# Scenic Meadows

THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

## DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT GROUT & ASSOCIATES, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE REAL PROPERTY DEPICTED HEREON AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SUBDIVIDED INTO STREETS AND LOTS AS SHOWN HEREON AND THE NUMBER OF EACH LOT AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION AND DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AND PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON, AND DOES HEREBY CREATE THE 5-FOOT WIDE PRIVATE STORM DRAIN EASEMENTS ACROSS LOTS 4 THROUGH 10 FOR THE BENEFIT OF LOTS 3 THROUGH 9 AND ACROSS LOTS 11 AND 12 FOR THE BENEFIT OF LOTS 12 AND 13, AS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE 10-FOOT WIDE PUBLIC STORM DRAIN EASEMENT ACROSS LOTS 11, 14 THROUGH 16 AND 18 THROUGH 20, AS SHOWN HEREON, AND DOES HEREBY DESIGNATE THIS SUBDIVISION AS "SCENIC MEADOWS".

PAUL A. GROUT, REGISTERED AGENT FOR GROUT & ASSOCIATES, LLC COUNTY OF JACKSON ) Commission #394821 My Commission Expires July 12, 2009 **APPROVALS** CITY OF CENTRAL POINT PLANNING DEPARTMENT (RESOLUTION NO. 655) EXAMINED AND APPROVED THIS 12 DAY OF Guly, 2006.

JACKSON COUNTY SURVEYOR TAX STATEMENT ALL FEES, TAXES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF

# SURVEYOR'S CERTIFICATE

I, KERRY K. BRADSHAW, A DULY REGISTERED SURVEYOR IN 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 SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID TRACT AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY:

COMMENCING AT THE BRASS CAP MONUMENTING THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON; THENCE SOUTH 00"17" OF EAST 1242.58 FEET (RECORD 1242.21 FEET) TO THE SOUTHWEST CORNER OF THE NORTH HALF OF LOT 9 OF AMY'S COTTAGE ADDITION TO SAID CITY ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID COUNTY, SAID SOUTHWEST CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 12, BLOCK 11 OF ROYAL HEIGHTS EXTENSION NO. 4 ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID COUNTY; THENCE NORTH 89'38'12" EAST 309.226 FEET (RECORD NORTH 89'38'30" EAST 309.24 FEET), ALONG THE SOUTH LINE OF SAID NORTH HALF OF LOT 9 AND THE EXTERIOR BOUNDARY OF SAID EXTENSION NO. 4, TO THE NORTHEAST CORNER OF LOT 1, BLOCK 13 OF SAID EXTENSION NO. 4 AND THE INITIAL POINT OF BEGINNING; THENCE, LEAVING SAID EXTERIOR BOUNDARY AND CONTINUING ALONG SAID SOUTH LINE, NORTH 89'38'12" EAST 1022.028 FEET (RECORD NORTH 89'38'30" EAST) TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 96-16102 OF THE OFFICIAL RECORDS OF SAID COUNTY, SAID CORNER BEING ON THE WEST RIGHT-OF-WAY OF NORTH THIRD STREET; THENCE SOUTH 0016'01" EAST 162.55 FEET (RECORD SOUTH 0016' EAST 162.01 FEET), ALONG SAID WEST RIGHT-OF-WAY, TO THE NORTHEAST CORNER OF ROYAL HEIGHTS EXTENSION NO. 3 ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID COUNTY; THENCE, LEAVING SAID RIGHT-OF-WAY, SOUTH 89'40'17" WEST 605.82 FEET (RECORD SOUTH 89'40'10" WEST 606.00 FEET), ALONG THE NORTH LINE OF SAID EXTENSION NO. 3, TO THE NORTHWEST CORNER THEREOF ON THE WEST RIGHT-OF-WAY OF CROWN AVENUE, SAID NORTHWEST CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 9, BLOCK 13 OF SAID EXTENSION NO. 4; THENCE, ALONG SAID EXTENSION NO. 4 EXTERIOR BOUNDARY, SOUTH 89'40'26" WEST (RECORD SOUTH 89'40'45" WEST) 165.00 FEET; THENCE, CONTINUING ALONG SAID EXTERIOR BOUNDARY, SOUTH 89'45'01" WEST (RECORD SOUTH 89'45'20" WEST) 251.19 FEET TO THE SOUTHEAST CORNER OF LOT 2, BLOCK 13, SAID EXTENSION NO. 4; THENCE, CONTINUING ALONG SAID EXTERIOR BOUNDARY, NORTH 00"16'19" WEST 161.58 FEET (RECORD NORTH 0016'00" WEST 161.62 FEET) TO THE INITIAL POINT OF BEGINNING.

> REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JULY 16, 1987 KERRY K. BRADSHAW 2271 EXP. 12-31-07

## RECORDING STATEMENT

FILED FOR RECORD THIS 25 DAY OF JULY , 2006 AT //:15 O'CLOCK A M. AND RECORDED IN

VOLUME 32 OF PLATS AT PAGE 56 OF THE RECORDS OF JACKSON COUNTY, OREGON.

KATHLEEN S. BECKETT KAREN ALONZO

### NARRATIVE

#### PURPOSE:

TO SUBDIVIDE THE REAL PROPERTY DESCRIBED IN INSTRUMENT NUMBERS 2005-008889 AND 2005-52860 AS DIRECTED BY THE CLIENT AND AS APPROVED BY THE CITY OF CENTRAL POINT PLANNING DEPARTMENT (RESOLUTION NO. 655).

#### PROCEDURE:

A WILD T-1000 TOTAL STATION WAS USED TO TIE FOUND MONUMENTS FROM ROYAL HEIGHTS EXTENSION NO. 3 AND ROYAL HEIGHTS EXTENSION NO. 4 AS WELL AS THE NORTH 1/4 CORNER TO SECTION 3, THE 1-INCH PIN AT THE CENTERLINE INTERSECTION OF NORTH THIRD STREET AND NORTH 10th STREET, THE CENTERLINE BRASS CAP AT THE INTERSECTION OF NORTH THIRD STREET AND VICTORIA WAY AND A 2-INCH METAL DISC IN CONCRETE, OF UNKNOWN ORIGIN, AT THE NORTHEAST CORNER OF THIS PROJECT. SAID FOUND MONUMENTS AND PLAT RECORD WERE USED TO ESTABLISH THE EXTERIOR BOUNDARY AS SHOWN HEREON. THE STREETS AND LOTS WERE THEN MONUMENTED, AS SHOWN HEREON, AND THIS PLAT PREPARED.

## AFFIDAVIT OF CONSENT

FOR AFFIDAVIT OF CONSENT FROM PEOPLE'S BANK OF COMMERCE SEE INSTRUMENT No. 2006–37238

CCR'S 2006-037239

COPY OF THE ORIGINAL PLAT

NNN P.C
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TIMBERLINE LAND SURVEYING, INC. LAND SURVEYING-WATER RIGHTS RRY K. BRADSHAW, P.L.S. - C.W.R.E. CHARLES R. SMITH, P.L.S. L: 541-944-6692

O. BOX 3064 ENTRAL POINT, OREGON 97502 CELL: 541-778-6629 PHONE: (541) 664-7510 FAX: (541) 664-7863

PREPARED JOB #: 05-076 FOR: DATE: 07/11/2006

**GROUT & ASSOCIATES, LLC** P.O. BOX 8210, MEDFORD, OREGON 97501

DRAWN BY: TEB CHECKED BY: KKB

FILE NAME: Projects\2005\05-076 Grout 3rd St\final.dwg

SHEET | OF 2

19262 **RESOLUTION NO. 655** Scenic Meadows FOUND 1" IRON PIN-(1.0' DEEP) THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON - FOUND BRASS CAP NORTH 1/4 CORNER SECTION 3 RADIUS | ARC LENGTH CHORD LENGTH | CHORD BEARING DELTA ANGLE 19.50' 30.66 27.60 S 45°18'54" E 90°05'47" → FOUND 2" BRASS DISC IN CONCRETE, INITIAL POINT ROYAL HEIGHTS EXTENSION NO. 3, 19.50 30.60 27.55 N 44'41'06" E 89"54'13" C3 S 45'18'54" E 15.00' 23.59 21.23 DESTROYED DURING CONSTRUCTION 90°05'47 20.00 31.38 28.26 N 44°41'06" E 89"54'13" FOUND 2" BRASS DISC IN CONCRETE 11.74 S 21'15'35" W O - FOUND %" IRON PIN PER ROYAL HEIGHTS EXTENSION NO. 3 12.02 43'02'57 16.00 BASIS OF BEARINGS N 21°15'31" E 10.00' 43'03'04' Δ - FOUND 56" IRON PIN PER ROYAL HEIGHTS EXTENSION NO. 4 ● - SET %" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW, LS 2271" THE MONUMENTED LINE BETWEEN THE NORTH 1/4 CORNER TO SECTION 3 AND THE NORTHWEST CORNER OF LOT 12, BLOCK 11, ROYAL HEIGHTS Q - SET %" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW, LS 2271" ⊗ - SET %" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED "BRADSHAW, LS 2271" ## - SET LEAD AND TACK IN SIDEWALK WITH METAL WASHER STAMPED "LS 2271" EXTENSION NO. 4 SHOWN AS SOO 17'00"E ON FILED SURVEY NO. 2838. LINE BEARING N 89'38'12" E 18.50 WM - WITNESS MONUMENT N 89'38'12" E 18.50 FS - FILED SURVEY IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR N 11'37'46" E 38.60 P.R. - PLAT RECORD N 00°16'01" W 47.74 D.R. - DEED RECORD N 89'45'01" E 72.95 ST. D. - STORM DRAIN S 89'38'12" W PUE - PUBLIC UTILITY EASEMENT AMY'S COTTAGE ADDITION REC. - RECORD - - FENCE LINE INSTRUMENT NO. 96-16102 S89\*43'59"W 30.00' VOLUME 586, PAGE 175 FOUND 2" METAL DISC. WITH PUNCH MARK, IN CONCRETE-ORIGIN UNKNOWN, DESTROYED DURING CONSTRUCTION -NW CORNER LOT 12, BLOCK 11, ROYAL HEIGHTS EXTENSION NO. 4 WIDE PHONE EASEMENT (INSTRUMENT NO. 88-04442) -FENCE CORNER IS 2.4' NORTH SET LEAD & TACK IN SIDEWALK IN ORIGINAL POSITION SW CORNER OF THE NORTH 1/2 OF LOT 9, AMY'S COTTAGE ADDITION OF PROPERTY LINE N89°38'12"E 1331.254 (RECORD N89°38'30" 1330.71', FS 2838) INITIAL POINT N89'38'12"E 309.226' 1022.028 (P.R. N89'38'30"E 309.24") -1052.00 FENCE CORNER IS 4.8' SOUTH -80.83\* AURORA LANE & 0.7' WEST OF INITIAL POINT -2.00' WM 50.62 50.63 50.64 50.70 **₹ 50.74** 50.72 **13** 4031 SQ.FT. 016'01 W 0 16'01 W 0 9 8 6000 SQ.FT. S89'38'12"W 102.00' 1 3660 SQ.FT. 3633 SQ.FT WIDE PRIVATE ST. D. EASEMENT 6000 SQ.FT. 6000 SQ.FT. 6000 SQ.FT. 3984 SQ.FT. LOT 2 68 10.42 S89'38'12"W 102.001 44 4490 SQ.FT. 88 4503 SQ.FT. 5 3987 SQ.FT. 102.00 (PLAT RECORD 556.00') FENCE CORNER SEE DETAIL 2 FENCE CORNER -- S89'40'26'W 165.00'---FENCE CORNER IS 0.2' NORTH & S89'40'17"W 605.82' (P.R. S89'40'10"W 606.00')-S89°45'01"W 251.19' (P.R. S89°45'20"W) 5' WIDE PHONE EASEMENT 0.5' EAST OF SW CORNER LOT 19 (P.R. S89°40'45"W) --- 5' WIDE PRIVATE STORM DRAIN EASEMENT ---TO' WIDE PUBLIC ST. D. EASEMENT (INSTRUMENT NO. 88-04442) S39'39'E 0.19' ROYAL HEIGHTS EXTENSION No. 4 BENT PIN, 1.0' DEEP FENCE CORNER IS 0.3' SOUTH BENT PIN, 0.7' DEEP BLOCK 13 OF PROPERTY LINE LOT 3 LOT 3 30' 25' 25' DETAIL 1 DETAIL 2 C/L VICTORIA WAY (NO SCALE) (NO SCALE) 16 15 5' WIDE PHONE EASEMENT (INSTRUMENT NO. 88-04442) SCALE: 1" = 60'(INSTRUMENT NO. 88-04442) (A. -5' WIDE PRIVATE STORM DRAIN EASEMENT 70.8' FROM SE CORNER LOT 1 10' WIDE STORMS DRAIN EASEMENT -555.82' (PLAT RECORD 556.00')- --(P.R. 9.00') 3.10' - S89'40'26"W 165.00' (P.R. S89'40'45"W) 38.63 REGISTERED 69.03' (P.R. 69.00') **PROFESSIONAL** LAND SURVEYOR S89'45'01"W 251.19' TIMBERLINE LAND SURVEYING, INC. LAND SURVEYING-WATER RIGHTS KERRY K. BRADSHAW, P.L.S. - C.W.R.E. CHARLES R. SMITH, P.L.S. OREGON BENT PIN, 0.7' DEEP CELL: 541-944-6692 CELL: 541-778-6629 JULY 16, 1987 KERRY K. BRADSHAW 2271 LOT 6 P.O. BOX 3064 PHONE: (541) 664-7510 CENTRAL POINT, OREGON 97502 FAX: (541) 664-7863 PREPARED EXP. 12-31-07 JOB #: 05-076 I CERTIFY THIS TO BE AN EXACT FOR: GROUT & ASSOCIATES, LLC COPY OF THE ORIGINAL PLAT. DATE: 07/11/2006 P.O. BOX 8210, MEDFORD, OREGON 97501 DRAWN BY: TEB CHECKED BY: KKB FILE NAME: Projects\2005\05-076 Grout 3RD St\final.dwg SHEET 2 OF 2 ASSESSOR'S MAP NO.: 37-2W-03AC TL's 100, 9900 SITUS ADDRESS: 1759 NORTH 3rd STREET, CENTRAL POINT, OR 97502 19262