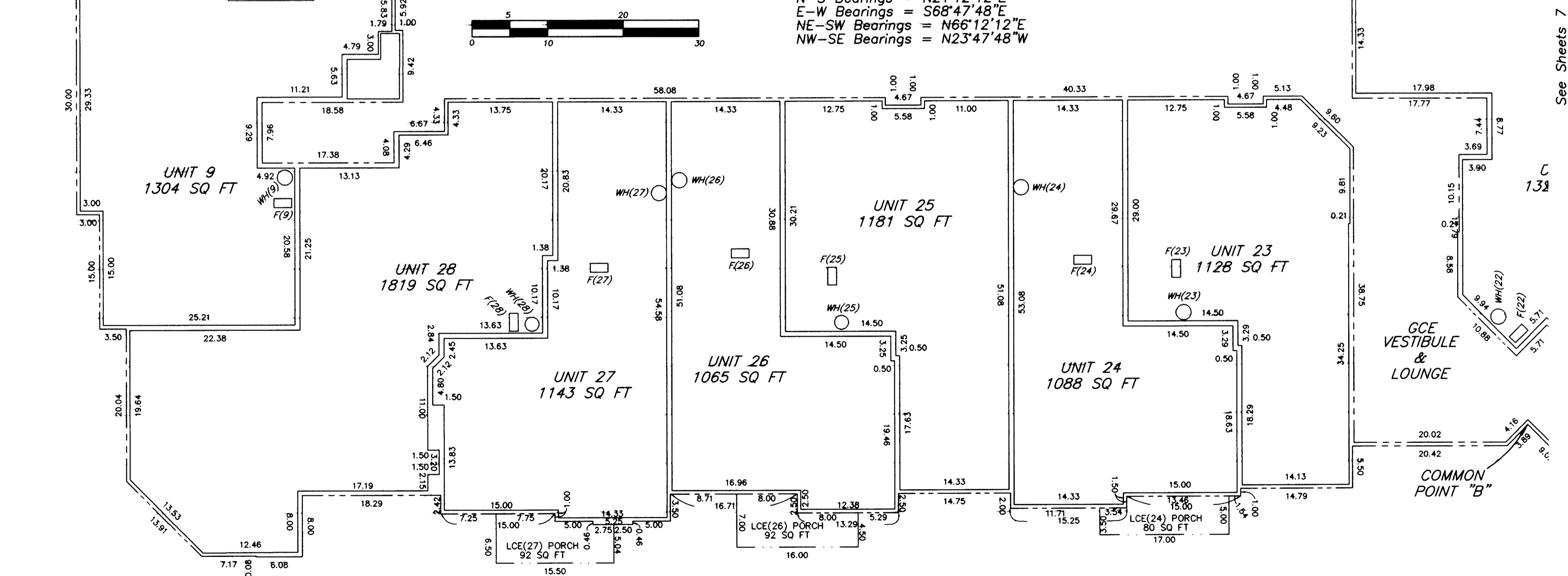
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- 4) ENTIRE SITE IS GCE EXCEPT FOR UNIT OWNERSHIP BOUNDARIES SHOWN.
- 5) EXTERIOR DIMENSIONS ARE OUTSIDE OF SIDING.

RECEIVED
DATE 10-09-02 BY *[Signature]*
This survey consists of:
15 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

FIRST FLOOR UNITS
UNITS 9-28, INCLUSIVE (1845.00)

**** NOTE ****

- N-S Bearings = N21°12'12"E
- E-W Bearings = S68°47'48"E
- NE-SW Bearings = N66°12'12"E
- NW-SE Bearings = N23°47'48"W



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

J. E. Hibbs
SURVEYOR

391E04AD TL205

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

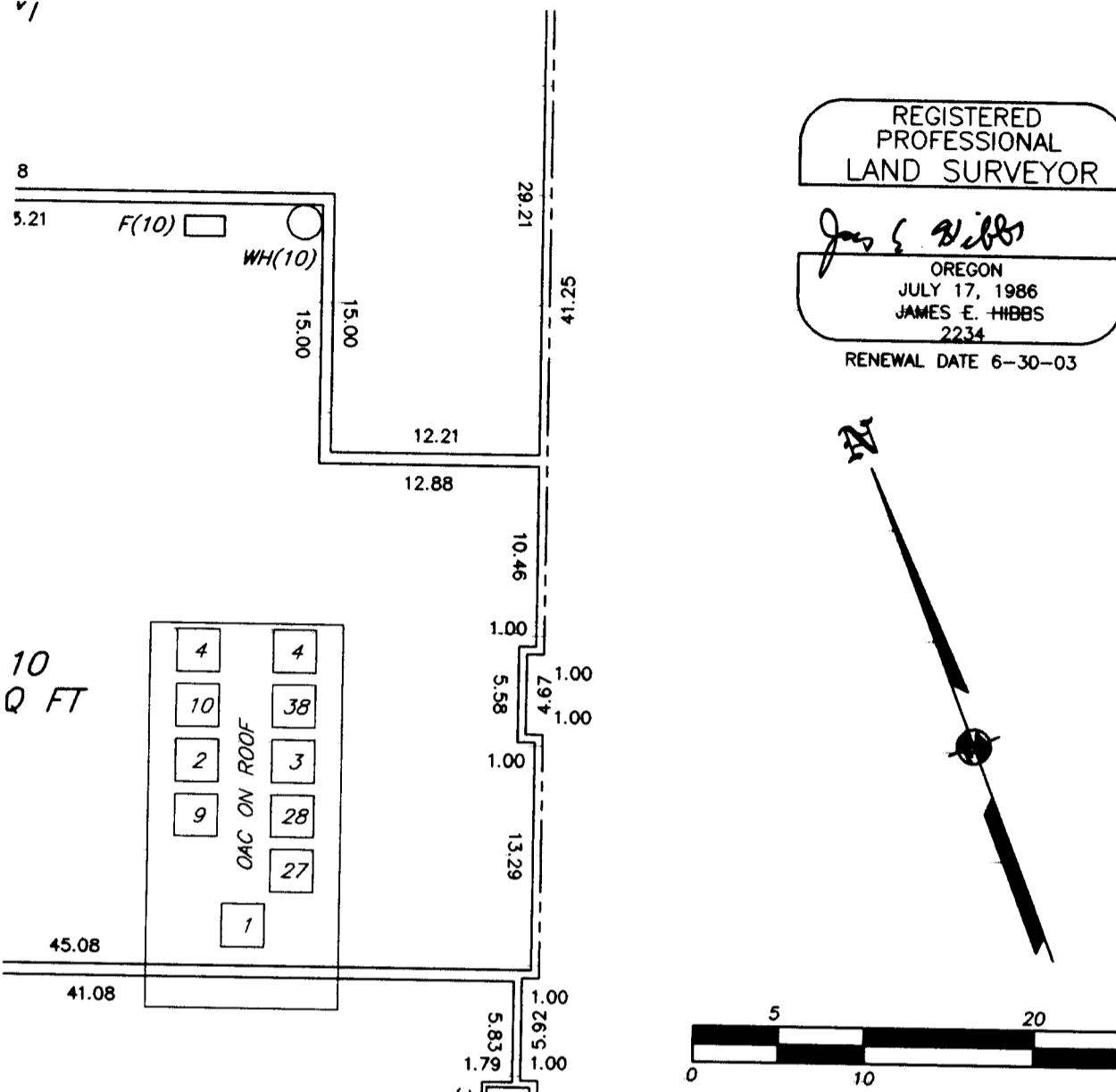
SHEET 9 OF 15
01101FM

DATE:
AUGUST 5, 2002

THE PAVILION CONDOMINIUM

Located in the N.E. 1/4 of Sec. 4, T.39S., R.1E., W.M., City of Ashland, Jackson County, Oregon.
for
Mountain Meadows L.L.C.
Business Center
950 Golden Aspen Place
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



REGISTERED
LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-03

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FIRST FLOOR UNITS
UNITS 9-28, INCLUSIVE (1845.00)

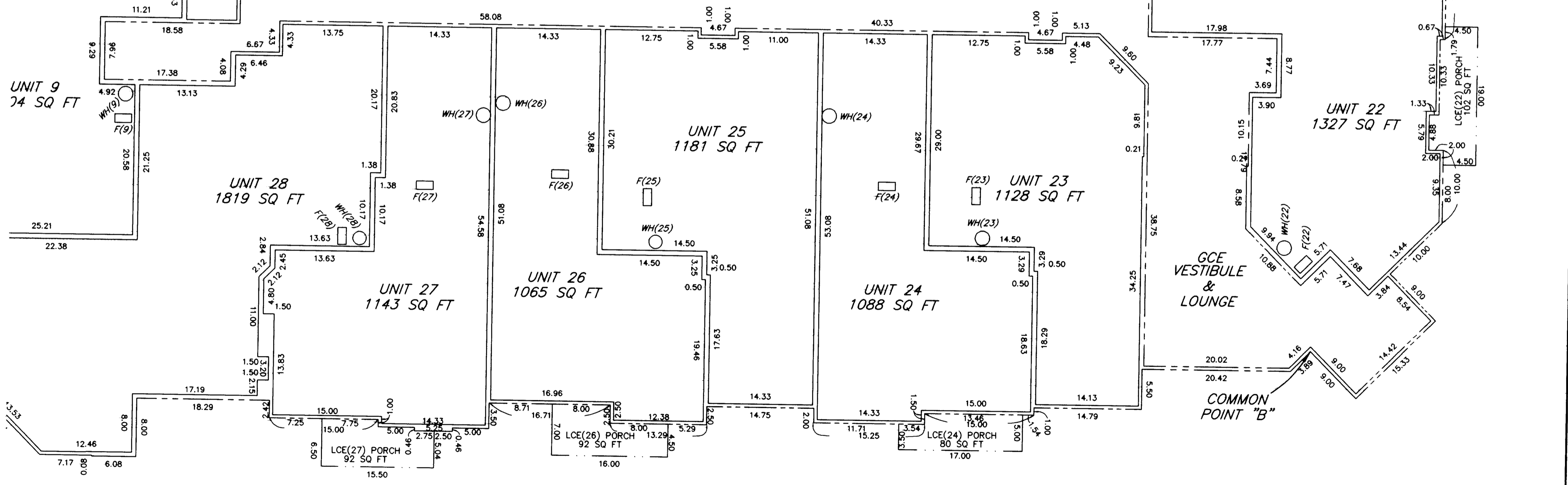
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15 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

See Sheet 9

See Sheet 7



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James E. Hibbs
SURVEYOR

391E04AD TL205

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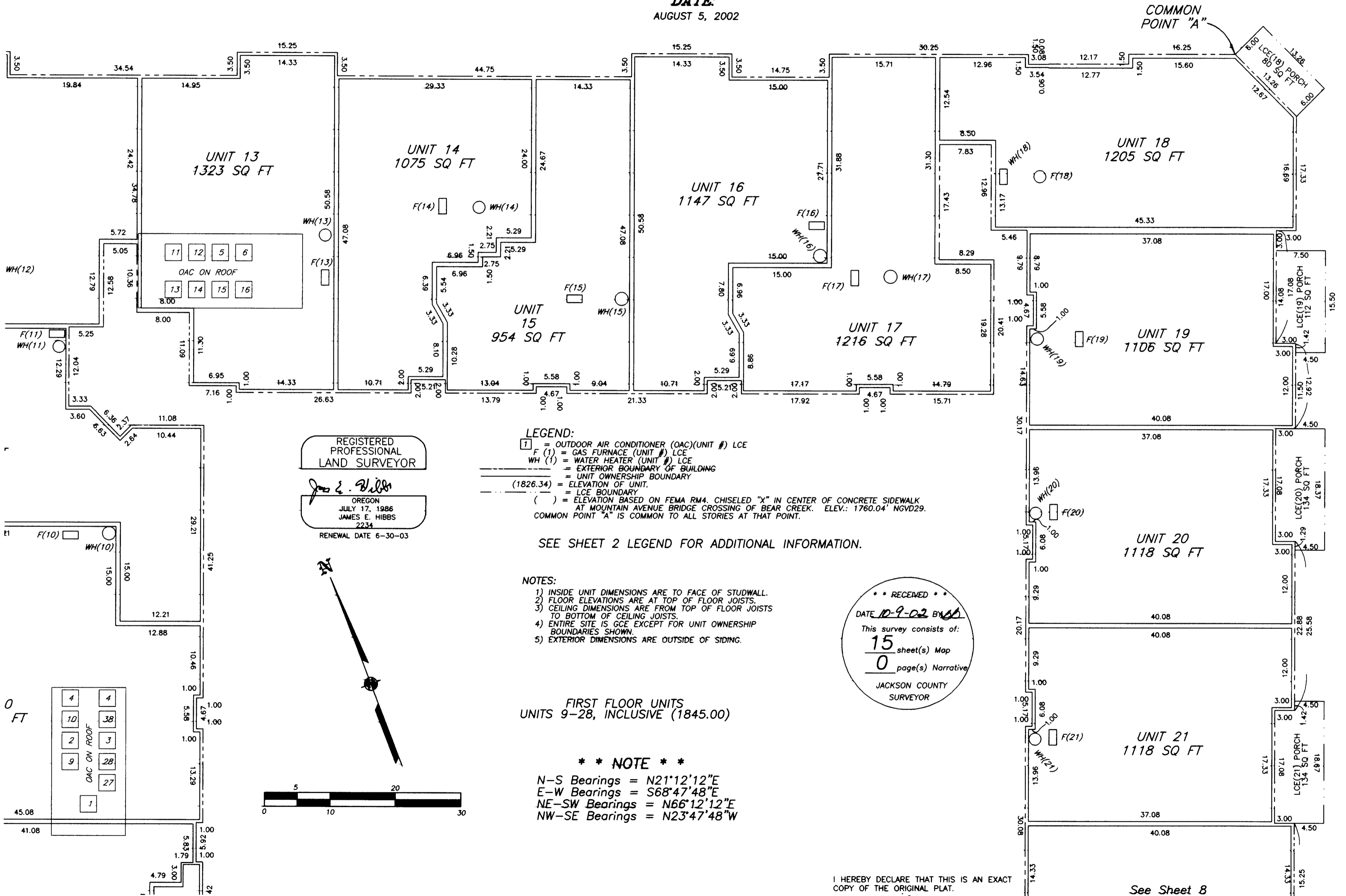
13L/2

THE PAVILION CONDOMINIUM

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

SURVEY BY:
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MEDFORD, OREGON 97501
PHONE: (541) 772-2782

DATE:
AUGUST 5, 2002



REGISTERED
PROFESSIONAL
LAND SURVEYOR

James E. Hibbs

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-03

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SURVEYOR

See Sheets 9 & 10

See Sheet 8

391E04AD TL205

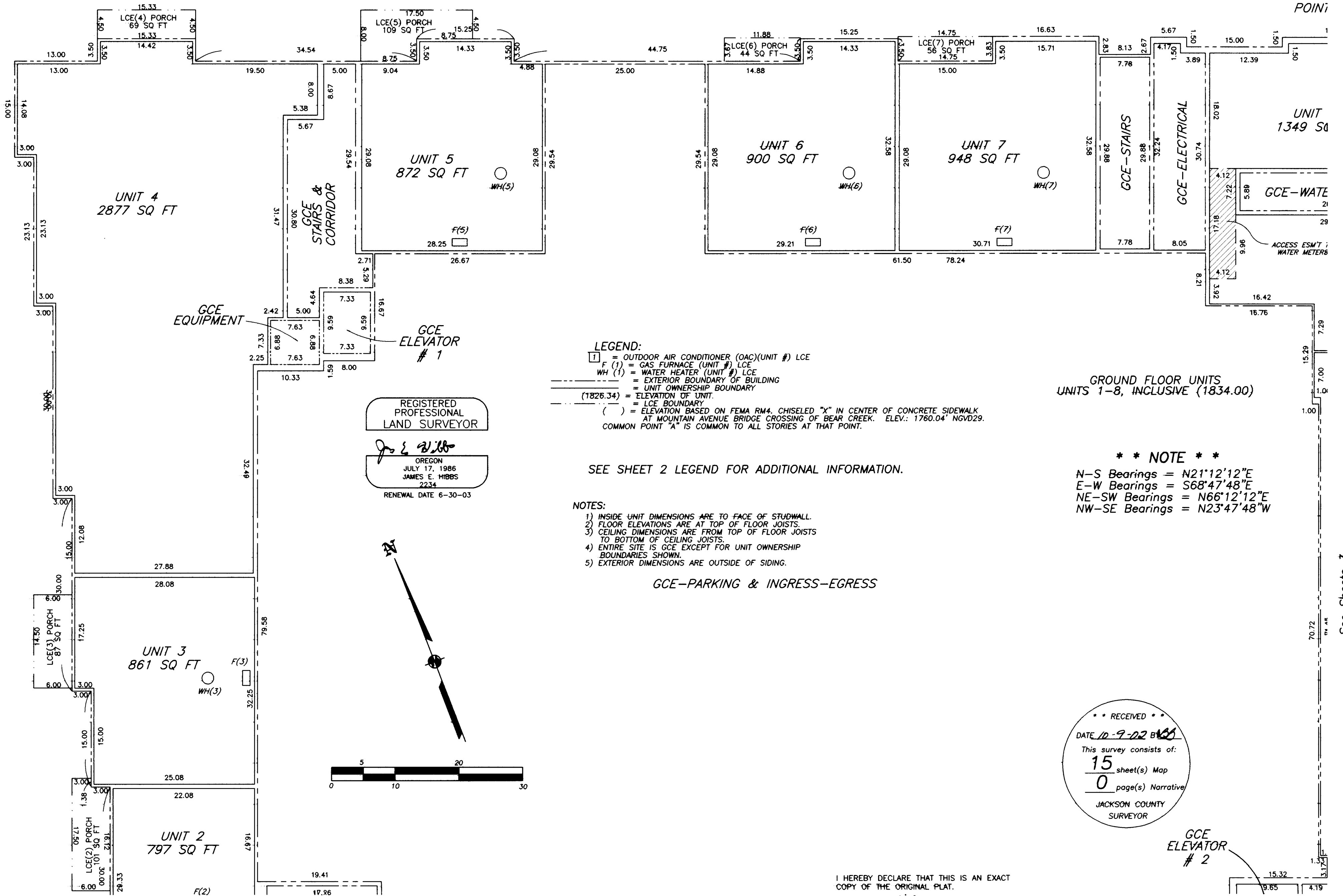
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GROUND FLOOR UNITS
UNITS 1-8, INCLUSIVE (1834.00)

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REGISTERED
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LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-03

GCE-PARKING & INGRESS-EGRESS

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JACKSON COUNTY
SURVEYOR

GCE
ELEVATOR
2

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See Sheet 6

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-03

DATE:
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* * NOTE * *

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GCE-PARKING & INGRESS-EGRESS

GROUND FLOOR UNITS
UNITS 1-8, INCLUSIVE (1834.00)

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JACKSON COUNTY
SURVEYOR

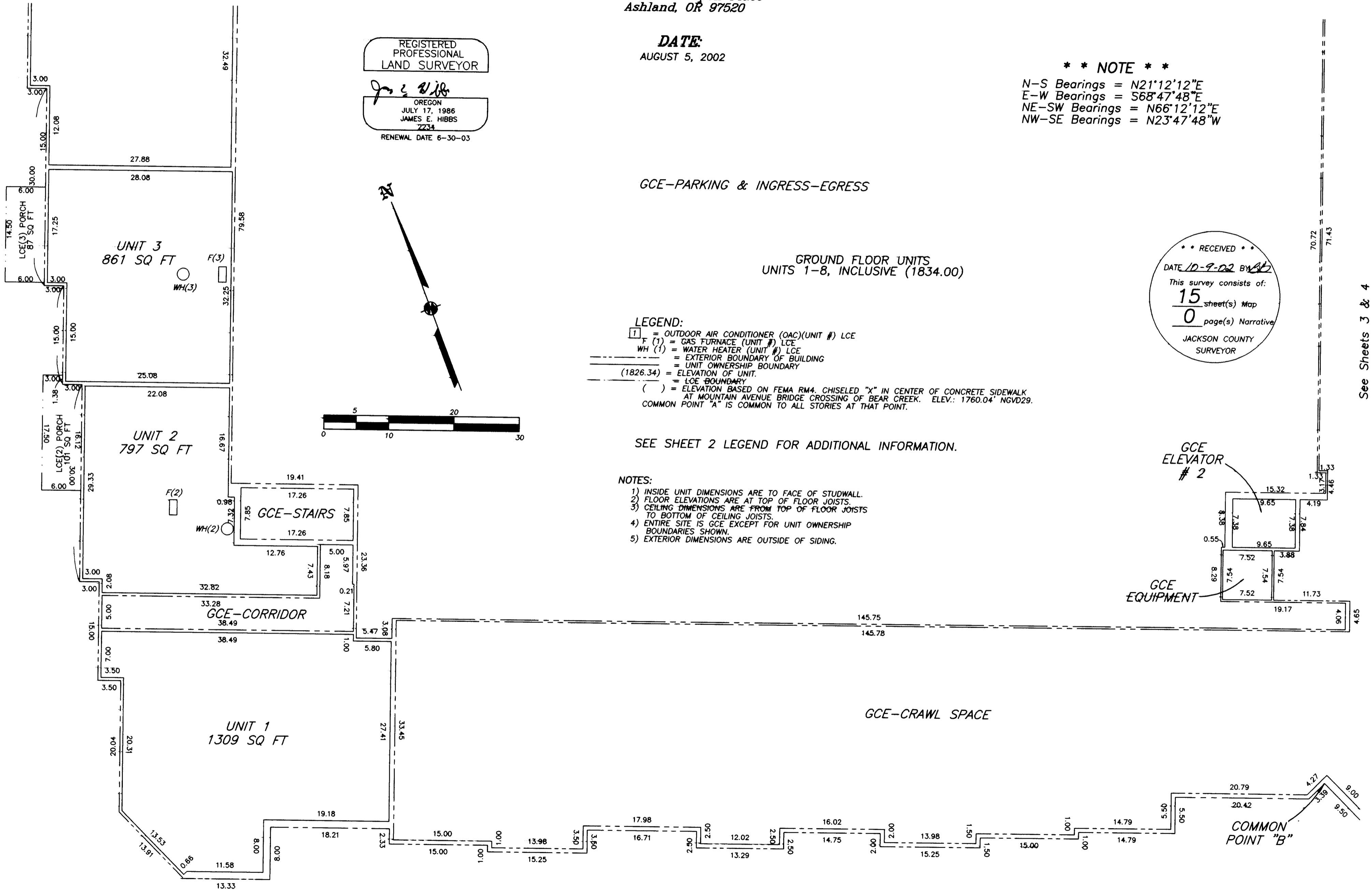
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See Sheets 3 & 4

GCE-CRAWL SPACE

COMMON POINT "B"

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James E. Hibbs
SURVEYOR

391E04AD TL205

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SHEET 5 OF 15
01101FM

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REGISTERED
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James E. Hibbs
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JAMES E. HIBBS
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See Sheet 3

GCE-PARKING & INGRESS-EGRESS

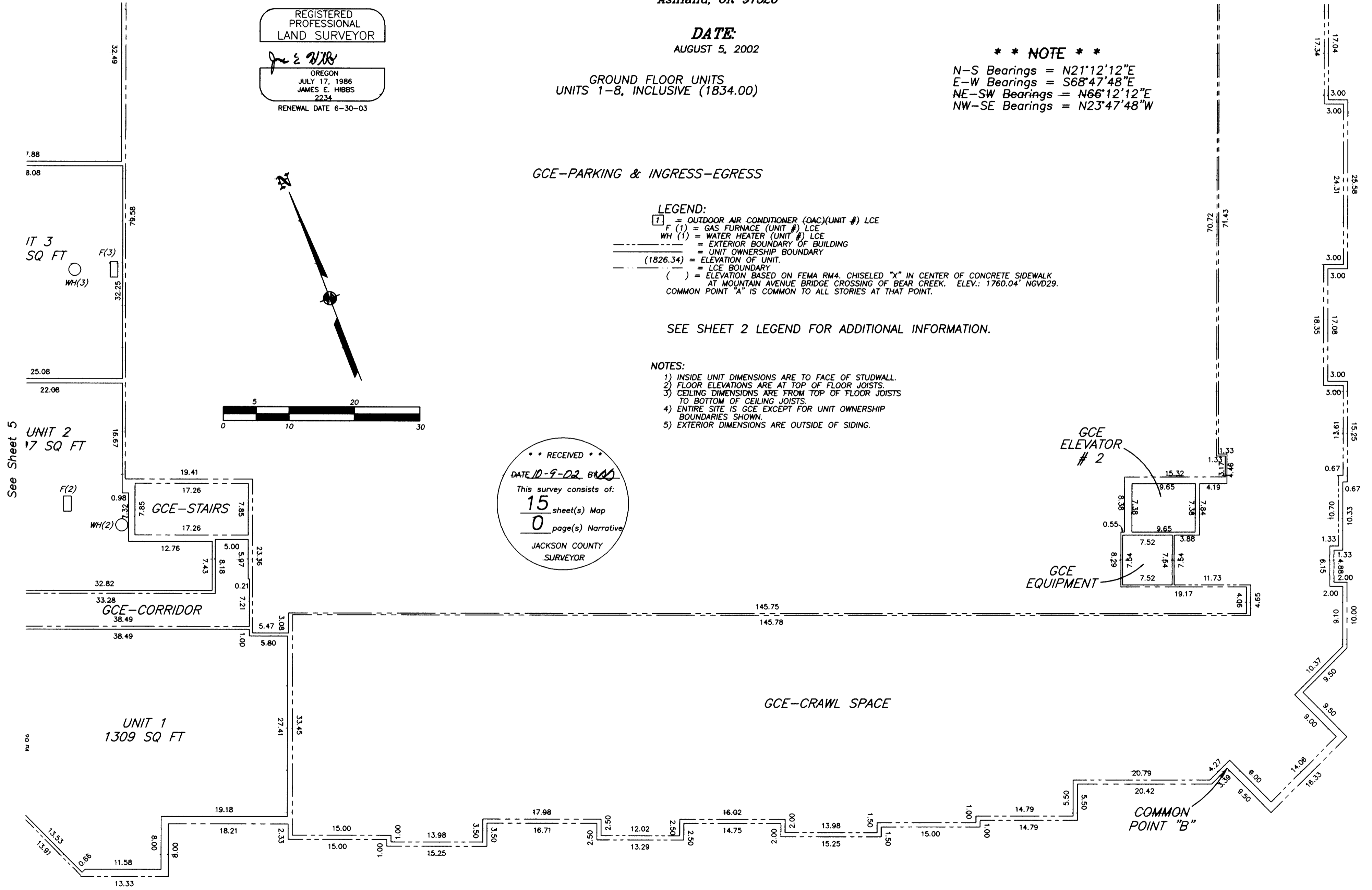
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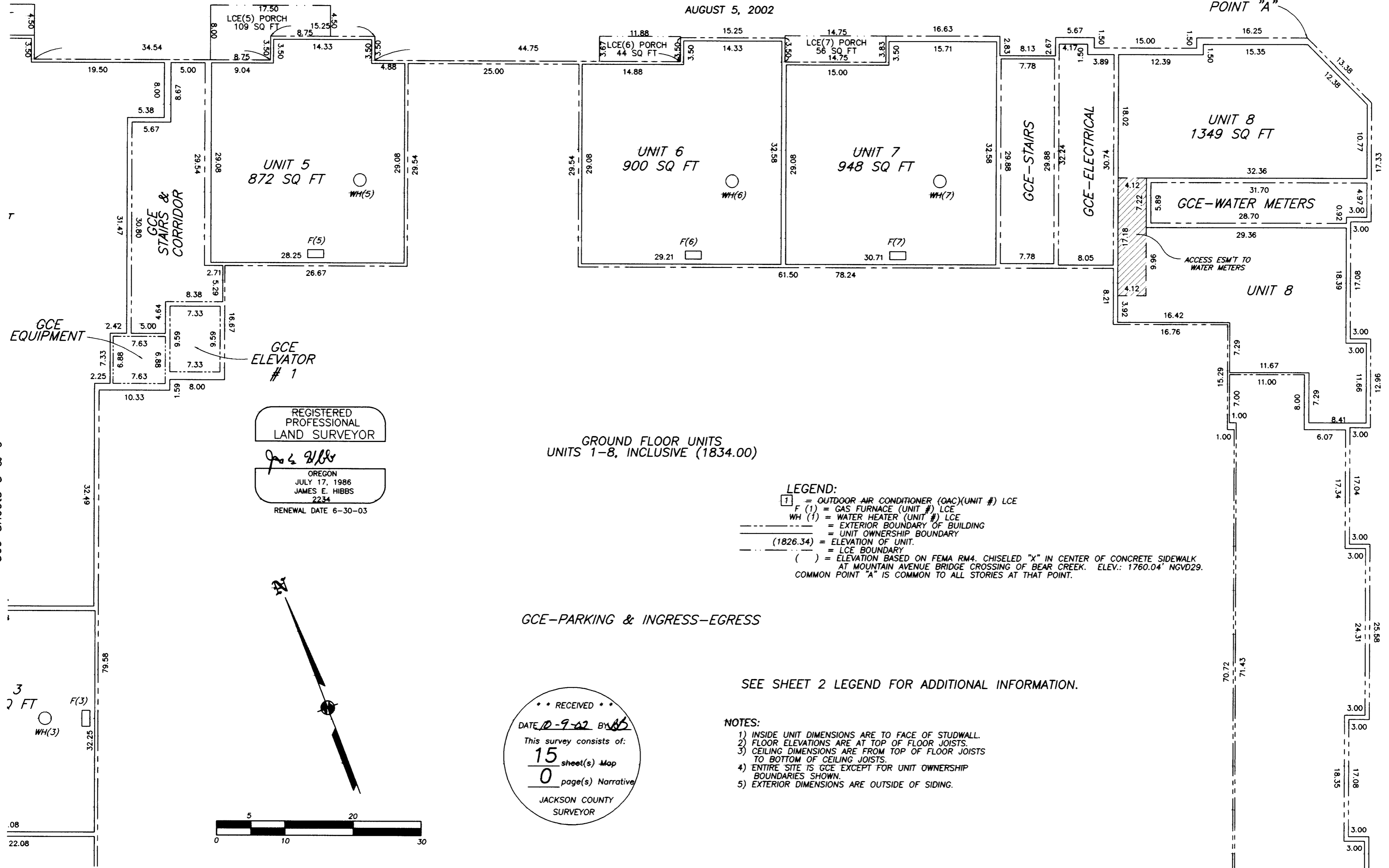
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See Sheets 5 & 6

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
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GROUND FLOOR UNITS
UNITS 1-8, INCLUSIVE (1834.00)

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JACKSON COUNTY SURVEYOR



See Sheet 4

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THE PAVILION CONDOMINIUM

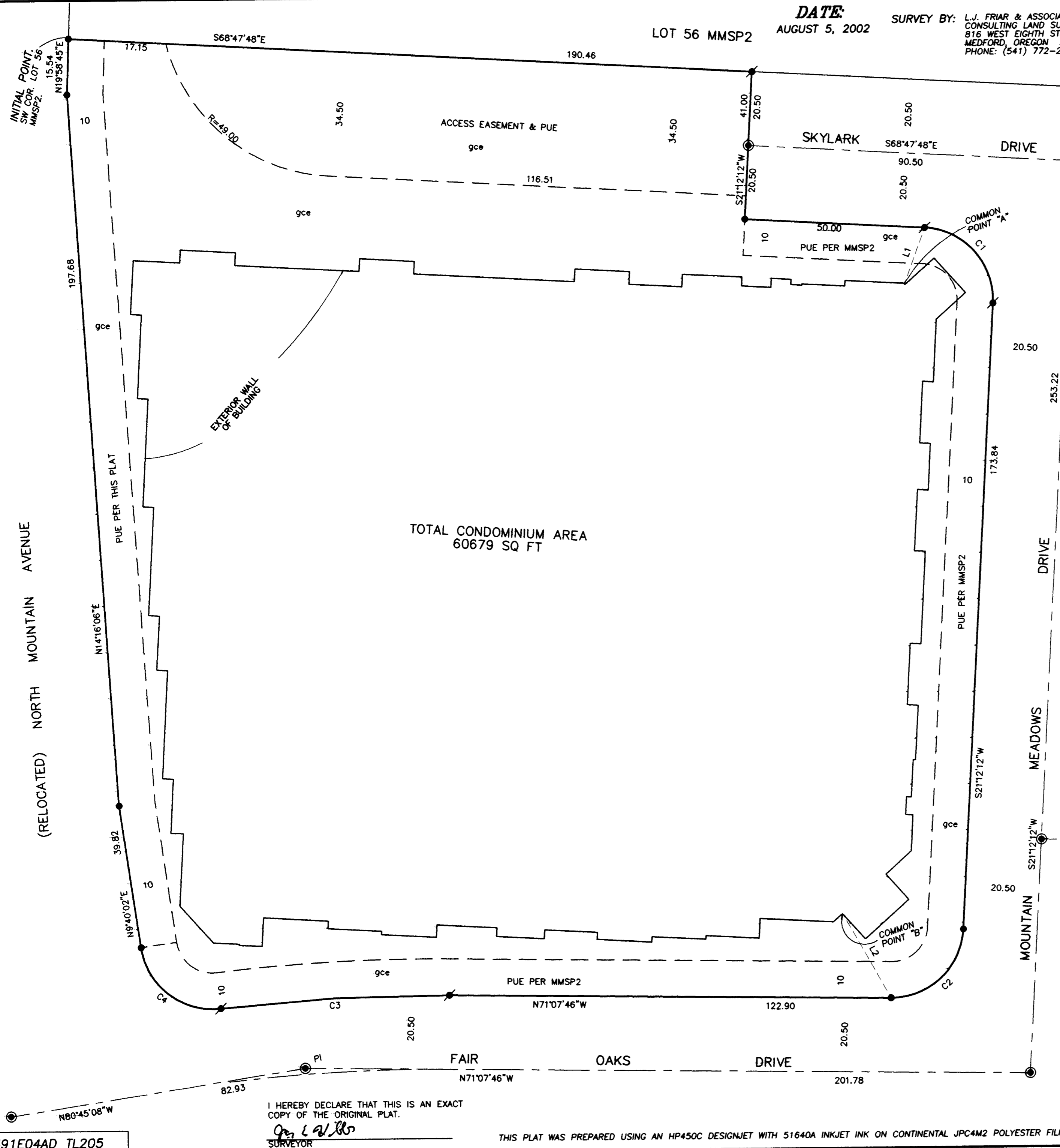
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LOT 56 MMSP2



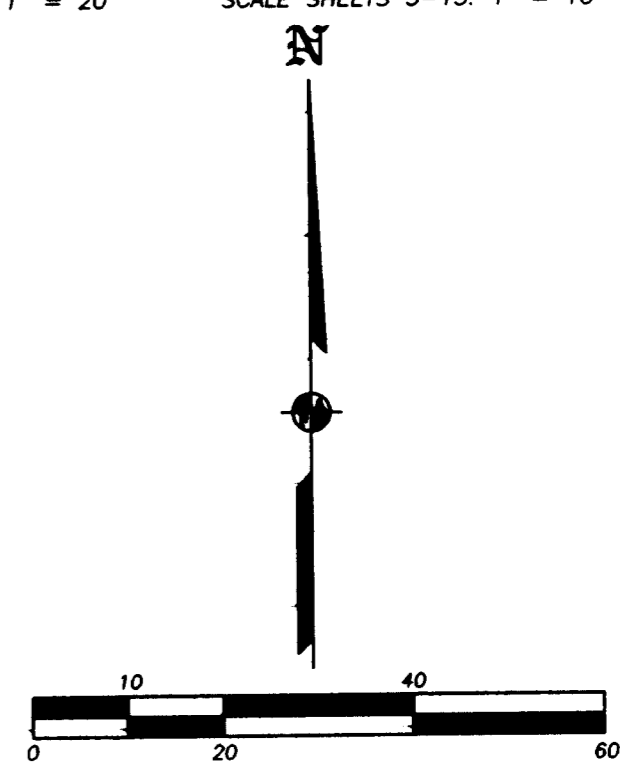
TOTAL CONDOMINIUM AREA
60679 SQ FT

LEGEND:

- = FD. 2.5" BRASS DISK MKD. L.J.FRIAR & ASSOC. IN MONUMENT WELL PER MMSP2.
- = FD. 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. PER MMSP2. (FS16831).
- = FD. 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. PER MMSP2. (FS16831). RESET BRASS TAG MKD L.J.FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE.
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- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED 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.
- 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.

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.

DATE: AUGUST 5, 2002 UNIT OF MEASUREMENT: FEET
SCALE SHEET 2: 1" = 20' SCALE SHEETS 3-15: 1" = 10'



REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-03

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	90°00'00"	31.42	20.00	N23°47'48"W 28.28
C2	87°40'02"	30.60	20.00	N65°02'12"E 27.70
C3	7°22'03"	63.75	495.73	N74°48'47"W 63.70
C4	88°09'51"	30.78	20.00	S34°24'55"E 27.83
NUM	DISTANCE	BEARING		
L1	16.38	S38°12'36"W		
L2	27.00	N11°29'01"W		

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EASEMENTS PER SUBDIVISION GUARANTEE
RESERVATION RELATIVE TO IRRIGATION DITCHES PER V.220, P.44, JCDR CANNOT BE DEPICTED BUT MAY AFFECT THE SUBJECT PROPERTY. SAID EASEMENT ON THIS PROPERTY WILL TERMINATE UPON THE RECORDING OF THIS PLAT.

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SHEET 2 OF 15
01101FM