

# Scenic Meadows

LYING WITHIN  
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  
PAUL A. GROUT, REGISTERED AGENT FOR GROUT & ASSOCIATES, LLC

STATE OF OREGON )  
                          ) SS  
COUNTY OF JACKSON )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12<sup>th</sup> DAY OF July, 2006, BY PAUL A. GROUT AS REGISTERED AGENT FOR GROUT & ASSOCIATES, LLC, AN OREGON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THIS TO BE HIS VOLUNTARY ACT AND DEED.

Jan M. Kirk Commission #394821  
NOTARY PUBLIC My Commission Expires July 12, 2009  
Jan M. Kirk

## APPROVALS

[Signature] 7-24-06  
CITY OF CENTRAL POINT PLANNING DEPARTMENT (RESOLUTION NO. 655) DATE

Christopher S. Clayton 7/19/2006  
CITY OF CENTRAL POINT PUBLIC WORKS DATE

EXAMINED AND APPROVED THIS 12<sup>th</sup> DAY OF July, 2006.  
Robert Roberts  
JACKSON COUNTY SURVEYOR

[Signature] 072506  
COUNTY COMMISSIONER/ADMINISTRATOR DATE

## TAX STATEMENT

ALL FEES, TAXES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF July 25, 2006.

Amanda Kirkpatrick, deputy 7/25/06  
TAX COLLECTOR DEPUTY

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 25 DAY OF July, 2006.

Tracy Mancuso, Deputy 7-25-06  
ASSESSOR DEPUTY

## 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°17'00" 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 00°16'01" EAST 162.55 FEET (RECORD SOUTH 00°16' 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 00°16'00" WEST 161.62 FEET) TO THE INITIAL POINT OF BEGINNING.

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

## RECORDING STATEMENT

FILED FOR RECORD THIS 25 DAY OF JULY, 2006 AT 11:15 O'CLOCK A M. AND RECORDED IN

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

KATHLEEN S. BECKETT COUNTY CLERK  
KAREN ALONZO DEPUTY

## 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 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

CCR'S 2006-037239

Kerry K. Bradshaw  
I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

TIMBERLINE LAND SURVEYING, INC.  
LAND SURVEYING-WATER RIGHTS  
KERRY K. BRADSHAW, P.L.S. - C.W.R.E. CHARLES R. SMITH, P.L.S.  
CELL: 541-944-6692 CELL: 541-778-6629  
P.O. BOX 3064 PHONE: (541) 664-7510  
CENTRAL POINT, OREGON 97502 FAX: (541) 664-7863

JOB #: 05-076	PREPARED FOR:
DATE: 07/11/2006	GROUT & ASSOCIATES, LLC
DRAWN BY: TEB	P.O. BOX 8210, MEDFORD, OREGON 97501
CHECKED BY: KKB	FILE NAME: Projects\2005\05-076 Grout 3rd St\Final.dwg
	SHEET 1 OF 2

