

SURVEYOR'S CERTIFICATE

PARTITION PLAT NO P- 2 -2013⁴

* Affidavit of Correction: Doc # 2015-015649 S/N# 21718 5/26/2015, C.S. S. Fein

DECLARATION

KNOW ALL PERSONS BY THESE PRESENT, that F+L PROPERTY INVESTMENTS, LLC, an Oregon limited liability company, hereinafter referred to as DECLARANT, is the owner in fee simple of the lands as described in the "Surveyor's Certificate" herewith. Declarant has caused these tracts of land to be surveyed and re-platted into Parcels 1 and 2, as depicted hereon.

IN WITNESS WHEREOF, signed this 16 day of December, 2013.

LAZARO AYALA, Member F+L PROPERTY INVESTMENTS, LLC

* Mountain View Realty Investments, LLC

STATE OF OREGON County of Jackson

Signed or attested before me on December 16, 2013, by LAZARO AYALA.

Notary Public Oregon



SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: Perform a boundary of the existing lots, process a Property Line Adjustment application, establish monuments at new property corners and prepare and process a Final Plat through the City of Ashland pursuant to Planning Action No. 2013-01326, and to record the plat in the office of the Jackson County Clerk.

PROCEDURE: Utilizing a Trimble S6 robotic instrument and a Trimble TSC2 data collector with Trimble Survey Controller software, tied and verified all found monuments depicted hereon in a closed loop traverse or via redundant ties. Records utilized for this survey: Instruments Numbered 2013-036270 and 2013-036271 of the Official Records of Jackson County, Oregon; Meadowbrook Park II At North Mountain, recorded October 19, 2006, in Volume 32 of Plats at Page 87 of the Records of Jackson County, Oregon, and filed as Survey Number 19378 in the office of the Jackson County Surveyor; the Affidavit of Deferred Monuments for said Meadowbrook Park II At North Mountain plat, recorded as Instrument Number 2007-035642 of the Official Records of Jackson County, Oregon, and filed as Survey Number 19722 in the office of the Jackson County Surveyor; Mountain Heights, recorded December 29, 2006, in Volume 32 of Plats at Page 108 of the Records of Jackson County, Oregon, and filed as Survey Number 19465 in the office of the Jackson County Surveyor; the Affidavit of Deferred Monuments for said Mountain Heights plat, recorded as Instrument Number 2008-004753 of the Official Records of Jackson County, Oregon, and filed as Survey Number 19429 in the office of the Jackson County Surveyor.

Utilizing previous control established per both plats listed herein, located and tied centerline monuments depicted hereon and established the Basis of Bearings at the centerline of Stone Ridge Drive, and the centerline of Overlook Drive.

Utilizing said tied centerline monuments, located and tied existing monuments at lot corners of said Meadowbrook Park II At North Mountain, and said Mountain Heights, as depicted hereon, to establish existing centerline and right-of-way and lot lines for Overlook Drive. From which, utilized the approved property line adjustment per City of Ashland Planning Action No. 2013-01326 to compute new parcel corners and lines.

Established monuments at parcel corners, as depicted hereon, on September 13, 2013.

I hereby certify that this is an exact copy of the original.

Cacl E. Neathamer Surveyor

I, Cacl E. 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 tracts of land depicted hereon, that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

PARCEL 1:

All that real property being Lot 37 and a portion of Lot 39, Meadowbrook Park II At North Mountain A Planned Unit Development, recorded October 19, 2006, in Volume 32 of Plats at Page 87 of the Records of Jackson County, Oregon, and filed as Survey Number 19378 in the office of the Jackson County Surveyor, located within Donation Land Claim No. 41 in the Southwest One-quarter of the Northeast One-quarter of Section 4, Township 39 South, Range 1 East of the Willamette Meridian, in the City of Ashland, Jackson County, Oregon, as now surveyed and more particularly described as follows:

Lot 37, Meadowbrook Park II At North Mountain A Planned Unit Development, recorded October 19, 2006, in Volume 32 of Plats at Page 87 of the Records of Jackson County, Oregon, and filed as Survey Number 19378 in the office of the Jackson County Surveyor, TOGETHER WITH: Beginning at the corner common to Lots 37 and 39, being a point on the westerly right-of-way of Overlook Drive, a public street, on a curve concave to the southeast, having a radius of 451.00 and a central angle of 01°40'21" (the long chord of which bears South 23°35'57" West, 13.34 feet; thence along the arc of said curve, being along the easterly boundary of Lot 37 and said westerly right-of-way, 13.34 feet; thence leaving said boundary and right-of-way, North 68°15'33" West, 58.83 feet to intersect the common boundary of Lots 36 and 37 thereof; thence North 21°44'29" East, along said common boundary, 13.33 feet to the corner common to Lots 36, 37, 38 and 39 thereof; thence South 68°15'33" East, 58.39 feet to the Point of Beginning.

PARCEL 2:

All that real property being Lot 37 and a portion of Lot 39, Meadowbrook Park II At North Mountain A Planned Unit Development, recorded October 19, 2006, in Volume 32 of Plats at Page 87 of the Records of Jackson County, Oregon, and filed as Survey Number 19378 in the office of the Jackson County Surveyor, located within Donation Land Claim No. 41 in the Southwest One-quarter of the Northeast One-quarter of Section 4, Township 39 South, Range 1 East of the Willamette Meridian, in the City of Ashland, Jackson County, Oregon, as now surveyed and more particularly described as follows:

Lot 39, Meadowbrook Park II At North Mountain A Planned Unit Development, recorded October 19, 2006, in Volume 32 of Plats at Page 87 of the Records of Jackson County, Oregon, and filed as Survey Number 19378 in the office of the Jackson County Surveyor, EXCEPTING THEREFROM: Beginning at the corner common to Lots 37 and 39, being a point on the westerly right-of-way of Overlook Drive, a public street, on a curve concave to the southeast, having a radius of 451.00 and a central angle of 01°40'21" (the long chord of which bears South 23°35'57" West, 13.34 feet; thence along the arc of said curve, being along the easterly boundary of Lot 37 and said westerly right-of-way, 13.34 feet; thence leaving said boundary and right-of-way, North 68°15'33" West, 58.83 feet to intersect the common boundary of Lots 36 and 37 thereof; thence North 21°44'29" East, along said common boundary, 13.33 feet to the corner common to Lots 36, 37, 38 and 39 thereof; thence South 68°15'33" East, 58.39 feet to the Point of Beginning.

Cacl E. Neathamer Surveyor

NOTES

All easements as shown and/or created within Lots 37 and 39, Meadowbrook Park II At North Mountain A Planned Unit Development, recorded October 19, 2006, in Volume 32 of Plats at Page 87 of the Records of Jackson County, Oregon, and filed as Survey Number 19378 in the office of the Jackson County Surveyor, are not being affected, changed or altered by this re-plat.

PARCELS 1 AND 2 are subject to the following matters of record as contained in the title report supplied for this subdivision:

City liens, if any of the City of Ashland.

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of the Talent Irrigation District.

An easement created by instrument, including the terms and provisions thereof per Volume 492 at Page 435 of the Deed Records of Jackson County, Oregon, is blanket in nature, to be along existing utility poles and aerial line(s). Of which, all existing poles and aerial line(s) contiguous to or within the bounds of subject tracts hereon.

Solar Access Waiver Agreement, including the terms and provisions per Instruments Numbered 2005-012610 and 2005-012611 of the Official Records of Jackson County, Oregon.

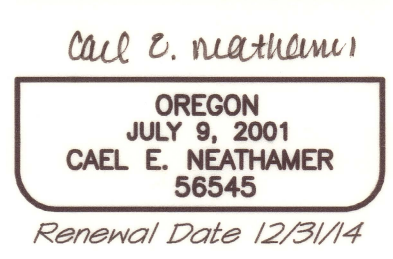
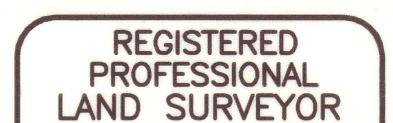
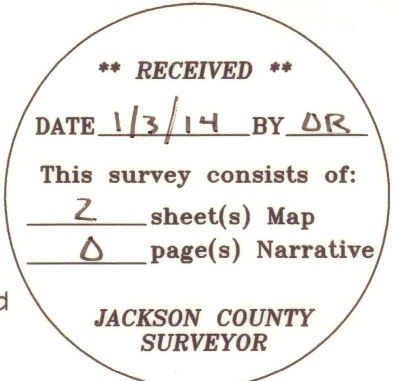
Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion, familial status, national origin and mental or physical handicap, imposed by instrument, including the terms and provisions thereof per Instruments Numbered 2006-053065, 2006-053066, 2007-023697, 2007-023698 and 2013-034454 of the Official Records of Jackson County, Oregon.

Easement or easements, including the terms and provisions thereof, per Instrument Number 2006-053066 of the Official Records of Jackson County, Oregon.

The By-Laws, including the terms and provisions thereof per Instruments Numbered 2006-053065, 2006-053066 of the Official Records of Jackson County, Oregon.

Dues and/or assessments of The Meadowbrook II Homeowners Association as provided for in the Declaration of Restrictions.

Trust Deed per Instrument Number 2012-011360 of the Official Records of Jackson County, Oregon. Trustor Fred Cox; Trustee: First American Title Insurance Company of Oregon; Beneficiary: Yair Strauss.



A Re-Plat of Lots 37 and 39, Meadowbrook Park II At North Mountain A Planned Unit Development, located within Donation Land Claim No. 41 in the Southwest One-quarter of the Northeast One-quarter of Section 4, Township 39 South, Range 1 East of the Willamette Meridian, in the City of Ashland, Jackson County, Oregon.

PREPARED FOR:

AYALA PROPERTIES, LLC 2138 Duncan Drive Medford, OR 97504

APPROVALS:

A PROPERTY LINE ADJUSTMENT, CITY OF ASHLAND PLANNING ACTION NO. 2013-01326

I certify that, pursuant to the authority granted in the City of Ashland Municipal Code, Chapter 18.76.14, this plat is hereby approved.

Planning Department 12-23-2013 Date

Examined and approved by: Bradley F. Bonner City Surveyor 12-16-2013 Date

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of January 3rd, 2014. Patty Budrove, Deputy Tax Collector; Don Wright, Deputy Assessor.

RECORDING

FILED FOR RECORD THIS THE 3rd DAY OF JAN., 2013 AT 10:33 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NUMBER P - 2 -2013, OF THE RECORDS OF PARTITION PLATS, OF THE RECORDS OF JACKSON COUNTY, OREGON, INDEX VOLUME 25, PAGE 2.

Christine D. Walker County Clerk; Soraya S. Morgan Deputy

JACKSON COUNTY SURVEYOR'S FILE NUMBER: 21391

PREPARED BY: Neathamer Surveying, Inc. 3126 State St, Suite 203 P.O. Box 1584 Medford, Oregon 97501 Phone (541) 732-2869 FAX (541) 732-1382

PLOT DATE: December 12, 2013 PROJECT NUMBER: 13034-1

Sheet 1 of 2

PARTITION PLAT NO. P- 2 -2013⁴

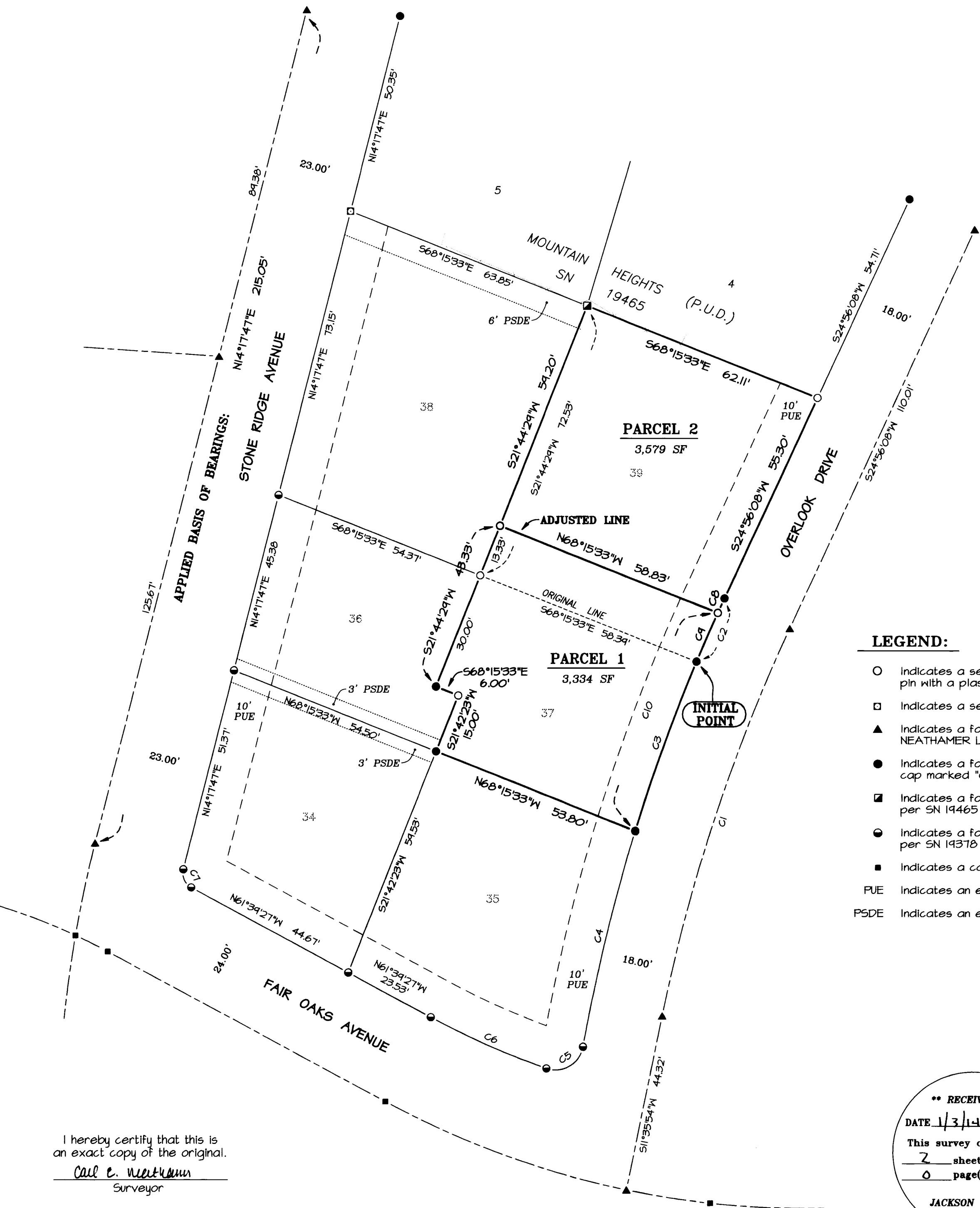
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PREPARED FOR:

AYALA PROPERTIES, LLC
2138 Duncan Drive
Medford, OR 97504

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	13°20'14"	439.00'	102.19'	S18°16'01"W	101.96'
C2	02°10'22"	451.00'	17.33'	S23°50'57"W	17.33'
C3	05°38'49"	451.00'	45.04'	S19°56'22"W	45.02'
C4	06°57'41"	451.00'	55.53'	S13°38'07"W	55.49'
C5	48°57'35"	7.00'	12.09'	S59°38'04"W	10.64'
C6	09°13'41"	197.00'	31.73'	N66°16'18"W	31.69'
C7	75°57'14"	4.00'	5.30'	N23°40'50"W	4.92'
C8	00°30'01"	451.00'	3.99'	S24°41'08"W	3.99'
C9	01°40'21"	451.00'	13.34'	S23°35'57"W	13.34'
C10	07°19'10"	451.00'	58.38'	S20°46'33"W	58.34'



LEGEND:

- Indicates a set 5/8-inch diameter by 24 inches long iron pin with a plastic cap marked "NEATHAMER SURVEYING".
- Indicates a set brass tag marked "NEATHAMER SURVEYING".
- ▲ Indicates a found 2-1/2-inch diameter brass cap marked "C. NEATHAMER LS 56545", per SN 19378.
- Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "C. NEATHAMER LS 56545", per SN 19378 & SN 19722.
- Indicates a found brass tag marked "NEATHAMER SURVEYING", per SN 19465.
- Indicates a found brass tag marked "NEATHAMER SURVEYING", per SN 19378 & 19722.
- Indicates a computed position, nothing found or set.
- PUE Indicates an existing Public Utility Easement.
- PSDE Indicates an existing Private Storm Drain Easement.

BASIS OF BEARINGS:

Geodetic North, as derived by Global Positioning System observations obtained per Survey Number 19378. Basis applied to the centerline of Stone Ridge Avenue as depicted hereon.

I hereby certify that this is an exact copy of the original.

Carl E. Neathamer
Surveyor

**** RECEIVED ****
DATE 1/3/14 BY DR
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Carl E. Neathamer
OREGON
JULY 9, 2001
CAEL E. NEATHAMER
56545
Renewal Date 12/31/14

PREPARED BY: Neathamer Surveying, Inc.
3126 State St, Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: December 12, 2013 **PROJECT NUMBER:** 13034-1