

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT KDA HOMES, LLC, IS THE OWNER OF THE LANDS HEREON DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND DO HEREBY DECLARE THAT THE PROPERTY AND IMPROVEMENTS CALLED HEREIN, MEADOWBROOK SQUARE CONDOMINIUM, ARE TRUE AND CORRECT, AND DO HEREBY COMMIT SAID PROPERTY TO THE OPERATION AND PROVISIONS OF THE OREGON CONDOMINIUM ACT...

Signature of Laz Ayala

LAZ AYALA, MEMBER

ACKNOWLEDGEMENT

STATE OF OREGON )
COUNTY OF JACKSON ) SS

PERSONALLY APPEARED THE ABOVE NAMED LAZ AYALA, THIS 1 DAY OF June, 2017, AS MEMBER OF KDA HOMES, LLC, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: Jamie G. Miller
NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 941242
MY COMMISSION EXPIRES: July 26, 2019

THE DECLARATION OF CONDOMINIUM OWNERSHIP, COVENANTS, CONDITIONS AND RESTRICTIONS HAS BEEN RECORDED IN INSTRUMENT NO. 2017-018881 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

THE BYLAWS OF MEADOWBROOK SQUARE CONDOMINIUM HAVE BEEN RECORDED IN INSTRUMENT NO. 2017-018881 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

SURVEYORS CERTIFICATE OF COMPLETION

IN ACCORDANCE WITH O.R.S. 100.115(2D), I, SHAWN KAMPMANN, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT OF MEADOWBROOK SQUARE CONDOMINIUM, FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS AND THE BUILDINGS AND THAT CONSTRUCTION OF THE UNITS AND BUILDINGS, AS DEPICTED ON SUCH PLAT, HAS BEEN COMPLETED.

DATED THIS 31st DAY OF May, 2017.

Signature of Shawn Kampmann
SHAWN KAMPMANN, PLS 2883

\*\* RECEIVED \*\*
Date 6/7/17 By PB
This survey consists of
5 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

MEADOWBROOK SQUARE CONDOMINIUM

LOCATED AT

572 Fair Oaks Avenue
Ashland, Oregon

LYING SITUATE WITHIN

NORTHEAST QUARTER OF SECTION 4
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

KDA Homes, LLC

604 Fair Oaks Court
Ashland, Oregon 97520

SHEET INDEX

- SHEET 1 APPROVALS & CERTIFICATIONS
SHEET 2 PLAT BOUNDARY
SHEET 3 PLAN VIEWS, UNITS 101-104, 201-203 & 301-303
SHEET 4 PLAN VIEW, ROOF
SHEET 5 ELEVATION VIEWS, UNITS 101-104, 201-203, 301-303 & ROOF

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.

LOT 73, MEADOWBROOK PARK II AT NORTH MOUNTAIN, A PLANNED UNIT DEVELOPMENT IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 32, PAGE 87, PLAT RECORDS.

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

Signature of Shawn Kampmann
SURVEYOR

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED WITHIN THE FIRST AMERICAN TITLE COMPANY OF OREGON ORDER NO. 7169-2733718 DATED APRIL 6, 2017, ARE EITHER BLANKET IN NATURE, OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE ARE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- 1 EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY - VOLUME 492, PAGE 435, DEED RECORDS OF JACKSON COUNTY, OREGON.
2 EASEMENT FOR SANITARY SEWER AND RELATED PURPOSES - DOCUMENT NO. 93-45217, 93-45218, 93-45221, 93-45223, 94-01703 & 94-10468, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
3 COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS - DOCUMENT NO. 2006-053065, 2006-053066, 2007-023697, 2007-023698 & 2013-034459, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
4 BY-LAWS OF MEADOWBROOK II HOMEOWNERS ASSOCIATION, INC. - DOCUMENT NO. 2006-053065 & 2007-023698, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
5 BY-LAWS OF MEADOWBROOK II CONDOMINIUM ASSOCIATION, INC. - DOCUMENT NO. 2006-053066, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
6 REGULATIONS AND ASSESSMENTS OF MEADOWBROOK II HOMEOWNER'S ASSOCIATION, INC. - DOCUMENT NO. 2006-053066, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

RECORDING:

FILED FOR RECORD THIS 7th DAY OF June, 2017 AT 9:24 O'CLOCK AM AND RECORDED IN VOLUME 43, PAGE 07A OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Signature of Christine Walker
COUNTY CLERK
Signature of Carson D. Atkinson
DEPUTY

APPROVALS:

EXAMINED AND APPROVED THIS 2nd DAY OF JUNE, 2017

Signature of Bradley F. Barber
ASHLAND CITY SURVEYOR

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 6-7-2017.

Signature of Patty Miller-deputy
TAX COLLECTOR
DATE 6-7-17

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 7th DAY OF JUNE, 2017.

Signature of Rena Crawford, 29001
ASSESSOR
DATE 6-7-17

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

PURPOSE: TO SURVEY AND PLAT "MEADOWBROOK SQUARE CONDOMINIUM" OVER THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2016-007481 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRP 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS, I SURVEYED AND MONUMENTED MEADOWBROOK SQUARE CONDOMINIUM AS SHOWN HEREON, BEING ALL OF LOT 73, MEADOWBROOK PARK II AT NORTH MOUNTAIN. LOT 73 ABUTS THE RIGHTS-OF-WAY FOR FAIR OAKS AVENUE, PLUM RIDGE DRIVE AND ALLEY "D." RECOVERED CENTERLINE MONUMENTS ESTABLISHED BY MEADOWBROOK PARK II AT NORTH MOUNTAIN PARK DENOTED ON SURVEY NO. 19378 WERE UTILIZED TO DETERMINE THE NORTH, EAST AND SOUTH LINES OF SAID LOT 73, WHICH FIT VERY WELL WITH THE PLAT RECORD AND HELD FOR POSITION. THE WEST LINE OF LOT 73 WAS DETERMINED BY HOLDING RECOVERED MONUMENTS AT THE NORTHWEST AND SOUTHWEST CORNERS OF SAID LOT, WHICH ALSO FIT VERY WELL WITH THE PLAT RECORD. MONUMENTS WERE RE-ESTABLISHED AT THE NORTHWEST AND NORTHEAST CORNERS OF SAID LOT IN THEIR ORIGINAL RECOVERED POSITIONS BY THIS SURVEY THAT HAD SINCE BEEN DESTROYED BY CONSTRUCTION.

REGISTERED PROFESSIONAL LAND SURVEYOR

Signature of Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2017

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

DATE: MAY 4, 2017
PROJECT NO. 934-15

PLAN VIEW

SURVEY NOTES

- 1) ALL ANGLES ARE 45° AND 90° UNLESS NOTED OTHERWISE.
- 2) ALL OF THE LAND AND THE BUILDING ARE GCE EXCEPT FOR UNITS AND LCE'S SHOWN HEREON.
- 3) THE EXTERIOR OF BUILDING SHOWN HEREON IS MEASURED TO THE OUTSIDE OF THE BUILDING FOOTPRINT.

TABLE OF CURVES					
FLAG	Δ	R	A	T	CHORD
①	90°00'00"	4.00'	6.28'	4.00'	S 45°00'00" E - 5.66'
②	3°59'22"	269.00'	18.73'	9.37'	S 88°00'18" W - 18.73'
	[3°59'02"]		[18.70']		[S 88°00'29" W - 18.70']
③	90°00'00"	5.00'	7.85'	5.00'	S 45°00'00" E - 7.07'

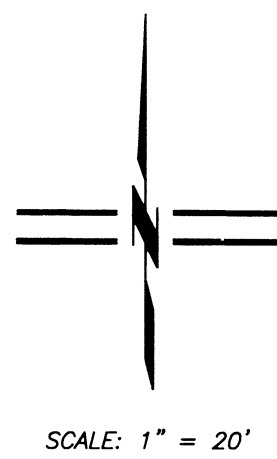
MEADOWBROOK SQUARE CONDOMINIUM

LOCATED AT  
 572 Fair Oaks Avenue  
 Ashland, Oregon  
 LYING SITUATE WITHIN  
 NORTHEAST QUARTER OF SECTION 4  
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
 CITY OF ASHLAND, JACKSON COUNTY, OREGON  
 FOR  
**KDA Homes, LLC**  
 604 Fair Oaks Court  
 Ashland, Oregon 97520

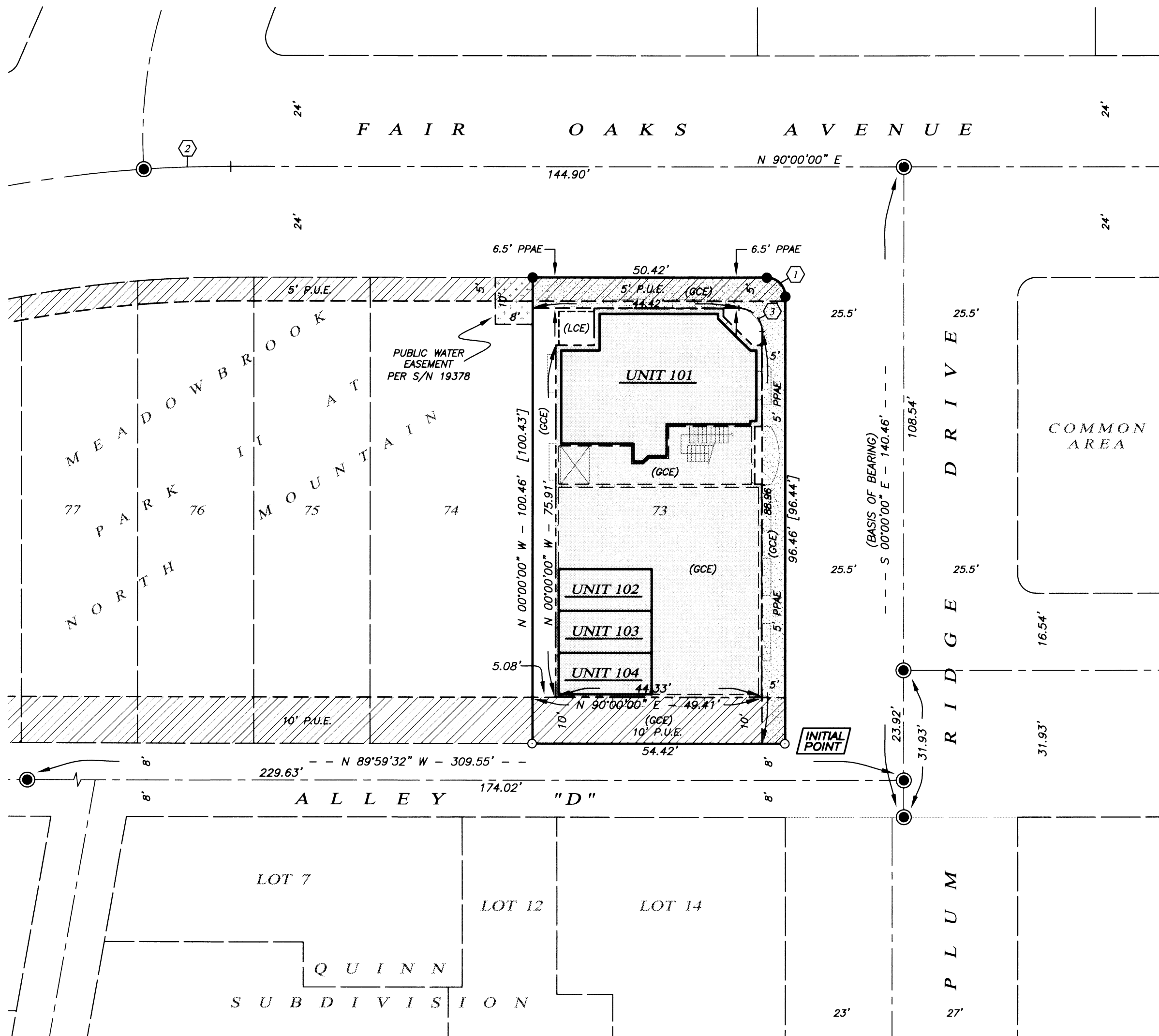
LEGEND

- 2-1/2" BRASS CAP STAMPED "C NEATHAMER LS 56545" IN MONUMENT WELL PER S/N 19378 (RECOVERED)
- 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "C NEATHAMER LS 56545" PER S/N 19378 (RECOVERED)
- 1" BERTSEN BRASS DISC IN CONCRETE SIDEWALK STAMPED "POLARIS PLS 2883" (ESTABLISHED)
- PROPERTY BOUNDARY LINE
- BOUNDARY LINE
- CENTERLINE
- PREVIOUS DEED LINE
- EASEMENT LINE
- LIMITED COMMON ELEMENT (LCE)
- GENERAL COMMON ELEMENT (GCE)
- BUILDING EXTERIOR MASONRY WALL
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- LCE LIMITED COMMON ELEMENT
- GCE GENERAL COMMON ELEMENT
- PPAE PUBLIC PEDESTRIAN ACCESS EASEMENT
- SQ. FT. SQUARE FEET
- [ ] PLAT RECORD DATA PER S/N 19378
- CONDOMINIUM BUILDING FOOTPRINT
- PUBLIC UTILITY EASEMENT PER S/N 19378
- PUBLIC PEDESTRIAN ACCESS EASEMENT BY THIS PLAT

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



SCALE: 1" = 20'



**\*\* RECEIVED \*\***  
 Date 6/7/17 By PB  
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0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Shawn Kampmann*

OREGON  
 JULY 14, 1998  
 SHAWN KAMPMANN  
 2883 LS

RENEWAL DATE: 6/30/2017

SURVEYED BY:  
**POLARIS LAND SURVEYING LLC**  
 P.O. BOX 459  
 ASHLAND, OREGON 97520  
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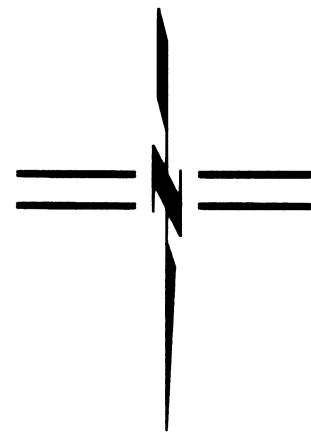
DATE: MAY 4, 2017  
 PROJECT NO. 934-15

**BASIS OF BEARING**  
 THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF PLUM RIDGE DRIVE IN THE CITY OF ASHLAND, HAVING A RECORD PLAT BEARING OF SOUTH 00°00'00" EAST, AS REFERENCED ON SURVEY NO. 19378, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

PLAN VIEW

SCALE: 1" = 10'

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 SURVEYOR



MEADOWBROOK SQUARE CONDOMINIUM

LOCATED AT

572 Fair Oaks Avenue  
Ashland, Oregon

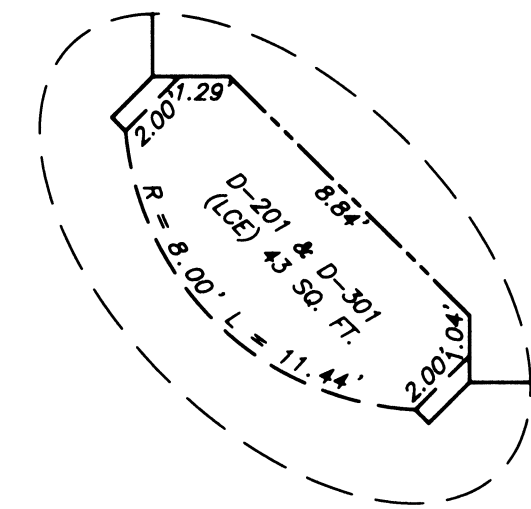
LYING SITUATE WITHIN

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CITY OF ASHLAND, JACKSON COUNTY, OREGON

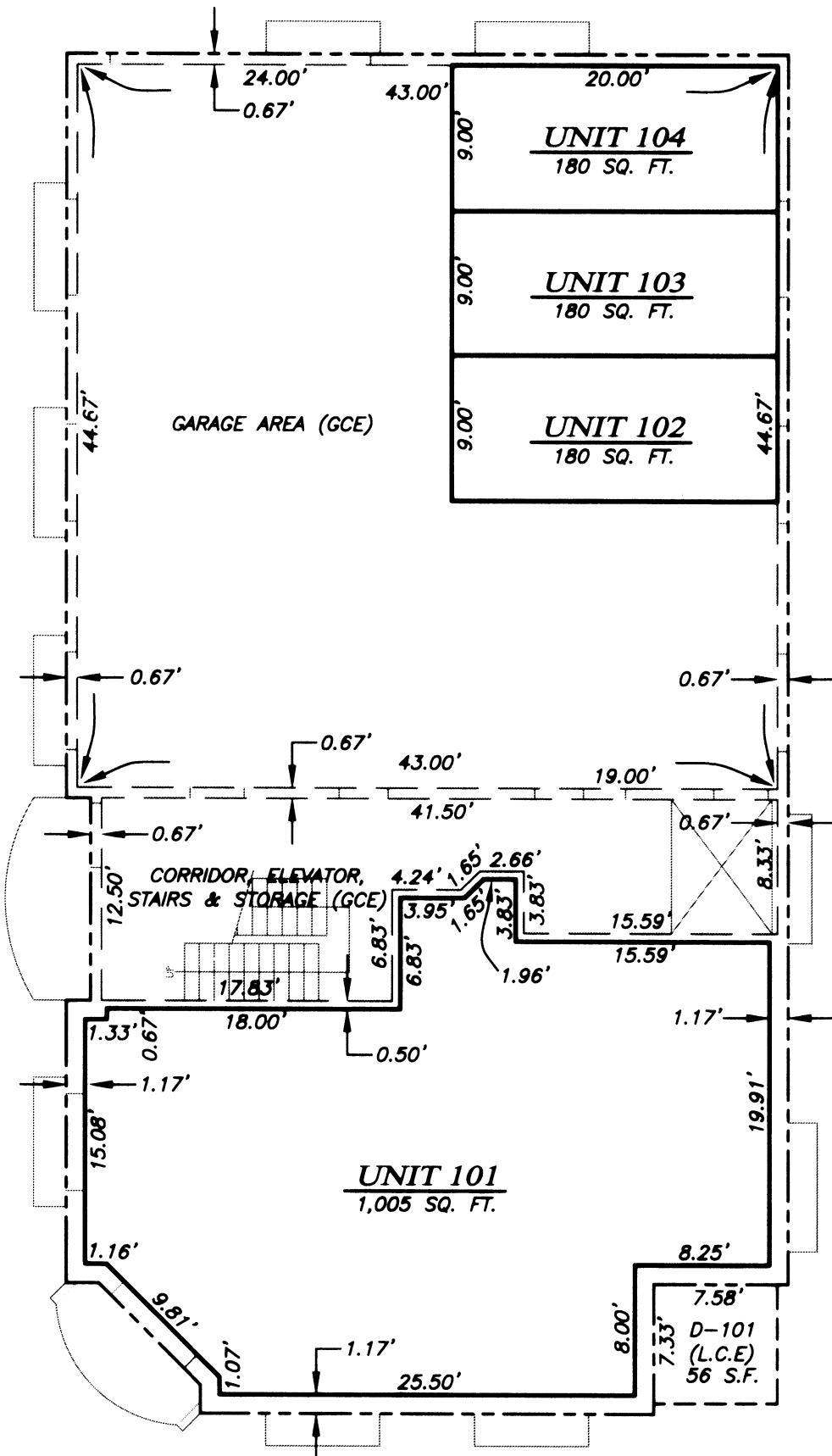
FOR

KDA Homes, LLC

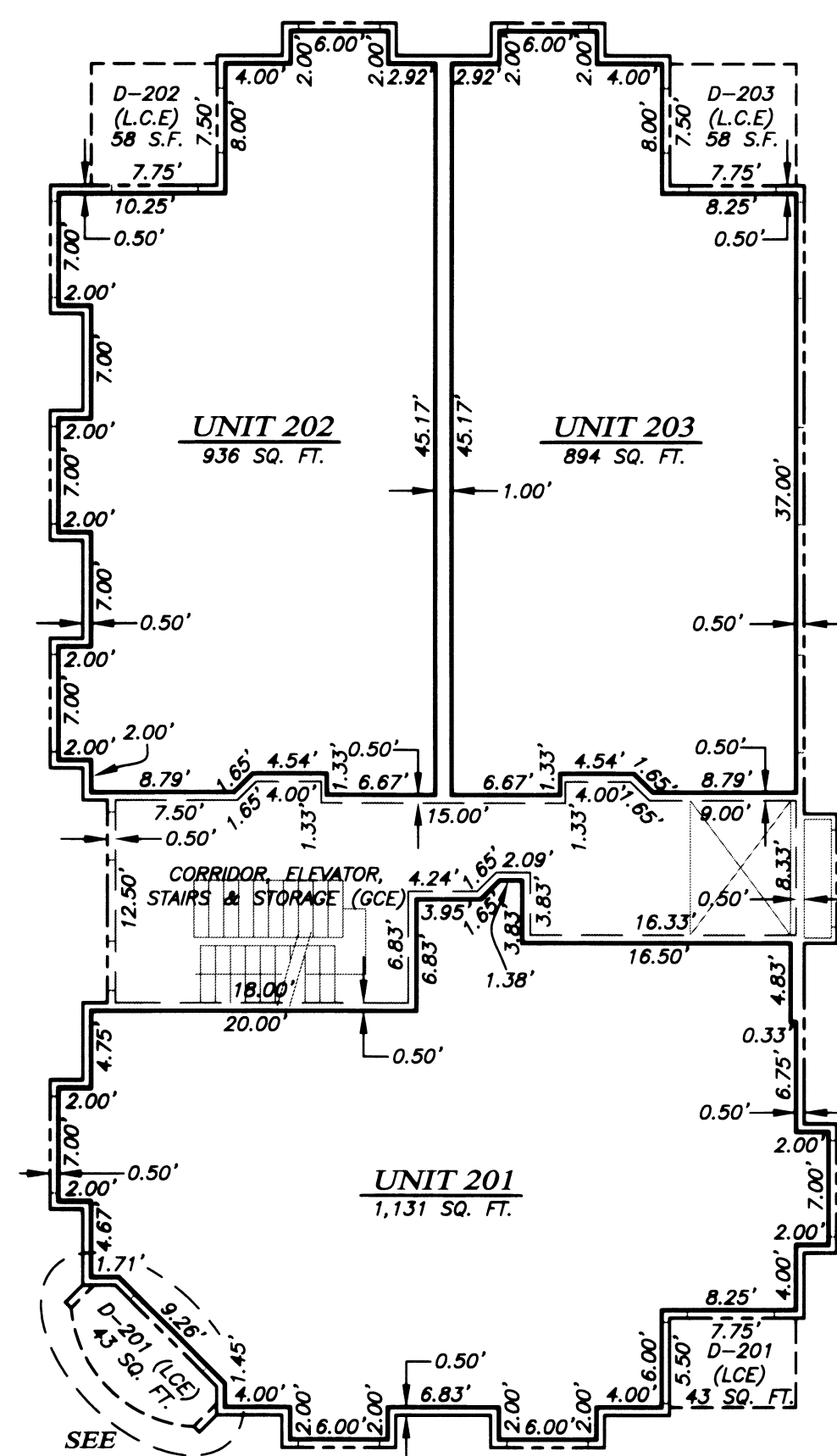
604 Fair Oaks Court  
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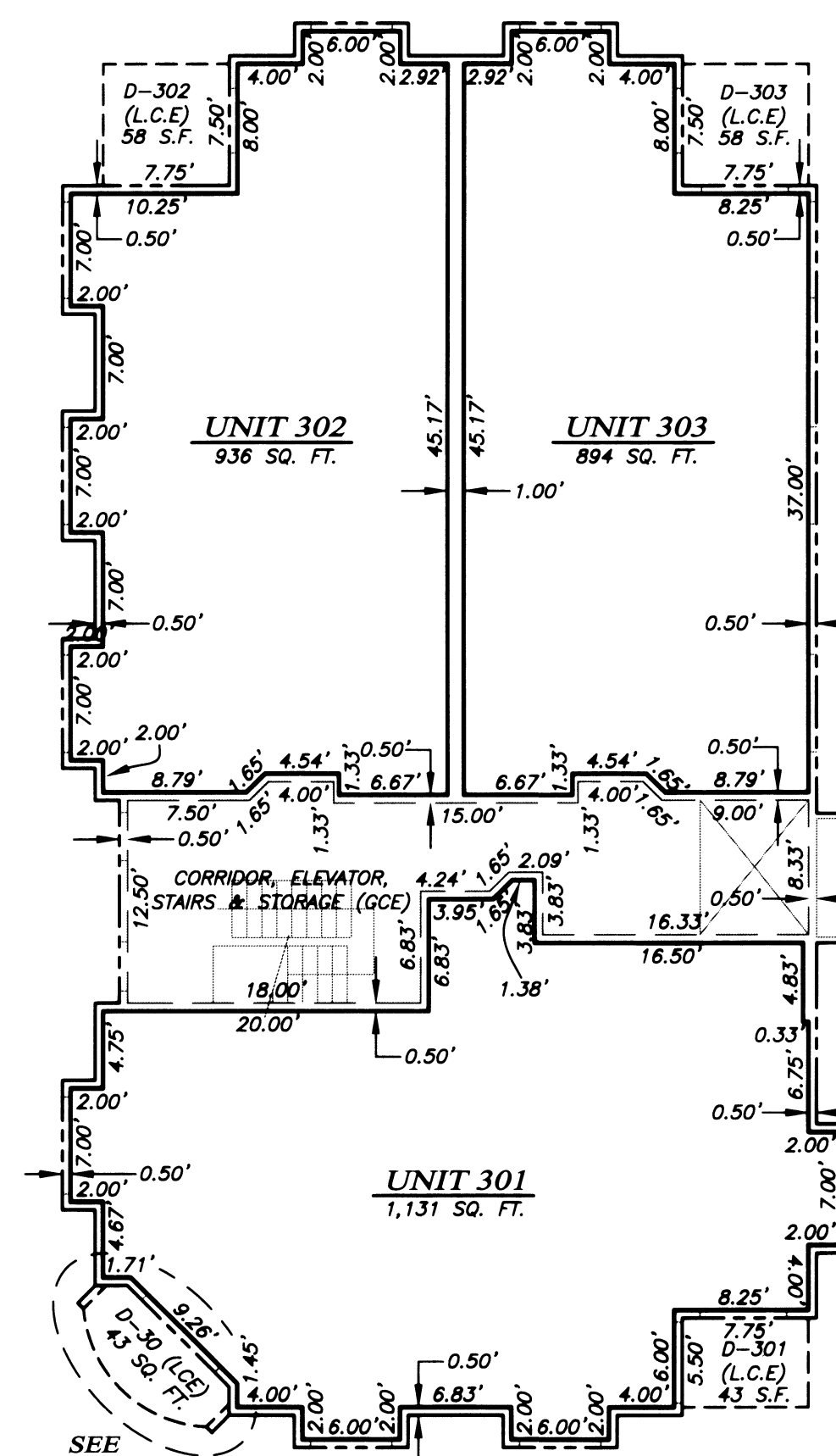
DETAIL "B"



FIRST LEVEL



SECOND LEVEL



THIRD LEVEL

**LEGEND**

———	UNIT BOUNDARY
-----	EXTERIOR FOUNDATION WALL
- - - - -	LIMITED COMMON ELEMENT
-----	GENERAL COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
GCE	GENERAL COMMON ELEMENT
S.F.	SQUARE FEET
D - #	DECK AREA LCE ASSOCIATED w/ UNIT

SURVEY NOTES

- 1) ALL ANGLES ARE 45° AND 90° UNLESS NOTED OTHERWISE.
- 2) UNIT HORIZONTAL DIMENSIONS ARE TO FACE OF INTERIOR MASONRY OR WOOD FRAMED STUD WALL.
- 3) ALL OF THE LAND AND THE BUILDING ARE GCE EXCEPT FOR UNITS AND LCE'S SHOWN HEREON.
- 4) THE EXTERIOR OF BUILDING SHOWN HEREON IS MEASURED TO THE OUTSIDE OF THE BUILDING FOOTPRINT.
- 5) THE DISTANCE BETWEEN THE EXTERIOR OF THE BUILDING AND THE INTERIOR UNIT BOUNDARY VARIES AS SHOWN.

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*Shawn Kampmann*  
 SURVEYOR

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Shawn Kampmann*

OREGON  
 JULY 14, 1998  
 SHAWN KAMPMANN  
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PLAN VIEW

# MEADOWBROOK SQUARE CONDOMINIUM

LOCATED AT

572 Fair Oaks Avenue  
Ashland, Oregon

LYING SITUATE WITHIN

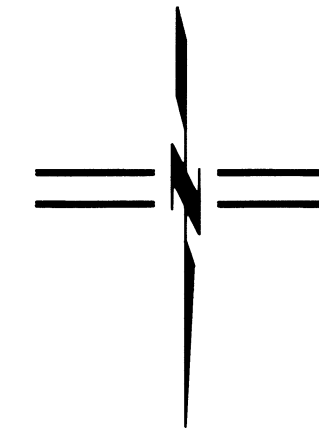
NORTHEAST QUARTER OF SECTION 4  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

**KDA Homes, LLC**

604 Fair Oaks Court  
Ashland, Oregon 97520

SCALE: 1" = 10'



LEGEND

—————	UNIT BOUNDARY
-----	EXTERIOR FOUNDATION WALL
- - - - -	LIMITED COMMON ELEMENT
-----	GENERAL COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
GCE	GENERAL COMMON ELEMENT
S.F.	SQUARE FEET
HP - #	HEAT PUMP LCE ASSOCIATED w/ UNIT
	HEAT PUMP LCE

SURVEY NOTES

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- 2) UNIT HORIZONTAL DIMENSIONS ARE TO FACE OF INTERIOR MASONRY OR WOOD FRAMED STUD WALL.
- 3) ALL OF THE LAND AND THE BUILDING ARE GCE EXCEPT FOR UNITS AND LCE'S SHOWN HEREON.
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LAND SURVEYOR

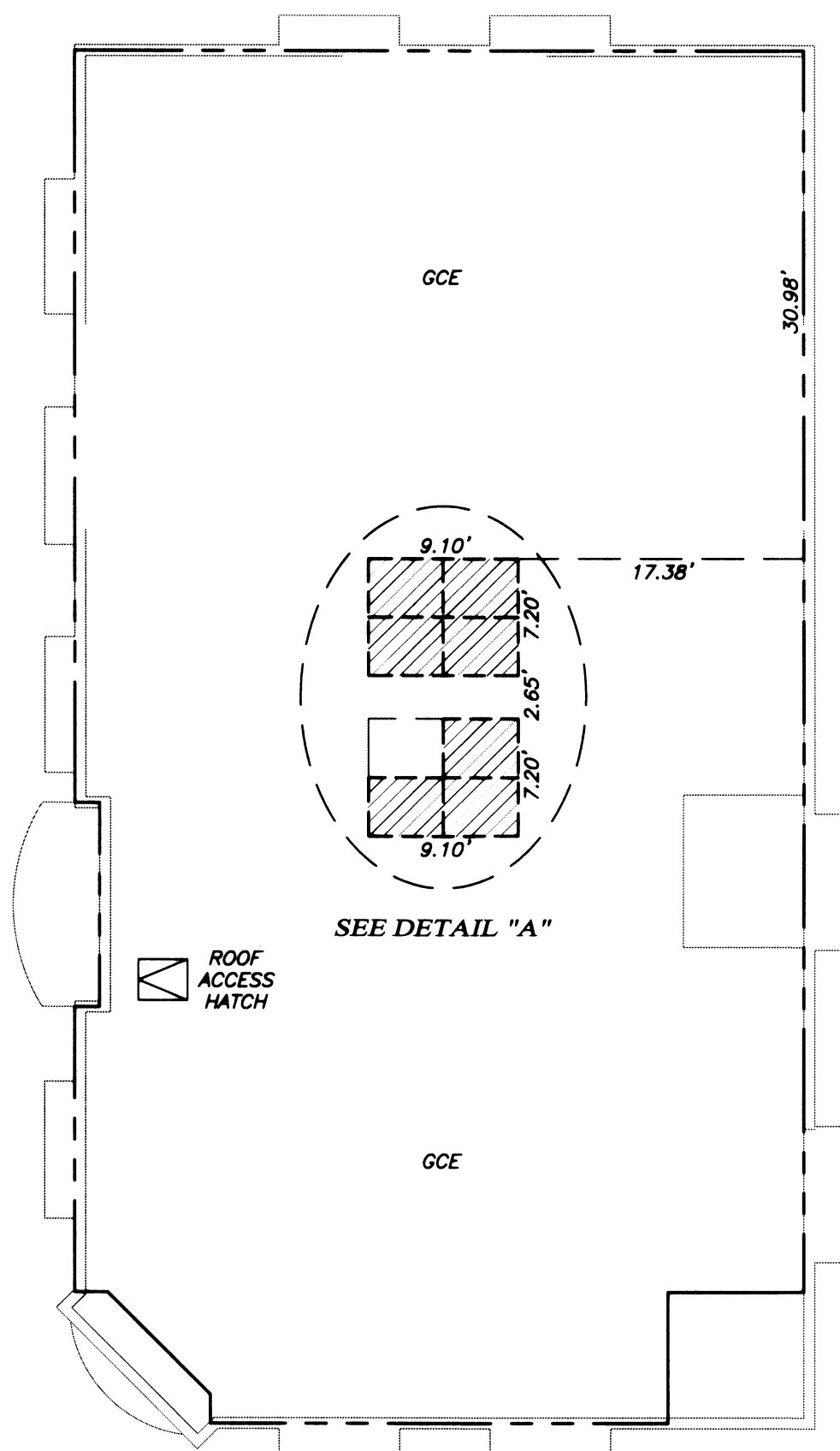
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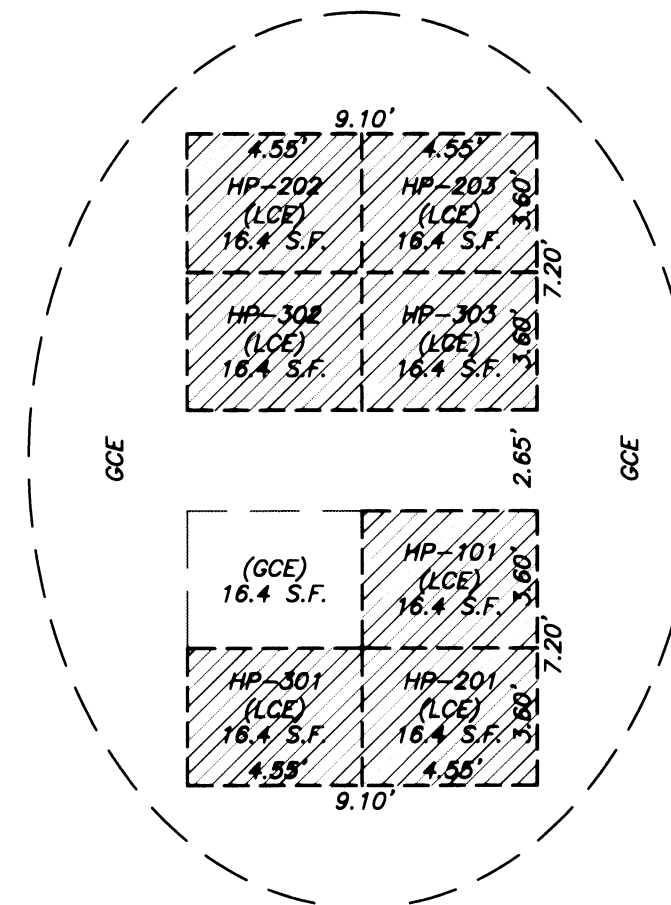
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SEE DETAIL "A"

ROOF LEVEL



DETAIL "A"  
SCALE 1" = 5'

\*\* RECEIVED \*\*

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SURVEYOR

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## ELEVATIONS

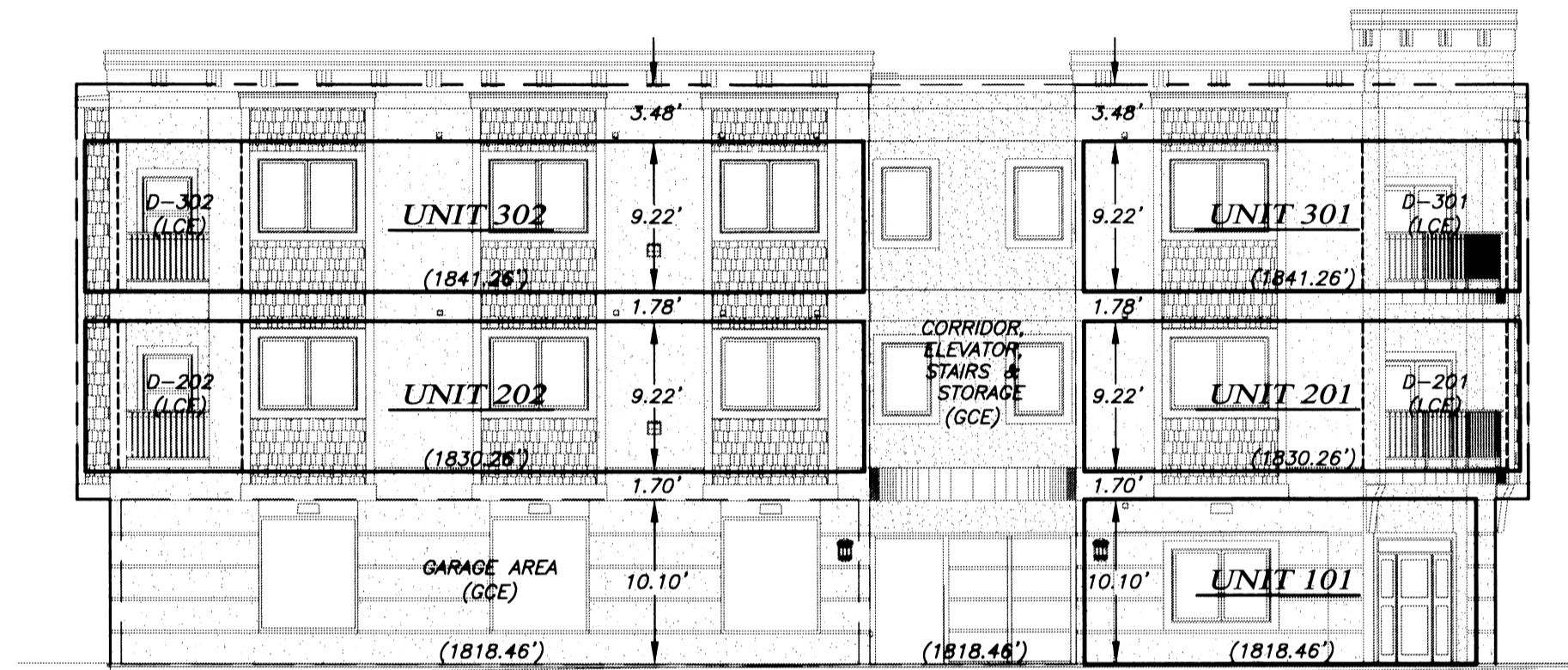
SCALE: 1" = 10'

### SURVEY NOTES

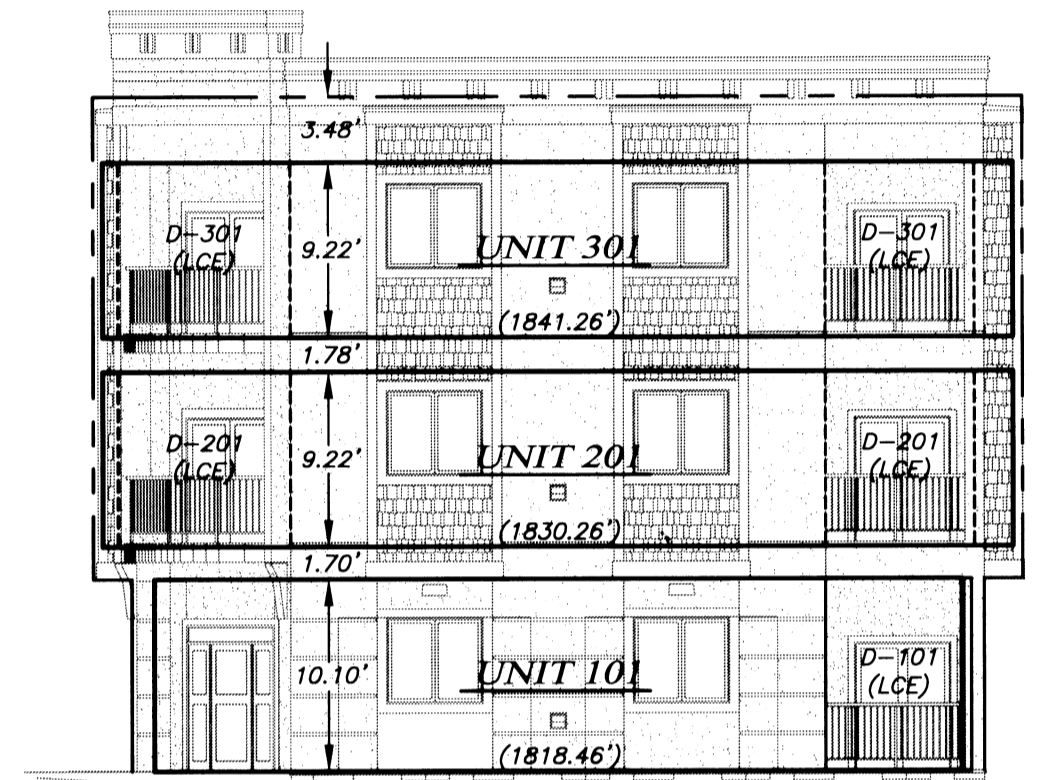
- 1) ALL ANGLES ARE 45° AND 90° UNLESS NOTED OTHERWISE.
- 2) ALL OF THE LAND IS GCE EXCEPT FOR UNITS AND LCE AS SHOWN HEREON.
- 3) UNIT ELEVATIONS SHOWN ARE AS FOLLOWS:
  - (A) TOP OF CONCRETE SLAB FOR FIRST FLOOR LOWER LIMITS.
  - (B) BOTTOM OF WOOD JOISTS OR TRUSSES FOR FIRST FLOOR UPPER LIMITS.
  - (C) TOP OF WOOD SUBFLOOR FOR SECOND FLOOR LOWER LIMITS.
  - (D) BOTTOM OF CEILING JOISTS, TRUSSES OR SKYLIGHT FRAME FOR SECOND FLOOR UPPER LIMITS.
- 4) THE HORIZONTAL UNIT DIMENSIONS ARE MEASURED TO THE INSIDE OF THE EXPOSED MASONRY OR THE WOOD STUD FRAMED WALLS.
- 5) THE BASIS OF VERTICAL CONTROL FOR THIS SURVEY IS A CITY OF ASHLAND BENCHMARK BEING THE TOP OF A 2 1/2" DIAMETER BRASS CAP IN A MONUMENT WELL LOCATED AT THE CENTERLINE INTERSECTION OF NORTH MOUNTAIN AVENUE AND FAIR OAKS AVENUE. BENCHMARK ELEVATION = 1833.95 FEET, BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, ADJUSTED IN 1956 (NGVD 29/56).

### LEGEND

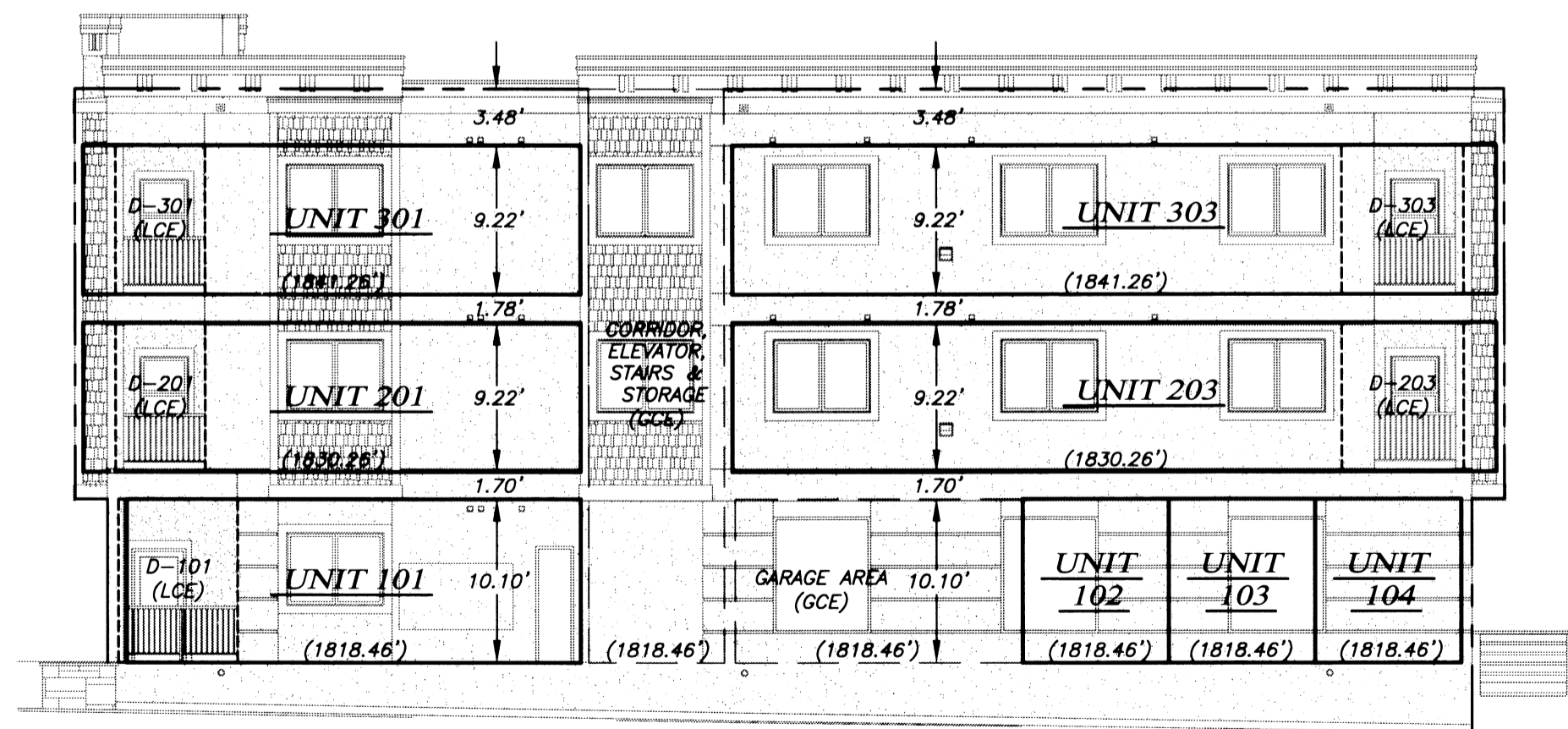
- UNIT BOUNDARY
- - - - EXTERIOR WALL
- - - - LIMITED COMMON ELEMENT
- - - - GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- GCE GENERAL COMMON ELEMENT
- D - # DECK AREA LCE ASSOCIATED w/ UNIT
- (1818.46') VERTICAL ELEVATION (TYPICAL)
- 10.10' VERTICAL DISTANCE (TYPICAL)



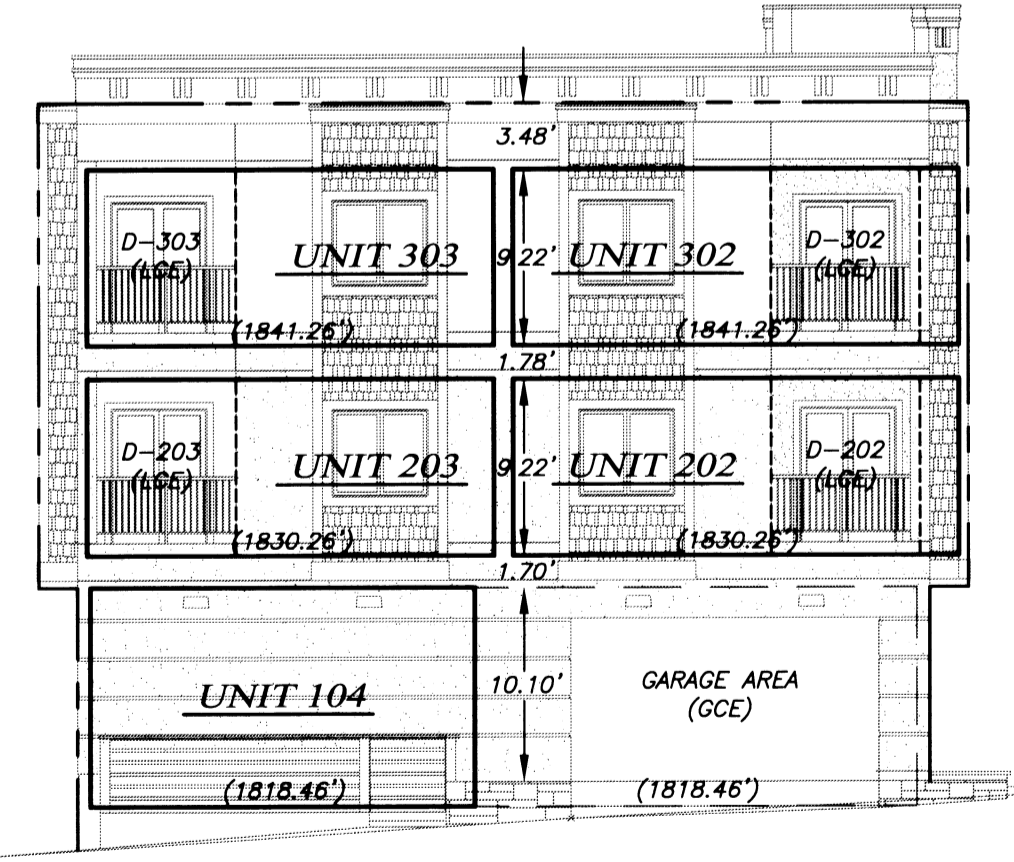
PLUM RIDGE DRIVE ELEVATION  
(EAST)



FAIR OAKS AVENUE ELEVATION  
(NORTH)



REAR ELEVATION  
(WEST)



ALLEY 'D' ELEVATION  
(SOUTH)

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