

APPROVALS:

EXAMINED AND APPROVED THIS 9th DAY OF FEBRUARY, 2015
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA 2014-00367

EXAMINED AND APPROVED THIS 5th DAY OF February, 2015
Bradley F. Barber
CITY SURVEYOR

APPROVED FOR RECORDING THIS 13th DAY OF February, 2015
COUNTY COMMISSIONER / ADMINISTRATOR

RIDGEVIEW PLACE
A PLANNED UNIT DEVELOPMENT

LOCATED AT
31 North Mountain Avenue
Ashland, Oregon

LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 9,
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Meadowbrook Townhomes, LLC

132 West Main Street, Suite 202
Medford, Oregon 97501

RECORDING:

FILED FOR RECORD THIS 13th OF February, 2015 AT
3:20 O'CLOCK P.M. AND RECORDED IN VOLUME 41, PAGE 1
OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker
COUNTY CLERK
Janet J. Morgan
DEPUTY

APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY
O.R.S. 92.095 HAVE BEEN PAID AS OF February 12, 2015.

Shannon Bell 2/12/15
TAX COLLECTOR DATE
Deputy 2/12/15
DEPUTY DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 12th DAY
OF February, 2015.

Joshua Gibson 2/12/15
ASSESSOR DATE
Deputy 2/12/15
DEPUTY DATE

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT MEADOWBROOK TOWNHOMES,
LLC, IS THE OWNER OF THE LANDS HEREON DESCRIBED, AND HAVE
SUBDIVIDED THE SAME INTO LOTS AS SHOWN HEREON, AND THAT THE
SIZE OF THE LOTS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET
FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE
SUBDIVISION. WE HEREBY DEDICATE TO THE CITY OF ASHLAND, A 1.00
FOOT WIDE STRIP OF LAND FOR A PUBLIC ALLEY WIDENING AND THE
PUBLIC UTILITY AND ACCESS EASEMENTS AS SHOWN HEREON.

LAZARO AYALA, MEMBER
MEADOWBROOK TOWNHOMES, LLC.

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY 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 TRACT OF LAND HEREON SHOWN, THIS SAID PLAT BEING A CORRECT
REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE
DESCRIPTION OF THE BOUNDARY LINES.

THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2014-019457, BEING
PARCEL 2 OF PARTITION PLAT NO. P-6-1994, RECORDED ON JANUARY 4, 1994 IN THE
PARTITION PLAT RECORDS OF JACKSON COUNTY, OREGON, AND FILED AS SURVEY
NO. 13817 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, LYING SITUATE
WITHIN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 1
EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF ASHLAND, JACKSON
COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS,
TO WIT:

BEGINNING AT AN ALUMINUM CAPPED IRON PIN AT THE NORTHEAST CORNER OF
PARCEL 2, PARTITION PLAT NO. P-6-1994 OF THE PARTITION PLAT RECORDS OF
JACKSON COUNTY, OREGON; THENCE SOUTH 89°56'00" WEST, ALONG THE NORTH
LINE OF SAID PARCEL 2, A DISTANCE OF 184.95 FEET (PLAT RECORD SOUTH
89°56'51" WEST, 185.03 FEET) TO A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER
THEREOF; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PARCEL 2 THE
FOLLOWING COURSES: SOUTH 00°07'10" WEST, 79.96 FEET (PLAT RECORD SOUTH
00°09'06" WEST, 79.96 FEET) TO A 5/8 INCH IRON PIN; THENCE SOUTH 89°55'14" WEST,
29.98 FEET (PLAT RECORD SOUTH 89°55'19" WEST, 29.98 FEET) TO A 5/8 INCH IRON
PIN; THENCE SOUTH 00°08'23" WEST, 75.00 FEET (PLAT RECORD SOUTH 00°08'23"
WEST, 75.00 FEET) TO A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF SAID
PARCEL 2 (NOW DESTROYED), FROM WHICH A 5/8 INCH IRON PIN WITNESS CORNER
REFERENCE MONUMENT BEARS NORTH 00°08'23" EAST, 1.00 FEET; THENCE NORTH
89°55'14" EAST, ALONG THE NORTH LINE OF A 15.00 FOOT ALLEY, A DISTANCE OF
214.70 FEET (PLAT RECORD NORTH 89°55'19" EAST, 214.86 FEET) TO A ONE INCH
BRASS DISC IN CONCRETE AT THE SOUTHEAST CORNER OF SAID PARCEL 2;
THENCE NORTH 00°12'37" EAST, ALONG THE WEST LINE OF NORTH MOUNTAIN
AVENUE, A DISTANCE OF 154.92 FEET (PLAT RECORD NORTH 00°12'10" EAST, 154.88
FEET) TO THE INITIAL POINT OF BEGINNING.

CONTAINING 0.71 ACRES, MORE OR LESS.

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

Shawn Kampmann
SURVEYOR

COVENANTS, CONDITIONS & RESTRICTIONS:

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
AFFECTING THIS SUBDIVISION, WAS SIMULTANEOUSLY RECORDED WITH
THIS PLAT BY INSTRUMENT NO. 2015-4220 OF THE
OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT:

FOR PEOPLE'S BANK OF COMMERCE, AS BENEFICIARY OF THAT LINE OF
CREDIT TRUST DEED DATED SEPTEMBER 17, AND RECORDED SEPTEMBER
18, 2014, AS INSTRUMENT NO. 2014-024763 OF THE OFFICIAL RECORDS OF
JACKSON COUNTY, OREGON. AN AFFIDAVIT OF CONSENT WAS RECORDED
AS INSTRUMENT NO. 2015-4219 OF SAID DESCRIBED
OFFICIAL RECORDS.

** RECEIVED **
Date 2/13/15 By PB
This survey consists of
2 sheet(s) Map
8 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
6/11/1988
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2015

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: JANUARY 30, 2015
PROJECT NO. 152-04

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY }SS

PERSONALLY APPEARED THE ABOVE NAMED LAZARO AYALA, AS MEMBER
ON AUTHORITY OF MEADOWBROOK TOWNHOMES, LLC, THIS 4 DAY
OF February, 2015 AND ACKNOWLEDGED THE FOREGOING
TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Gena Whipple
NOTARY PUBLIC - OREGON Gena Whipple
COMMISSION NO. 480774
MY COMMISSION EXPIRES: 10-22-2017

POST MONUMENTATION NOTE

THE DEFERRED MONUMENTS AS DESCRIBED AND SHOWN ON SHEET 2 OF 2
WILL BE IN PLACE BY JANUARY 30, 2016, AS ALLOWED PER O.R.S. 92.065
AND AN AFFIDAVIT OF POST-MONUMENTATION SHALL BE RECORDED UPON
COMPLETION, AND FILED WITH THE COUNTY SURVEYOR PER O.R.S. 92.070.

* Completed, see page 2

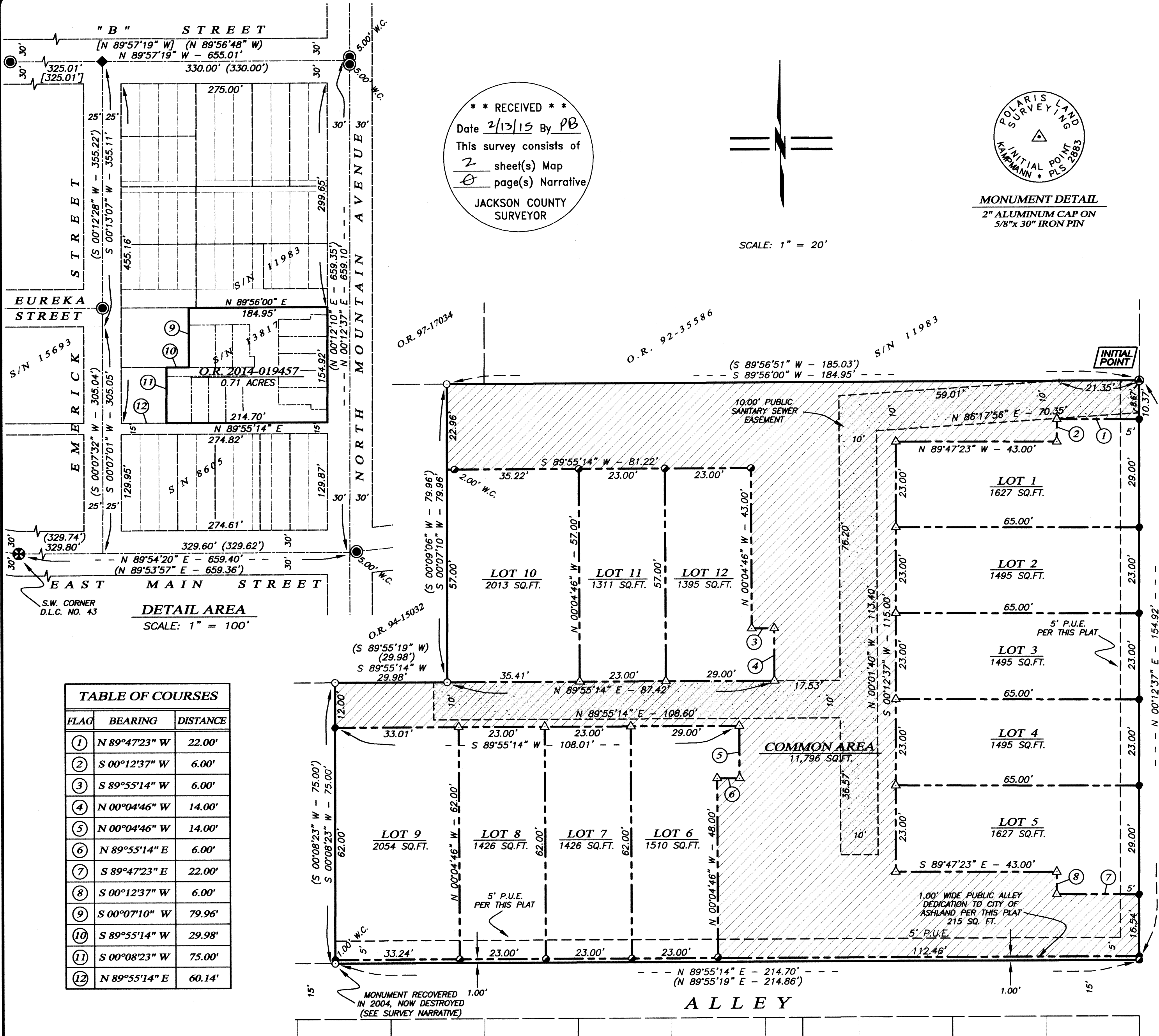
SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN AMERITITLE REPORT NO.
0803936-SUB DATED NOVEMBER 10, 2014, EITHER DOES NOT AFFECT THE
SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY
DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

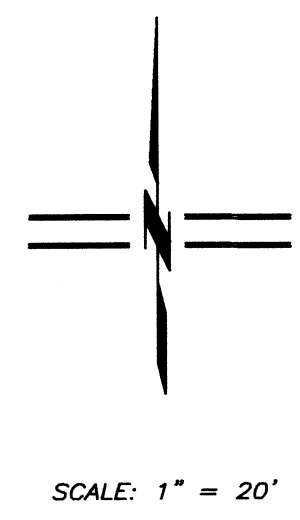
- REGULATIONS, INCLUDING LEVIES, ASSESSMENTS, WATER AND
IRRIGATION RIGHTS AND EASEMENTS FOR DITCHES AND CANALS OF
THE TALENT IRRIGATION DISTRICT.
THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE HEREIN
DESCRIBED PROPERTY LYING WITHIN THE LIMITS OF PUBLIC ROADS,
STREETS OR HIGHWAYS.
TRUST DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF,
RECORDED SEPTEMBER 18, 2014 WITHIN INSTRUMENT NO. 2014-024763
OF THE OFFICAL RECORDS IN JACKSON COUNTY, OREGON, FROM
MEADOWBROOK TOWNHOMES LLC, AN OREGON LIMITED LIABILITY
COMPANY, TO PEOPLE'S BANK OF COMMERCE.
ASSIGNMENT OF RENTS, INCLUDING THE TERMS AND PROVISIONS
THEREOF, RECORDED SEPTEMBER 18, 2014 WITHIN INSTRUMENT NO.
2014-024764 OF THE OFFICAL RECORDS OF JACKSON COUNTY, OREGON,
FROM MEADOWBROOK TOWNHOMES LLC, AN OREGON LIMITED
LIABILITY COMPANY, TO PEOPLE'S BANK OF COMMERCE.

RIDGEVIEW PLACE
A PLANNED UNIT DEVELOPMENT

LOCATED AT
31 North Mountain Avenue
Ashland, Oregon
LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 9,
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON
FOR
Meadowbrook Townhomes, LLC
132 West Main Street, Suite 202
Medford, Oregon 97501



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



POLARIS LAND SURVEYING
KAMPMANN * PLS 2883
MONUMENT DETAIL
2" ALUMINUM CAP ON
5/8"x 30" IRON PIN

LEGEND

- 3" CITY OF ASHLAND BRASS CAP w/PUNCH IN MONUMENT WELL PER ASHLAND ENGINEERING FIELD NOTES (RECOVERED)
- ⊕ 2 1/2" BRASS CAP, DONATION LAND CLAIM CORNER PER S/N 13817 & 19824 (RECOVERED)
- ◆ RAILROAD SPIKE, ORIGIN UNKNOWN (RECOVERED)
- 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "D.A. EDWARDS LS 2339" PER S/N 13817 (RECOVERED)
- ⊙ 5/8" x 30" IRON PIN w/ ALUMINUM CAP STAMPED "INITIAL POINT - PLS 2883" PER MONUMENT DETAIL (ESTABLISHED)
- 1" BERTNSEN COPPER DISK w/ 1.5" STEM DRILLED & SET FLUSH IN CONCRETE, STAMPED "POLARIS PLS 2883" (ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- △ * POST CONSTRUCTION MONUMENT BY AFFIDAVIT (DEFERRED)
- * PROPERTY LINE * Now complete, see Doc # 2016-018229
- - - NEW LOT LINE
- BOUNDARY LINE (C.S 22009)
- CENTERLINE
- EASEMENT LINE June 15, 2016 Scott Fein C.S.
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
- P.U.E. PUBLIC UTILITY EASEMENT
- () SURVEY RECORD PER S/N 13817 (D.A. EDWARDS)
- [] SURVEY RECORD PER S/N 18910 (KAMPMANN)
- ▨ COMMON AREA, P.U.E. & ACCESS EASEMENT
- ▨ 10.00' WIDE PUBLIC SEWER EASEMENT
- ▨ 1.00' WIDE PUBLIC ALLEY DEDICATION

TABLE OF COURSES

FLAG	BEARING	DISTANCE
①	N 89°47'23" W	22.00'
②	S 00°12'37" W	6.00'
③	S 89°55'14" W	6.00'
④	N 00°04'46" W	14.00'
⑤	N 00°04'46" W	14.00'
⑥	N 89°55'14" E	6.00'
⑦	S 89°47'23" E	22.00'
⑧	S 00°12'37" W	6.00'
⑨	S 00°07'10" W	79.96'
⑩	S 89°55'14" W	29.98'
⑪	S 00°08'23" W	75.00'
⑫	N 89°55'14" E	60.14'

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

Shawn Kampmann
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2015

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: JANUARY 30, 2015
PROJECT NO. 152-04

BASIS OF BEARING
TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 9 AS DERIVED FROM THE N.O.A.A. NET ESTABLISHED IN 1968, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE BEARING FOR THIS SURVEY IS THE CENTERLINE OF EMERICK STREET BETWEEN "B" STREET AND EUREKA STREET, HAVING A RECORD PLAT BEARING OF NORTH 00°13'07" EAST, AS REFERENCED ON CARRINGTON COURT, ON FILE AS SURVEY NO. 18910 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.