

PARTITION PLAT NO. P- | -2013<sup>4</sup>

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that MEADOWBROOK TOWNHOMES 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 two Parcels, as depicted hereon.

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

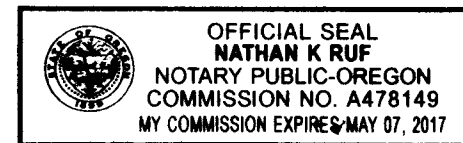
LAZARO AYALA, Member MEADOWBROOK TOWNHOMES LLC

STATE OF OREGON

County of Jackson

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

NOTARY PUBLIC - OREGON



NOTES

All easements as shown and/or created within Lots 53 and 54, 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 442 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, 2007-023691, 2007-023698 and 2013-034459 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.

SURVEYOR'S CERTIFICATE

I, Cael 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 a portion of Lot 53, 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 53, 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 northwest corner of said Lot 53, being a point on the easterly right-of-way of Patton Lane, a public street; thence South 66°47'39" East, along the common boundary of Lots 53 and 54 thereof, 82.47 feet to the northeast corner of Lot 53 and being a point on the westerly right-of-way of Camelot Drive, a public street; thence South 23°12'21" West, along the easterly boundary of Lot 53 and said right-of-way, 5.00 feet; thence leaving said east boundary and westerly right-of-way, North 66°47'39" West, 82.47 to a point on the westerly boundary of Lot 53, being a point on the aforesaid easterly right-of-way of Patton Lane; thence North 23°12'21" East, along said boundary and right-of-way, 5.00 feet to the Point of Beginning.

PARCEL 2:

All that real property being Lot 54 and a portion of Lot 53, 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 54, 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 northwest corner of said Lot 53, being a point on the easterly right-of-way of Patton Lane, a public street; thence South 66°47'39" East, along the common boundary of Lots 53 and 54 thereof, 82.47 feet to the northeast corner of Lot 53 and being a point on the westerly right-of-way of Camelot Drive, a public street; thence South 23°12'21" West, along the easterly boundary of Lot 53 and said right-of-way, 5.00 feet; thence leaving said east boundary and westerly right-of-way, North 66°47'39" West, 82.47 to a point on the westerly boundary of Lot 53, being a point on the aforesaid easterly right-of-way of Patton Lane; thence North 23°12'21" East, along said boundary and right-of-way, 5.00 feet to the Point of Beginning.

Cael E. Neathamer, Surveyor

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. 2013-01324, 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: Instrument Number 2012-043184 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; and 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.

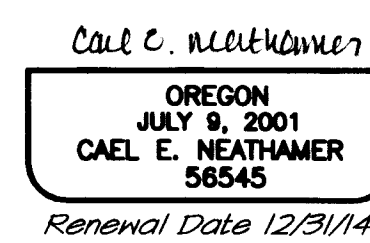
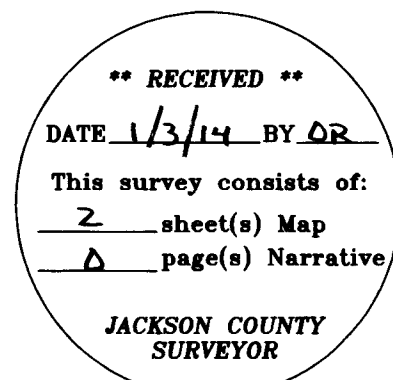
Utilizing previous control established per both plats listed herein, located and tied centerline monuments depicted hereon and established the Basis of Bearings at the centerline of Fair Oaks Avenue, and the centerline for Patton Lane and Camelot Drive.

Utilizing said tied centerline monuments, located and tied existing monuments at lot corners of said Meadowbrook Park II At North Mountain, as depicted hereon, to establish existing rights-of-way and lot lines. From which, utilized the approved property line adjustment per City of Ashland Planning Action No. 2013-01324 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.

Cael E. Neathamer, Surveyor



A Re-Plat of Lots 53 and 54, 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. 2013-01324

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. Barber, 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, 2013.

Patty Budrosy, Deputy Tax Collector; Jim Wain, Deputy Assessor

RECORDING

FILED FOR RECORD THIS THE 3rd DAY OF JAN, 2013 AT 10:31 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NUMBER P - 1-2013 OF THE RECORDS OF PARTITION PLATS, OF THE RECORDS OF JACKSON COUNTY, OREGON, INDEX VOLUME 25, PAGE 1.

Christine D. Walker, County Clerk; Sonja S. Morgan, Deputy

JACKSON COUNTY SURVEYOR'S FILE NUMBER: 21393

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

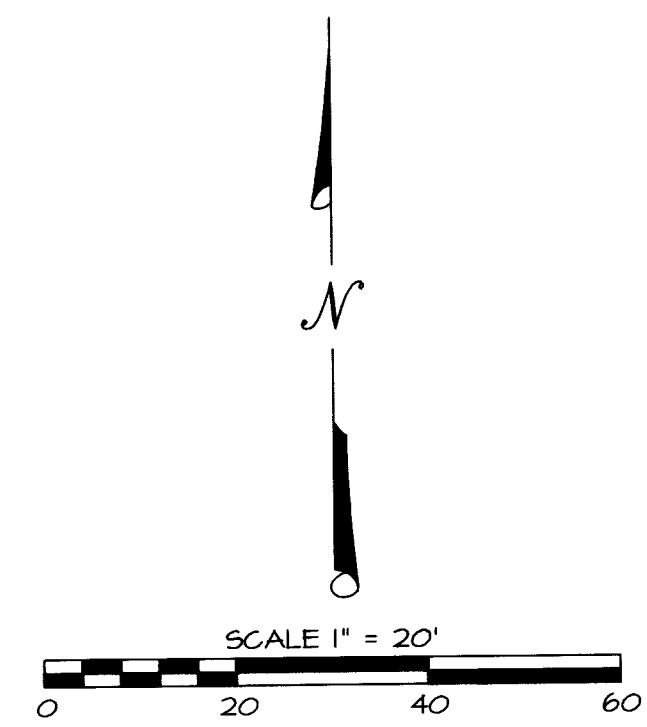
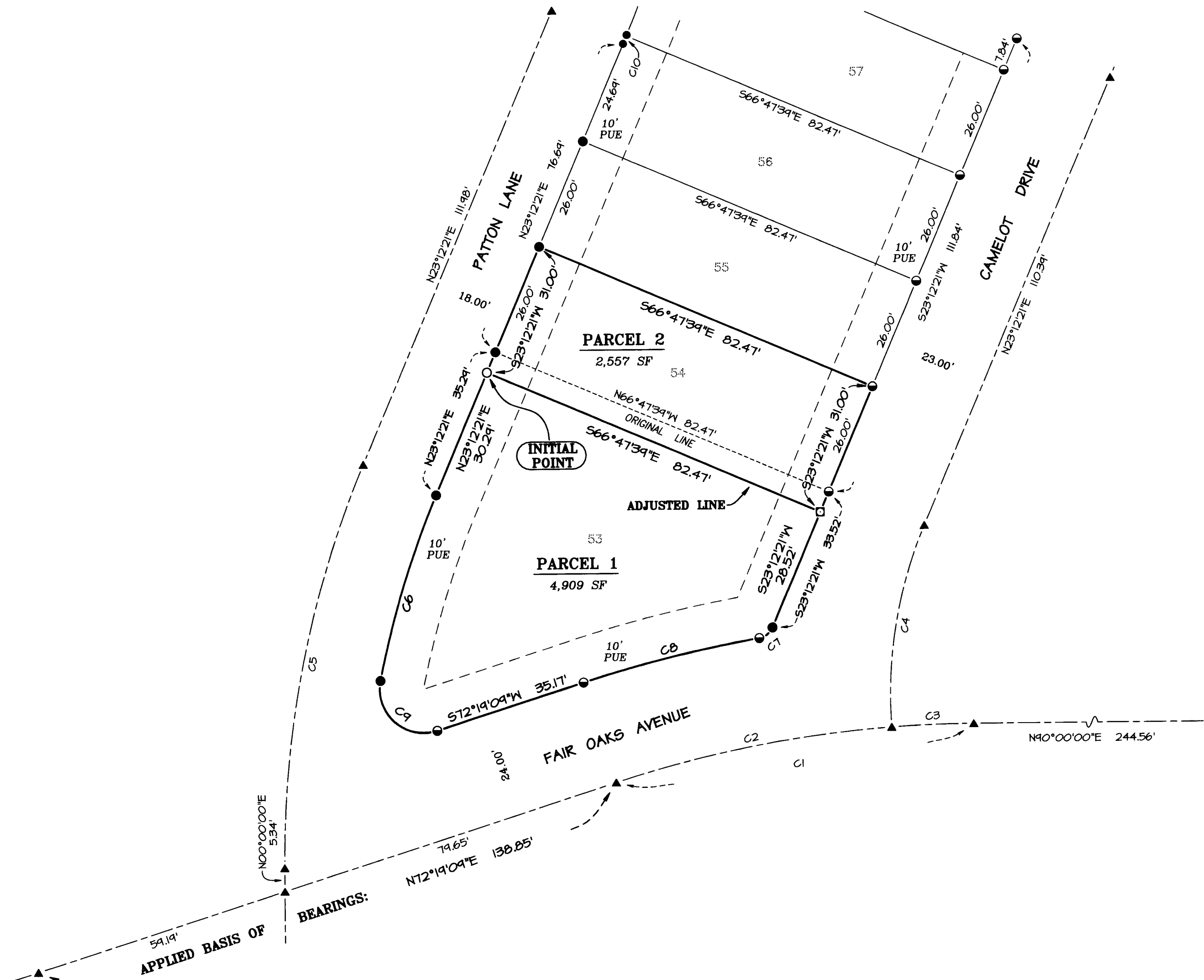
PLOT DATE: December 12, 2013 PROJECT NUMBER: 13033

# PARTITION PLAT NO. P- | -2013<sup>4</sup>

A Re-Plat of Lots 53 and 54, 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**  
 2198 Duncan Drive  
 Medford, OR 97504



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	17°40'51"	269.00'	83.01'	N81°09'34"E	82.68'
C2	13°41'49"	269.00'	64.31'	N79°10'03"E	64.15'
C3	03°59'02"	269.00'	18.70'	N88°00'29"E	18.70'
C4	26°57'09"	100.00'	47.04'	N09°43'47"E	46.61'
C5	23°12'21"	233.00'	94.37'	N11°36'11"E	93.73'
C6	11°47'35"	215.00'	44.25'	N17°18'34"E	44.17'
C7	57°13'30"	4.00'	4.00'	S51°49'06"W	3.83'
C8	08°06'42"	293.00'	41.48'	S76°22'30"W	41.45'
C9	119°05'45"	10.00'	20.79'	N48°07'59"W	17.24'
C10	00°11'19"	398.00'	1.31'	N23°06'42"E	1.31'

**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 19378 & 19722
- PUE Indicates an existing Public Utility Easement.

I hereby certify that this is  
 an exact copy of the original.  
Carl E. Neathamer  
 Surveyor

**BASIS OF BEARINGS:**

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

**\*\* 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:** 13033

Sheet 2 of 2 © ZJ CN