

APPROVAL:

Ashland Planning Manager
ASHLAND PLANNING DEPARTMENT DATE 3/18/24
PA # PA-T2-2020-00026

EXAMINED AND APPROVED THIS 12 DAY OF April, 2024

Scott Jen 4/12/24
JACKSON COUNTY SURVEYOR DATE
IN ACCORDANCE WITH ORS 92.100

EXAMINED AND APPROVED AS REQUIRED BY O.R.S 92.100

AS OF April, 15, 2024

By and for Chad Hollister
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY

ORS 92.095 AND ORS 311.280 HAVE BEEN PAID AS OF April 15th, 2024

Tonia Anderson as Deputy
TAX COLLECTOR

SURVEYOR'S CERTIFICATE:

I, FRED A. FRANTZ, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF SAID TRACT:

BEGINNING AT THE INITIAL POINT, BEING THE SOUTHEAST CORNER OF PARCEL 3 PER PARTITION PLAT P-14-2001 ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, THENCE ALONG THE BOUNDARY OF SAID PARCEL THROUGH THE FOLLOWING COURSES NORTH 0°03'39" WEST, A DISTANCE OF 68.97 FEET; THENCE NORTH 68°47'53" WEST, DISTANCE OF 259.56 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°59'55", A LENGTH OF 31.42 FEET AND A LONG CHORD BEARING AND DISTANCE OF SOUTH 66°12'09" WEST, 28.28 FEET; THENCE SOUTH 21°12'12" WEST, A DISTANCE OF 105.90 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 92°19'58", LENGTH OF 32.23 FEET AND A LONG CHORD BEARING AND DISTANCE OF SOUTH 24°57'47" EAST, 28.85 FEET, TO THE NORTHWEST CORNER OF PARCEL 1 OF SAID PARTITION PLAT; THENCE ALONG THE BOUNDARY OF SAID PARCEL THROUGH THE FOLLOWING COURSES, SOUTH 23°28'20" WEST, A DISTANCE OF 41.13 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 87°40'02", A LENGTH OF 30.60 FEET AND A LONG CHORD BEARING AND DISTANCE OF SOUTH 65°02'13" WEST, 27.70 FEET; THENCE SOUTH 21°12'12" WEST, A DISTANCE OF 25.51 FEET; THENCE SOUTH 19°34'00" WEST, A DISTANCE OF 115.59 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 99.50 FEET, A CENTRAL ANGLE OF 60°41'41", A LENGTH OF 105.40 FEET AND A LONG CHORD BEARING AND DISTANCE OF SOUTH 10°46'50" EAST, 100.54 FEET; THENCE SOUTH 41°07'41" EAST, A DISTANCE OF 9.76 FEET; THENCE NORTH 48°49'44" EAST, A DISTANCE OF 58.71 FEET; THENCE NORTH 89°52'49" EAST, A DISTANCE OF 62.80 FEET; THENCE NORTH 19°32'48" EAST, A DISTANCE OF 75.11 FEET; THENCE NORTH 70°27'17" WEST, A DISTANCE OF 27.29 FEET; THENCE NORTH 19°34'29" EAST, A DISTANCE OF 6.26 FEET; THENCE NORTH 70°32'12" WEST, A DISTANCE OF 9.00 FEET; THENCE NORTH 19°27'48" EAST, A DISTANCE OF 138.77 FEET, TO A POINT ON THE SOUTH LINE OF SAID PARCEL 3; THENCE ALONG THE BOUNDARY OF SAID PARCEL THROUGH THE FOLLOWING COURSES, SOUTH 70°26'41" EAST, A DISTANCE OF 76.23 FEET; THENCE NORTH 63°47'43" EAST, A DISTANCE OF 66.13 FEET; THENCE SOUTH 89°42'02" EAST, A DISTANCE OF 80.84 FEET, TO THE INITIAL POINT OF BEGINNING.

Fred A. Frantz 3-12-24
FRED A. FRANTZ, PLS 50077 DATE

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT MOUNTAIN MEADOWS OWNERS ASSOCIATION, INC., AS TO PARCEL 2 PER INSTRUMENT No. 2017-031185 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AND HUNTER S. HILL AND MADELINE S. HILL, AS TENANTS BY THE ENTIRETY, AS TO PARCEL 1 PER INSTRUMENT No. 2006-023069 OF SAID RECORDS, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, HAVE PARTITIONED / ADJUSTED THE SAME INTO THE PARCELS AS SHOWN HEREON AND THE NUMBER AND SIZE OF THE PARCELS AND THE LENGTH OF ALL LINES ARE PLAINLY SET FORTH.

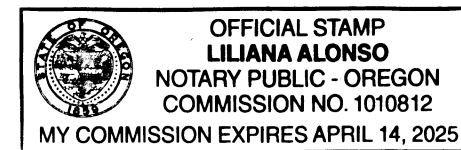
Robert J. Tower
ROBERT TOWER, BOARD PRESIDENT FOR MOUNTAIN MEADOWS OWNERS ASSOCIATION, INC.

STATE OF OREGON) S.S.
COUNTY OF JACKSON)

ON THIS, THE 15 DAY OF March, 2024, BEFORE ME APPEARED ROBERT TOWER, PRESIDENT, MOUNTAIN MEADOWS OWNERS ASSOCIATION, INC., TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HIS FREE ACT AND DEED.

BY: [Signature]

PRINT NAME: Liliana Alonso
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 04/14/2025



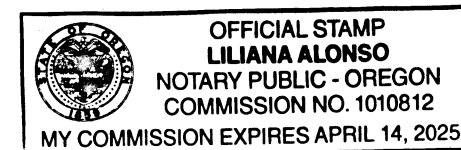
Hunter S. Hill
HUNTER S. HILL, AS TENTANT BY THE ENTIRETY

STATE OF OREGON) S.S.
COUNTY OF JACKSON)

ON THIS, THE 15 DAY OF March, 2024, BEFORE ME APPEARED HUNTER S. HILL, AS TENANT BY ENTIRETY, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HIS FREE ACT AND DEED.

BY: [Signature]

PRINT NAME: Liliana Alonso
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 04/14/2025



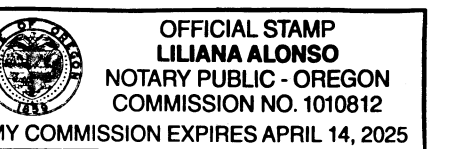
Madeline S. Hill
MADELINE S. HILL, AS TENTANT BY THE ENTIRETY

STATE OF OREGON) S.S.
COUNTY OF JACKSON)

ON THIS, THE 15 DAY OF March, 2024, BEFORE ME APPEARED MADELINE S. HILL, AS TENANT BY ENTIRETY, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HER FREE ACT AND DEED.

BY: [Signature]

PRINT NAME: Liliana Alonso
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES:



PARTITION PLAT No. P-12-2024

PROPERTY LINE ADJUSTMENT

PLANNING ACTION # PA-T2-2020-00026 AND REPLat P-1 and 3 P-14-2001

LOCATED IN THE
NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 SOUTH,
RANGE 1 EAST OF THE WILLAMETTE MERIDIAN,
JACKSON COUNTY, OREGON.

FOR

MOUNTAIN HILL ESTATES, LLC
828 BOULDER CREEK DRIVE
ASHLAND, OREGON 97520

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 15th DAY OF April, 2024,
AT 2:41 O'CLOCK P.M., AND RECORDED IN VOLUME 335
OF PLATS AT PAGE 12 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christina D. Walker Sonya J. Morgan
COUNTY CLERK DEPUTY

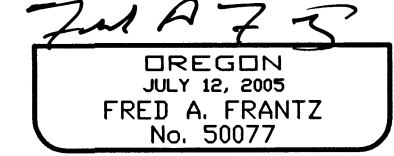
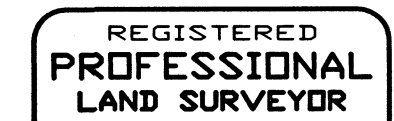
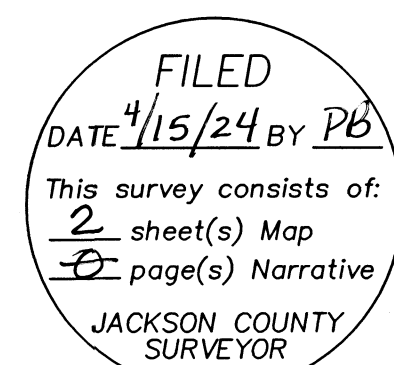
SURVEY NARRATIVE TO COMPLY WITH
O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT THAT PARTITION AS APPROVED BY THE CITY OF ASHLAND PLANNING COMMISSION AS PLANNING ACTION #PA-T2-2020-00026, BEING PARCELS 1 AND 3 OF PARTITION PLAT No. P-14-2001 AS DESCRIBED IN INST. Nos. 2017-031185 AND 2006-023069 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING A TRIMBLE S6 AND TSC 2 DATA COLLECTOR, I TIE THE MONUMENTS AND HOLD THE LOCAL POSITIONS OF THE FOUND MONUMENTS FOR THE SUBJECT TRACTS AS SHOWN. THE SOUTHERLY LINE OF PARCELS 1 AND 2 PER P-14-2001 BETWEEN THE FOUND LEAD AND TACK HOLE (REPLACED AS SHOWN) AT THE WEST END AND THE FOUND IRON PIN TO THE EAST WAS RESOLVED BY DISTANCE - DISTANCE INTERSECTION. THE RECORD DISTANCE FOR THE SOUTHERLY END OF THE DIVISION LINE BETWEEN SAID PARCELS 1 AND 2 WAS HELD TO THE RECORD DISTANCES AS SHOWN. THOSE PORTIONS OF THE BUILDING AS SHOWN BEING ON THE PROPERTY LINE PER SURVEY NUMBER 16867 WERE TIED AT THE EXTERIOR FACE OF SIDING AND THE DIFFERENCE BETWEEN THE RECORD AND FOUND MEASUREMENTS ARE SHOWN. THE LINES OF THE REST OF THE BUILDING ARE FOR GRAPHICAL PURPOSES ONLY CALCULATED FROM DATA ON SURVEY NUMBER 16867. THERE IS NO INDICATION OF THE IRRIGATION EASEMENT PER VOL.220 PG. 44 ON THE GROUND AT THIS TIME AND IS DESCRIBED AS A BLANKET EASEMENT. THE BEST AVAILABLE EVIDENCE OF ITS LOCATION IS PER SURVEY NUMBER 16080 AND IS SHOWN HEREON.

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

Fred A. Frantz
FRED A. FRANTZ, PLS 50077



Renewal 12-31-25

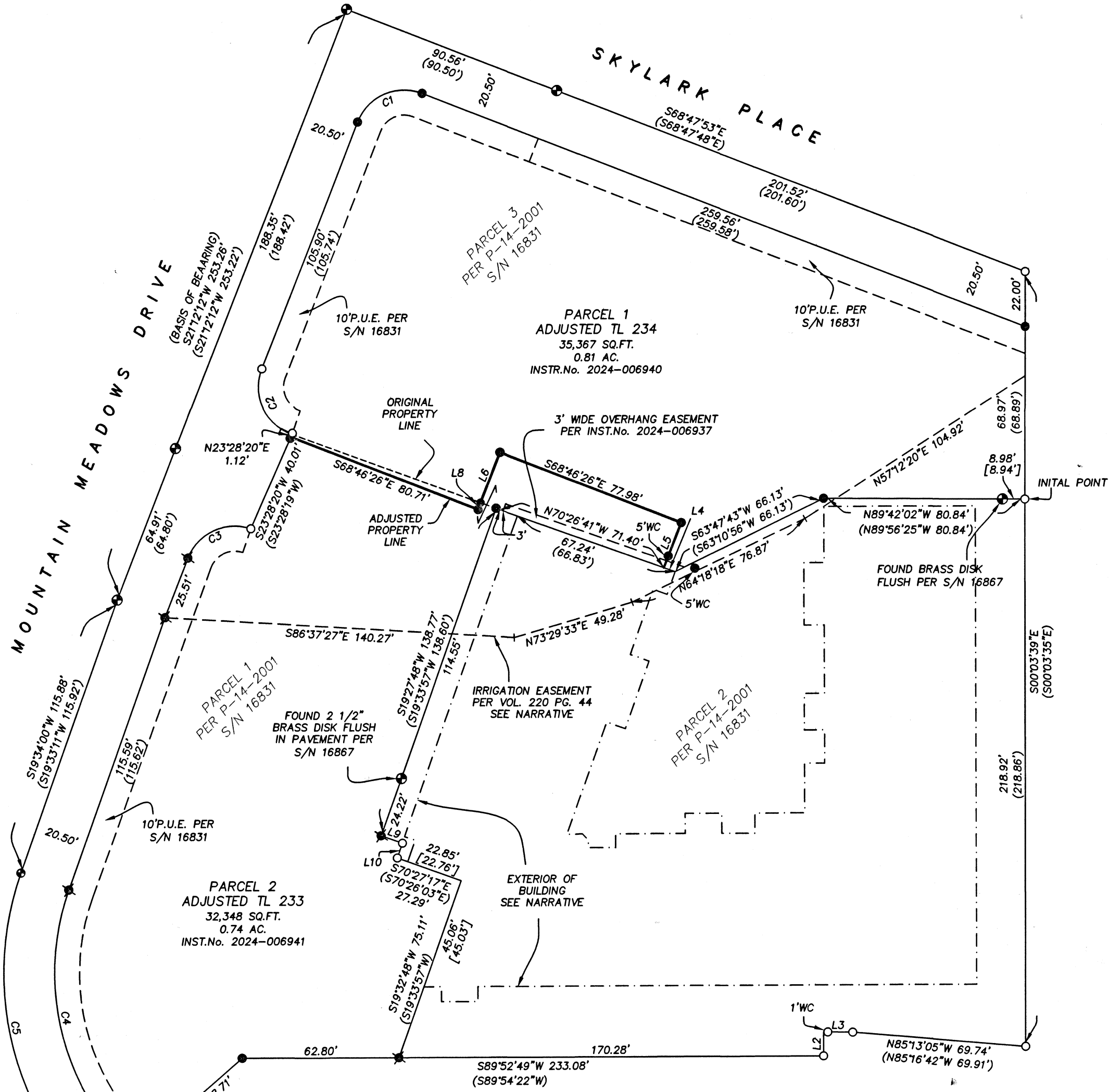
SURVEYOR
TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS
274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terrain@bisp.net
JOB No. 1621-22

PARTITION PLAT No. P-12-2024
PROPERTY LINE ADJUSTMENT

A REPLAT OF PARCELS 1 AND 3, PARTITION PLAT No. P-14-2001
PLANNING ACTION # PA-T2-2020-00026

LOCATED IN THE
NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 SOUTH,
RANGE 1 EAST OF THE WILLAMETTE MERIDIAN,
JACKSON COUNTY, OREGON.

FOR
MOUNTAIN HILL ESTATES, LLC
828 BOULDER CREEK DRIVE
ASHLAND, OREGON 97520



FILED
DATE 4/15/24 BY PB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

LINE	BEARING	DISTANCE
L1	N41°07'41"W	9.76'
R1	N41°07'46"W	9.64'
L2	N00°01'50"W	9.57'
R1	N00°03'35"W	9.53'
L3	N89°24'48"W	11.73'
R1	N89°56'14"W	11.58'
L4	N70°26'41"W	4.83'
L5	S21°13'34"W	19.33'
L6	S21°13'34"W	21.56'
L8	S21°13'34"W	2.90'
L9	S70°32'12"E	9.00'
R1	S70°26'03"E	6.26'
L10	S19°34'29"W	6.27'
R1	S19°33'57"W	6.27'

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00	89°59'55"	31.42	S66°12'09"W	28.28'
R1		90°00'00"	31.42	S66°12'12"W	28.28'
C2	20.00	92°19'58"	32.23	S24°57'47"E	28.85'
C3	20.00	87°40'02"	30.60	S65°02'13"W	27.70'
C4	99.50	60°41'41"	105.40	S10°46'50"E	100.54'
R1		60°40'57"	105.40	S10°47'18"E	100.52'
C5	120.00	60°41'41"	127.12	S10°46'50"E	121.26'
R1		60°40'57"	127.12	S10°47'18"E	121.24'

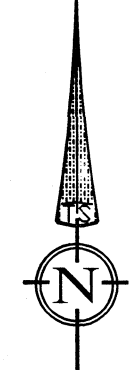
LEGEND:

- S/N FILED SURVEY NUMBER AT THE JACKSON COUNTY SURVEYOR'S OFFICE, OREGON.
- INST.No. INSTRUMENT NUMBER OF THE OFFICIAL RECORD OF JACKSON COUNTY, OREGON.
- VOL. PG. VOLUME AND PAGE OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- WC WITNESS CORNER SET ON LINE AS INDICATED.
- () - R1 RECORD DATA PER S/N 16831.
- [] RECORD DATA PER S/N 16867.
- SET 5/8" BY 24" IRON PIN WITH AN ORANGE PLASTIC CAP MARKED 'FRANTZ, LS 50077' OR AS INDICATED.
- ★ SET LEAD PLUG AND TACK WITH WASHER MARKED 'PLS 50077.
- FOUND 5/8" IRON PIN PER S/N 16831.
- FOUND BRASS CAP IN MONUMENT CASE PER S/N 16831 OR AS INDICATED.

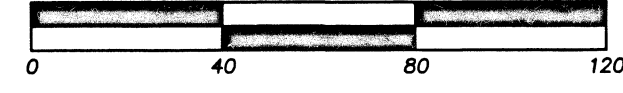
TEMPORARY EASEMENT FOR PEDESTRIAN AND INGRESS AND EGRESS PER PARTITION PLAT P-14-1999 IS A BLANKET EASEMENT OVER PARCELS 1, 2 AND 3 AND HAS BEEN TERMINATED OVER PARCEL 3 BY S/N 16867 ONLY.

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

Fred A. Frantz
FRED A. FRANTZ, PLS 50077



DATE: 11-25-22
SCALE: 1"=40'



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Fred A. Frantz
OREGON
JULY 12, 2005
FRED A. FRANTZ
No. 50077

Renewal 12-31-25

SURVEY BY:
TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS
274 FOURTH STREET
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