



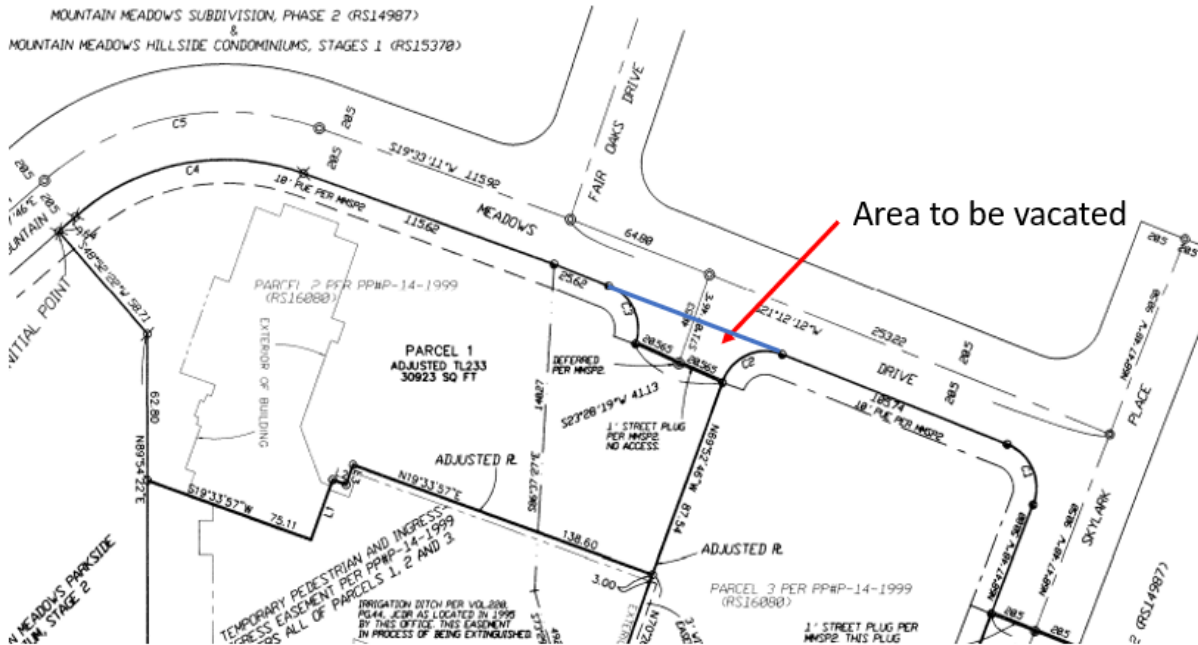
Council Business Meeting

December 5, 2023

Agenda Item	Right of Way Vacation Initiation – Mountain Meadows Drive		
From	Scott Fleury PE	Public Works Director	
Contact	Scott.fleury@ashland.or.us		
Item Type	Requested by Council <input type="checkbox"/>	Update <input type="checkbox"/>	Request for Direction <input checked="" type="checkbox"/> Presentation <input type="checkbox"/>

SUMMARY

Before the Council is a request to initiate the vacation of a portion of the public right of way. The right of way in question is a portion of Mountain Meadows Drive near Fair Oaks Avenue. The section of right of way was dedicated as a potential future street connection as part of the Mountain Meadows Development. This street connection is no longer necessary and does not serve a purpose that benefits the City's transportation network.



POLICIES, PLANS & GOALS SUPPORTED

City Council:

- Evaluate real property and facility assets to strategically support city mission and goals.

PREVIOUS COUNCIL ACTION

No previous action on this item, but Council has taken numerous actions in the past regarding vacating public right of way. The last action occurred in in 2018 with the vacation of a portion of Terrace Street ([Staff Report](#)).





Council Business Meeting

BACKGROUND AND ADDITIONAL INFORMATION

The City of Ashland was contacted by the property owner and representative surveyor regarding the initiation of the vacation process for the right of way and dedicated street plug as allowed by Oregon Revised Statute. The owner has had the appropriate survey documents and legal description prepared to facilitate the right of way vacation and they can be referenced as attachment #1.

271.130 Vacation on city governing body's own motion; appeal.

- (1) **The city governing body may initiate vacation proceedings authorized by ORS 271.080 and make such vacation without a petition or consent of property owners.** Notice shall be given as provided by ORS 271.110, but such vacation shall not be made before the date set for hearing, nor if the owners of a majority of the area affected, computed on the basis provided in ORS 271.080, object in writing thereto, nor shall any street area be vacated without the consent of the owners of the abutting property if the vacation will substantially affect the market value of such property, unless the city governing body provides for paying damages. Provision for paying such damages may be made by a local assessment, or in such other manner as the city charter may provide.
- (2) Two or more streets, alleys, avenues and boulevards, or parts thereof, may be joined in one proceeding, provided they intersect or are adjacent and parallel to each other.
- (3) No ordinance for the vacation of all or part of a plat shall be passed by the governing body until the city recording officer has filed in the office of the city recording officer or indorsed on the petition for such vacation a certificate showing that all city liens and all taxes have been paid on the lands covered by the plat or portion thereof to be vacated.
- (4) Any property owner affected by the order of vacation or the order awarding damages or benefits in such vacation proceedings may appeal to the circuit court of the county where such city is situated in the manner provided by the city charter. If the charter does not provide for such appeal, the appeal shall be taken within the time and in substantially the manner provided for taking an appeal from justice court in civil cases.
[Amended by 1995 c.658 §101]

Public Works performed an initial assessment to determine if a right of way vacation would be in the public interest. There are no public utilities using that section of right of way. All utilities are provided for on Mountain Meadows Avenue. The right of way does not provide a significant public benefit with respect to a future street corridor connection as development has occurred in the adjacent area restricting future street connections.

Right of Way Vacation Requirements:

In order to appropriately process a right of way vacation certain state and local codes must be addressed. The Oregon Revised Statutes (ORS) and City of Ashland Municipal Code detail the requirements to vacate City property:

4.18.010 Purpose

The purpose of this Chapter is to establish the procedure for processing requests for the vacation of public rights-of-way and places, and to require petitioners for vacation to deposit with the City Recorder a fee sufficient to cover the cost of publication, posting and other anticipated expenses as authorized by ORS 271.080, et seq.





Council Business Meeting

4.18.020 Application

Any person interested in filing a petition for the vacation of all or part of any street, alley, or other public place, shall submit such petition in the form prescribed by the City Engineer pursuant to ORS 271.080, and upon filing of the petition shall deposit with the City Recorder a filing fee established by resolution of the City Council. (Ord. 2654, 1991; Ord. 2742, 1994)

- **This is not required if the Council initiates the vacation process as allowed by ORS.**

4.18.030 Review by Planning Commission

Upon receipt of the petition, the same shall be referred to the City Engineer for a determination of whether it contains the requested number of sworn signatures. The City Engineer shall return any petition not meeting the requirements of ORS 271.080, together with the filing fee to the petitioner. If the City Engineer determines that the petition is sufficient, it shall be referred to the City Planning Commission for its review and recommendation to the City Council. The Planning Commission shall submit its report to the City Council within sixty (60) days of receipt. Upon receipt of the report by the Commission, or if no report is received from the Commission upon the expiration of sixty (60) days, the City Administrator shall set the matter for public hearing as set forth in ORS 271.100, et seq.

- **This meeting will need to be scheduled in the future to allow for the Planning Commission to make a recommendation to the City Council regarding the vacation.**

4.18.040 Public Hearings

Public hearings shall be held as set forth in ORS 271.120, at which time the petitioner and all affected parties shall be afforded an opportunity to present their views either orally or in writing. The report of the Planning Commission, if any, shall be made a part of the record.

- **This will be done if Council initiates the vacation process as a formal ordinance and maps of survey will be completed.**

4.18.050 Action By Council

The City Council, after due consideration of testimony by affected parties, and the report of the Planning Commission may approve, reject, or modify the area proposed for vacation which in its sole judgment is deemed in the public interest. (Ord. 2164 §1, 1982)

If approved by Council, the property owner will be required to finalize the map of survey showing the public utility easement if needed; have new property deeds created that describe new property boundary for the tax lot and have all documents recorded at the County. The City Recorder will have the ordinance approving the Right of Way Vacation recorder at the County. If not approved by Council, there is no further action by staff or property owner and the right of way will remain in place.

FISCAL IMPACTS

The only resource requirements were/are associated with staff time to bring the vacation forward through the Planning Commission and City Council. The owners will be responsible for the development of new property





Council Business Meeting

deeds and recording the applicable documents with the County. If the property is vacated, it will become private and assessable for property taxes as part of the individual tax lot.

STAFF RECOMMENDATION

Staff recommends Council initiate the right of way vacation for said portion of right of way.

ACTIONS, OPTIONS & POTENTIAL MOTIONS

I move to begin the process to vacate a portion of the public right of way on Mountain Meadows Way as allowed by ORS 271.130 and then follow Ashland Municipal Code 14.18.

I move to take no action on the matter.

REFERENCES & ATTACHMENTS

Attachment #1: Mountain Meadows Drive Vacation Background

FARBER CONSULTING

• FARBER & SONS, INC. • POST OFFICE BOX 5286 • CENTRAL POINT, OR 97502 •

September 19, 2022

City Council and Mayor
20 East Main Street
Ashland, Oregon 97520

Re: Partial Street right of way vacation Mountain Meadows Drive.

Councilors and Mayor;

This request is for the City Council to initiate the vacation of public right of way, dedicated to the city on the 1996 Mountain Meadows Subdivision, Phase 2 plat. Also, to and Quit Claim a street plug deeded to the city on this plat as illustrated on the accompanying exhibit maps/plat copy. The area requested for vacation was approved in 1996 as a future street approach as a part of a future development plan. This plan was revised, with the property now fully developed, the street approach was never utilized. The street approach now has a portion of a private parking lot and driveway constructed on it as well as the street plug for the Mountain Meadows Parkside Condominium development. This section of Mountain Meadows Drive is improved to City standards with a straight-line curb and gutter and other improvements as noted.

Planning Action PA-T2-2020-00026 approval for Mountain Meadows Estates, LLC approved plan shows the northerly curb return for the proposed vacation but inadvertently did not show it as public right of way. Portions of this area along with the street plug lies in an approved property line adjustment to provide proper building setbacks to buildings approved by this planning action. The property line adjustment and the final plat for the approved planning action cannot proceed without the right of way being vacated and street plug Quit Claimed back to private ownership.

The following quoted Oregon Revised Statute authorizes the city to initiate the vacation on their own motion.

271.130 Vacation on city governing body's own motion; appeal. (1) The city governing body may initiate vacation proceedings authorized by ORS 271.080 and make such vacation without a petition or consent of property owners. Notice shall be given as provided by ORS 271.110, but such vacation shall not be made before the date set for hearing, nor if the owners of a majority of the area affected, computed on the basis provided in ORS 271.080, object in writing thereto, nor shall any street area be vacated without the consent of the owners of the abutting property if the vacation will substantially affect the market value of such property, unless the city governing body provides for paying damages. Provision for paying such damages may be made by a local assessment, or in such other manner as the city charter may provide.

(2) Two or more streets, alleys, avenues and boulevards, or parts thereof, may be joined in one proceeding, provided they intersect or are adjacent and parallel to each other.

(3) No ordinance for the vacation of all or part of a plat shall be passed by the governing body until the city recording officer has filed in the office of the city recording officer or indorsed on the petition for such vacation a certificate showing that all city liens and all taxes have been paid on the lands covered by the plat or portion thereof to be vacated.

(4) Any property owner affected by the order of vacation or the order awarding damages or benefits in such vacation proceedings may appeal to the circuit court of the county where such city is situated in the manner provided by the city charter. If the charter does not provide for such appeal, the appeal shall be taken within the time and in substantially the manner provided for taking an appeal from justice court in civil cases. [Amended by 1995 c.658 §101]

The vacation of this public right of way area for the street approach has no impact on traffic flow or public safety. It does resolve many existing issues and appears to be in the best interest of all concerned parties.

Mountain Meadows Estates, LLC will pay all reasonable fees for staff time and expenses for notices to processing this request.

Respectfully submitted,



HERBERT A. FARBER

EMAIL: herb@farberconsulting.biz

PHONE: 541-664-5599

CC: City Administrator, Joe Lessard
Public Works Director, Scott Fluery

VACATION DESCRIPTION

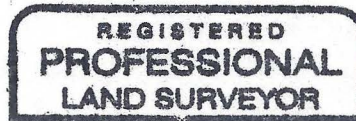
A tract of land within the right of way of Meadows Drive, as created on the plat of Mountain Meadows Subdivision, Phase 2 recorded in Volume 21, Page 22 of the Plat Records of Jackson County, Oregon, located in the Northeast Quarter of Section 4, Township 39 South, Range 1 East of the Willamette Meridian, in the City of Ashland, said County and State, more particularly described as follows:

Commencing at a brass disk monumenting the center line intersection of Meadows Drive and Skylark Place, located in the Northeast Quarter of Section 4, Township 39 South, Range 1 East of the Willamette Meridian, in the City of Ashland, Jackson County, Oregon; thence South $21^{\circ}12'12''$ West, along the centerline of Meadows Drive, a distance of 146.40 feet; thence South $68^{\circ}47'48''$ East, leaving said centerline, a distance of 20.50 feet, to the southeasterly right of way line of said road and the POINT OF BEGINNING; thence along said right of way through the following courses, along the arc of a curve to the left having a radius of 20.00 feet, a central angle of $92^{\circ}19'58''$, a length of 32.23 feet and a long chord bearing and distance of South $24^{\circ}57'47''$ East, 28.85 feet; thence South $23^{\circ}28'20''$ 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 $87^{\circ}40'02''$, a length of 30.60 feet and a long chord bearing and distance of South $65^{\circ}02'13''$ West, 27.07 feet; thence, leaving said right of way, North $21^{\circ}12'12''$ East, a distance of 81.06 feet, to the POINT OF BEGINNING.

LESS AND EXCEPTING:

The 1' street plug deeded to the City of Ashland per Mountain Meadows Subdivision, Phase 2 recorded in Volume 21, Page 22 of the Plat records of Jackson County, Oregon.

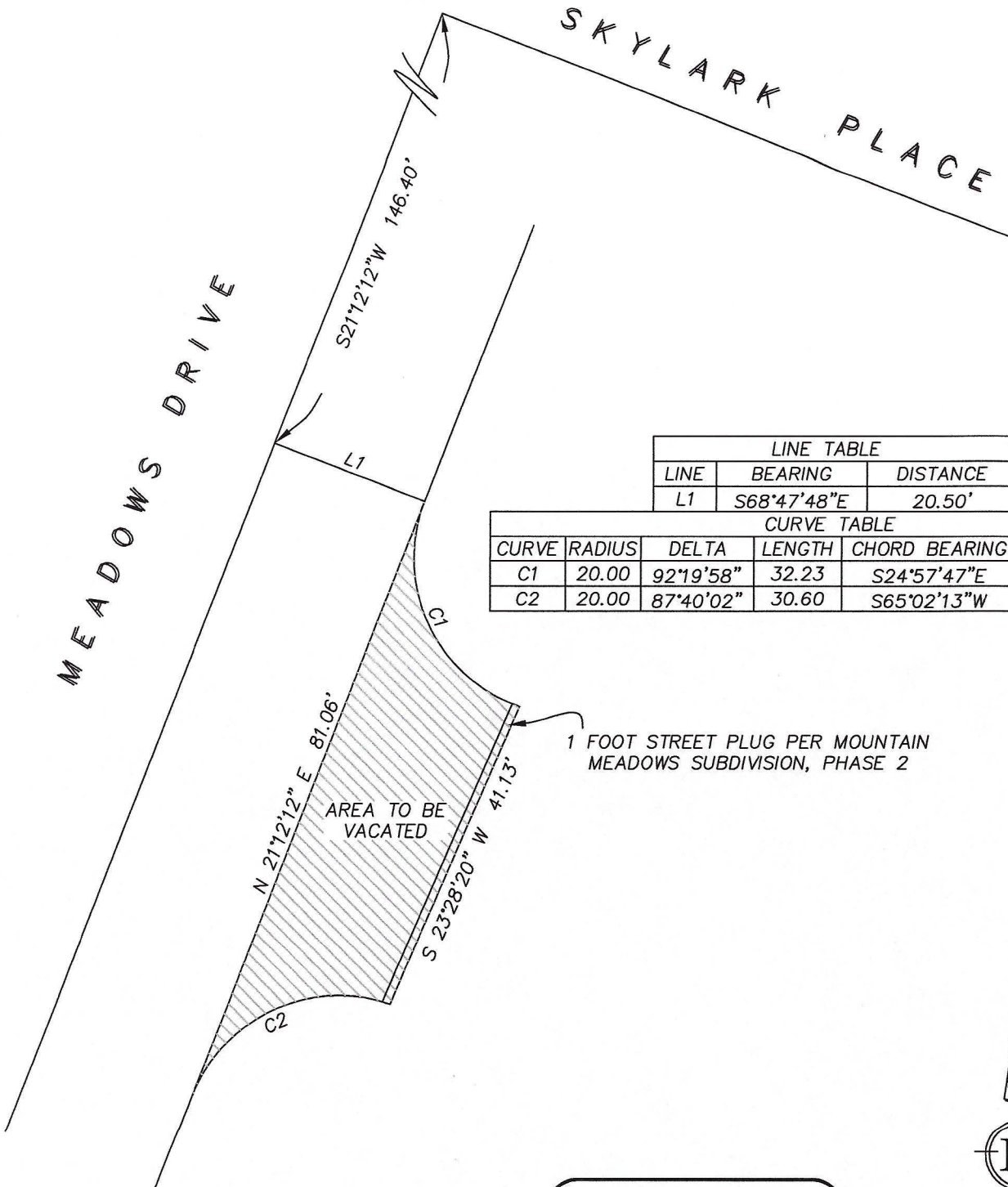
Prepared by:
Terrasurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520



Fred A. Frantz
OREGON
JULY 12, 2008
FRED A. FRANTZ
No. 50077

Renewal 12-31-22

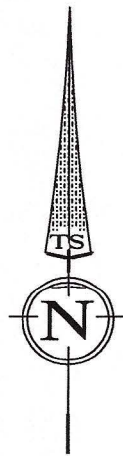
EXHIBIT 'A'
VACATION AREA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S68°47'48"E	20.50'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00	92°19'58"	32.23	S24°57'47"E	28.85'
C2	20.00	87°40'02"	30.60	S65°02'13"W	27.70'

1 FOOT STREET PLUG PER MOUNTAIN MEADOWS SUBDIVISION, PHASE 2



TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
ASHLAND, OREGON 97520

(541) 482-6474
terrain@bisp.net
JOB NO. 1621-22

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**

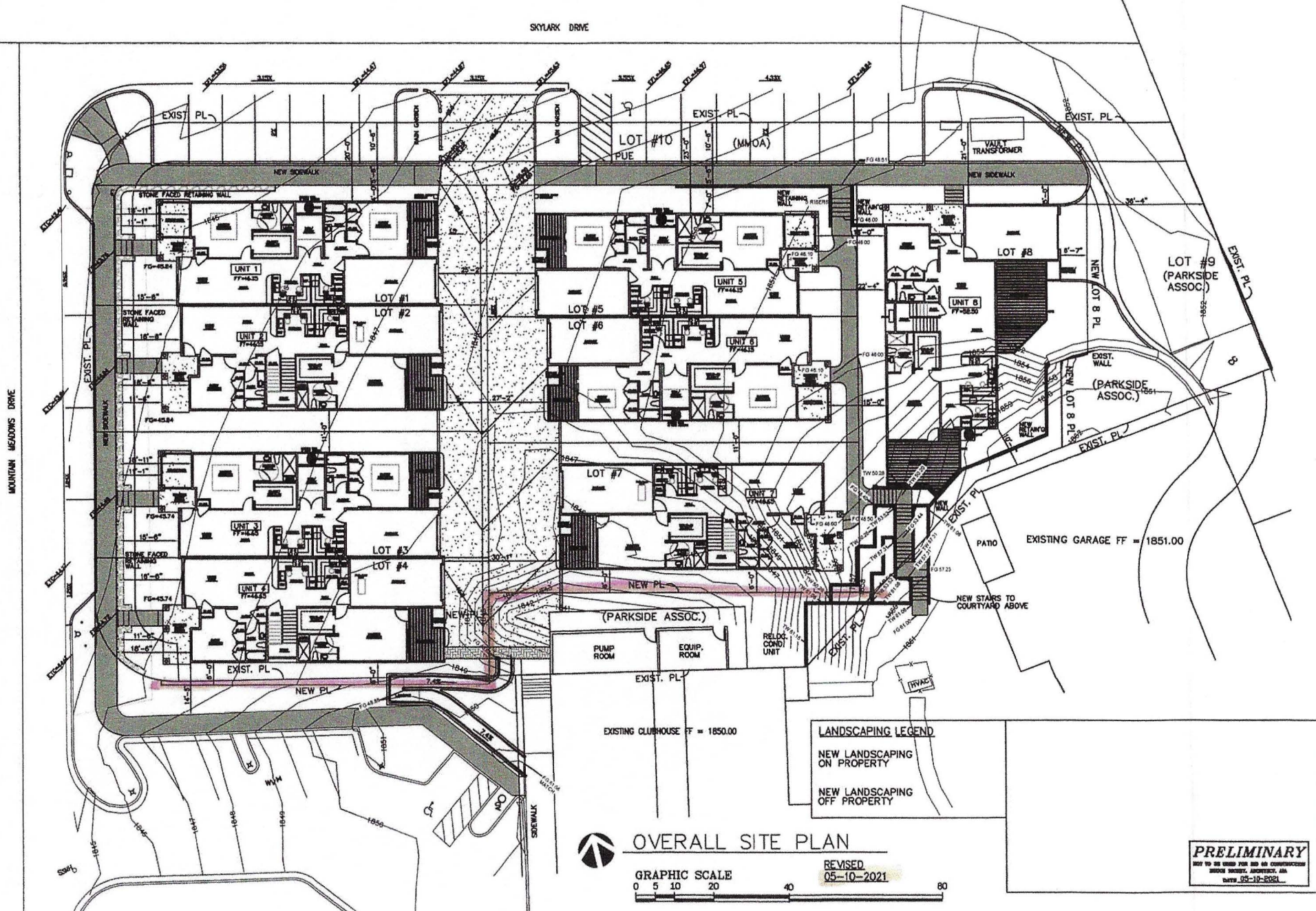
Fred A. Frantz

OREGON
JULY 12, 2005
FRED A. FRANTZ
No. 50077

Renewal 12-31-23

DATE: AUGUST 29, 2022
SCALE: 1" = 20'

PA-T2-2020-00026



OVERALL SITE PLAN

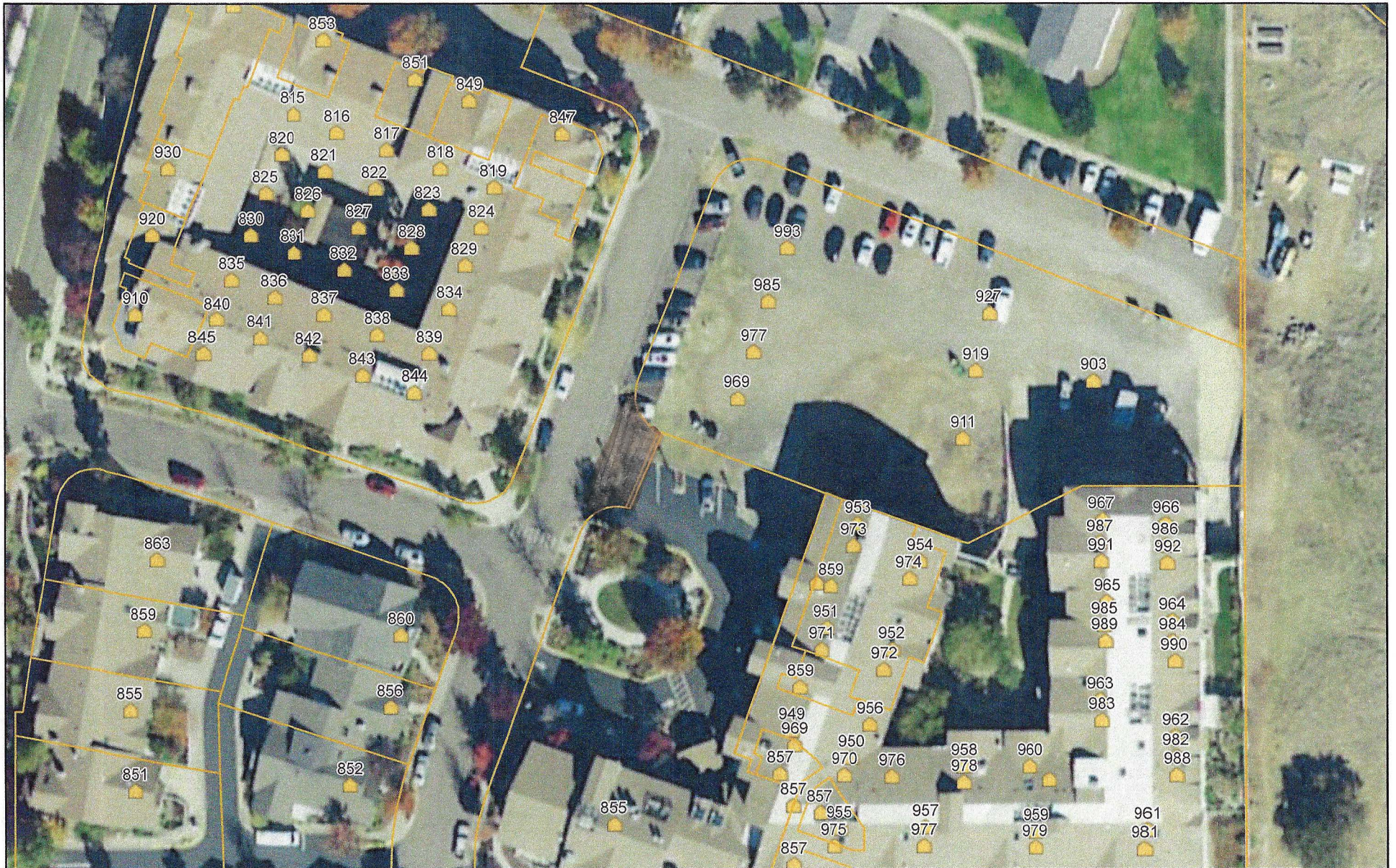
GRAPHIC SCALE 0 5 10 20 40 80
 REVISED 05-10-2021

LANDSCAPING LEGEND

- NEW LANDSCAPING ON PROPERTY
- NEW LANDSCAPING OFF PROPERTY

PRELIMINARY
 NOT TO BE USED FOR BID OR CONSTRUCTION
 BROWN ENGINEERING ARCHITECTS, INC.
 DATE: 05-10-2021

ArcGIS Web Map



9/12/2022, 4:27:04 PM

 Tax Lots

 Site Address Point

1:1,128

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team

Jackson County GIS

Data within this application may contain inaccuracies. Maps produced are not intended for legal purposes and do not substitute for a professional land survey. For more information, see ORS 672.060(13), ORS 306.125(1), ORS 308.245(1)-(4), and Oregon SB55.

APPROVAL Bill Hill 5/23/96
Ashland Planning Commission
PA #96-07 Subdivision
Date

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting January 9, 1996 this plot is hereby approved.
Dated this 23rd day of MAY, 1996.

Barbara R. Jordin John M. Smith
President Subdivisor

APPROVALS:

EXAMINED AND APPROVED this 22nd day of May, 1996.

James H. Olson
City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of 30 May, 1996.

Mark Anne Deputy
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of May 30, 1996.

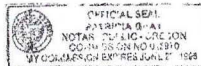
Carol Applegate, Deputy
Tax Collector

DECLARATION
Know all men by these presents that MOUNTAIN MEADOWS L.L.C. is the owner in fee of the lands shown on this plot, more particularly described in the Surveyor's Certificate, and has caused the same to be subdivided into lots and streets as shown, and that the size of the lots and the course and length of all lines are plainly set forth, and that this plot is a correct representation of the Subdivision and that it hereby dedicates to the City of Ashland the Street Plugs and hereby dedicates to the City of Ashland for public use the streets and the strips along the Eastern line of North Mountain Avenue, together with those easements shown on Sheets 2 & 3 (labeled as Public Utility Easement (PUE)), with the condition that TCI Cablevision has the right to use said PUE. It hereby establishes those easements shown on Sheets 2 & 3 (labeled as Ingress-Egress Easements, Hunter S. Hill and Madeline Hill) hereby agree that we are the owners in fee of the lands lying under the PUE, shown on Sheets 2 & 3 that lie outside of the Subdivision Boundary as described in the Surveyor's Certificate by virtue of Decree No. 89-23263, Official Records of Jackson County, Oregon and that we hereby dedicate to the City of Ashland the said PUE that lie outside of the Subdivision Boundary, MOUNTAIN MEADOWS L.L.C. hereby designates said Subdivision as MOUNTAIN MEADOWS SUBDIVISION, PHASE 2.

Hunter S. Hill Madeline Hill
Hunter S. Hill, MEMBER Madeline Hill, MEMBER
MOUNTAIN MEADOWS L.L.C. MOUNTAIN MEADOWS L.L.C.

STATE OF OREGON)
COUNTY OF JACKSON)
PERSONALLY appeared the above named Hunter S. Hill and Madeline Hill, and acknowledged the foregoing instrument to be their voluntary act and deed.
Dated this 9th day of April, 1996.

Before me, Patricia Gray
Notary Public of Oregon.



AFFIDAVITS OF CONSENT
From the MARY ANN JACOBSON TRUST recorded as Doc. No. 96-17828, ORJCO.

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James H. Olson
SURVEYOR

391E04D TL201 & 04DA TL 102,103

MOUNTAIN MEADOWS SUBDIVISION PHASE 2

A PLANNED COMMUNITY
Located in the N.E. 1/4 & S.E. 1/4 of Sec. 4,
T.39 S., R.1 E., W.M., City of Ashland
Jackson County, Oregon
for
Mountain Meadows L.L.C.
66 Scenic Avenue
Ashland, OR 97520

RECORDING
For order of the County Court approving this Plat see Volume _____ Page _____ of the County Commissioner's Journal of Proceedings.

Filed for record this 5 day of June, 1996 at
3:15 o'clock P. and recorded in Volume 31 of Plats at Page 27
of records of Jackson County, Oregon.

Kathleen S. Berkett Cheryl Cargen
County Clerk Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Doc. _____ Official Records of Jackson County, Oregon.

SURVEYOR'S CERTIFICATE
I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREOIN SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Beginning at the most Westerly Northwest corner of MOUNTAIN MEADOWS SUBDIVISION, PHASE 1, according to the official plat thereof now of record in Jackson County, Oregon, said point being North 00° 42' West, 488.40 feet to the Southeast corner of Lot 30 of ASHLAND ACRES, according to the official plat thereof, now of record, in Jackson County, Oregon; thence North 89° 26' 54" East, 2.67 feet to the INITIAL POINT OF BEGINNING; thence South 89° 26' 54" West, 2.67 feet, to said Westerly Northwest corner; thence along the West line of said Lot 30, North 00° 42' West, 499.40 feet to the Southwest right-of-way line of relocated North Mountain Avenue as described in Volume 55 of Official Records of Jackson County, Oregon; thence along said right-of-way line, South 89° 55' 54" East, 7.26 feet to an angle point; thence North 94° 00' South, 187.80 feet; thence leaving said right-of-way line, along the arc of a 20.00 foot radius curve to the left, having a central angle of 88° 09' 51", a distance of 30.78 feet (the long chord of which bears South 34° 24' 54" East, 27.70 feet; thence along the arc of a 20.00 foot radius curve to the right, having a central angle of 22° 03', a distance of 63.75 feet (the long chord of which bears South 74° 48' 48" East, 63.70 feet); thence South 71° 09' 46" East, 122.90 feet; thence along the arc of a 20.00 foot radius curve to the left, having a central angle of 87° 40' 02", a distance of 30.60 feet (the long chord of which bears North 63° 02' 13" East, 27.70 feet); thence North 21° 12' 12" East, 123.84 feet; thence along the arc of a 20.00 foot radius curve to the left, having a central angle of 90° 00' 00", a distance of 31.42 feet (the long chord of which bears North 23° 47' 48" West, 28.28 feet); thence North 68° 47' 48" West, 50.00 feet; thence North 21° 12' 12" East, 41.00 feet; thence North 68° 47' 48" West, 190.48 feet to the Easterly right-of-way line of the aforesaid relocated North Mountain Avenue; thence along said right-of-way line, North 19° 58' 44" East, 144.96 feet to an angle point; thence North 134° 40' East, 134.48 feet to the North line of Lot 30, said ASHLAND ACRES; thence along said North line, South 89° 57' 08" East, 188.93 feet to the Southeast right-of-way line of Interstate 5, as described in Volume 517, Page 173, said Deed Records; thence along said right-of-way line, South 49° 06' 49" East, 366.25 feet to the East line of Lot 30, said ASHLAND ACRES; thence along said East line, North 89° 57' 08" East, 188.93 feet; thence North 89° 57' 08" East, 125.00 feet; thence North 89° 57' 08" East, 125.00 feet; thence South 21° 12' 12" West, 41.00 feet; thence North 68° 47' 48" West, 50.00 feet; thence along the arc of a 20.00 foot curve to the left, having a central angle of 32° 23' 32", a distance of 31.42 feet (the long chord of which bears South 66° 12' 12" West, 28.28 feet); thence South 21° 12' 12" West, 105.74 feet; thence along the arc of a 20.00 foot curve to the left, having a central angle of 92° 19' 58", a distance of 32.23 feet (the long chord of which bears South 24° 57' 47" East, 28.85 feet); thence South 23° 28' 19" West, 41.13 feet; thence along the arc of a 20.00 foot curve to the left, having a central angle of 87° 40' 02", a distance of 30.60 feet (the long chord of which bears South 24° 57' 47" East, 28.85 feet); thence South 21° 12' 12" West, 25.62 feet; thence South 19° 57' 11" West, 115.62 feet; thence along the arc of a 99.50 foot radius curve to the left, having a central angle of 60° 40' 37", a distance of 105.38 feet (the long chord of which bears South 10° 47' 18" East, 100.52 feet); thence South 41° 07' 46" East, 39.74 feet; thence along the arc of a 120.50 foot radius curve to the right, having a central angle of 26° 53' 12", a distance of 160.51 feet (the long chord of which bears South 7° 51' 10" East, 56.03 feet); thence South 141° 14' 34" East, 9.48 feet; thence along the arc of a 210.00 foot radius curve to the right, having a central angle of 33° 47' 31", a distance of 160.51 feet (the long chord of which bears South 7° 51' 10" East, 56.03 feet); thence South 73° 29' 01" West, 45.17 feet; thence South 89° 59' 13" West, 65.65 feet; thence along the arc of a 20.00 foot curve to the right, having a central angle of 90° 00' 20", a distance of 31.44 feet (the long chord of which bears North 44° 58' 37" West, 28.30 feet) to the INITIAL POINT OF BEGINNING.

POST MONUMENTATION

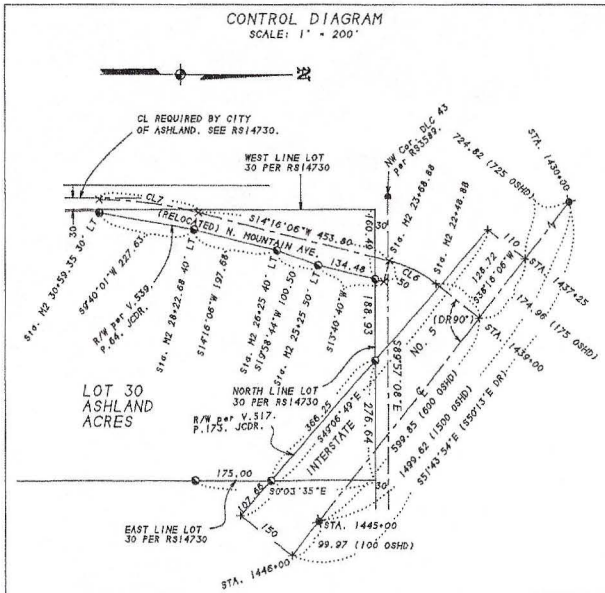
The deferred monuments shown on Sheets 2 & 3 will be set by June 30, 1998.

James L. Smith
Surveyor

The deferred monuments are now set. See Doc. 00-11930.

ORJCO, this 22nd day of March, 1998 (See SN 16473)

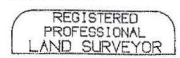
Approved: Robert R. Platts
Jackson County Surveyor



James L. Smith
SURVEYOR

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

PURPOSE: To survey and monument the exterior of MOUNTAIN MEADOWS SUBDIVISION PHASE 2. See Ashland, PA #96-007.
PROCEDURE: The exterior of Lot 30, ASHLAND ACRES, was computed and shown on MOUNTAIN MEADOWS SUBDIVISION PHASE 1. The monuments on the exterior of Lot 30, ASHLAND ACRES, as shown on the plat of the same, were located as Interstate 5, and calculated the centerline R/W of relocated North Mountain Avenue per Vol. 539, P. 64, JCDR. JCDR calculated the position of the exterior, streets & Lots of PHASE 2, with the tentative plat and set the exterior of PHASE 2, with the remaining corners being deferred as shown on Sheet 2.



James L. Smith
OREGON
JULY 17, 1986
JAMES E. HIBBS
228
Renewal Date 6-30-97

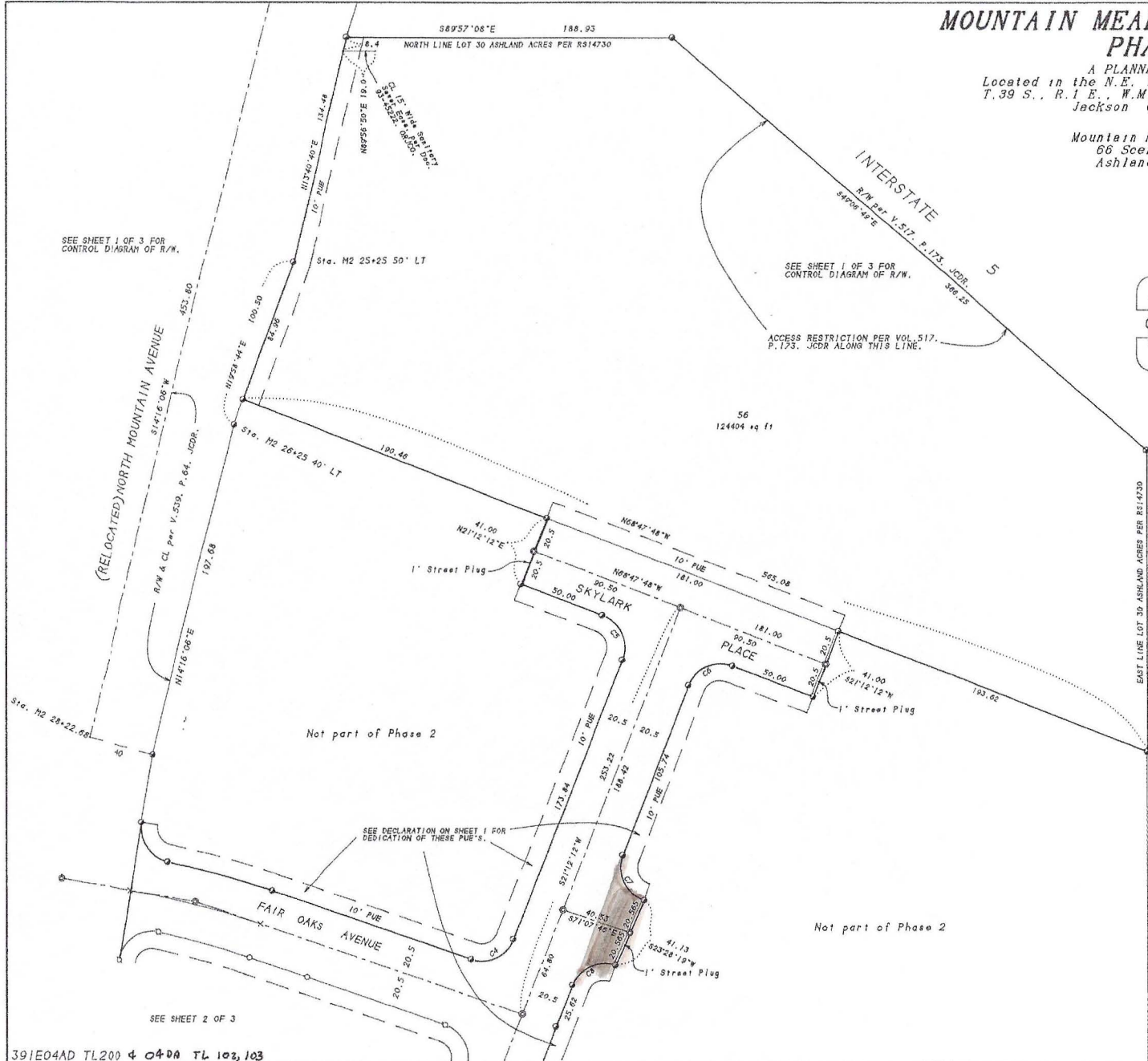
SHEET 1 OF 3

19 7
11/197

MOUNTAIN MEADOWS SUBDIVISION PHASE 2

A PLANNED COMMUNITY
Located in the N.E. 1/4 & S.E. 1/4 of Sec. 4,
T.39 S., R.1 E., W.M. City of Ashland
Jackson County, Oregon
for
Mountain Meadows L.L.C.
66 Scenic Avenue
Ashland, OR 97520

REGISTERED
PROFESSIONAL
LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1896
JAMES E. HIBBS
2234
Renewal Date 6-30-97



SEE SHEET 1 OF 3 FOR
CONTROL DIAGRAM OF R/W.

SEE SHEET 1 OF 3 FOR
CONTROL DIAGRAM OF R/W.

ACCESS RESTRICTION PER VOL. 517,
P. 173, JCGR ALONG THIS LINE.

Not part of Phase 2

Not part of Phase 2

SEE DECLARATION ON SHEET 1 FOR
DEDICATION OF THESE PUB'S.

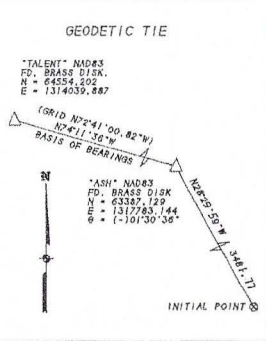
SEE SHEET 2 OF 3

RECEIVED
Date 6-5-96 By BF
This survey consists of
3 sheets plus
0 sheets of
JACKSON COUNTY
SURVEYOR

I HEREBY CERTIFY THAT THIS IS AN
EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

SHEET 3 OF 3

CURVE DATA TABLE				
NO.	RADIUS	DELTA	LENGTH	LONG CHORD or COURSE
C1	20.00	88°0'51"	30.78	S89°55'54"E 2.26
C2	495.73	0°2'03"	63.75	N82°24'54"E 27.83
C3	20.00	87°0'05"	30.60	S74°48'48"E 63.70
C4	20.00	90°0'00"	31.42	N65°03'13"E 27.70
C5	20.00	90°0'00"	31.42	N23°45'48"W 26.28
C6	20.00	90°0'00"	31.42	S66°12'18"W 26.28
C7	20.00	92°5'58"	32.23	S29°52'44"E 26.83
C8	20.00	87°0'05"	30.60	S65°05'13"W 27.70
C9	99.50	60°0'15"	105.38	S102°11'01"E 100.53
C10	120.30	28°0'12"	56.55	S24°41'12"E 56.03
C11	210.00	43°0'31"	160.51	S14°14'38"E 156.68
C12	210.00	24°0'48"	16.30	S31°46'26"W 16.28
C13	120.30	28°0'05"	48.34	S64°59'14"W 45.00
C14	20.00	33°0'25"	45.80	S73°29'01"W 45.17
C15	20.00	30°0'20"	31.44	N44°58'13"E 26.30
C16	20.00	30°0'20"	31.44	S89°26'54"W 26.30
C17	20.00	30°0'20"	31.44	S89°55'54"E 26.30
C18	20.00	30°0'20"	31.44	S89°55'54"E 26.30
C19	20.00	30°0'20"	31.44	S89°55'54"E 26.30
C20	79.50	22°0'05"	31.89	S17°24'16"W 31.68
C21	169.00	48°4'17"	142.28	N09°55'35"E 136.12
C22	169.00	13°44'41"	41.16	S22°00'51"W 41.08
C23	169.00	29°0'52"	87.10	S05°16'03"W 86.14
C24	169.00	04°04'41"	14.00	S11°52'14"E 13.99
C25	79.50	28°0'18"	37.31	S27°41'10"E 36.96
C26	140.50	60°0'58"	146.80	N10°47'14"E 141.95
C27	140.50	02°4'46"	3.67	S39°56'25"E 3.67
C28	140.50	37°5'58"	91.03	S20°15'01"E 89.47
C29	140.50	21°0'00"	34.09	S08°56'01"E 31.78
C30	20.00	90°0'57"	31.65	S19°33'11"W 28.45
C31	454.73	0°2'03"	55.76	S74°38'32"E 55.72
C32	20.00	92°0'42"	32.14	N53°45'22"E 28.82



MOUNTAIN MEADOWS SUBDIVISION PHASE 2

A PLANNED COMMUNITY
Located in the N.E. 1/4 & S.E. 1/4 of Sec. 4,
T.39 S., R.1 E., W.M. City of Ashland
Jackson County, Oregon
for
Mountain Meadows L.L.C.
66 Scenic Avenue
Ashland, OR 97520

SURVEY BY: L.J. Friar & Associates, P.C.
Consulting Land Surveyors
304 South Holly Street
Medford, Oregon 97501
Phone: (541) 772-2782

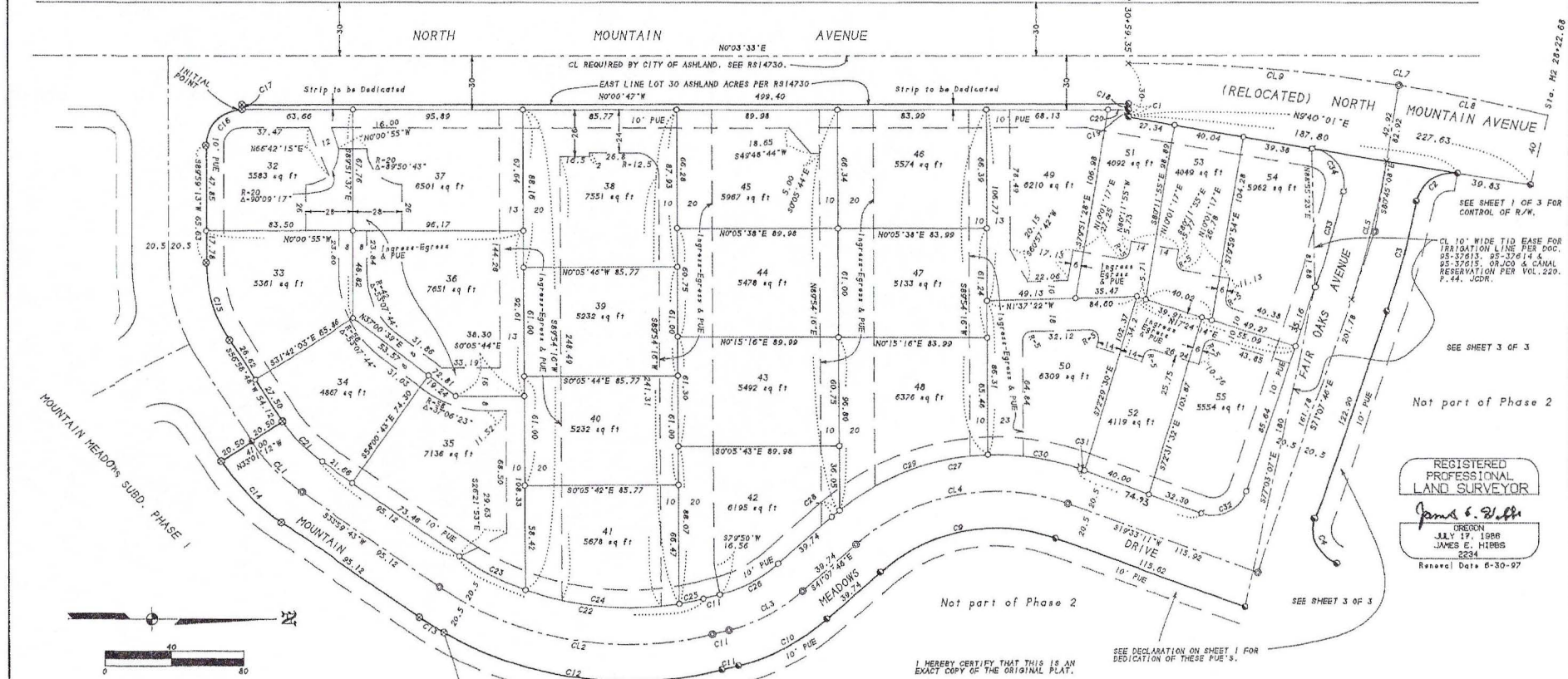
LEGEND:

- - Found 5/8" iron pin per RS3589.
- ✳ - Found OSMD brass disk in concrete.
- ⊙ - Found 5/8" iron pin w/ plastic cap mkd. L.J.FRIAR & ASSOC. per MOUNTAIN MEADOWS SUBDIVISION, PHASE 1.
- - Set 5/8" x 30" iron pin w/ plastic cap mkd. L.J.FRIAR & ASSOC.
- - Set 5/8" x 24" iron pin w/ plastic cap mkd. L.J.FRIAR & ASSOC. deferred.*
- - Set 5/8" x 30" iron pin w/ plastic cap mkd. L.J.FRIAR & ASSOC. deferred.*
- ⊙ - Set 1" x 30" galv. iron pipe w/ 2 1/2" brass disk mkd. L.J.FRIAR & ASSOC. in monument case, deferred.

() - Record data as shown. PR - Plat Record. DR - Deed Record.
ORJCO - Official Records of Jackson County, Oregon. RS - Recorded Survey #.
CL - Centerline PUE - Public Utility Easement, including TC; Cabline/vein.
CL CI - See course data table. JCDR - Jackson County Deed Records.

BASIS OF BEARINGS: NAD83 True bearing between Stations "ASH" & "TALENT".
DATE: January 29, 1996 SCALE: 1" = 40' UNIT OF MEASUREMENT: Feet

CENTERLINE OF STRAITS & (RELOCATED) NORTH MOUNTAIN AVENUE				
CL1	100.00	22°0'05"	40.17	N45°29'16"E 39.85
CL2	149.50	48°4'17"	139.54	N09°55'35"E 136.87
CL3	100.00	28°0'12"	46.93	N27°41'10"W 46.50
CL4	120.30	28°0'05"	127.09	N10°47'14"E 126.13
CL5	475.23	0°2'03"	79.81	S75°59'27"E 79.72
CL6	286.48	24°0'50"	129.09	S24°16'06"W 128.13
CL7	654.30	14°4'00"	236.67	S07°10'06"W 236.06
CL8	654.30	05°1'14"	83.68	S17°45'29"W 83.68
CL9	654.30	09°0'46"	156.89	S04°30'22"W 156.83



391E04AD TL240 & O4DA TL 102,103